

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: VAR22-0002
PROJECT NAME: Shed Setback Variation
ADDRESS/LOCATION: 1625 FREEMAN RD
REQUEST: VARIATION - RESIDENTIAL
OWNER: CHARLES & COURTNEY SHORTRIDGE
APPLICANT: CHARLES & COURTNEY SHORTRIDGE
PROPERTY SIZE: 0.21 Acres (9,266 square feet)
ZONING / LAND USE: R-4 Residential District
ADJACENT PROPERTIES: NORTH: R-4 Residential District (Single Family Home)
SOUTH: R-4 Residential District (Single Family Home)
EAST: R-4 Residential District (Single Family Home)
WEST: R-4 Residential District (Single Family Home)
PZC MEETING DATE: 10/5/2022
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, Assistant Planner

REQUESTED MOTIONS

Request for Variation from Section 9-3-6-D of the Zoning Code to permit a shed to be in the side yard setback for the property at 1625 Freeman Road.

BACKGROUND

The subject property is zoned R-4 and is approximately 9,266 square feet. It is improved with one single-family residence. The property owner is proposing to construct a new shed in the side yard of the property, on top of an existing concrete pad currently used as a driveway extension. The proposed shed is 8 feet by 12.5 feet (100 square feet) and 8 feet in height. The shed is proposed to be located approximately 39 feet from the front property line and 3 feet from the west side property line.

The Zoning Code requires storage sheds located less than 60 feet from the front property line to be setback from the side lot line equal to setback requirements of the principal structure. The side yard setback requirements for the R-4 District is 5 feet on one side of the property and 10 feet on the opposite side of said lot. Additionally, the combined side yards of any two adjacent lots shall be not less than 15 feet.

ANALYSIS

The subject property has an existing 15 foot side yard setback on the east side of the lot and 13 foot side yard setback on the west side of the lot. The adjacent property to the west (1645 Freeman Road) has an existing 7.5 foot side yard setback on the east side of the lot. The current combined side yards between 1625 and 1645 Freeman Road is 20.5 feet.

The petitioner is requesting a variation to allow the proposed shed to be located 3 feet from the west property line. The specific variation request includes:

- a reduction of the east side yard setback from 5 feet to 3 feet
- a reduction of the combined side yard setback of any two adjacent lots from 15 feet to 10.5 feet

Additional locations were considered prior to submitting an application for this request. If the shed were to be located greater than 6 feet from the front property line, it would be required to maintain a 3 foot setback from the side yard lot line, a 3 foot setback from the rear yard lot line, not be located within a utility easement, and must maintain a 3 foot clearance from the principal structure. The property owner has indicated that constructing the shed in the rear yard is not feasible due to grading in the rear yard as well as the location of an existing utility box. If a shed were to be located in the rear yard, re-grading of the property would have to be done to ensure that the shed is on a flat foundation.

The proposed shed will not have any utility connections and would be used as a way to store items such as bicycles and a lawnmower. The property owner has indicated that they have plans to install a 6 foot privacy fence on the property, built to code, to screen the shed from the front and side yard. The fence proposal is not part of this variation request.

The proposed shed size and height is in compliance of the Zoning 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 request was notified in the newspaper and standard notification letters have been sent to surrounding properties within 150 feet. No comments were received.

The petitioner has submitted letters of support from three adjacent property owners (1610 Freeman Road, 1615 Freeman Road and 1620 Brittany Lane). A representative for the property owner to the west (1645 Freeman Road) of the subject property inquired about the project, asked if the concrete pad/driveway extension was permitted, and noted concerns about drainage on the subject property. They were advised that the concrete pad/driveway extension was permitted in 2020 and drainage was reviewed as part of the permit.

