



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NO.: **2020-001P** PROJECT NAME: **460 HAWTHORN LN**

PROJECT ADDRESS/LOCATION: **460 HAWTHORN LN**

PUBLIC HEARING    
YES NO

REZONING  MASTER SIGN PLAN  SPECIAL USE  VARIATION   
SITE PLAN  PLAT

MEETING DATE: **FEBRUARY 19, 2020**

STAFF ASSIGNED: **KEVIN ANDERSON**

## REQUESTED MOTION

Request by Lisa Christie (owner and applicant) to consider a Variation to Zoning Code Section 9-5-2-D-5 to permit a residential addition to be located fourteen (14) feet from the interior side lot line instead of the minimum required fifteen (15) feet; and Variation to the Zoning Code Section 9-5-2-D-5 to permit a residential addition to be located thirteen (13) feet from the side yard abutting a street instead of the minimum required thirty (30) feet for the property at 460 Hawthorn Lane.

INCLUDES RECOMMENDED CONDITION(S)    
YES NO

ZONING DISTRICT: R-2, ONE-FAMILY RESIDENTIAL

ADJACENT	NORTH: R-2, ONE-FAMILY RESIDENTIAL	SOUTH: R-2, ONE-FAMILY RESIDENTIAL
PROPERTIES:	EAST: R-2, ONE-FAMILY RESIDENTIAL	WEST: R-2, ONE-FAMILY RESIDENTIAL

## APPLICABLE ZONING CODE SECTIONS

Section 9-5-2-D-5 of the Zoning Code states that for a one-family detached dwelling the interior side yard setback shall be fifteen (15) feet and a corner side yard setback shall be thirty (30) feet.

## BACKGROUND

The property is currently improved with a one-story single-family residence and a detached garage. The Petitioner is proposing to demolish the existing detached garage and construct a new one-story residential addition with an attached garage. The current code requires a fifteen (15) foot side yard setback on the interior side and a thirty (30) foot setback on the corner side of the principal structure.

## **ANALYSIS**

- The petitioner is proposing to construct a one-story addition which would include a new 2 car attached garage.
- One portion of the addition expands upon an existing non-conforming setback on the interior (east) side of the property. The existing residence is setback 14.92 feet from the east side lot line. The proposed addition would match the existing setback and would encroach by less than one foot.
- The proposal includes a new attached garage on the west side of the residence to replace the detached garage which would be demolished. The addition would be setback 13.75 feet from the corner (west) side lot line. The Zoning Ordinance would require a thirty (30) foot setback.
  - The existing detached garage is setback 13.85 feet from the corner side lot line. The Zoning Ordinance would also require a minimum 30 foot setback for a detached garage.
  - Aspen Street is a dead end street and the Village has no plans to extend the street across the creek.
- The plans include an addition in the rear of the structure and façade changes to the front of the structure. These portions of the plans conform to the Zoning standards.
- The property is partially encumbered by the Flood Hazard Area due to the Salt Creek tributary in the rear of the property. The Petitioner has designed the plan in order to avoid any impact on the FHA. The Village Engineer has reviewed these plans and has no further concerns.

## **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

Meeting Date: February 19, 2020

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 variation ordinance would be granted to the property 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 and no comments have been received. The Petitioner has provided Letters of Awareness from 8 of the surrounding property owners.

### **STAFF SUMMARY**

The existing residence and detached garage have non-conforming setbacks. The proposal would not alter those setbacks significantly.

Given that Aspen Street is a dead end street with no plans to extend, the subject property could be considered more similarly to an interior lot.

There are several residences in the neighborhood with attached garages. The proposal would not be out of character.

### **RECOMMENDED CONDITIONS**

If the Planning & Zoning Commission finds that the standards for a variation have been met, staff recommends the following conditions:

1. The addition shall substantially conform to the site plan and elevations submitted with this application.

Attachments:   Petition for Hearing  
                      Location Map  
                      Legal Notice  
                      Plat of Survey  
                      Site Plan and Elevations  
                      FEMA Flood Hazard Exhibit



# 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: _____		
Staff Assigned: _____		
Meeting Date: _____	Public Hearing: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Sign Posting Required: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date Sign Posted _____	

**PLEASE PRINT OR TYPE**

Date: 1/9/20

Project Name: \_\_\_\_\_

Project Description: \_\_\_\_\_

Project Address/Location: 460 Hawthorn Lane (Parcel A)

