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

**PROJECT NUMBER:** PLN23-0007  
**PROJECT NAME:** Covered Deck Addition  
**ADDRESS/LOCATION:** 4997 SOMERTON DR  
**REQUEST:** Variation for deck setback  
**OWNER/APPLICANT:** Krystian Jagodka & Iwona Gebert  
**PROPERTY SIZE:** 0.14 Acres  
**ZONING / LAND USE:** R-9 Subzone B, Detached Single-Family Residential  
**ADJACENT PROPERTIES:** NORTH: R-9 Subzone B, Single-Family Residential  
SOUTH: R-9 Subzone B, Single-Family Residential  
EAST: R-9 Subzone B, Single-Family Residential  
WEST: R-9 Subzone B, Single-Family Residential  
**PZC MEETING DATE:** 3/1/2023  
**PUBLIC HEARING:** YES  
**STAFF ASSIGNED:** Kevin Anderson, Associate Planner

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### **MOTION**

Request for a Variation for a deck setback for the property located at 4997 Somerton Drive.

### **APPLICABLE CODE SECTION**

Section 9-3-6-E-1 of the Zoning Code: Decks a minimum of five feet above grade, as measured at the primary structure, shall be subject to the setback requirements of the principal structure, and shall meet the rear yard setback requirements of the principal structure or extend up to ten feet from the principal structure, whichever permits the larger deck.

### **REQUESTED VARIATION**

Variation from Section 9-3-6-E-1 of the Zoning Code to permit a deck greater than 5 feet above grade to be setback 11 feet instead of the minimum 20 feet from the rear property line.

### **BACKGROUND**

The subject property consists of one detached single-family residence. The Petitioners, owners of the property, began construction of a new covered deck on the rear of the residence without a building permit. Upon review of the permit application, it was determined that the new structure does not meet the setback requirements of the zoning district. Therefore, a Variation is required.

## **STAFF ANALYSIS**

- The subject property is zoned R-9 in subzone B. Single-Family residential is a permitted use.
- The Petitioners have constructed a ~500 square foot covered deck addition to the rear of the residence. The addition is partially enclosed with a half wall and privacy fence.
- Pursuant to Section 9-3-6-E-1 of the Zoning Code, a deck that is a minimum of 5 feet above grade must meet the setback requirements for the principal building or extend up to ten feet from the principal structure, whichever permits the larger deck. The Zoning Code requires a minimum 20-foot rear yard setback for this property.
- The deck has been constructed ~15.5 feet beyond the principal structure and within 11 feet of the rear lot line.
- The structure including the deck addition meets the remaining restrictions of the R-9 sub B zoning district including lot coverage and FAR.
- The work was completed without a permit and a notice of violation was issued. If the Variation and a building permit are approved, it would resolve the violation.

## **STANDARDS FOR A VARIATION**

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. 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.

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.