RECOMMENDED CONDITIONS

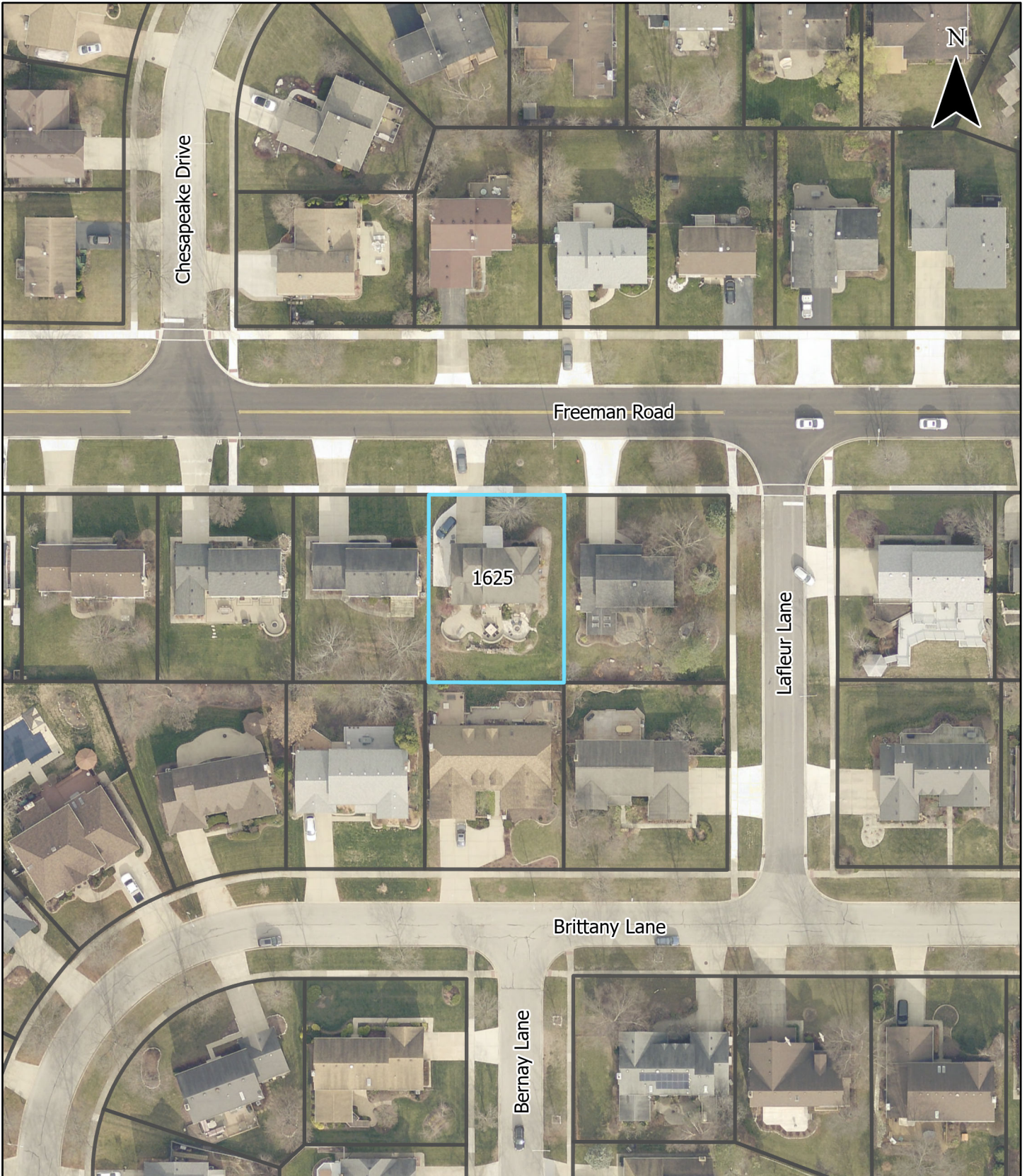
If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. A building permit shall be obtained within twelve (12) months of the Village Board action on this request.

