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

**PROJECT NUMBER:** 2021-037P  
**PROJECT NAME:** 680 Hillcrest Blvd. – Shed Variation  
**ADDRESS/LOCATION:** 680 Hillcrest Blvd.  
**PROPERTY SIZE:** ~ 10,000 sf.  
**OWNER / PETITIONER:** Linda Hampson / Thomas Hampson  
**REQUEST:** Variation for Shed Size  
**PUBLIC HEARING:** Yes  
**ZONING / LAND USE:** R-3 One-Family Residential  
**ADJACENT PROPERTIES:** NORTH: R-3 One-Family Residential  
SOUTH: R-3 One-Family Residential  
EAST: R-3 One-Family Residential  
WEST: R-3 One-Family Residential  
**PZC MEETING DATE:** October 20, 2021  
**STAFF ASSIGNED:** Kevin Anderson, Associate Planner

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### REQUESTED MOTION

Request for a Variation from Section 9-3-6-J of the Zoning Code to permit a shed to be 180 square feet instead of the maximum permitted 150 square feet for the property located at 680 Hillcrest Blvd.

**INCLUDES RECOMMENDED CONDITIONS: YES**

### BACKGROUND

The subject property is currently zoned R-3 One-Family Residential and is improved with one single-family residence and one detached shed. The Petitioner is proposing to construct an addition to the existing shed. The total size of the proposed shed would exceed the maximum allowable square footage. Therefore, a Variation is required.

### STAFF ANALYSIS

- The subject site is currently improved with one single-family residence and one storage shed.
- The existing shed is 120 square feet. The Petitioner is proposing to construct a 60 square foot addition onto the existing shed. The total size would be 180 square feet. The maximum permitted size for a shed is 150 square feet.

- The shed addition would be constructed of colors and materials which match those of the existing structure.
- The roof line and height of the shed addition would also match the existing structure. The existing and proposed shed meet the height restrictions for an accessory structure.
- The existing and proposed shed addition would comply with all of the setback requirements for a storage shed. The structure is not located within any easement.

## **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**

Letter notices were sent to all surrounding properties within 150 feet of the development. No objections have been received. Three letters of awareness have been submitted.

