

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: 2021-012P
PROJECT NAME: 1155 N. Darlington Circle Variation for Shed
ADDRESS/LOCATION: 1155 N. Darlington Circle
PROPERTY SIZE: 18,500 SF
OWNER / PETITIONER: Peter Shino
REQUEST: Variation for Shed Size
PUBLIC HEARING: Yes
ZONING / LAND USE: R-6 One Family Residential / Single-Family Residence
ADJACENT PROPERTIES: NORTH: Golf Road, R-4 One Family Residential
SOUTH: R-6 One Family Residential
EAST: B-2 Community Business District
WEST: R-6 One Family Residential
PZC MEETING DATE: May 5, 2021
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request for a Variation from Section 9-3-6-J of the Zoning Code to permit a shed to be 294 square feet instead of the maximum 150 square feet for the property located at 1155 N. Darlington Circle.

INCLUDES RECOMMENDED CONDITIONS: YES

APPLICABLE ZONING CODE SECTIONS

Section 9-3-6-J of the Zoning Code states storage sheds shall be restricted to a maximum of 150 square feet.

BACKGROUND

The subject property is currently improved with one single-family residence. The property owner is proposing to construct a new shed in the rear yard of the property. The proposed shed would exceed the maximum permitted square footage. This requires a Variation from the Zoning Ordinance.

STAFF ANALYSIS

- The subject property is zoned R-6 One Family Residential. The property is approximately 18,500 square feet. The minimum lot size in the R-6 district is 7,500 square feet

- The Petitioner is proposing to construct a 14' x 21' shed, 294 total square feet. The maximum size shed permitted by Code is 150 square feet.
- The proposed shed would be located in the rear yard near the northeast side of the property. East of the property is Woodfield Acura and their surface lot for vehicle display. Directly north of the property is the Golf Road right-of-way.
- The shed would meet the setback requirements for an accessory structure and would not be located in any easement.
- The height of the shed would be 9.5 feet in height which complies with Code.

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 variation ordinance would be granted to the property in perpetuity or until otherwise amended or dissolved by a future ordinance.

NOTIFICATION

The public notice was published in the Daily Herald 15 days prior to the hearing. Standard notification letters have been sent to surrounding properties within 150 feet. No objections have been received.

RECOMMENDED CONDITIONS

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

1. The shed construction shall substantially conform to the plans presented as part of this application.
2. The greenhouse structure existing on the property shall be either removed or relocated to a code compliant location. A building permit would be required for the relocation of the greenhouse structure.

Attachments: Applications
Project Narrative
Location Map
Legal Notice
Plat of Survey
Site Plan
Shed plan



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for Shed 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 No

Sign Posting Required: Yes No

Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 04/02/2021

Project Name: Storage Shed

Project Description: Pre assembled shed

Project Address/Location: 1155 N. Darlington Cir.

Property Index No. 07-17-207-010-0000

Acres: _____ Zoning District: _____

I. Owner of Record

Peter Shino

Name		Company
1155 N. Darlingto Cir.		
Street Address		City
Illinois	60169	510-872-3078
State	Zip Code	Telephone Number
		peteshino@gmail.com
Fax Number		E-Mail Address

II. Applicant (Contact Person/Project Manager)

Peter Shino


Name		Company
1155 N. Darlington Cir.		
Street Address		City
Illinois	60169	510-872-3078
State	Zip Code	Telephone Number
		peteshino@gmail.com
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 Peter shino to act on my behalf and advise that he/she has full authority to act as my/our representative.


Owner Signature

Peter Shino
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:  _____

Owner's Name (Please Print): Peter Shino

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

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:

- | | |
|---|---|
| <input type="checkbox"/> Special Use | <input type="checkbox"/> Master Sign Plan |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Variation | |
| <input type="checkbox"/> Plat | |
| <input type="checkbox"/> Site Plan | |



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: \$500.00 per Variation*
Residential: \$175.00
Sign: \$500.00 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.
- For residential variations only:** You are encouraged to discuss your variation request with your neighbors and have them a Statement of Awareness acknowledging their awareness of your proposal. Statement of Awareness forms can be found on the Village's Planning Documents & Applications webpage or can be provided by Staff.

* *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.

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.

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

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.

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.

1155 N. Darlington Ct.
P.I.N.: 07-17-207-010-0000



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 to consider a Variation from Section 9-3-6-J of the Zoning Code to permit a shed to be 294 square feet instead of the maximum 150 square feet for the property located at 1155 N. Darlington Cir. The Petitioner of this request is Peter Shino.

P.I.N.: 07-17-207-010-0000

The hearing will be held on Wednesday, May 5, 2021 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, April 20, 2021.