## **RECOMMENDED CONDITIONS**

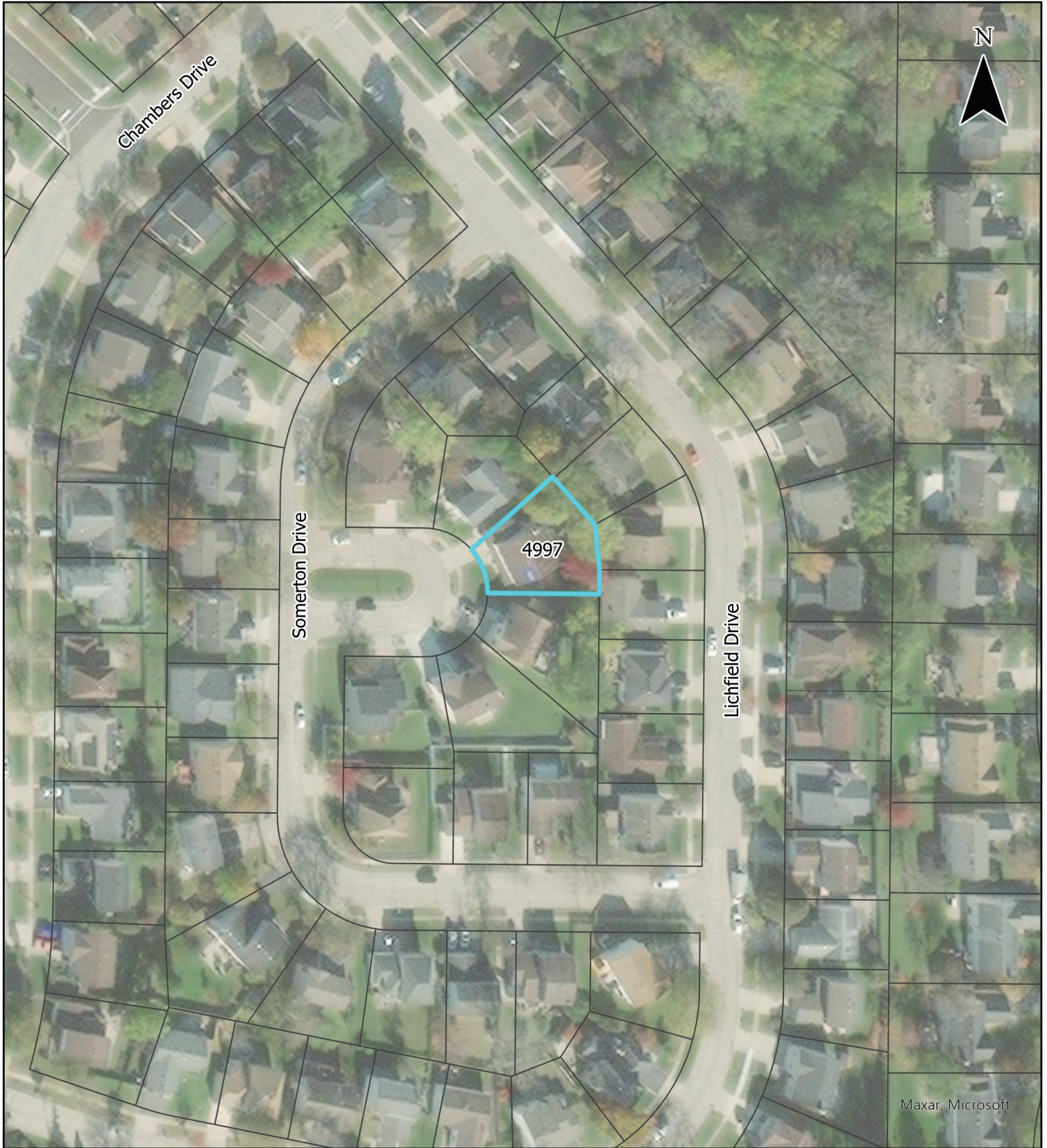
If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

Planning and Zoning Commission Staff Report – 4997 Somerton Drive  
Covered Deck Addition  
Meeting Date: 3/1/2023

1. The addition shall substantially conform to the plans attached as part of this application and may not be changed except to comply with municipal Codes and regulations.
2. A building permit is required and must be obtained within 12 months of the date of approval.

Attachments: Petitioner's Application and Submittal  
Location Map

Exhibit A  
4997 Somerton Drive  
PIN: 02-18-310-005-0000



Legend

-  Subject Property
-  Parcels



Planning and Transportation Division  
Department of Development Services  
February 2023



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

**PROJECT NAME:** PROPOSED DECK AND ROOF

**ADDRESS:** 4997 Somerton Dr Hoffman Estates, IL 60010

**PROPERTY INDEX NO.:** 02-18-310-005-0000

**PROPERTY ACRES:** .14      **ZONING:** R-9 Sub - B

**PROJECT DESCRIPTION:** Proposed deck expansion with partial roof over the deck per plans provided.

### 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
<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"/> 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"/> 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) _____
<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

Krystian Jagodka & Iwona Gebert

Name		Company	
4997 Somerton Dr		Hoffman Estates	
Street Address		City	
IL	60010	773-629-7943	iwona.gebert@ascension.org
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Damian Babicz BAU Design & Development

Name		Firm/Company	
1302 S. 5th Ave		Des Plaines	
Street Address		City	
IL	60018	224-388-8914	archdb26@gmail.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: Architect

III. Authorized Agent on Behalf of the Owner or Applicant

Damian Babicz BAU Design & Development

Name		Firm/Company	
1302 S. 5th Ave		Des Plaines	
Street Address		City	
IL	60018	224-388-8914	archdb26@gmail.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.

Damian Babicz / BAU Design & Development

Name/Firm

Name/Firm

Name/Firm

Name/Firm

Owner Signature

Print Name

KRYSZTIAN JAGODKA

#### 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): \_\_\_\_\_

**Krystian Jagodka & Iwona Gebert**

Applicant's Signature: \_\_\_\_\_

(If other than Owner)

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

**Damian Babicz**

Date: \_\_\_\_\_

01/20/2023

#### 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](mailto: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](mailto: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 <b>(residential variations only)</b> .



## 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 size and shape of the lot is irregular and depth of the lot is unusually short 84.75 on shorter side. Also, lot located in cul-de-sac does not have a straight rear property line but two angled rear property lines. Due to location of existing building on site, it is impossible to maintain the rear 20 ft setback for the roof over the deck. The rear of the lot has a great slope down. The change of elevation is approx. 8' in height which make back yard unusable.

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.