Property Index No. 07-14-111-007-0000

Acres: 0.51Ac Zoning District: R-2

**I. Owner of Record**

Lisa Czarniecki (Christie) \_\_\_\_\_  
 Name Company  
 460 Hawthorn Lane Hoffman Estates \_\_\_\_\_  
 Street Address City  
 IL 60169 847-721-6450 \_\_\_\_\_  
 State Zip Code Telephone Number  
 \_\_\_\_\_ lisacbrett@comcast.net \_\_\_\_\_  
 Fax Number E-Mail Address

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

Bill & Lisa Christie \_\_\_\_\_  
 Name Company  
 Same as above \_\_\_\_\_  
 Street Address City  
 \_\_\_\_\_  
 State Zip Code Telephone Number  
 \_\_\_\_\_  
 Fax Number E-Mail Address

Applicant's relationship to property: self

**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: Lisa M Czarniecki-Christie  
Owner's Name (Please Print): Lisa M. Czarniecki-Christie

Applicant's Signature: \_\_\_\_\_  
(If other than Owner)

Applicant's Name (Please Print): \_\_\_\_\_

Date: 1/9/20

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 \_\_\_\_\_

**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.

The current hardship is for my elderly (80yr) old mother. An attached garage will eliminate this hardship and allow for easier accessibility

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.

Looking to convert corner lot to an interior lot specification

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

The purpose is to enhance the look of the house and make it easier for my mother and to have more accessibility for her.

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

NO

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.

No

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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.

No

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# 460 Hawthorn Ln



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Commission of the Village of Hoffman Estates will hold a public hearing at the request of Bill & Lisa Christie (owners and applicant) to consider a request for the following:

1. Variation to permit a residential addition to be located fourteen (14) feet from the interior side (east) lot line instead of the minimum required fifteen (15) feet pursuant to Zoning Code Section 9-5-2-D-5; and
2. Variation to permit a residential addition to be located thirteen (13) feet from the side yard abutting a street (west) instead of the minimum required thirty (30) feet pursuant to the Zoning Code Section 9-5-2-D-5.

P.I.N.: 07-14-111-007-0000

The hearing will be held on Wednesday, February 19, 2020 at 7:00 p.m. in the Hoffman Estates Municipal Building, 1900 Hassell Road, Hoffman Estates, IL.

Eva Combs, Chairperson  
Planning and Zoning Commission

To be published by Paddock Publications on Tuesday, February 4, 2020.



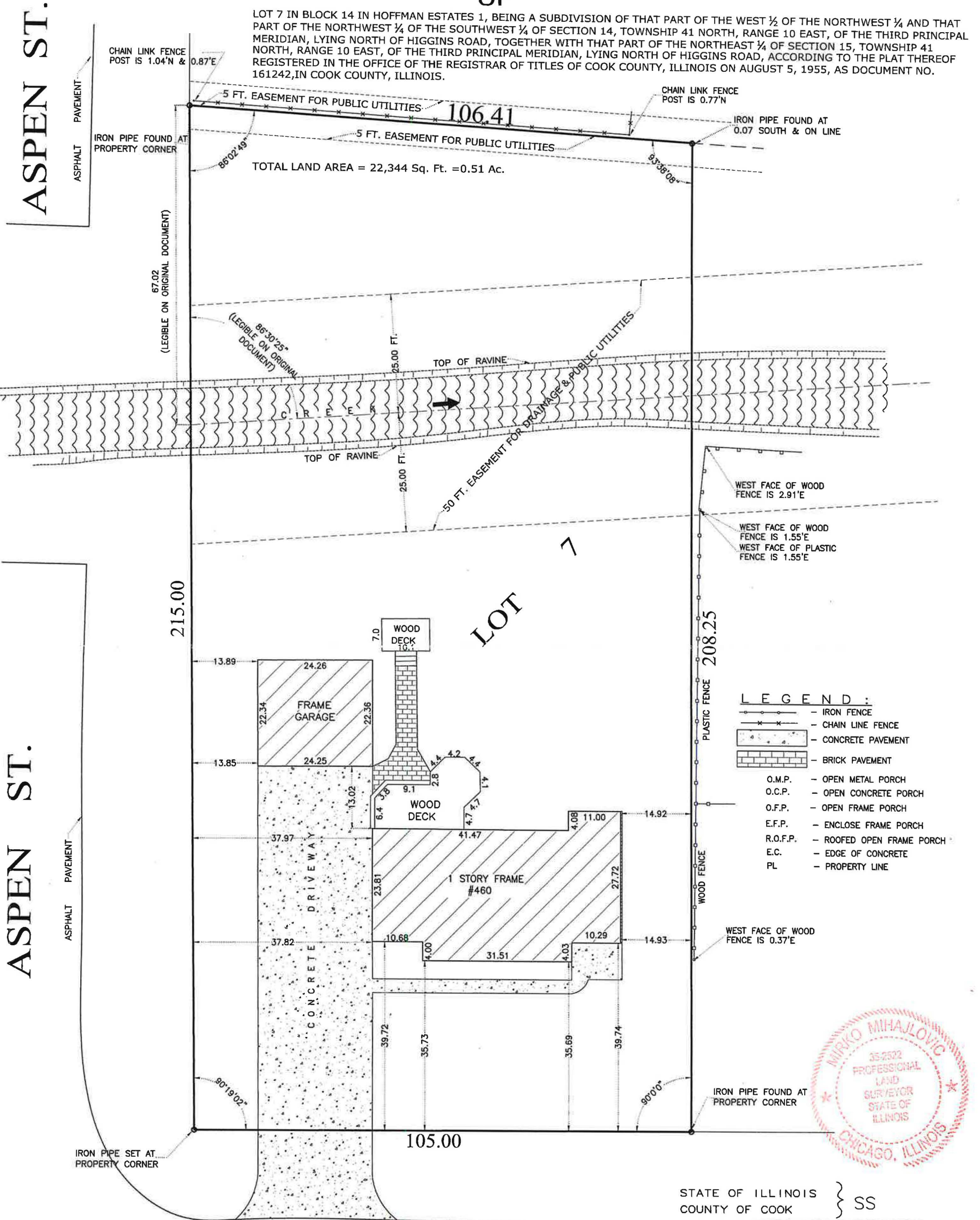
# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM NO.184-003233

