

# AGENDA

*Village of Hoffman Estates  
Special Meeting of the Month  
Village Board of Trustees*

*1900 Hassell Road  
Hoffman Estates, IL 60169  
847-882-9100*

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**Board Room**

**7:00 p.m.**

**May 11, 2015**

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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **PLANNING & ZONING COMMISSION REPORT**
  - A. Request by Thomas and Cindy Nicholson for a 10 square foot variation from Section 9-3-6-J to allow a shed to be 160 square feet instead of the maximum 150 square feet on the property located at 3810 Winston Lane.  
Voting: 6 Ayes, 2 Nays, 3 Absent  
Motion carried.
4. **ADDITIONAL BUSINESS** *(All other new business; those items not recommended unanimously by the Committee)*
  - A. Request Board approval of an ordinance granting a variation to premises located at 3810 Winston Lane.
  - B. Request Board approval of an ordinance amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (reduction in number of Class "B" and Class "LC" licenses – S&R Liquors and KJ's, Hoffman Estates).
5. **ADJOURNMENT**



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
**FINDING OF FACT**

PROJECT NO.: 2015014R

VILLAGE BOARD MEETING DATE: MAY 11, 2015

PETITIONER(S): TOM & CINDY NICHOLSON

PROJECT ADDRESS: 3810 WINSTON LANE

ZONING DISTRICT: R-4, ONE FAMILY RESIDENTIAL

Does the Planning and Zoning Commission find that this request meets the Standards for a Variation (Section 9-1-15 of the Zoning Code)?  YES  NO

Recommendation: **APPROVAL**

Vote: 6 Ayes 2 Nays 3 Absent

PZC MEETING DATE: MAY 6, 2015

STAFF ASSIGNED: **DANIEL RITTER**

**Request by Tom and Cindy Nicholson for a 10 square foot shed size variation from Section 9-3-6-J to allow a shed to be 160 square foot instead of the maximum 150 square feet at 3810 Winston Lane.**

AUDIENCE COMMENTS

None.

FINDING

The Planning & Zoning Commission considered the Standards for Variation as outlined in Section 9-1-15 of the Zoning Code, which states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
- b. The plight of the owner is due to unique circumstances;
- c. The variation, if granted, will not alter the essential character of the locality.

2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;

- a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;

- c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
- d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

The Commission heard from the petitioner Thomas Nicholson who presented his request for a variation to allow a 160 square foot shed, which is 10 square feet bigger than the 150 square feet that is allowed by the Zoning Code. Mr. Nicholson stated that the use for the shed would not just be for storage but that half of it is designed to serve as a greenhouse for general gardening and plant growing. Mr. Nicholson stated he believed this would be a positive addition to the neighborhood because of the high quality design of the structure. He stated it would come pre-designed and semi-assembled and that 16 feet by 10 feet (160 square feet) was a standard option from the company he is ordering from. Mr. Nicholson also stated that similar properties in the area had received shed size variations previously.

The Commission found that at least one of the petitioner's neighbors supported the project and that none had voiced any objections to the project. Chairperson Combs stated she did not believe that the shed met the standards for a variation and that the shed could meet the 150 square foot limit in the Zoning Code. The majority of the Commission did not have concerns about the shed in terms of its effect on the appearance of the neighborhood and believed it met the standards for a variation.

By a vote of 6-2, the Commission recommended approval of the request.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Thomas Krettler
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Steve Wehofer
Myrene Iozzo	Denise Wilson
Diane Kielb	

ROLL CALL VOTE

6 Ayes  
2 Nays (Caramelli, Combs)  
3 Absent (Ring, Wehofer, Wilson)

The following attachments are hereby incorporated as part of this Finding of Fact:

- Staff Report
- Petitioner Application & Submittals
- Legal Notice
- Location Map
- Staff Exhibit – Aerial Photo



**VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

PROJECT NO.: 2015014R PROJECT NAME: 3810 WINSTON SHED VARIATION

PROJECT ADDRESS/LOCATION: 3810 WINSTON LANE

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION   
SITE PLAN  PLAT

MEETING DATE: MAY 6, 2015

STAFF ASSIGNED: DANIEL RITTER *DR*

**REQUESTED MOTION**

Request by Tom and Cindy Nicholson for a 10 square foot shed size variation from Section 9-3-6-J to allow a shed to be 160 square foot instead of the maximum 150 square feet at 3810 Winston Lane.

