

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN23-0002
PROJECT NAME: Garage Size Variation
ADDRESS/LOCATION: 5610 Airdrie Court
REQUEST: Variation - Residential
OWNER/APPLICANT: Mohsin Mohammed (owner)
Khaja Moinuddin (architect)
PROPERTY SIZE: 0.59 Acres
ZONING / LAND USE: R-2, One-Family Residential
ADJACENT PROPERTIES: NORTH: Unincorporated Cook County, residential
SOUTH: R-2, One-Family Residential
EAST: R-2, One-Family Residential
WEST: Unincorporated Cook County, residential
PZC MEETING DATE: 2/15/2023
PUBLIC HEARING: YES
STAFF ASSIGNED: Kevin Anderson, Associate Planner

REQUESTED MOTION

Request for a Variation for garage size for the property located at 5610 Airdrie Ct.

APPLICABLE CODE SECTION

Section 9-3-6-K-2 of the Zoning Code: A maximum of no more than 750 square feet of combined garage areas.

BACKGROUND

The subject property is one single family lot located within the Airdrie Estates Subdivision (commonly called Walnut Pond Estates). The subject property is currently vacant and the petitioner is proposing to construct one new single-family residence. The plans for the new residence indicate a garage which exceeds the maximum permitted size. Therefore, a variation is required.

Airdrie Estates Subdivision was approved in 2005. The entire subdivision was rezoned to R-2 one-family residential as part of the review process. At that time, blanket setback reductions and FAR variations were also granted for the subdivision.

A portion of the infrastructure for Airdrie Estates, including streets, utility mains, and storm sewers, has been installed. However, the development is ongoing/incomplete and the majority of the lots and common areas are still owned by the developer. The Petitioner's responsibility is only to the development of this one lot.

STAFF ANALYSIS

Site Plan

- The proposed new residence would comply with all of the bulk restrictions of the R-2 district and Airdrie Estates Subdivision standards including setbacks, height, and FAR.
- The plans include a 4-stall, 1,125 square foot attached garage. Per Section 9-3-6-K-2 of the Municipal Code, attached garages shall not exceed 750 square feet.
- The design of the garage is side-load and the garage doors would not be visible from Airdrie Court.
- The design of the driveway complies with the requirements of the Code.
- A similar Variation request was approved in June 2021 for 5550 Airdrie Court, part of the same subdivision. This Variation included a 4-car garage of approximately 1,225 square feet. Construction of this residence was completed late last year.

Engineering

- A portion of the subject property naturally slopes and drains off site toward the west. The increase in impervious surface on the property would increase the amount of runoff. Therefore, the Petitioner is required to install a new private storm sewer inlet on the west side of the property to capture storm water on site. Storm water would then be conveyed through a new pipe into the drainage system for the overall subdivision.
- A tree survey and preservation plan were completed in 2004 and approved in 2005. The conditions of the property have changed substantially since, and the original plans are no longer accurate. However, the Airdrie Estates subdivision included Lot Development Standards which reference guidelines for tree preservation. The intent of the Standards was to allow trees within the building envelope or those that would be impacted by grading to be removed. The rest of the trees greater than 6" diameter and in good condition were to be preserved where feasible.
 - The Petitioner is aware of the Lot Development Standards and the tree preservation plan. As part of the standard building permit review process, Staff will evaluate the Petitioner's tree removal plans to ensure they are in compliance with the intent of the Lot Development Standards.

RECOMMENDED CONDITIONS

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

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

Planning and Zoning Commission Staff Report
Lot 19 - Airdrie Estates - 5610 Airdrie Ct
Meeting Date: 2/15/2023

2. The development shall significantly conform to the plans attached hereto as part of this application except as such plans may be changed to conform to Village Codes and Ordinances.