Attachments: Location Map
 Petitioner's Application and Submittals

1625 Freeman Road

PIN: 02-30-111-018-0000



Legend

 Subject Property

 Parcels



Planning and Transportation Division
Department of Development Services

October 2022



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: 1625 Freeman Shed

ADDRESS: 1625 Freeman Rd Hoffman Estates IL 60192

PROPERTY INDEX NO.: _____

PROPERTY ACRES: _____ **ZONING:** _____

PROJECT DESCRIPTION: Storage shed, resin, 8x12.5 ft

REQUESTS BEING MADE (check all that apply):

Application Type	Subtype	Addendum
<input type="checkbox"/> ANX - Annexation	N/A	N/A
<input type="checkbox"/> MSP - Master Sign Plan	<input type="checkbox"/> New <input type="checkbox"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final N/A
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<input type="checkbox"/> RPD Amendment	N/A	N/A
<input type="checkbox"/> REZ - Rezoning	From _____ to _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPR - Site Plan Review	<input type="checkbox"/> Preliminary Concept <input type="checkbox"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SU - Special Use	<input type="checkbox"/> Listed Use (please list) _____	<input type="checkbox"/> Use Not Cited (please list) _____ <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input checked="" type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

I. Owner of Record

Charles Shortridge

N/A

Name

Company

1625 Freeman Rd

Hoffman Estates

Street Address

City

IL 60192

847-343-1168

charlie.shortridge@gmail.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: _____

III. Authorized Agent on Behalf of the Owner or Applicant

Name

Firm/Company

Street Address

City

State

Zip Code

Telephone Number

Email

IV. Owner Consent for Authorized Representative

It is required that the **property owner or 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 the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

Name/Firm

Name/Firm

Name/Firm

Name/Firm

Owner Signature

Print Name

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- 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): Charles Shortridge

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

Applicant's Name (Please Print): _____

Date: 8/24/2022

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

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

STANDARDS OF VARIATION 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 presented. All standards must be answered in full. A separate piece of paper may be used if more room is required.

1. The particular physical surroundings and shape of topographical conditions 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. Please provide an explanation.

The only other possible locations for a storage shed would be at the south-east corner, or south-west corner of the property. Both locations are graded, but the east side of the property has a steeper grade. These areas provide vital drainage for this property and neighboring properties. If the shed were to be located in either location, the soil would need to be dug out, filled and compacted with gravel, and concrete poured to ensure the shed and foundation would not deteriorate due to drainage, and not impact drainage so as to cause flooding. This would cause significant additional cost to the owner, and is not guaranteed to avoid drainage issues.

Drainage tie-ins to below ground sewer system were added along eastern property line by previous owners (see letter from neighbor about previous flooding) to address flooding issues. None of the homeowners on the block wish to do anything to risk future flooding issues. The proposed shed location is on an existing concrete area, which already has in ground drainage pipes in place. As such, the proposed site will not impact drainage in any way, while any other location would increase risk of drainage issues or require extensive re-grading of the yard.

The property also has a patio area, which was installed by previous owners. Since the property has such a small yard, placement of the shed along the western edge of the property would still be close to western neighbor's house, and would also add the additional cost of removing and re-landscaping the existing patio.

Finally, there is a Hoffman Estates electrical utility box located at the south-west corner of the property, which prevents the owners from placing a shed there.

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. Please provide an explanation.

This petition is based on unique features of the property, namely the drainage issues, grading along the eastern property line, and utility box located at south-west corner. Also, most other properties in the neighborhood have larger backyards, with greater options for storage shed placement that would not adversely affect neighboring homes (see preferences in letters from neighbors that responded)

3. The purpose of the Variation is not based exclusively upon a desire to increase the value of the property. Please provide an explanation.

The property value will not be significantly affected due to this variation. In any scenario - including the one in which no shed is installed - there is no anticipated impact to property value. The shed does not increase home footprint, does not have electrical connections or any other utilities, and can be removed and disassembled more easily than taller, heavier wood sheds.