INCLUDES RECOMMENDED CONDITION(S)    
YES NO

ZONING DISTRICT: R-4, ONE-FAMILY RESIDENTIAL

ADJACENT PROPERTIES:	NORTH: R-4, ONE-FAMILY RESIDENTIAL	SOUTH: R-4, ONE-FAMILY RESIDENTIAL
	EAST: R-4, ONE-FAMILY RESIDENTIAL	WEST: R-4, ONE-FAMILY RESIDENTIAL

**APPLICABLE ZONING CODE SECTION**

Section 9-3-3-J of the Zoning Code states that storage sheds shall not exceed 150 square feet in size.

**PROPOSAL**

The petitioner is requesting a 10 square foot variation to permit the replacement of an existing 120 square foot storage shed with a 160 square foot storage shed that is 10 feet wide and 16 feet long. The shed would be located behind the house and would meet the permitted height and setback requirements. The shed would be higher quality than a typical storage shed and would have windows and a translucent roof over approximately 50% of it.

The petitioner has noted in his application that other sheds in the area have been granted size variations. Recent shed size variations include one granted in 2009 for a 160 square foot shed at 3720 Lexington Drive, one that was granted in 2007 for a 192 square foot shed at 1355 Kingsdale Road and one granted in 2002 for a 192 square foot shed at 1080 Mayfield Lane. The variations were similar situations to the petitioner's with large backyards and a shed that did not detract aesthetically from neighboring properties. The petitioner also noted half of the shed would be for a greenhouse use (growing plants) with the other half for general storage use.

### **VARIATION STANDARDS**

Section 9-1-15 of the Zoning Code – *Standards for a Variation* - states that the Planning and Zoning Commission shall not recommend the adoption of a proposed variation unless it finds that the variation meets the Standards for Variations as set forth in the Zoning Code.

1. The Planning and Zoning Commission shall not recommend the variation of the regulations of the Code unless it shall first make a finding based upon the evidence presented to it in each specific case that:
  - a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located;
  - b. The plight of the owner is due to unique circumstances;
  - c. The variation, if granted, will not alter the essential character of the locality.
  
2. For the purpose of implementing the above rules, the Planning and Zoning Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence;
  - a. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - b. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification;
  - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
  - d. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property;
  - e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
  - f. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.
  
3. The Planning and Zoning Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this section to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this Code.

If this request is approved, the shed would be granted to remain at this size by ordinance in perpetuity or until otherwise amended or dissolved by a future ordinance.

**NOTIFICATION**

Standard notification letters have been sent to surrounding properties within 150 feet.

One comment was received from the property owner at 3808 Winston Ln (neighboring property to south) in general support of the project.

**STAFF SUMMARY**

The Zoning Code requirement for a shed to be a maximum of 150 square feet is intended to limit visual clutter and obstructions from neighboring properties. The petitioner's property and rear yard are relatively large compared to surrounding properties. The structure is open designed with many windows on it and this should limit any visual and aesthetic impacts of the storage shed.

The Village has approved similar requests in this zoning district where there is adequate room in the rear yard and does not present a visual disturbance for neighboring properties.

Attachments:     Petitioner Application & Submittals  
                      Legal Notice  
                      Location Map  
                      Staff Exhibit – Aerial Photo



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION\*

Special Use for \_\_\_\_\_  Rezoning from \_\_\_\_\_ to \_\_\_\_\_

Variation:  Commercial  Residential  Sign

Plat (Subdivision & Others):  Preliminary  Final

Site Plan:  Amendment  Concept  Preliminary  Final

Master Sign Plan:  Amendment

Other: \_\_\_\_\_

**\* ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**

**Posting of Notification Sign(s) may be required.**

**Specific requirements will be provided when your request is scheduled.**

### FOR VILLAGE USE ONLY

Hearing Fee \_\_\_\_\_ Check No. \_\_\_\_\_ Date Paid \_\_\_\_\_

Project Number: 2015014 R

Staff Assigned: Don Ritter

Meeting Date: 5/6/15

Public Hearing: Yes  No

Sign Posting Required: Yes  No

Date Sign Posted N/A

### PLEASE PRINT OR TYPE

Date: April 3, 2015

Project Name: Greenhouse

Project Description: 10x16 structure to be used for greenhouse and storage, 80 sf each

Project Address/Location: 3810 Winston Lane

Property Index No. 02-29-107-010

Acres: 0.4 Zoning District: R4

**I. Owner of Record**

**Tom and Cindy Nicholson**

Name		Company
3810 Winston Lane		Hoffman Estates
Street Address		City
IL	60192	212-203-2803
State	Zip Code	Telephone Number
		thomas.p.nicholson@gmail.com
Fax Number		E-Mail Address

**II. Applicant (Contact Person/Project Manager)**

**Tom Nicholson**

Name		Company
same		
Street Address		City
State	Zip Code	Telephone Number
Fax Number		E-Mail Address

Applicant's relationship to property: owner

**III. Owner Consent for Authorized Representative**

It is required that the property owner or his designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. **If the owner cannot be present at the meeting, the following statement must be signed by the owner:**

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize \_\_\_\_\_ to act on my behalf and advise that he/she has full authority to act as my/our representative.