Attachments: Petitioner's Application and Submittal
Location Map

Exhibit A
5610 Airdrie Court
PIN: 06-09-105-013-0000



Legend

-  Subject Property
-  Parcels
-  Village Boundary



Planning and Transportation Division
Department of Development Services
February 2023



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: MOHSIN MOHAMMED - SFR
ADDRESS: 5610 AIRDRIE CT, HOFFMAN ESTATES
PROPERTY INDEX NO.: 06-09-105-013-0000
PROPERTY ACRES: 0.58 (+/-) **ZONING:** R-2
PROJECT DESCRIPTION: DEVELOPMENT OF SINGLE FAMILY RESIDENCE
ON A VACANT LOT (LOT 19)

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"/> 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 type="checkbox"/> No

I. Owner of Record

MOHSIN MOHAMMED N/A
 Name Company
5753 EDISON CIR HANOVER PARK
 Street Address City
IL 60133 (630) 709-1501 mohsinaqsh@hotmail.com
 State Zip Code Telephone Number Email

II. Applicant (if not the owner)

KHAJA MOINUDDIN N/A
 Name Firm/Company
6090 IRENE DR HOFFMAN ESTATES
 Street Address City
IL 60192 (847) 682-3349 Khajauddin@yahoo.com
 State Zip Code Telephone Number Email

Applicant's relationship to property: FAMILY MEMBER

III. Authorized Agent on Behalf of the Owner or Applicant

KHAJA MOINUDDIN N/A
 Name Firm/Company
6090 IRENE DR HOFFMAN ESTATES
 Street Address City
IL 60192 (847) 682-3349 Khajauddin@yahoo.com
 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.

KHAJA MOINUDDIN _____
 Name/Firm Name/Firm

 Name/Firm Name/Firm


 Owner Signature

MOHSIN MOHAMMED
 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: Mohsin

Owner's Name (Please Print): MOHSIN MOHAMMED

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

Applicant's Name (Please Print): KHAJA MOINUDDIN

Date: 01/04/2023

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



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING VARIATION ADDENDUM

REQUIRED SUBMITTALS

✓	General Application
✓	Variation Hearing Fee <i>Commercial: \$500 per variation</i> <i>Residential: \$175</i> <i>Sign: \$500 per sign</i>
✓	Legal Description typically found on the tax bill, deed, or plat of survey.
✓	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 request including whether there are other options that would not require a variation, proposed construction materials, whether removal/relocation of trees or utilities will be required and the estimated total project cost. Include any relevant plans, documents, and 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.
	A Statement of Awareness from directly impacted neighbors acknowledging their awareness of your proposal (residential variations only) .

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.

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.

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

_____ Please See attachment _____

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.

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.

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.

Standards of variation

1. This item is not applicable.
2. The variation is requested for building a four-car attached garage of area 1,124 sq. ft. The same issue may or may not apply to other properties within the same zoning classification.
3. The four-car attached garage is being built for the need of the family living in the house and is not based to increase the value of the property.
4. Please see response of item 3 above.
5. The construction of four-car attached garage will NOT be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
6. Lot 19 is a corner lot on a cul-de-sac. The Airdire Ct is a dead-end street. The proposed garage to be constructed is on the west side of the lot which is the end of the subdivision. If the variation is granted, the proposed development will not create any issues to any of the items listed in item 6.

Project Narrative:

Date: Jan 4, 2023

Owner: Mohsin Mohammed

Address of Development: 5610 Airdrie Ct, Hoffman Estates (Lot 19, PIN 06-09-105-013)

The owner purchased the lot (#19) with the intention of building a bigger single-family residence for his own use. He had been told by the seller at the time of purchase that he can built bigger home on this lot 19 with FAR 0.35. To compliment the house and since the owner has some good cars which he wants to keep in the garage, he is looking to build four-car attached garage. The owner at the time of purchase was not aware of the zoning code which allows 750 sq ft of garage space for this lot. The owner is therefore requesting for variation which will allow him to build 4 car attached garage with a total garage area of 1,124 sq ft. The estimated construction cost of the single-family residence is anticipated to be in the range \$850,000-\$950,000. Please see attached site plan, floor plan and four side elevations for additional information.