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

The hardships listed above focus more on the inability to place shed at different locations due to utility box on property, or topographical features that would introduce risk of causing draining issues/flooding.

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. Please provide an explanation.

If granted, this variation will improve public welfare by allowing owners the ability to keep cars parked in the garage, and keep other items (bikes, lawn mower, trash bins, etc.) stored out of sight and off the front of the property. The proposed location is preferred by owners and neighbors to avoid injury to other property/improvements due to flooding issues, and to avoid impacting other properties' improvements (sunroom, deck, and back yard views).

The shed will not be visible from the neighbor to the east and minimally visible to neighbor on the west. Again, the shed will be behind a privacy fence either way. Due to both of these factors, the shed will not be detrimental to public welfare or surrounding properties.

6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, 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. Please provide an explanation.

The owner of this property will install a privacy fence after the shed has been assembled. The fence would be built to current code, without need for variation. It would largely block the view of the proposed shed from the street and from neighboring properties. As such it would not significantly impact the neighborhood or adjacent property owners.

The intent of the proposed storage shed is to store bikes, lawn mower, snow blower, trash bins, and other outdoor tools so that owners can park both cars in the garage. This would be an improvement to the neighborhood appearance, and the preference of neighbors (see reference letters)

The proposed shed in this location will not impair light or air supply, as there will be a fence installed on the property line regardless. The peak of the shed is 8ft tall, with 6 ft side wall heights. This means that the side walls will be the same height as a standard fence. The angle and height of this design will not block sunlight or airflow more significantly than a fence alone, or a smaller shed.

With this variation, the property owner will have sufficient storage to remove cars from driveway and park in the garage, reducing congestion in the front yard and sidewalk. It will have no other effect on street congestion.

There will be no increased risk of fire due to the shed material (resin and steel), and the fact that the shed will be located inside a privacy fence as a barrier between it and the neighboring house.

If the variation is not granted, and an alternate shed location is required for the same size shed, it would be highly visible from the back deck of 2 neighbors (south neighbor and west neighbor), or directly visible from neighbor's sun room (east neighbor). Accordingly, the proposed shed location would have the best and minimal impact on property values in the neighborhood.