\_\_\_\_\_  
**Owner Signature**

\_\_\_\_\_  
**Print Name**



**IV. Acknowledgement(s)**

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

**The Owner and Applicant**, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: Tom Nicholson Digitally signed by Tom Nicholson  
DN: cn=Tom Nicholson, o, ou,  
email=thomas.p.nicholson@gmail.com, c=US  
Date: 2015.04.07 19:48:28 -05'00'

Owner's Name (Please Print): Tom Nicholson

Applicant's Signature: Tom Nicholson Digitally signed by Tom Nicholson  
DN: cn=Tom Nicholson, o, ou,  
email=thomas.p.nicholson@gmail.com, c=US  
Date: 2015.04.07 19:48:50 -05'00'  
(If other than Owner)

Applicant's Name (Please Print): Tom Nicholson

Date: April 3, 2015

**All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.**

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org  
 Address: 1900 Hassell Road  
 Hoffman Estates, IL 60169  
 Phone: (847) 781-2660  
 Fax: (847) 781-2679

**Addendums Attached:**

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other illustrations and photos of structures



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION VARIATION ADDENDUM

Commercial  Residential  Sign

## REQUIRED SUBMITTALS

- General Application
- Variation Hearing Fee: (Checks payable to the Village of Hoffman Estates)  
Commercial: \$400.00 per Variation\*  
Residential: \$150.00  
Sign: \$400.00 per Sign
- Legal Description  
(Typically found on a tax bill, survey, mortgage documents or deed)
- Current Plat of Survey drawn to scale showing the proposed improvement(s) and distance(s) from existing structures and property lines. For sign variations, ALL signs should be shown and labeled on the plat including the sign(s) for which the variation is being requested.
- A scale drawing of the floor plan and elevations, including windows and door locations.
- A Project Narrative detailing the variation request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees, utilities will be required and the estimated total project cost. Include any relevant plans, documents, photos to support the request.
- If any part of your existing and/or proposed use is located in any part of a utility easement, written release(s) from the Village or utility company may be required; contact the Planning Division for information.

\* *Some commercial requests require the posting of a notification sign(s) on the property 10 days before the Planning & Zoning Commission hearing and removal of the sign(s) 10 days after final Village Board action. Should your request require a notification sign, the specific requirements will be provided by Planning Staff.*

**Zoning Code Section 9-1-15-C-2 of the Municipal Code requires that the Planning and Zoning Commission shall, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the applicant have been established by the evidence. (Respond to each standard as it applies to your request either below or address on a separate sheet)**

1. The particular physical surroundings, shape of topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Currently have a 120sf storage shed on the property, which is 40 years old. Will replace that with a 160sf structure designed and used for both a greenhouse and storage, 80 sf each. The total sf exceeds regulation by 10 sf, however, the storage shed is only 80sf of the structure. This particular kit is partially assembled and then shipped with walls and windows to be erected on site. Structures come in standard sizes and there is no size that would be at 150 sf. Instead I need to either go down to 140, which would leave me with 56 sf of storage (too small for a lawnmower, snowblower, powerwasher, lawn equipment, and winter storage of lawn furniture).

2. The conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification.

Several neighbors have received variances for storage sheds of 160, 192 and 192 sf. My structure is only 80 sf storage shed and 80 sf greenhouse. The greenhouse has windows on all three sides (while sharing a common wall with the storage shed) and has a translucent roof material to allow light in. The 150 sf limitation on storage sheds should be a moot point since I am only erecting an 80 sf storage shed and an 80 sf. greenhouse.

3. The purpose of the variation is not based exclusively upon a desire to increase the value of the property.

The proposed structure would replace a 40 year old shed. It may have very little impact on the resale value of the property, though it may be one of those things that makes it easier to sell when the time comes.