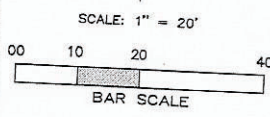
BOUNDARY SURVEY

LOT 19 IN AIRDRIE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING IN COOK COUNTY, ILLINOIS.

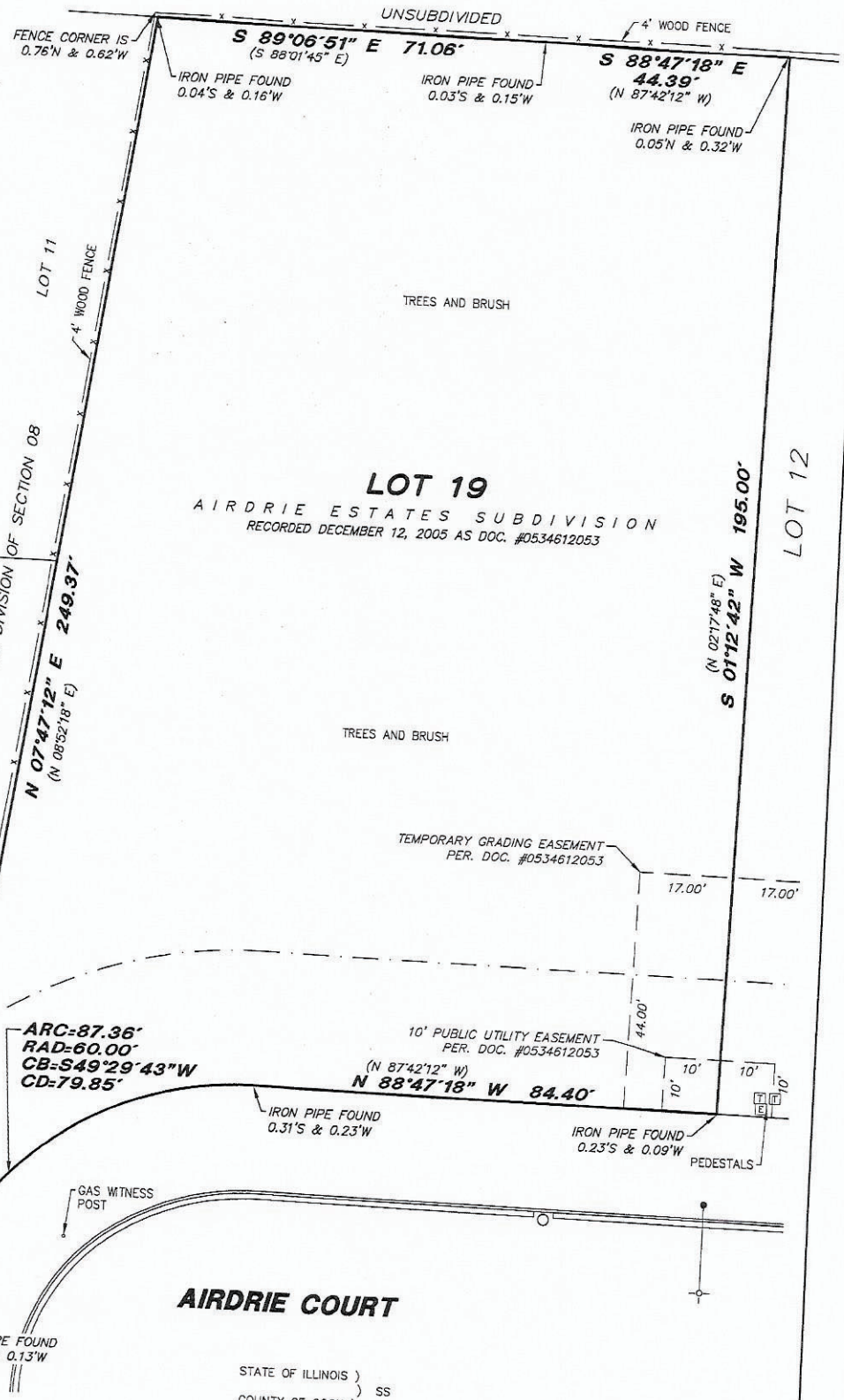
NOTES:

1. PROPERTY AREA: 25,268 SQUARE FEET
0.58 ACRES +/-
2. P.I.N. # 06-09-105-013
3. FIELD WORK COMPLETED ON 03/25/22
4. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.
5. SURVEY PREPARED FOR: WALNUT POND ESTATES
6. THERE ARE NO BUILDINGS ON PROPERTY AT TIME OF SURVEY.
7. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
8. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

lot area: 25153
 Calc. FAR 8803
 FAR-.35
 Side yard: 15'
 Front yard: 25'
 Rear yard: 30'
 Height: 43'
 Zoned R-2 with
 some relief
 tree preservaion
 Fire suppression
 drive can encroach
 into side yard



SCALE:	1"=20'
DRAWN:	KCH
BOUNDARY:	WTLS
FIELD WORK:	MS
CHECK:	FM
DATE:	04/01/22
JOB:	C2200030
SHEET	S-1
OF ONE SHEET	



AIRDRIE COURT

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 1ST DAY OF APRIL 2022 AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

Franjo I. Matich
 FRANJO I. MATICH - PLS #035-003556 EXPIRES 11/30/2022
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0047



W-T Group
 Engineering • Design • Consulting
 Structural | Mechanical/Electrical/Plumbing
 Civil | Land Survey | Telecommunication | Aquatic
 Accessibility Consulting | Design & Program Management
 Engineering with Precision, Pace & Passion.
 2675 Pratum Avenue | Hoffman Estates, IL 60192
 P: 224.293.6333 | F: 224.293.6444
 wtengineering.com
 IL License No: 184.007570-0015 | Exp: 04.30.2023
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LEGEND

—	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
(XXX)XX	RECORD DIMENSIONS
---	BUILDING SETBACK LINE
▒	CONCRETE
⊙	GAS VALVE
⊙	MANHOLE
⊙	FIRE HYDRANT
⊙	B-BOX / SERVICE VALVE
---	FENCE LINE
---	OVERHEAD LINE
⊙	PEDESTAL (elec, elec, cable)
⊙	GAS METER
⊙	ELECTRIC METER



LEGEND

-  SANITARY
-  STORM
-  HYDRANT
-  WATER
-  SIGN POST
-  ComED
-  TELECOM
-  LIGHT POLE
-  FIP (FOUND IRON PIPE)
-  WATER VALVE
-  TREE
-  FDN FOUNDATION
-  T/CONC TOP OF CONCRETE
-  EXIST FOUNDATION

LEGAL DESCRIPTION:

LOT 19 IN AIRDIRE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 5610 AIRDIRE CT, HOFFMAN ESTATES IL 60192

PIN: 06-09-105-013-0000

LOT AREA: 25,153 S.F.

AREA OF HOUSE: 6,648 S.F.