The lot has a length of 84.75 on the shorter side with rear lot lines angled making it impossible to fit within current zoning guidelines for primary structure. Roof provided is attached to the main house, which makes it part of the primary structure which is triggering this variance. If this roof was detached it would follow rules of pergola which allows pergola to be 10 ft from property line which would be compliant with location of this roof. Therefore, it does not have any negative impact on neighbors and their yard.

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 main reason for the proposed structure is for the owner to be able to enjoy his back yard with his family the same way other neighbors have on the block with built decks and other structures. Due to lack of depth and steep slope, owner is unable to use and maintain the back yard. The proposed deck and roof will allow owner to enjoy the back yard three seasons of the year and will want to stay at the house. Currently, owners are unhappy with the location of the house as there is no back yard to barbeque and have family gatherings.

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 main reason for the proposed structure is for the owner to be able to enjoy his back yard with his family the same way other neighbors have on the block with built decks and other structures. Due to lack of depth and steep slope, owner is unable to use and maintain the back yard. The proposed deck and roof will allow owner to enjoy the back yard three seasons of the year and will want to stay at the house. Currently, owners are unhappy with the location of the house as there is no back yard to barbecue and have family gatherings.

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.

The proposed structure will not be detrimental or injurious as it does follow requirements of pergola and all its guidelines. Except it is attached to the house at location that is within setbacks and within code location. Proposed will improve the look of the house as well as the look of the steep angle hill.

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.

It will absolutely not impair on light and air to adjacent properties. The single-story roof line is located on north-east corner of the lot. Due to shape of the lot, it will not be casting shadows onto neighbors' lot and regarding afternoon/evening light from south and west, the existing house is 2 story building with much higher roof peak so no there will not be any additional – further shadow casting.

## **A PROJECT NARRATIVE**

This application is to remedy an already erected deck and partial roof. Due to the site conditions which include short back yard based on the location within the subdivision, steep back yard which dropped in elevation about 8 ft down, prevent the usage of the rear of the property in a manner compliant with zoning ordinances for this R-9 Sub B lot. Applicant is seeking approval of erected structure in order to apply for building permits and to remedy all violations with The Village of Hoffman Estates.

**LEGAL DESCRIPTION**

LOT 5 IN BLOCK 6 IN COLONY POINT PHASE ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1977 AS DOCUMENT NUMBER 23937795, IN COOK COUNTY, ILLINOIS.

**LEGEND**

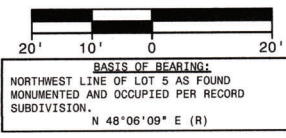
A = ASSUMED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.I.P. = FOUND IRON PIPE  
 F.I.R. = FOUND IRON ROD  
 FT. = FEET/FOOT  
 L = ARC LENGTH  
 M = MEASURED  
 N = NORTH  
 NE = NORTHEAST

NW = NORTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 RAD = RADIUS  
 R.O.W. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

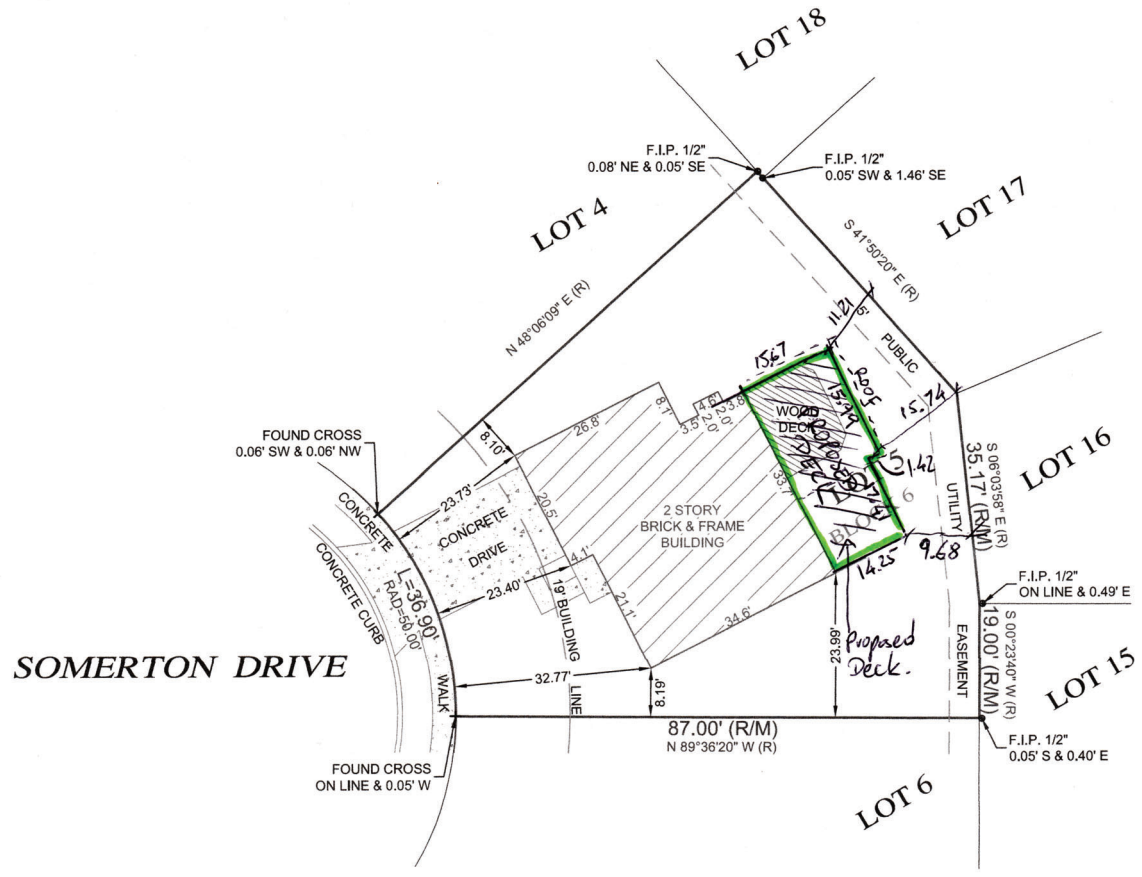
—x—x— = CHAIN LINK FENCE  
 —o—o— = WOOD FENCE  
 —□—□— = METAL FENCE  
 —◇—◇— = VINYL FENCE  
 - - - - = EASEMENT LINE  
 - - - - = SETBACK LINE  
 - - - - = INTERIOR LOT LINE