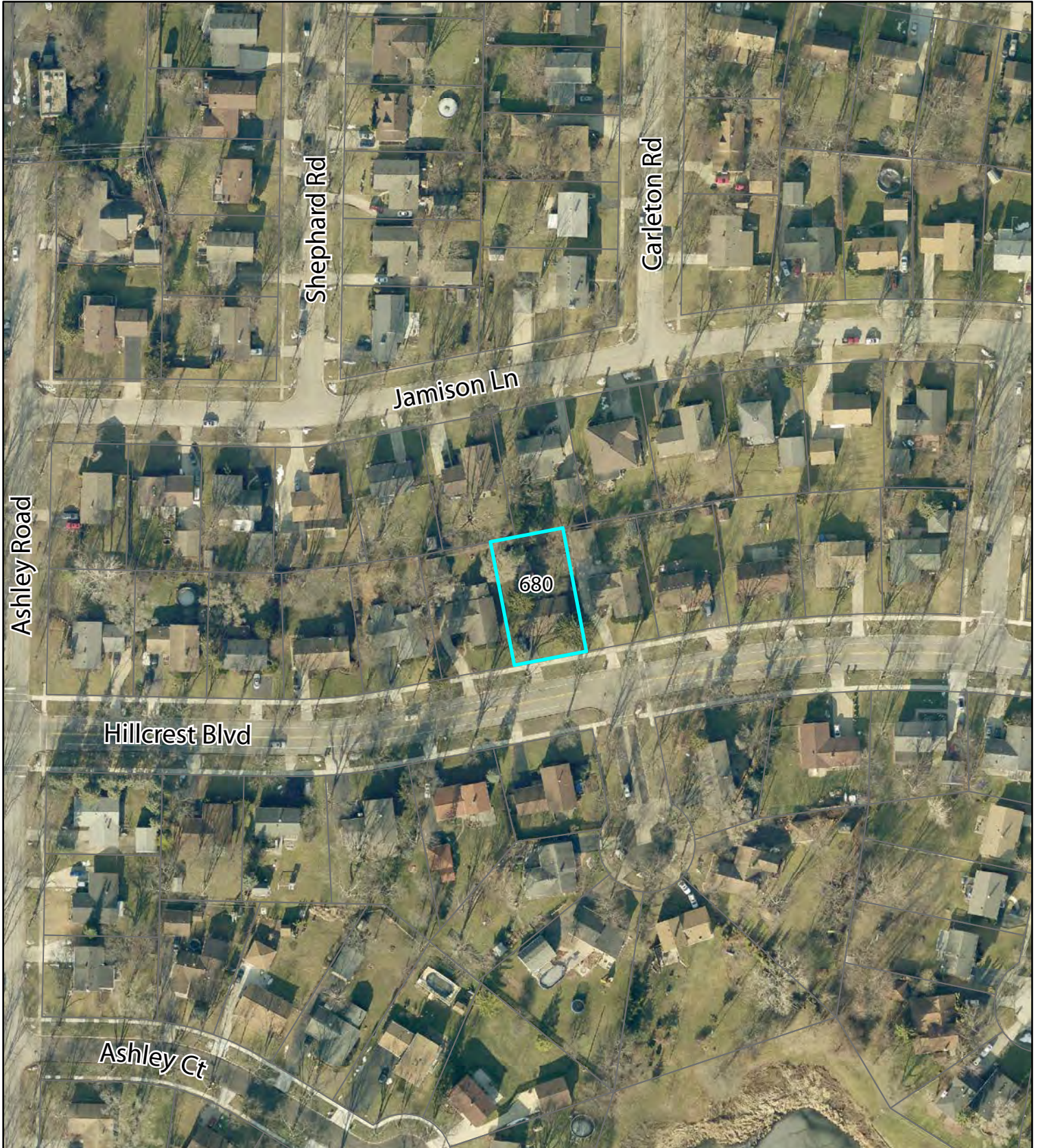
### **RECOMMENDED CONDITIONS**

If the Planning and Zoning Commission finds that the standards for a Variation have been met, Staff recommends the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. The construction shall significantly conform to the plans attached hereto except as such plans may be changed to conform to Village Codes and Ordinances.

Attachments:    Location Map  
                      Application and Petitioner Exhibits

Exhibit A  
680 Hillcrest Blvd  
P.I.N.: 07-09-202-007-0000



Legend  
— Subject Property



Planning & Transportation Division  
The Village of Hoffman Estates  
October 2021



# 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 \$175 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: 8/24/20

Project Name: Hampson Shed

Project Description: Extend existing shed

Project Address/Location: 680 Hillcrest Blvd.

Property Index No. 07-09-202-007-0000

Acres: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**I. Owner of Record**

LINDA J. HAMPSON  
Name

Company

680 HILLCREST BLVD  
Street Address

HOFFMAN GROVES  
City

IL  
State

60169  
Zip Code

708-269-6093  
Telephone Number

Fax Number

LJHampson@live.com  
E-Mail Address

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

THOMAS R. HAMPSON  
Name

Company

680 HILLCREST BLVD  
Street Address

HOFFMAN GROVES  
City

IL  
State

60169  
Zip Code

Telephone Number

Fax Number

TRHampson@hotmail.com  
E-Mail Address

Applicant's relationship to property: Residence

**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 THOMAS R. HAMPSON to act on my behalf and advise that he/she has full authority to act as my/our representative.

Linda J. Hampson  
Owner Signature

LINDA J. HAMPSON  
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: Linda J. Hampson

Owner's Name (Please Print): LINDA J. HAMPSON

Applicant's Signature: Thomas R. Hampson  
(If other than Owner)

Applicant's Name (Please Print): THOMAS R. HAMPSON

Date: 8/24/20

**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](mailto: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 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.