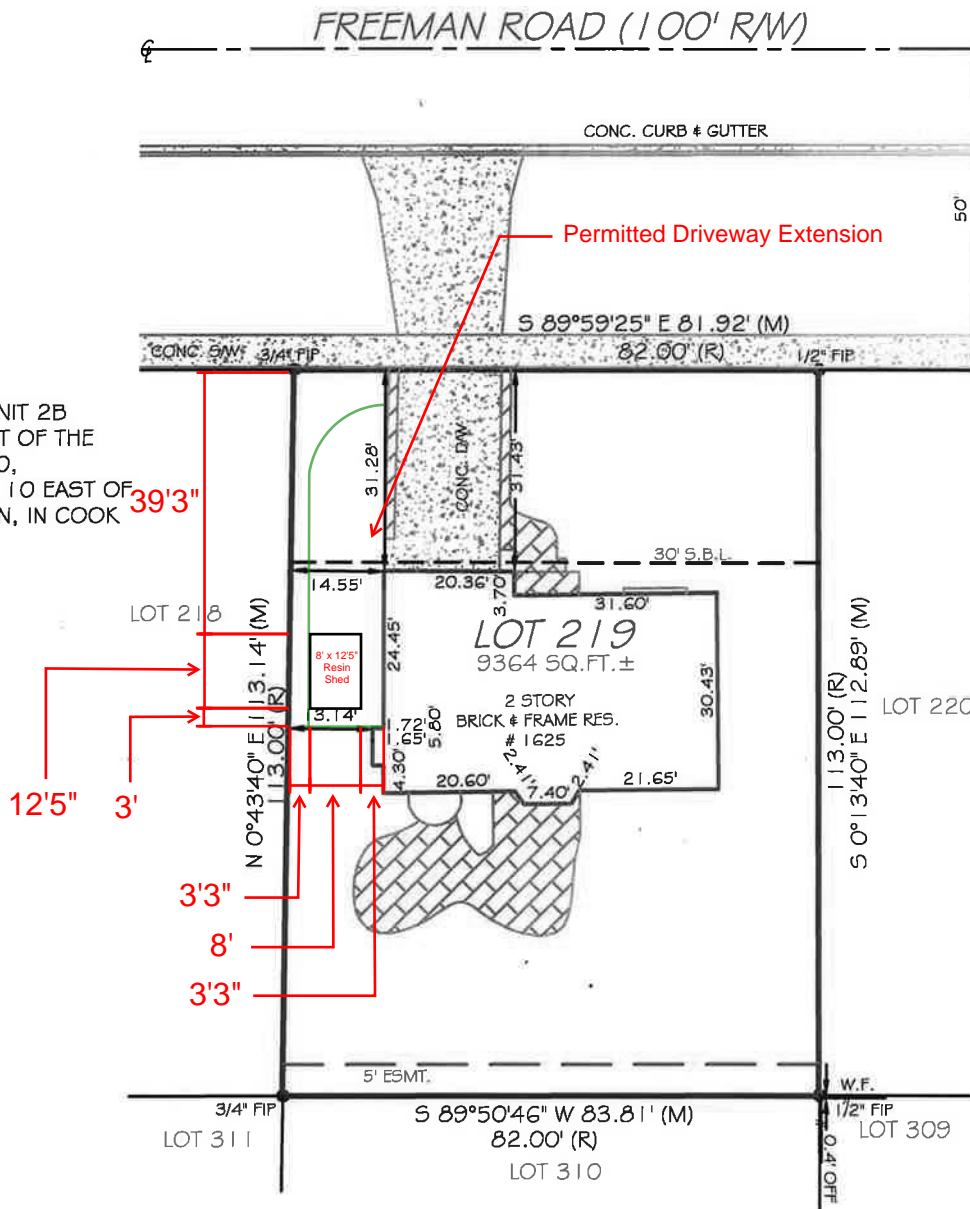
PROPERTY ADDRESS: 1625 FREEMAN ROAD, HOFFMAN ESTATES, ILLINOIS 60010

SURVEY NUMBER: IL1808.1015

FIELD WORK DATE: 8/21/2018 REVISION DATE(S): (REV:0 8/22/2018)

18081015
BOUNDARY SURVEY
COOK COUNTY

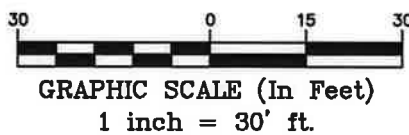
LOT 219 IN CHARLEMAGNE UNIT 2B
BEING A SUBDIVISION OF PART OF THE
NORTHWEST 1/4 SECTION 30,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.



STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF AUGUST, 2018 AT 312 S. HALE STREET IN WHEATON, IL 60187.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 18GNW638035RM

DATE: 08/22/18

BUYER: CHARLES M. SHORTRIDGE AND COURTNEY K. SHORTRIDGE

SELLER: TIMOTHY J. VINCENT AND JANICE S. DZIAGWA

CERTIFIED TO: CHARLES M. SHORTRIDGE AND COURTNEY K. SHORTRIDGE; CHICAGO TITLE COMPANY, LLC; CHICAGO TITLE INSURANCE COMPANY; GUARANTEED RATE, INC.; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

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EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60450
LB# 184005763 | P: 773.305.4011

Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

1625 Freeman Rd Shed Application Info

Purpose:

Resin shed for bike, lawn mower, and snow blower,
garden tool storage

Date:

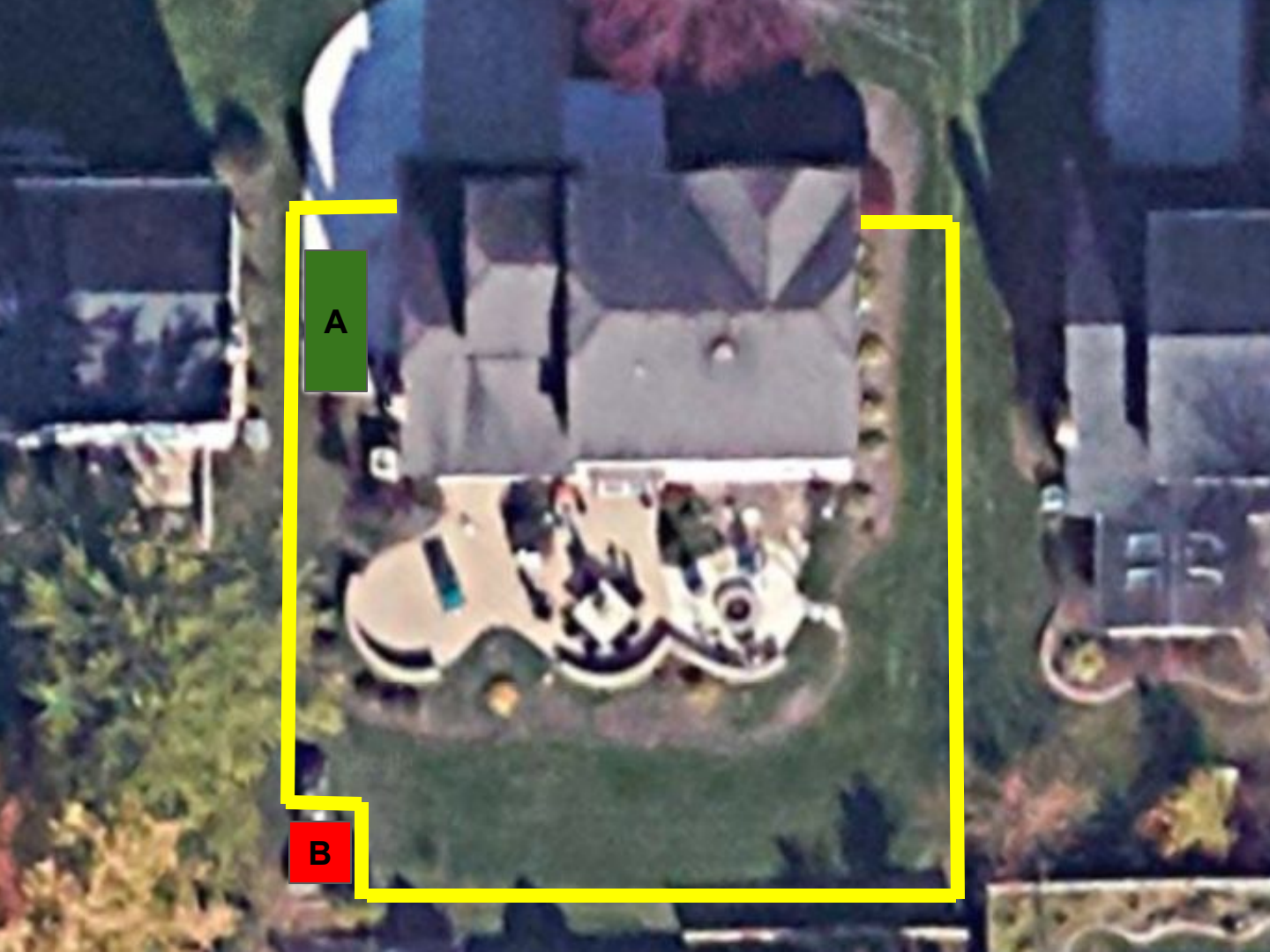
Proposed for October 2022

Homeowner will assemble the shed themselves

Additional info:

Future plans are to install fence for property, which will
surround property line to the side of the garage.