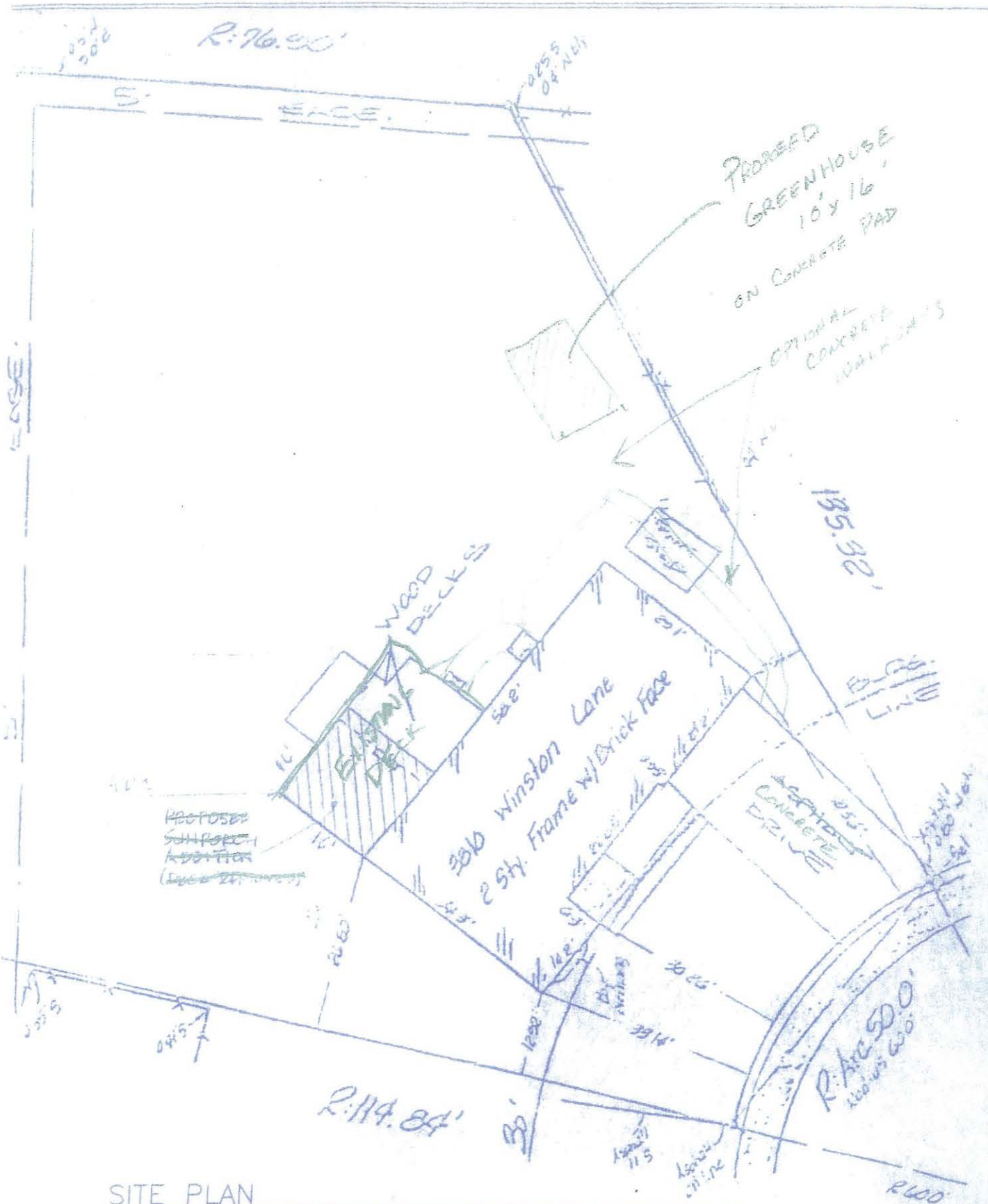
4. The alleged difficulty or hardship has not been based exclusively upon a desire to increase the value of property.

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed structure is consistent with the design of the home and the deck, pergola and gardens on the property. This should not be visible from any street in the neighborhood as we are at the end of a cul-de-sac with limited view into the backyard.

6. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

On the contrary it should enhance property values as it will be an architecturally pleasing structure painted white to match the trim color on the house.



**SITE PLAN**  
 SCALE: 1"=20'

GENERAL NOTES

in accordance with the  
 Administration  
 Part 1926

All work shall conform to all local governing codes.

Contractor shall familiarize himself with all site conditions and report any discrepancies with the plans to the architect and the owner upon discovery.

for Right of  
 way etc.