We don't have a garage and we need more room.

Extending the shed is a better option for us than building a detached garage.

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.

Just about everyone around us has a detached garage.

They don't need the extra space. Moreover, our shed has a much smaller footprint than a garage.

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

It is not. It would not increase the value of the property in any case.

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

It is not based on that at all.

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.

There would be no impact on my neighbors. There would  
be no more shade as the shed is surrounded by bushes  
and trees that exceed any from an extension. And all  
my neighbors are fine with it.

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.

The shed extension will have no such impact on any of  
these issues.

**Thomas R. Hampson**  
680 Hillcrest Boulevard  
Hoffman Estates, IL 60169  
[TRHampson@hotmail.com](mailto:TRHampson@hotmail.com)  
Phone: 708-269-6089

August 24, 2020

Kevin Anderson  
Planner  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60269

Dear Mr. Anderson,

Attached are the documents required to request a variance and to obtain a building permit. As I mentioned, we would like to secure the approval as soon as possible as we would like to complete the work before winter.

We need a variance in order to provide enough room for an extended workbench in the shed and to accommodate other equipment we need to store. Although a garage would give us more than enough space, we don't want to incur such a large expense as I am retired, and my wife is retiring soon. The shed, even with an extension is much smaller and won't take up nearly as much room in our backyard.

Thank you for your help in this.

Sincerely,

  
  
Tom & Linda Hampson

# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: 8/24/20

THIS IS TO CERTIFY THAT THE UNDERSIGNED, BEING A PROPERTY OWNER DIRECTLY AFFECTED, IS AWARE OF THE INTENTIONS OF:

Linda J. Hampson

Petitioner Name

680 Hillcrest Blvd

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

Shed Extension

ON PROPERTY LOCATED AT:

680 Hillcrest Blvd

Address

HOFFMAN ESTATES, ILLINOIS, AS SO STATED IN THIS PETITION FOR A ZONING VARIATION.

  
Signature of Property Owner Directly Affected

700 Hillcrest Blvd Hoffman Estates, IL  
Address of Property Owner Directly Affected

This form is to be completed by the property owner directly affected by the petitioner before the Planning and Zoning Commission and submitted with the Residential Variation Application.

The "property owner affected by the petition" may appear and testify for or against the petition. The date and time of the hearing will be mailed to said property owner.

Should assistance be required in determining property owners affected or in obtaining signatures, contact the Planning Division, 847/781-2660.

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Linda J. Hampson

Petitioner Name

680 Hillcrest Blvd

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

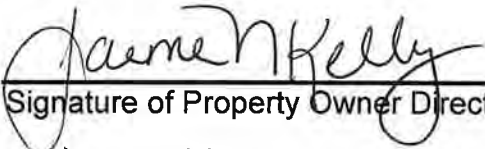
Shed Extension

ON PROPERTY LOCATED AT:

680 Hillcrest Blvd

Address

HOFFMAN ESTATES, ILLINOIS, AS SO STATED IN THIS PETITION FOR A ZONING VARIATION.



Signature of Property Owner Directly Affected

680 Hillcrest Blvd

Address of Property Owner Directly Affected

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PLANNING AND ZONING COMMISSION

DATE: 8/24/20

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Linda J. Hampson

Petitioner Name

680 Hillcrest Blvd

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

Shed Extension

ON PROPERTY LOCATED AT:

680 Hillcrest Blvd

Address

HOFFMAN ESTATES, ILLINOIS, AS SO STATED IN THIS PETITION FOR A ZONING VARIATION.

*Linda J. Hampson*

Signature of Property Owner Directly Affected

705 JAMISON HOFFMAN EST IL 60169

Address of Property Owner Directly Affected

This form is to be completed by the property owner directly affected by the petitioner before the Planning and Zoning Commission and submitted with the Residential Variation Application.