# PLAT OF SURVEY OF

LOT 5 IN BLOCK 6 IN COLONY POINT PHASE ONE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1977 AS DOCUMENT NUMBER 23937795, IN COOK COUNTY, ILLINOIS.



AREA OF SURVEY:  
 \*CONTAINING 6,153 SQ. FT. OR 0.14 ACRES MORE OR LESS\*



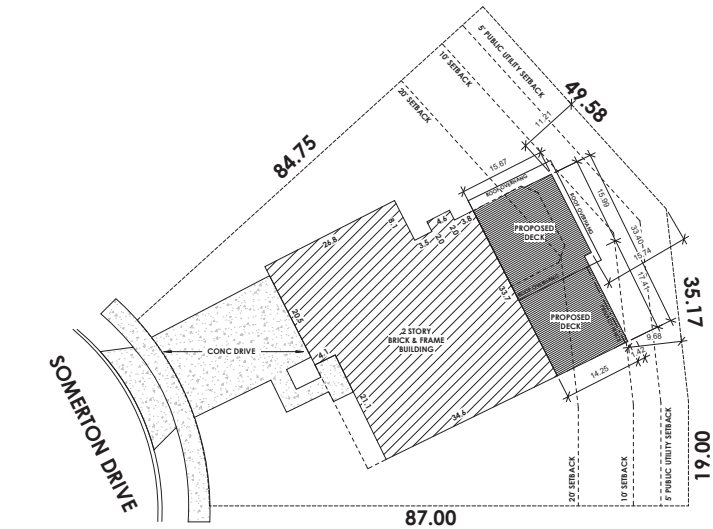
Morris Engineering, Inc.  
 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE )  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 15TH DAY OF JANUARY, A.D., 2018, AT LISLE, ILLINOIS.

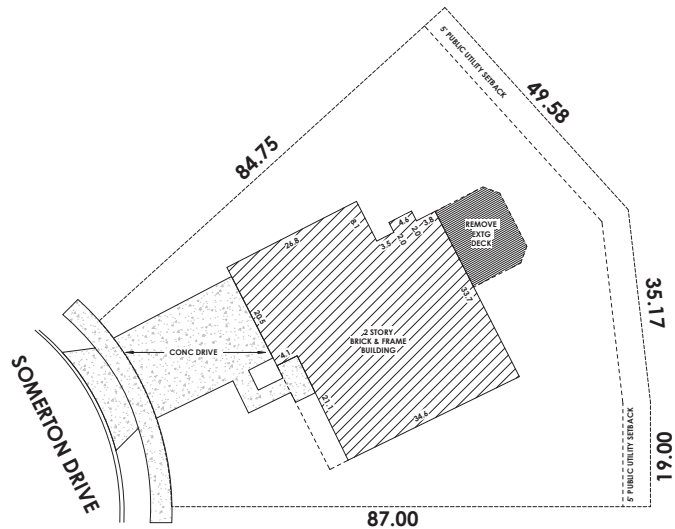
**NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.**