Contractor shall verify all dimensions shown on



8x12 Colonial Gable Greenhouse  
will be a 10x16 model



Colonial Gable Interior

16 GREENHOUSE SIDE VIEW  
10x16 GREENHOUSE SIDE VIEW  
copyright Little Cottage Co.

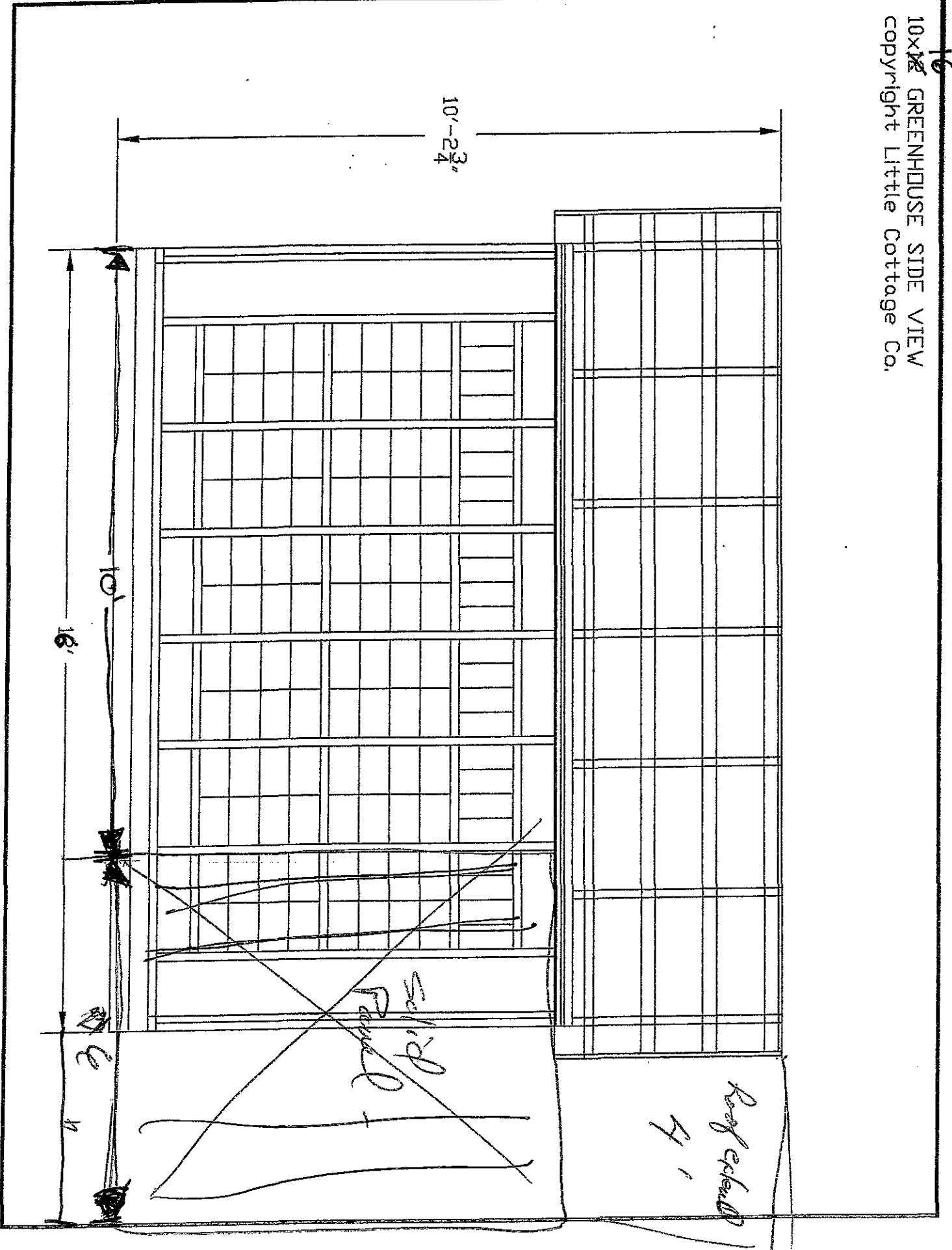
10'-2 3/4"

10'  
16'