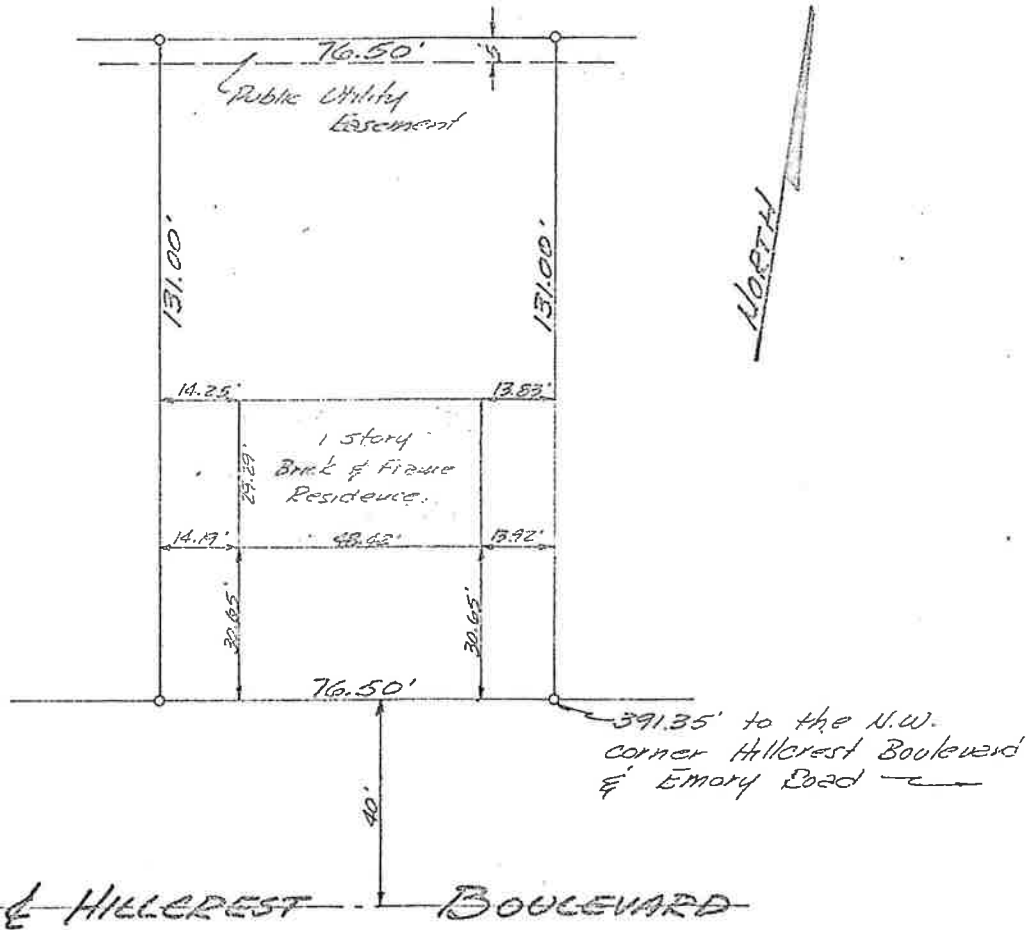
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Tax No # VOL 187  
Index 07-09-202-007

# PLAT OF SURVEY

Lot 7, Block 157, in THE HIGHLANDS AT HOFFMAN ESTATES XIII, being a Subdivision of part of the East half of Fractional Section 4, together with part of the Northeast quarter of Section 9, and part of the Northwest quarter of Section 10, all in Township 41 North, Range 10 East of the Third Principal Meridian, in Schaumburg Township, Cook County, Illinois.