NOTE:  
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.  
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.  
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.  
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 4997 SOMERTON DRIVE  
 HOFFMAN ESTATES, ILLINOIS  
 CLIENT DROST KIVLHANA MCMAHON & O'CONNOR LLC  
 FIELDWORK DATE (CREW) 01/09/2019 (MM/AC)  
 DRAWN BY: R.S. REVISED: JOB NO. 18-12-0316



1 PROPOSED - SITE PLAN  
3/32" = 1'-0"



2 EXISTING - SITE PLAN  
3/32" = 1'-0"

### ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(X) I NEED COMPLY ( ) I NEED NOT COMPLY

SIGNED: *Jabica*

(Arch. S.E. or P.E.) Illinois License Number: 001-023574



### CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: *Jabica*

Illinois License Number: 001-023574 Exp: 11/2024  
FIRM LICENSE NUMBER: 184-007502



### ZONING DATA

Type	Area Proposed
ZONING DISTRICT	R-9
LOT AREA	6,153 SQ FT
BUILDING FOOTPRINT	1,420 SQ FT
EXTG DRIVEWAY	432 SQ FT
EXTG FRONT ROOF	83 SQ FT
PROPOSED DECK	498 SQ FT
FIRST FLOOR AREA	1,420 SQ FT
SECOND FLOOR AREA	1,155 SQ FT
TOTAL BUILDING AREA	2,575 SQ FT
	-41.84%

### EXISTING PICTURE



### GENERAL NOTES

- NOTICE TO CONTRACTOR:**
- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
  - ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOB SITE SAFETY.
  - THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT, THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
  - CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
  - DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
  - THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
  - THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
  - NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
  - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON THE DAILY BASIS.
  - ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DEFECTORS, AIR CONDITIONER, WATER HEATERS(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

### APPLICABLE CODES

- 2015 International Building Code and Appendix K
- 2015 International Fire Code
- 2015 International Property Maintenance Code
- 2015 International Residential Code and Appendix C
- 2015 International Mechanical Code
- 2017 National Electrical Code
- 2015 International Fuel Gas Code
- 2015 International Existing Building Code
- Illinois Plumbing Code
- Illinois Accessibility Code
- Illinois Energy Conservation Code

### DESIGN CRITERIA

- FLOOR** = 40# LL 10# DL TYPICAL ALL AREAS  
**WALL** = 40# P2 OR ACTUAL LOAD  
**CEILING** = 20# LL 10# DL ROOF SLOPES OVER 3 IN 12  
**ROOF** = 30# LL 10# DL  
**CATHEDRAL** = 30# LL 15# DL ALL SLOPES  
**EXT. DECK** = 40# LL 10# DL  
**EXT. BALCONY** = 100# LL 10# DL EXTERIOR
- STRUCTURAL FRAMING LUMBER**  
 FLOOR JOISTS, CEILING JOISTS, HEADERS AND RAFTERS  
 IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)  
 GRADE #2 SPECIES SPF CANADIAN BASE Pd = 875  
 GRADE #2 SPECIES SYP DOMESTIC BASE Pd = 875 (WOLM.)  
 GRADE #1 SPECIES HEM-FIR BASE Pd = 1050  
 MANUFACTURER: TRUSS JOIST MCMILLAN BASE Pd = 1050  
 PRODUCT: MICRO-LAM LVL  
 SIZE: 1 3/4" x (SEE PLAN) Pd = 2,400 PSI E = 2.0

### PROJECT DESCRIPTION

PROJECT TO INCLUDE LEGALIZING DECK AND ROOF PROPOSAL IN THE REAR

### DRAWINGS LIST

DRAWING INDEX

Sheet Number	Sheet Name	DATE:
A101	COVER	01/20/2023
A102	DEMOLITION	PROJECT:
A103	PROPOSED PLANS	22-169
A104	PICTURES	DRAWN BY: CHECKED BY:
		DB DB

No.	Description	Date
	Zoning	01/20/2023
	Review	

1302 South 5th Avenue  
 Des Plaines, IL 60018  
 Phone: (724) 988-8914  
 Email: archab-2@gmail.com

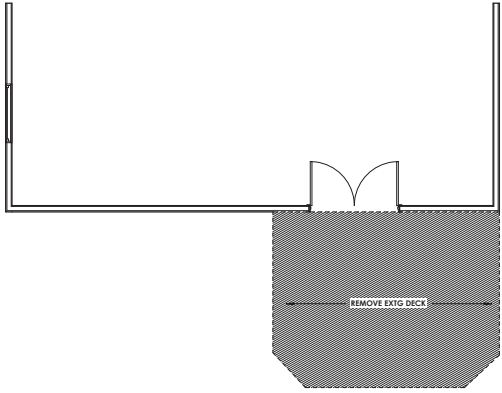
**BAU**  
 Design & Development



PROPOSED DECK AND ROOF  
 4997 Somerton Dr  
 Hoffman Estates, IL 60010

COVER

SHEET NO.  
**A101**



LEVEL 1 DEMOLITION  
1/4" = 1'-0"