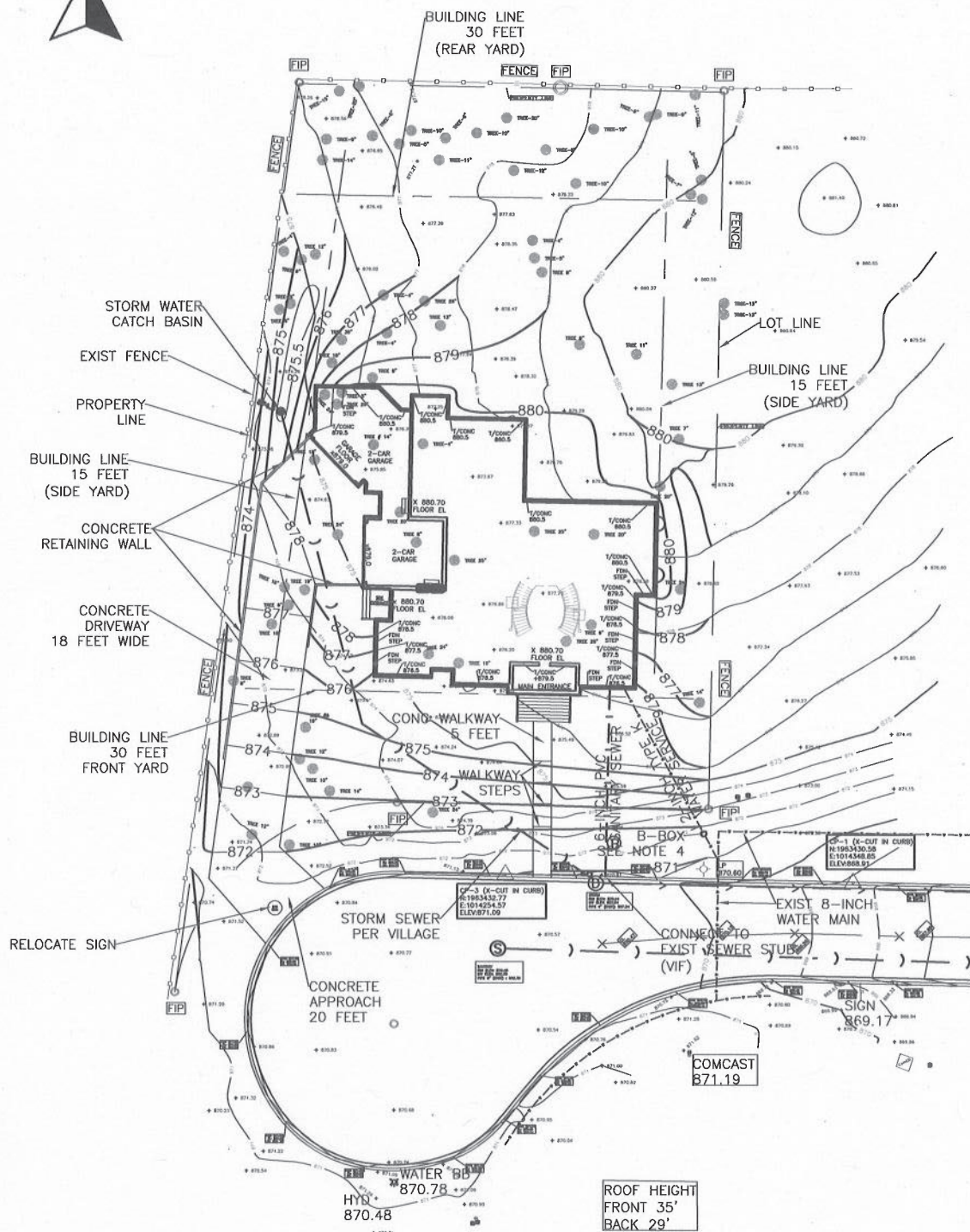
AREA OF CONC DRIVEWAY: 2,822 S.F.

TOTAL COVERAGE: 9,470 S.F.

LOT COVERAGE: 38%

NOTES:

1. WATER SERVICE SHALL BE MINIMUM 2-INCH TYPE K COPPER.
2. SANITARY SEWER SERVICE SHALL BE 6" DIAMETER PC SDR 26 OR BETTER, AT 1% MINIMUM SLOPE.
3. VERIFY HOUSE DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO THE START OF HOUSE CONSTRUCTION.
4. INSTALL B-BOX FOR NEW WATER CONNECTION IN THE PARKWAY PER VILLAGE STANDARDS.