Plat of Survey

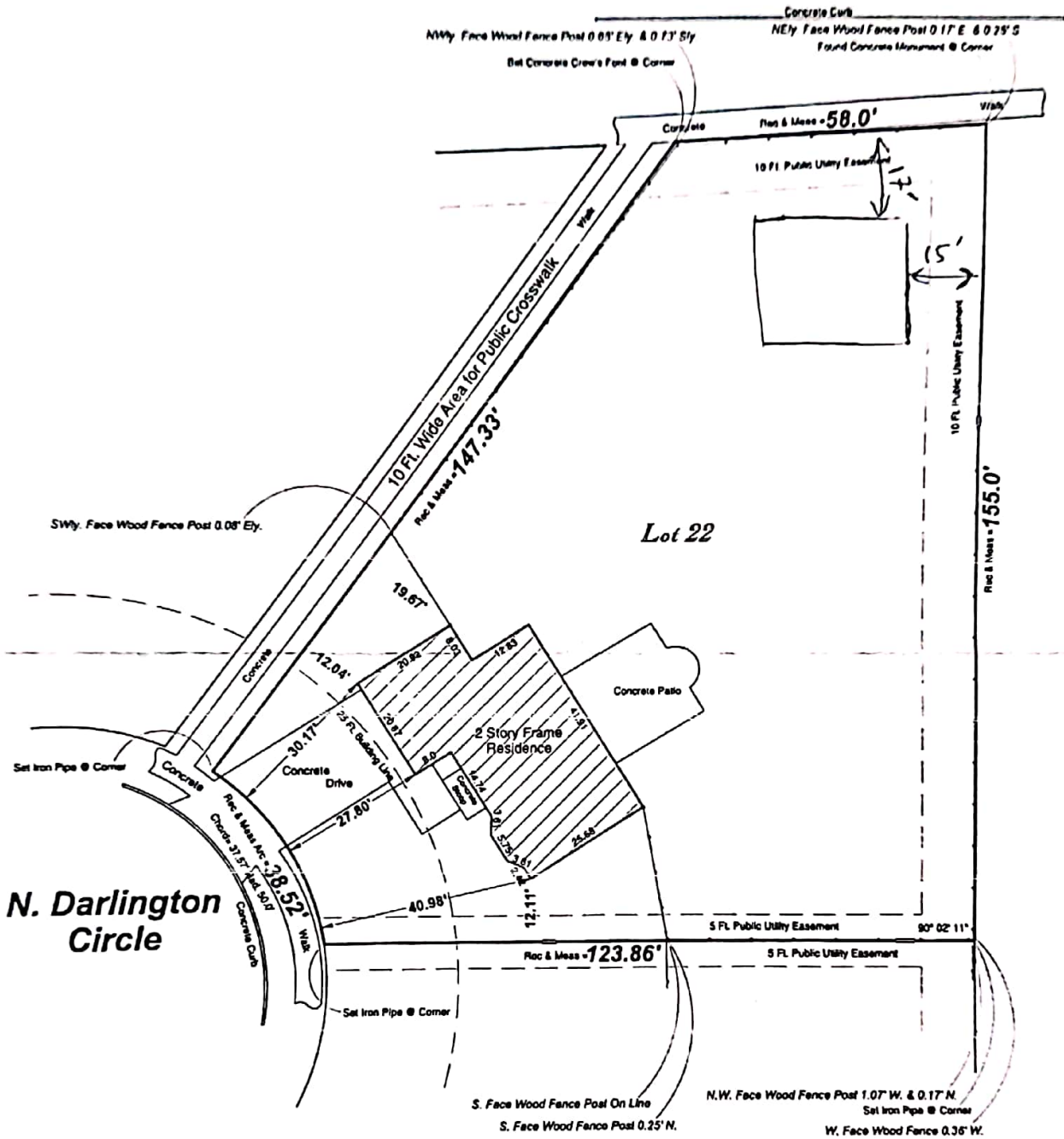
Central Survey Company, Inc., 6416 N. Caldwell Ave., Chicago, Illinois 60646-2713
 Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

Legal Description

Lot 22 in Block 1 in Hoffman Hills, Unit Number 3, being a Subdivision of part of the Northwest 1/4 of Section 16 and part of the Northeast 1/4 of Section 17, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois
 Commonly Known as: 1155 N. Darlington Circle, Hoffman Estates, Illinois
 Area of Land Described: 10,503 Sq. Ft.



W. Golf Rd.



Legend

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.02" = 1/4"	0.03" = 3/8"
0.04" = 1/2"	0.05" = 5/8"	0.06" = 3/4"
0.07" = 7/8"	0.08" = 1"	0.09" = 1 1/8"
0.10" = 1 1/4"	0.12" = 1 1/2"	0.15" = 1 3/4"
0.17" = 2"	0.25" = 3"	0.33" = 4"
0.42" = 5"	0.50" = 6"	0.67" = 8"
0.75" = 9"	0.83" = 10"	0.92" = 11"
1.00" = 12"		

Scale: 1 Inch equals 20 Feet

Ordered By: Galanopoulos & Galgan

Order Number: 1155

Measurements from station upon this plat. Compare all points

State of Illinois)
 County of Cook) S.S.



This professional service conforms to current Illinois minimum standards for a boundary survey.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on December 29, 2015 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 29th day of December 2015 William R. Webb



- Style: Peak
- Material: Steel
- Color: Flute Gray and Anthracite
- Door Type: 1 Front Roll-Up Door, 1 Side Sliding Door
- Assembly Required: Yes
- Hardware Kit: Yes
- Included Items: Steel, Hardware, Garage Door, Manual, Fasteners
- Size: 14 x 21 x 9.5 ft.
- Total Storage Area: 291 sq. ft.
- Total Storage Volume: 2527 cu. ft.
- Assembled Exterior: 169" W x 260.75" D x 116" H
- Assembled Interior: 164" W x 255.5" D x 114.5" H
- Door/Entrance Dimensions: 106.5" W x 91.75" H
- Side Door Opening Height: 91.5 in.
- Wall Height: 94 in.
- Peak Height: 20.5 in.
- Proposition 65: No
- Waterproof: No
- Water-Resistant: Yes
- Warranty: 12 Year Limited