Proposed Shed location on existing concrete



Utility Box location



Fence Design

Shed Location

Shed location will be on existing side driveway, consisting of:

- 4" compressed CA-6 stone for the base
- 5" inches of 4000 PSI concrete mix with Fibromesh reinforcement
- Concrete reinforced with rebar or wire mesh as per village codes
- Existing underground drains in place for house downspout

Link to shed

https://www.homedepot.com/p/Lifetime-8-ft-x-12-5-ft-Outdoor-Storage-Shed-6402/202080012?cm_mmc=ecc- -THD_ORDER_CONFIRMATION_BOSS_STH- -V1_M1_CA- -Product_URL&ecc_ord=WP39651306&em_id=b285e9682a2de461f1f125117291e1efdf4af843ed274004968c70c7a627698a



To whom it may concern,

I live at 1615 Freeman Rd. Hoffman Estates IL 60192. I understand that Charles Shortridge wishes to place a shed on the west side of his property - 1625 Freeman Rd. Hoffman Estates IL 60192. I am the eastern neighbor of the property in question.

I have reviewed the proposed placement of the shed on the existing concrete area, as well as the shed's dimensions and design. I support the decision to use this location based on the following reasons:

1. This location will not affect property value, aesthetics of the neighborhood, or impact my property adversely.
2. I prefer this location for the shed, as it will minimize its visibility from my property.
3. I prefer this location for the shed as it will avoid adding risk of drainage problems and potential flooding - which has been a problem in the past.
4. I support the effort of the owners to add a shed to maximize the number of cars parked in the garage, rather than in the driveway.

In the past, I have encountered drainage issues and addressed them with the previous homeowners by both homeowners attaching the sump pump and roof rain drainage to the below ground sewer system which solved the flooding problem.

For these reasons I encourage the approval of the required variation to allow for this proposed shed/location. Please contact me if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Max Brantner". The signature is written in a cursive, flowing style.

Max Brantner
1615 Freeman Rd.
Hoffman Estates, IL 60192

Telephone 847-754-7120

To whom it may concern,

I live at 1620 Brittany Ln, Hoffman Estates, IL 60192. I understand that Charles Shortridge wishes to place a shed on the west side of his property - 1625 Freeman Rd. Hoffman Estates IL 60192. I am the southern neighbor, directly behind the property in question.

I have reviewed the proposed placement of the shed on the existing concrete area, as well as the shed's dimensions and design.

I support the decision to use this shed and location based on the following reasons:

1. This location will not affect property value, aesthetics of the neighborhood, or impact my property adversely.
2. I prefer this location for the shed, as it will minimize its visibility from my property.
3. I prefer this location for the shed as it will avoid adding risk of drainage problems and potential flooding - which has been a problem in the past.
4. I support the effort of the owners to add a shed to maximize the number of cars parked in the garage, rather than in the driveway.

For these reasons I encourage the approval of the required variation to allow for this proposed shed/location. Please contact me if you have any questions. Thank you.

Sincerely,

Joseph A. Ferlita

1620 Brittany Ln, Hoffman Estates, IL 60192



To whom it may concern,

I live at 1610 Freeman Rd. Hoffman Estates IL 60192. I understand that Charles Shortridge wishes to place a shed on the west side of his property - 1625 Freeman Rd. Hoffman Estates IL 60192. I live across the street, with a direct view of where the shed would be located.

I have reviewed the proposed placement of the shed on the existing concrete area, as well as the shed's dimensions and design.

I support the decision to use this location. It would not negatively impact the neighborhood or cause any issues. I encourage the approval of the required variation to allow for this proposed shed/location. Please contact me if you have any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Eigo Wakita', with a long horizontal line extending to the right.

Eigo Wakita

1610 Freeman Rd. Hoffman Estates IL 60192