**DEMOLITION NOTES**

1. THE GENERAL CONTRACTOR, PRIOR TO SUBMITTING HIS BID, SHALL FIELD SURVEY SITE OF PROPOSED WORK TO DETERMINE THE EXTENT AND NATURE OF DEMOLITION WORK.
2. THE GENERAL CONTRACTOR SHALL PAY ALL FEES AND SECURE REQUIRED PERMITS FOR STAGING, DUMPSTER STORAGE AND TRANSPORT OF ALL DEMOLISHED MATERIALS.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RUBBISH AND WASTE MATERIAL REMOVAL OF THEIR OWN WORK, AS WELL AS THAT OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS AND DUST FROM AFFECTING ANY FINISHED AREA WHETHER WITHIN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE, UNLESS ARRANGEMENTS ARE MADE WITH THE BUILDING MANAGEMENT DIRECTLY.
4. ALL MOVABLE FURNISHINGS AND EQUIPMENT ARE TO BE REMOVED BY THE OWNER PRIOR TO THE START OF DEMOLITION, EXCEPT AS OTHERWISE NOTED.
5. THE GENERAL CONTRACTOR SHALL PROTECT ANY AREAS THAT CONTAIN NEW OR EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE TENANT AND THE BUILDING OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
7. THE GENERAL CONTRACTOR SHALL PROVIDE OPENINGS IN NEW AND EXISTING CONSTRUCTION AS REQUIRED FOR THE PENETRATION OF MECHANICAL, PLUMBING, ELECTRICAL AND OTHER WORK. VERIFY EXACT SIZE AND LOCATION WITH TRADES.
8. WHERE EXISTING PARTITIONS ARE TO REMAIN, THE CONTRACTOR IS TO REMOVE ALL FINISH MATERIALS AND WALL-MOUNTED ITEMS, EXCEPT AS NOTED. PATCH PARTITIONS AS REQUIRED TO MAKE AS NEW.
9. DEMOLISH ALL CONSTRUCTION INDICATED TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO: FLOORING, PARTITIONS, FINISHED CEILINGS, INCLUDING ELEMENTS OCCURRING ABOVE, SUCH AS HANGERS, STRAPS AND OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED.
10. THE ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OF WORK PRIOR TO COMMENCEMENT OF DEMOLITION, AND SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THE DEMOLITION CONTRACTOR.
11. WHERE PARTITIONS ARE BEING REMOVED, ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE DISCONNECTED AT SUPPLY JUNCTION BOX, ALL CONDUITS, WIRING AND BOXES IN DEMOLISHED WALLS ARE TO BE REMOVED. SAVE OUTLETS AND SWITCHES, AND STORE ON-SITE FOR REUSE IF FEASIBLE OR AS REQUIRED.
12. ALL PLUMBING PIPING IN PARTITIONS TO BE REMOVED IS TO BE CAPPED AT NEAREST DISTRIBUTION PIPING WHERE ABANDONED, AND RE-ROUTED TO NEW PARTITIONS OR CHASES WHERE ACTIVE.
13. WHERE PLUMBING IS TO BE REMOVED IN CONJUNCTION WITH CABINET WORK, PLUMBING CONTRACTOR IS TO COORDINATE ALL WORK WITH DEMOLITION CONTRACTOR. IF NEW PLUMBING IS SPECIFIED, PLUMBING CONTRACTOR SHALL CAP IN A WAY TO EASE LATER WORK.
14. THE GENERAL CONTRACTOR IS TO REMOVE EXISTING CABINETS, AS NOTED, AND COUNTERTOPS AND REPAIR WALLS AS NECESSARY.
15. WHERE GLUE DOWN CARPET, RESILIENT FLOOR OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
16. REFER TO OTHER SHEETS FOR GENERAL NOTES FOR THE PROJECT.

No.	Description	Date
	Issued	01/20/2023
	Review	

1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (724) 388-8914  
Email: archab2@gmail.com