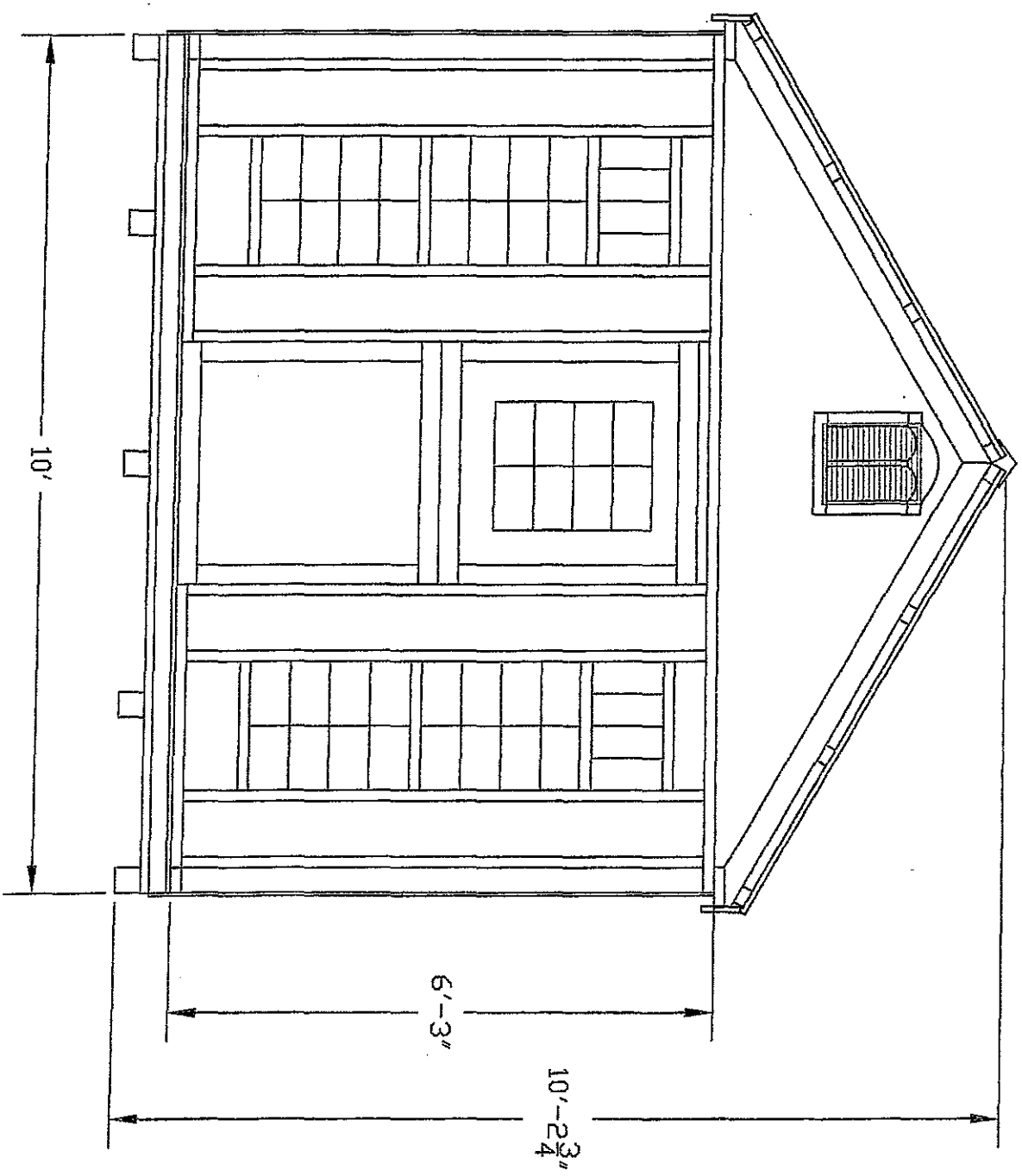
4'

Roof extend  
4'