## PLAT OF SURVEY OF

PHONE: (773) 282-5900  
FAX: (773) 282-9424  
EMAIL: MMSURVEY1285@SBCGLOBAL.NET

LOT 7 IN BLOCK 14 IN HOFFMAN ESTATES 1, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 5, 1955, AS DOCUMENT NO. 161242, IN COOK COUNTY, ILLINOIS.



## HAWTHORNE LN.

WE, M M SURVEYING CO., INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ORDER NO. 81138  
SCALE: 1 INCH = 20 FEET  
FIELDWORK COMPLETION DATE: JULY 09, 2013  
ORDERED BY: BRIAN J. PLEVIAK

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.  
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.  
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: 07-12-2013  
SIGNATURE: M. Mihajlovic

REG. ILL. LAND SURVEYOR NO. 35-2522  
LIC. EXP. NOVEMBER 30, 2014

ASPEN ST.  
DEAD END STREET

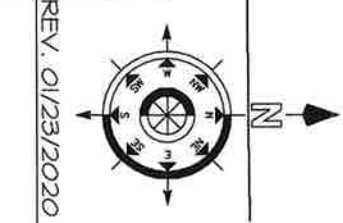
ASPEN ST.  
ASPHALT PAVEMENT

ASPHALT PAVEMENT

**NEW SITE PLAN**

A NEW CUSTOM ADDITION for  
**BILL & LISA CHRISTIE**

ARCHITECTURAL CONSULTANT  
**BLUEPRINTS BY DESIGN INC.**



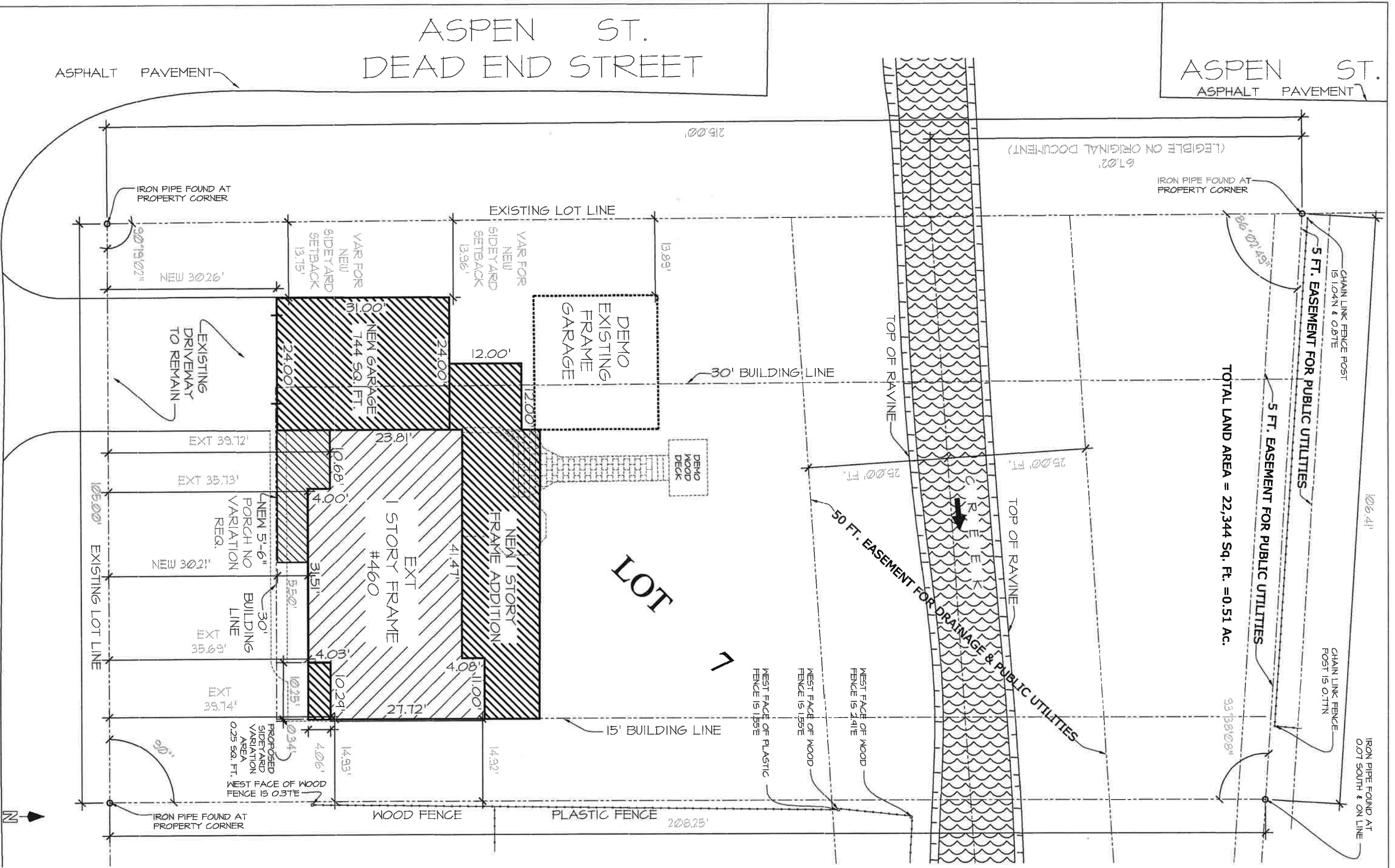