**BAU**  
Design & Development



PROPOSED DECK AND ROOF  
4997 Somerton Dr  
Hoffman Estates, IL 60010

DATE: 01/20/2023  
PROJECT: 22-169

DRAWN BY: DB  
CHECKED BY: DB

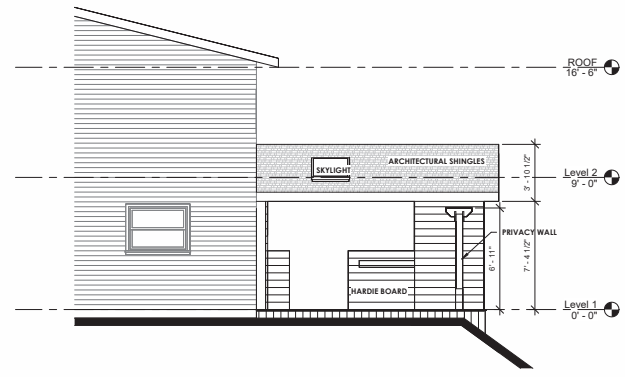
DEMOLITION

SHEET NO.  
A102

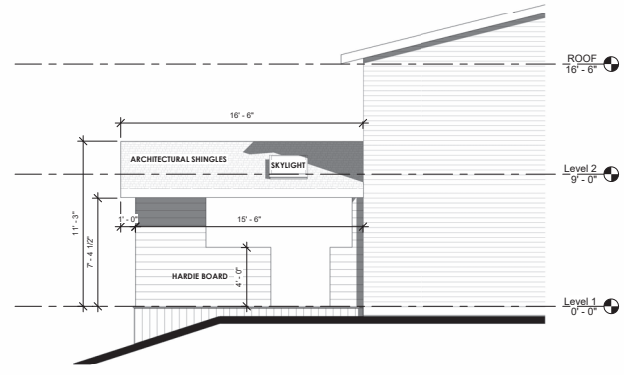
COPYRIGHT 2018 DESIGN & DEVELOPMENT, LLC

**DEMOLITION LEGEND**

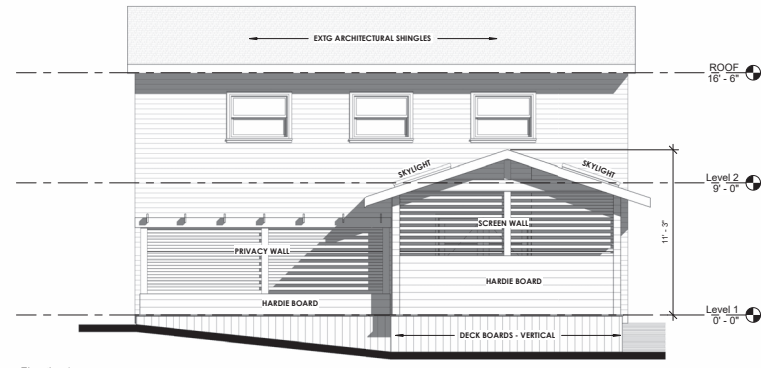
- DEMOLITION  
 SEE DESCRIPTION FOR ELEMENT TYPE & DESCRIPTION OF WORK
- DEMOLITION  
 SEE DESCRIPTION FOR MATERIAL TYPE & DESCRIPTION OF WORK
- EXTG TO REMAIN  
 SEE ARCHITECTURE PLANS FOR COORDINATED SCOPE OF WORK



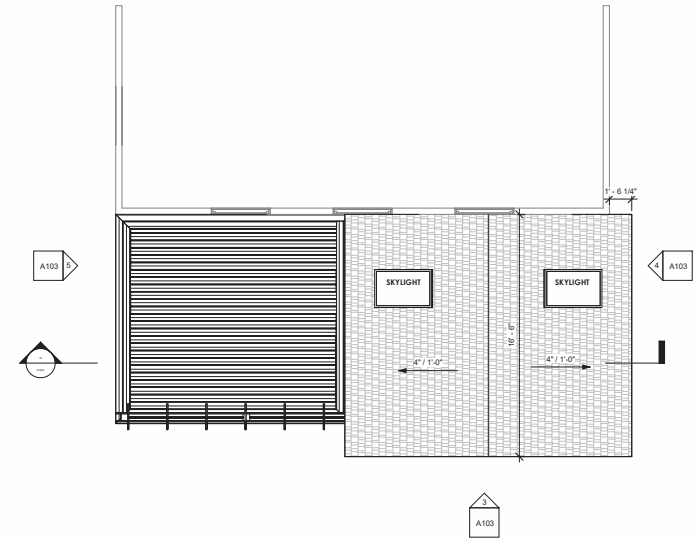
⑥ Elevation 3 - a  
1/4" = 1'-0"



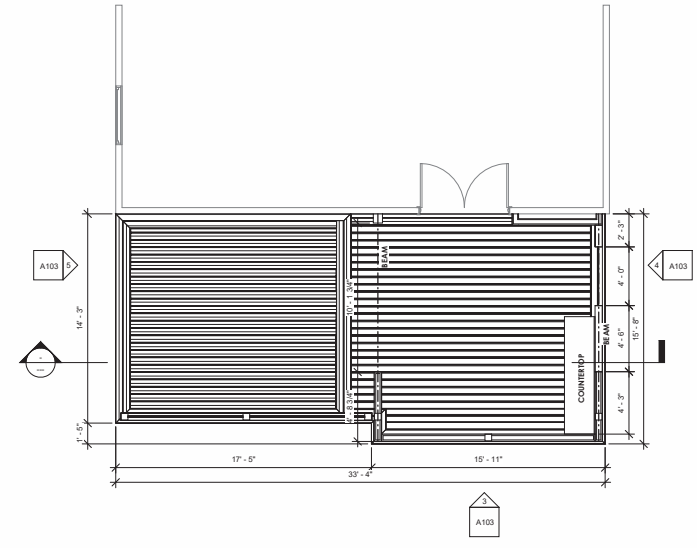
④ Elevation 2 - a  
1/4" = 1'-0"