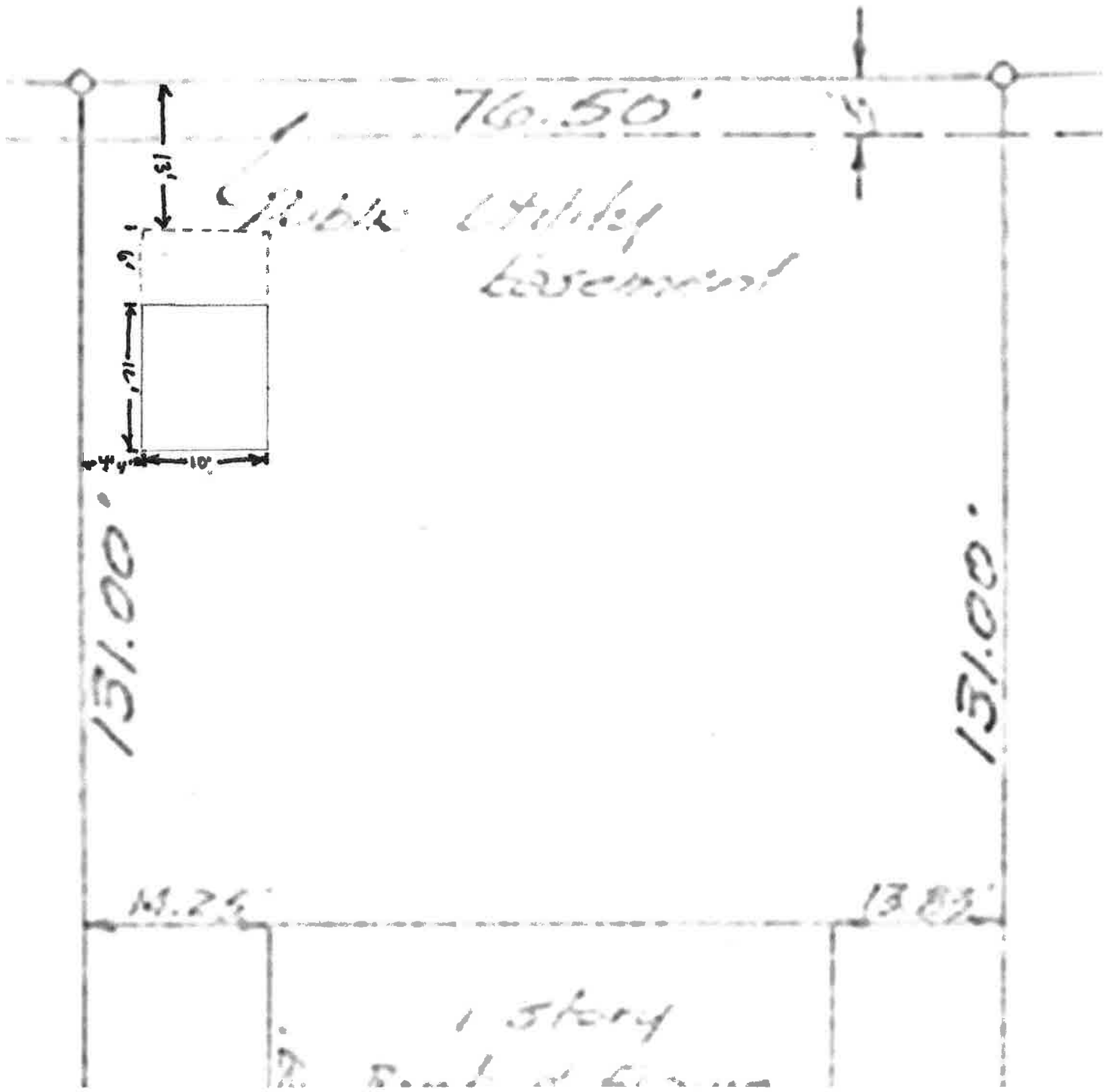
Address: 135 Hillcrest Boulevard, Hoffman Estates, Roselle, Illinois.

State of Illinois }  
County of Cook } ss:

I, Robert E. Frederick, an Illinois Land Surveyor, do hereby certify that the above described property has been surveyed under my supervision in the manner represented on the plat hereon drawn. The location and dimensions of all buildings, improvements, easements, alley or rights of way in evidence or known to me and encroachments by or on the premises are accurately shown.

August 7, 1961  
Arlington Heights, Illinois.