REV. 01/23/2020

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Project - 201942  
1085 Ash Road  
Hoffman Estates, IL 60118  
ph: 847-417-5558

460 HAWTHORNE LANE  
Hoffman Estates IL. 60169

HAWTHORNE LN.



TOTAL LAND AREA = 22,344 Sq. Ft. = 0.51 Ac.

208.25'

215.00'

30'19'02"

NEW 30'26'

VAR FOR NEW SIDYARD SETBACK 13.75'

VAR FOR NEW SIDYARD SETBACK 13.96'

13.89'

12.00'

30' BUILDING LINE

DEMO MOOD DECK

LOT

15' BUILDING LINE

WOOD FENCE

PLASTIC FENCE

TOP OF RAVINE

TOP OF RAVINE

50 FT. EASEMENT FOR DRAINAGE & PUBLIC UTILITIES

5 FT. EASEMENT FOR PUBLIC UTILITIES

5 FT. EASEMENT FOR PUBLIC UTILITIES

CHAIN LINK FENCE POST 15.104N & 0.87E

CHAIN LINK FENCE POST 15.071N

IRON PIPE FOUND AT 0.07 SOUTH & ON LINE

IRON PIPE FOUND AT PROPERTY CORNER

IRON PIPE FOUND AT PROPERTY CORNER

IRON PIPE FOUND AT PROPERTY CORNER

(LEGIBLE ON ORIGINAL DOCUMENT)

106.41'

93'38'08"

25.00' T1

25.00' T1

EXT 39.72'

EXT 35.13'

105.00' EXISTING LOT LINE

NEW 5'-6" PORCH NO VARIATION REQ.

