



AGENDA
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

August 6, 2025	Council Chambers	6:30 PM
1. CALL TO ORDER/ROLL CALL		
2. PLEDGE OF ALLEGIANCE TO THE FLAG		
3. CHAIRPERSON'S REPORT		
4. COMMISSIONERS' COMMENTS		
5. NEW BUSINESS		
A. Public Hearings		
1. Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive		
6. STAFF DISCUSSION		
7. PUBLIC COMMENT		
8. ADJOURNMENT		

The next regular Plan Commission meeting is scheduled for **Wednesday, August 20, 2025 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



PLAN COMMISSION STAFF REPORT

Meeting Date: 8/6/2025

From: Kevin Anderson, Planner II

PLN25-0026

Public Hearing

Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive

REQUEST SUMMARY

The Petitioner is seeking to construct a 192-square-foot storage shed, exceeding the maximum shed size of 150 square feet.

Location:	1845 W. Shorewood Dr.
Property Owner / Applicant:	Anthony Fioretto
Property Size:	~11,200 sf
Zoning / Land Use:	R-5, One-Family Residential
Adjacent Properties:	All surrounding uses: R-5, One-Family Residential

BACKGROUND / ANALYSIS

The subject property is currently improved with a single-family residence including a 2-car attached garage. There are no accessory structures on the property.

Pursuant to the Municipal Code §9-3-6-J, the maximum permitted size for a storage shed is 150 square feet. The Petitioner has submitted plans for a 192 sf. storage shed. The storage shed meets or exceeds the code requirements for height and principal structure and lot line setbacks.

There is an existing permanent open space easement recorded over this subdivision including a 20' easement along the north lot line of the subject property. The Petitioner is seeking the release of a portion of the open space easement to accommodate the shed location. The open space release has been added as a condition of approval. In this subdivision, the Village has previously granted six open space easement releases. Additionally, there is a 5' utility and drainage easement along the north lot line that will not be impacted by the shed.

Public Notice

Standard notification letters were sent to surrounding property owners within 150'. No objections have been received.

MOTIONS

The Plan Commission shall make the following motions (a total of 2 motions are required):

1. Adopt the Findings of Fact for a Variation as outlined in the attached document (as may be amended by the Commission).
2. Recommend to the Village Board approval of a Variation from Section 9-3-6-J of the Municipal Code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 W. Shorewood Drive, subject to the following conditions:
 - a. The construction shall substantially conform to the plans presented as part of this application.
 - b. A building permit shall be obtained within 6 months of final Village Board action.
 - c. An open space easement release is granted over a portion of the rear yard to accommodate the shed location.

ATTACHMENTS

1. PC Findings and Recommendations Summary
2. Location Map - 1845 W SHOREWOOD DR
3. Supporting Documents - 1845 W Shorewood Dr



**PLAN COMMISSION
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 8/6/2025
Prepared By: Kevin Anderson
Project #: PLN25-0026

Variation from Section 9-3-6-J of the zoning code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 Shorewood Drive.

Draft Findings of Fact – Variation

Sec. 9-1-15-C: Standards for Variations.

1. The Plan 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 Plan 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 or 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;
FINDING: No evidence has been presented to support this finding.
 - 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;
FINDING: No evidence has been presented to support this finding.
 - c. The purpose of the variation is not based exclusively upon a desire to increase the value of the property;
FINDING: The petitioner has indicated that the intent of the variation is to increase practical use of the property and not based exclusively on the desire to increase the value of the property.
 - d. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
FINDING: No evidence has been presented to support this finding.