~~Solid Panel~~



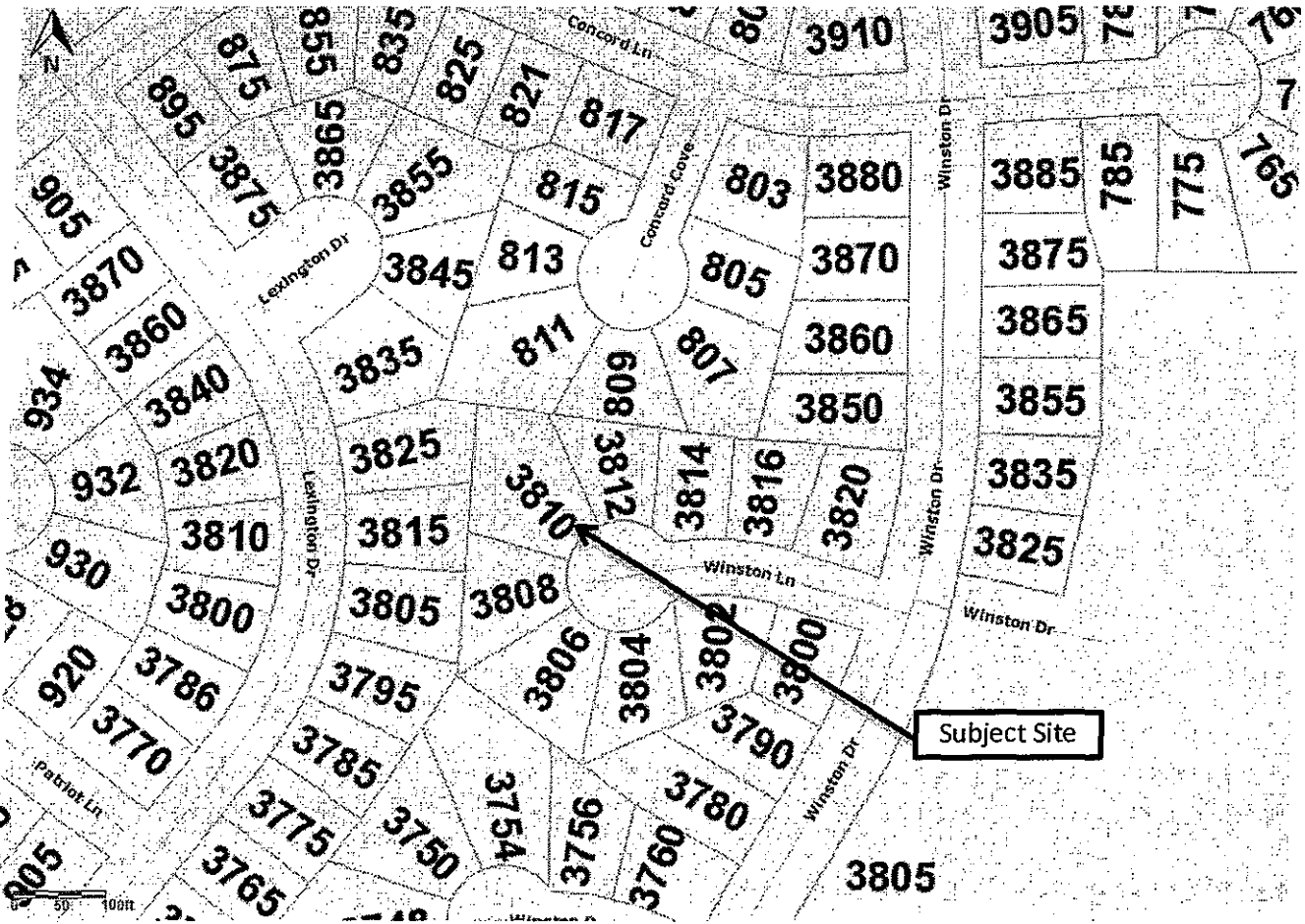
10x16 GREENHOUSE DOOR END VIEW  
Copyright Little Cottage Co.





3810 Winston Lane

P.I.N. 02-29-107-023



April 2015  
Village of Hoffman Estates  
Planning Division



NOTICE OF PUBLIC HEARING  
Notice is hereby given that the Planning & Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Tom and Cindy Nicholson for a variation from the Zoning Code to permit the construction of a 160 square foot storage shed on the property located at 3810 Winston Lane.  
P.I.N.: 02-29-107-023  
The hearing will be held on Wednesday, May 6, 2015 at 7:00 p.m. in the Hoffman Estates Municipal Building, 900 Hassell Road, Hoffman Estates, IL.  
Eva Combs, Chairperson  
Planning & Zoning Commission  
Published in Daily Herald  
April 21, 2015 (4404955)

# CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 21, 2015 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Paula Baltz  
Authorized Agent

Control # 4404955

# 3810 Winston Lane



Planning Division  
Village of Hoffman Estates  
April 2015

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE GRANTING A VARIATION TO  
PREMISES AT 3810 WINSTON LANE, HOFFMAN ESTATES, ILLINOIS

WHEREAS, the Planning and Zoning Commission, at a public hearing duly called and held according to law on May 6, 2015, considered the request by Tom and Cindy Nicholson, the owners of record of the property commonly known as 3810 Winston Lane, Hoffman Estates, IL, and shown on Exhibit "A" attached hereto and made a part hereof, to consider the request for variations from Section 9-3-6-J of the Zoning Code to permit a shed on the property located at 3810 Winston Lane; and

WHEREAS, the Planning and Zoning Commission made a certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the variation to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; and

WHEREAS, it appears that there are particular hardships or practical difficulties in the way of carrying out the strict letter of the Zoning Code to the property in question and that the proposed variation has met the standards of Section 9-1-15-C of the Zoning Code of the Hoffman Estates Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: A variation from Section 9-3-6-J of the Hoffman Estates Municipal Code is hereby granted to permit a shed to be 160 square feet instead of the maximum 150 square feet on the property commonly known as 3810 Winston Lane.