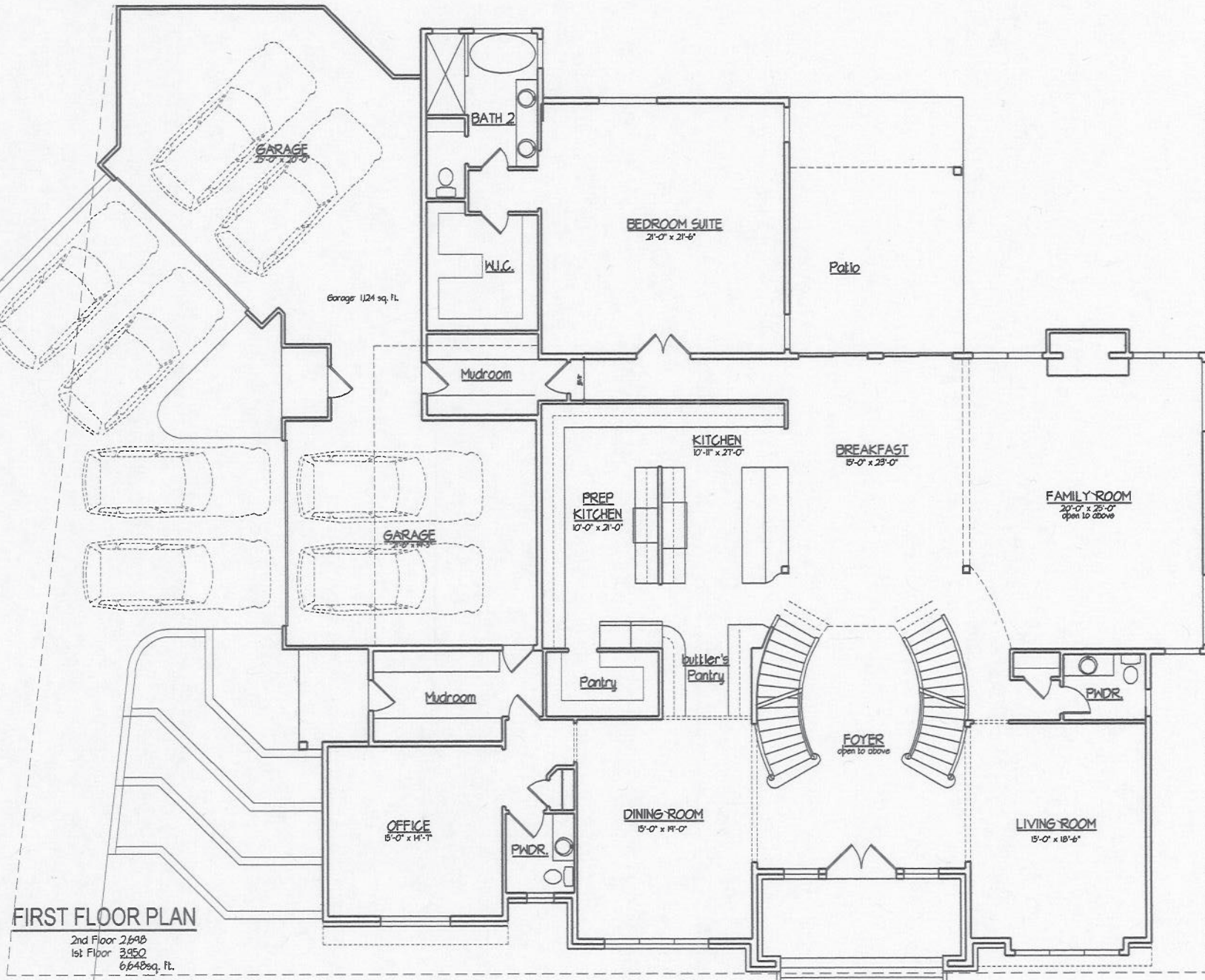
SITE PLAN

SCALE 1:20

Rev.	Description	Appr.	Date

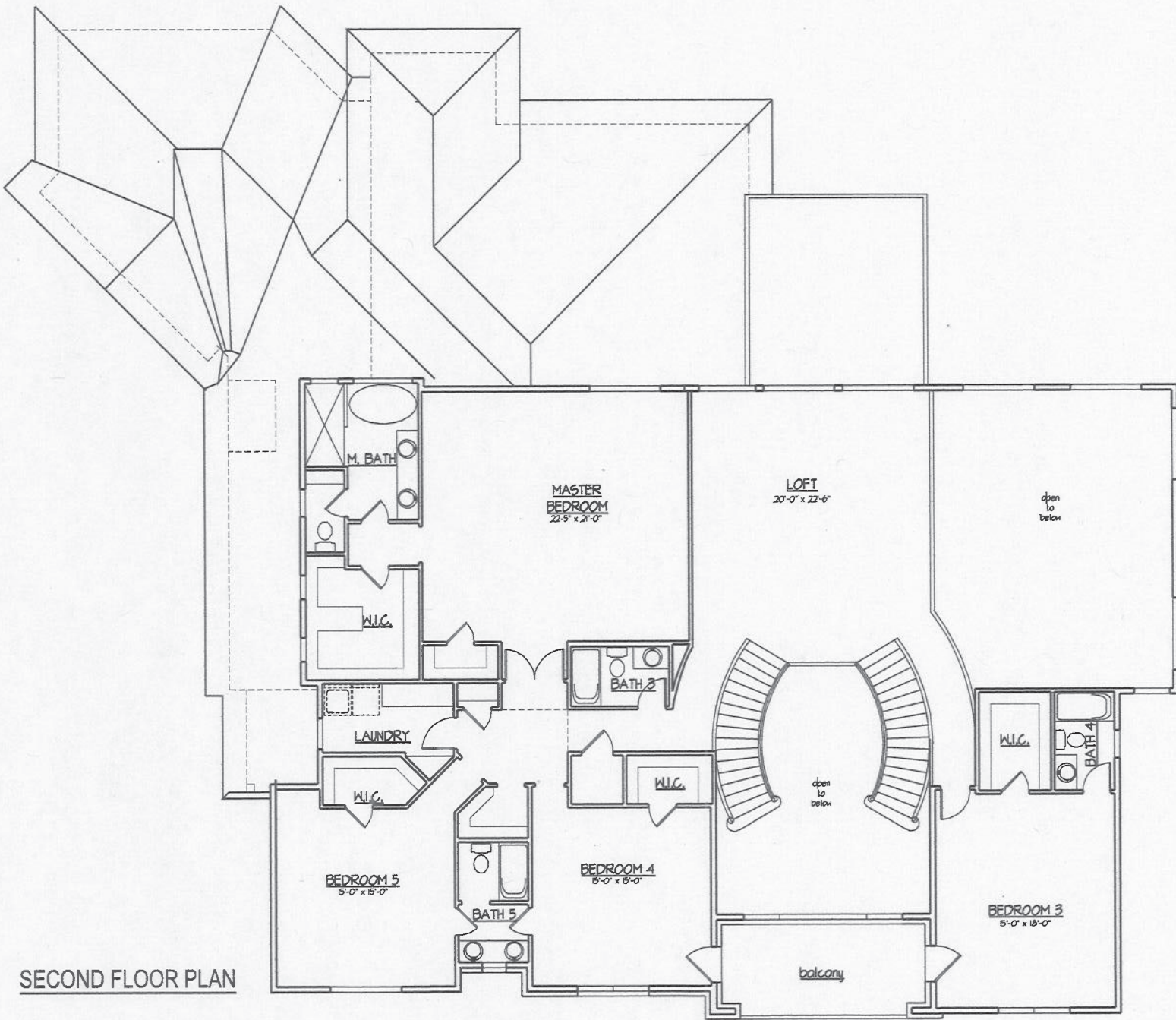
DRAWING: SITE PLAN
 SCALE: AS SHOWN
 DRAWN BY: DATE: 1/20/2023

SINGLE FAMILY RESIDENCE
 5610 AIRDIRE CT, HOFFMAN ESTATES, IL
 OWNER: MOHSIN MOHAMMED
 TELEPHONE: 630-709-1501



FIRST FLOOR PLAN

2nd Floor 2,698
 1st Floor 3,950
 6,648 sq. ft.



SECOND FLOOR PLAN



FRONT ELEVATION
(SOUTH ELEVATION)



LEFT SIDE ELEVATION
(West Elevation)



RIGHT SIDE ELEVATION

(EAST ELEVATION)



REAR ELEVATION

(NORTH ELEVATION)