NEW 30'21'

30' BUILDING LINE

EXT 39.95'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

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EXT 39.74'

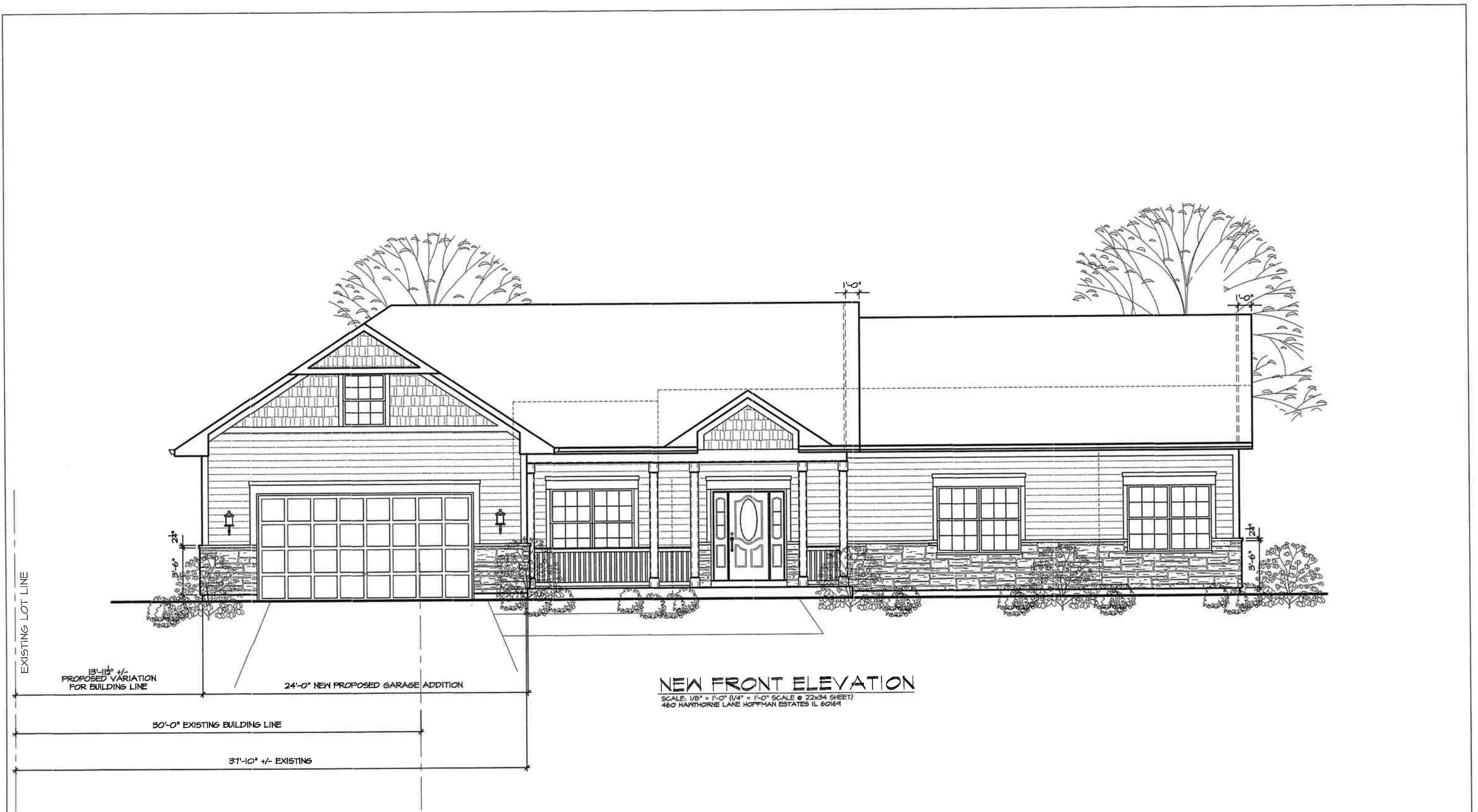
EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

EXT 39.74'