Section 3: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

\_\_\_\_\_  
Village President

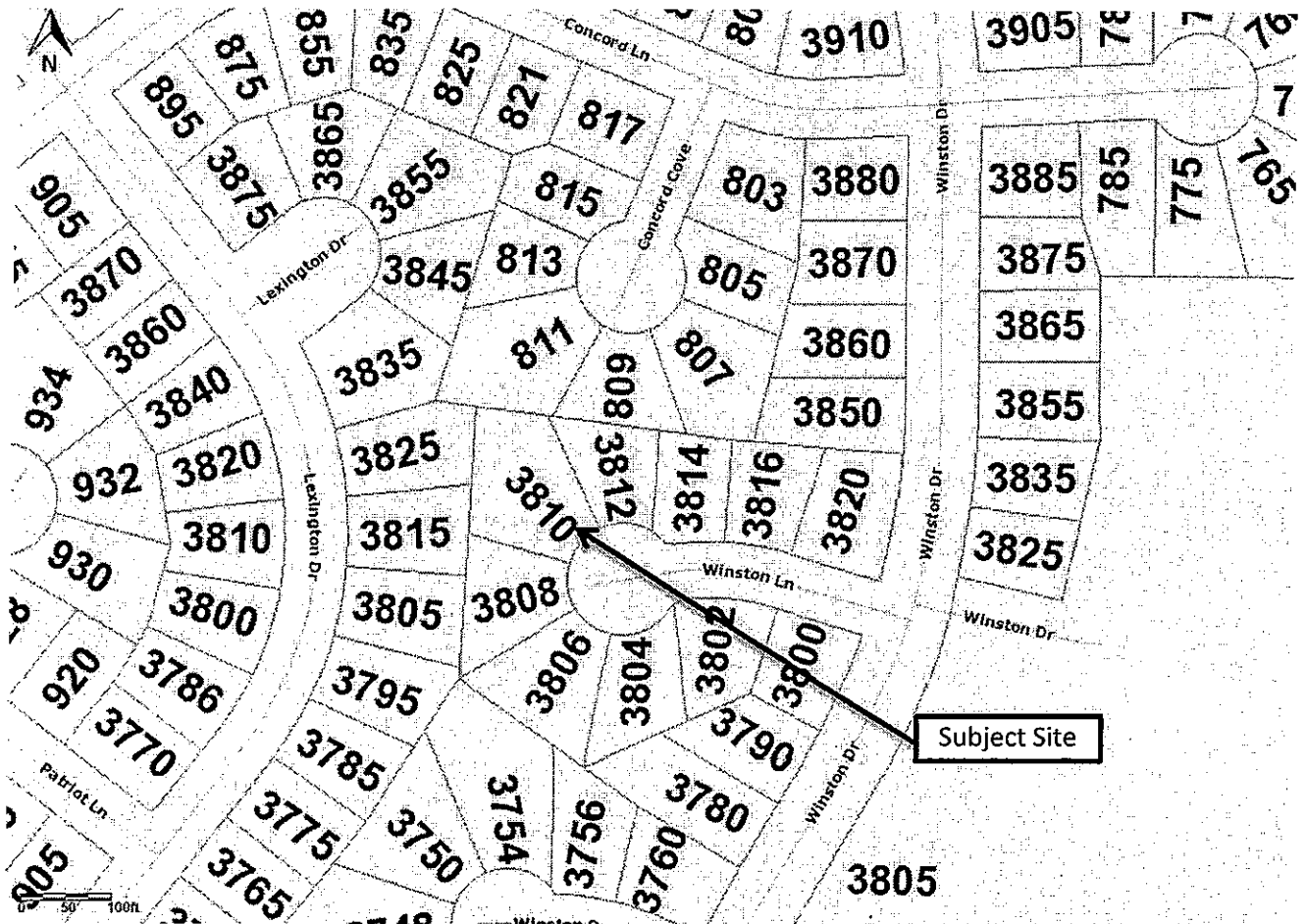
ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

3810 Winston Lane

P.I.N. 02-29-107-023



April 2015  
Village of Hoffman Estates  
Planning Division



VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING  
SECTION 8-3-22, NUMBER OF LICENSES  
OF ARTICLE 3, ALCOHOLIC LIQUORS,  
OF THE HOFFMAN ESTATES MUNICIPAL CODE  
(REDUCTION IN NUMBER OF CLASS "B" AND CLASS "LC" LICENSES,  
S&R LIQUORS AND KJ'S, HOFFMAN ESTATES)

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Section 8-3-22, NUMBER OF LICENSES, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

The number of licenses issued to persons for the sale of alcoholic liquors by the Village of Hoffman Estates shall be limited to fifty-four (54) Class "A" licenses, two (2) Class "AA" licenses, thirteen (13) Class "B" licenses, unlimited Class "C" licenses, three (3) Class "D" licenses, two (2) Class "DD" license, one (1) Class "F" license, one (1) Class "G" license, unlimited Class "H" licenses, and seventeen (17) Class "LC" licenses and two (2) Class "AC" licenses.

Section 2: That any person, firm or corporation violating any of the provisions of this Ordinance shall be subject to a fine of not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2015

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Trustee Gary G. Stanton	_____	_____	_____	_____
Trustee Michael Gaeta	_____	_____	_____	_____
Trustee Gayle Vandenberg	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2015.