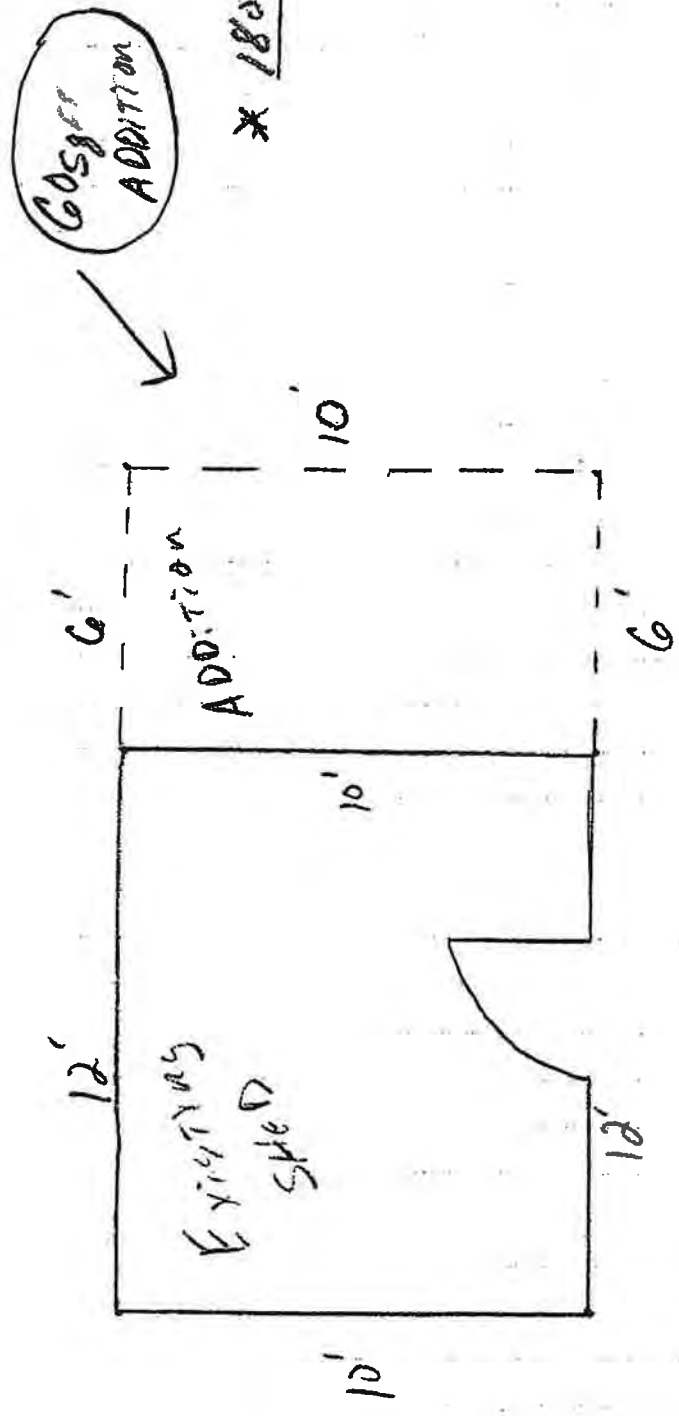
Robert E. Frederick  
Registered Illinois Land Surveyor  
Registration No. 35-1461.





# 680 Hillcrest Blvd SHED

SCALE → 1" = 1 FOOT



\* 180 SQ FT TOTAL \*

## ADDITION CONSTRUCTION

1. 2x4 Exterior Walls.
2. LP SMARTSIDE STRAND PANEL EXTERIOR SIDING TO MATCH EXISTING
3. 2x6 RAFTERS ROOF W/ ASPH/FLT SHINGLES TO MATCH PITCH + STYLE OF EXISTING
4. TREATED LAMBAR FOR ANYTHING IN CONTACT W/ CONCRETE FOUNDATION
5. EXISTING SHED HAS CONCRETE PAD. NEW CONCRETE PAD OF AT LEAST 4" DEPTH FOR ADDITION