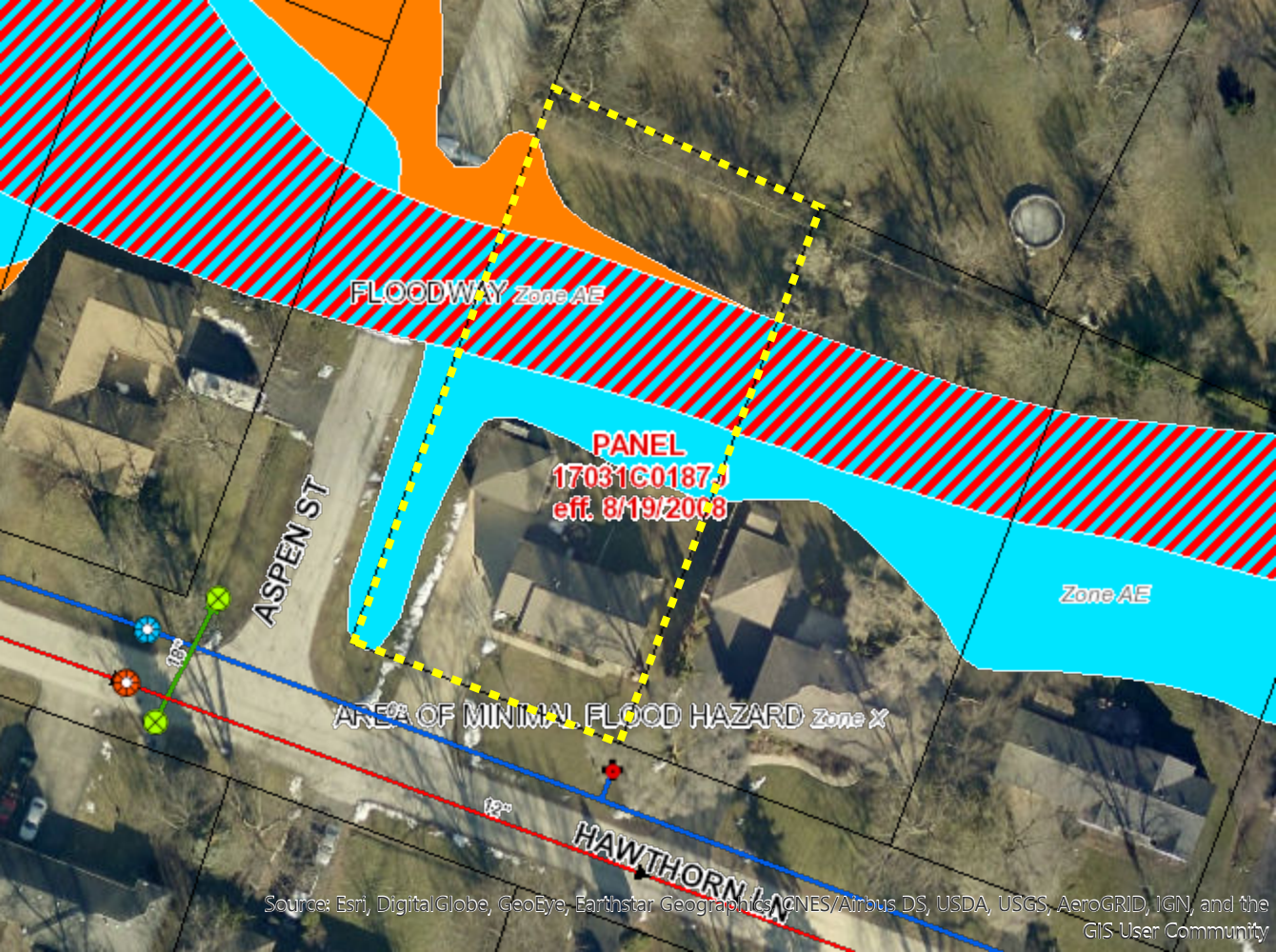


## NEW FRONT ELEV.

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A NEW CUSTOM ADDITION for  
**BILL & LISA CHRISTIE**  
 460 HAWTHORNE LANE  
 Hoffman Estates IL. 60169

ARCHITECTURAL CONSULTANT  
**BLUEPRINTS by DESIGN inc.**  
 1065 Ash Road  
 Hoffman Estates,  
 IL. 60169  
 ph: 847-417-8558



FLOODWAY Zone AE

PANEL  
17031C0187,  
eff. 8/19/2008

Zone AE

AREA OF MINIMAL FLOOD HAZARD Zone X

ASPEN ST

HAWTHORN LN