③ Elevation 1 - a  
1/4" = 1'-0"



② LEVEL 2 ARCHITECTURE  
1/4" = 1'-0"



① LEVEL 1 ARCHITECTURE  
1/4" = 1'-0"

No.	Description	Date
	zoning	01/20/2023
	Review	

**BAU**  
Design & Development

1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (724) 388-8914  
Email: archub.2@gmail.com



PROPOSED DECK AND ROOF  
4997 Somerton Dr  
Hoffman Estates, IL 60010

DATE: 01/20/2023  
PROJECT: 22-169  
DRAWN BY: DB  
CHECKED BY: DB

PROPOSED PLANS

SHEET NO.  
**A103**

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No.	Description	Date
	zoning	01/26/2023
	Review	

**BAU**  
Design & Development

1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (224) 388-8914  
Email: archub.2@gmail.com



PROPOSED DECK AND ROOF  
4997 Somerton Dr  
Hoffman Estates, IL 60010

DATE: 01/20/2023  
PROJECT: 22-169  
DRAWN BY: DB CHECKED BY: DB

PICTURES

SHEET NO. A104

COPYRIGHT 2023 DESIGN & DEVELOPMENT LLC



# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: 1/15/2023

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

Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

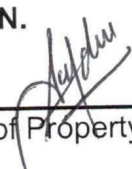
REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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

  
Signature of Property Owner Directly Affected

4993 SOMERTON DR  
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.

# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: 1/15/2023

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

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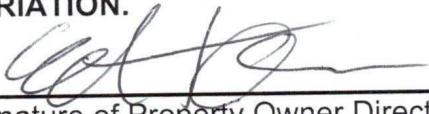
REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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



Signature of Property Owner Directly Affected

5005 Somerton Dr.

Address of Property Owner Directly Affected

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

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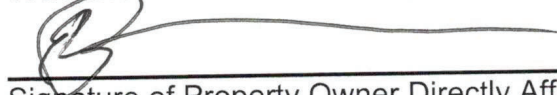
REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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



Signature of Property Owner Directly Affected

5000 Lichfield Dr 60010

Address of Property Owner Directly Affected

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DATE: 1-16-23

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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

Kamrantha Lee

Signature of Property Owner Directly Affected

4980 Lichfield Drive Hoffman Estates, IL 60010

Address of Property Owner Directly Affected

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

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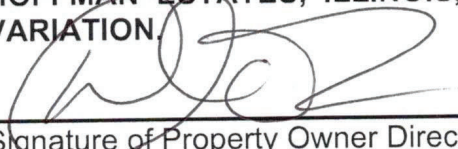
REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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

  
\_\_\_\_\_  
Signature of Property Owner Directly Affected

5001 SOMERTON DRIVE HOFFMAN ESTATES

Address of Property Owner Directly Affected

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PLANNING AND ZONING COMMISSION

DATE: 1/16/23

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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

  
Signature of Property Owner Directly Affected

4997 Somerton Dr Hoffman Estates IL 60010  
Address of Property Owner Directly Affected

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# STATEMENT OF AWARENESS

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PLANNING AND ZONING COMMISSION

DATE: 1/16/2023

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

REAR DECK AND ROOF PARTIALLY OVER THE DECK

---

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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



Signature of Property Owner Directly Affected

4987 Somerton Dr. Barrington, IL 60010

Address of Property Owner Directly Affected

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# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: 16 JAN 23

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

Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

REAR DECK AND ROOF PARTIALLY OVER THE DECK

---

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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



Signature of Property Owner Directly Affected

5025 SOMERTON DR. Hoffman Est. IL. 60010

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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# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: 1/17/23

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Krystian Jagodka & Iwona Gebert

Petitioner Name

4997 Somerton Dr Hoffman Estates, IL 60010

Petitioner Address

**TO INSTALL/ERECT/CONSTRUCT A:**

REAR DECK AND ROOF PARTIALLY OVER THE DECK

**ON PROPERTY LOCATED AT:**

4997 Somerton Dr Hoffman Estates, IL 60010

Address

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

Jennifer DeAngelo & [Signature]  
Signature of Property Owner Directly Affected

4990 Lichfield Dr. Hoffman Estates, IL  
Address of Property Owner Directly Affected 60010

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