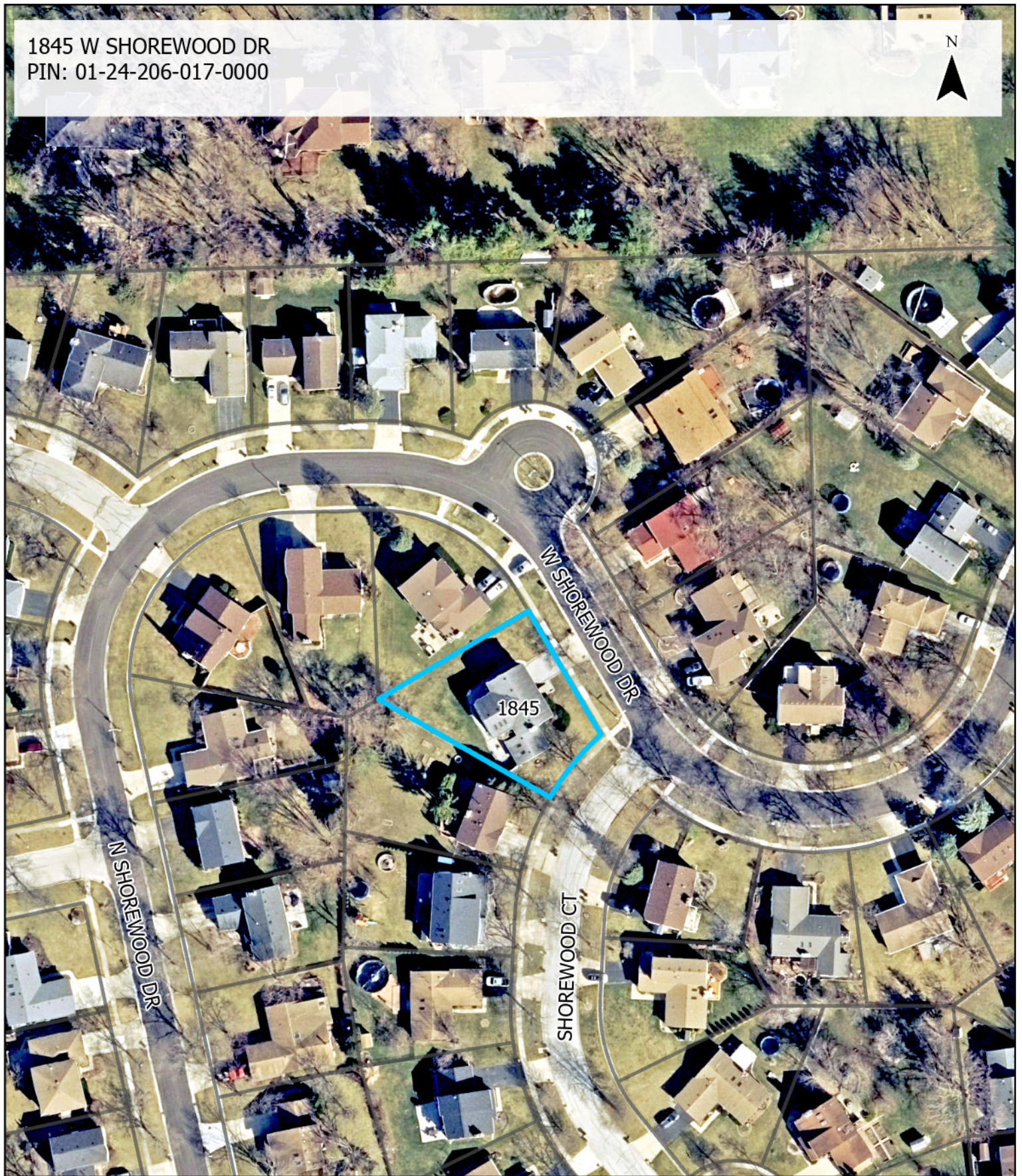
- e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
FINDING: The variation, if granted, will not be detrimental to public health or injurious to other properties.
 - f. 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.
FINDING: The variation, if granted, will not impair the supply of light and air, increase congestion, or endanger public safety.
3. The Plan Commission may recommend to the Village Board that such conditions and restrictions be imposed upon the premises benefitted 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.

Draft Recommendations

The Plan Commission shall make the following motions (a total of 2 motions are required)::

1. Adopt the Findings of Fact for a Variation as outlined in the attached document (as may be amended by the Commission).
2. Recommend to the Village Board of Trustees approval of a Variation from Section 9-3-6-J of the zoning code to permit a storage shed to be 192 square feet instead of the maximum permitted 150 square feet for the property at 1845 Shorewood Drive, subject to the following conditions.
 - a. The construction shall substantially conform to the plans presented as part of this application.
 - b. A building permit shall be obtained within 6 months of final Village Board action.
 - c. An Open Space Easement release is granted over a portion of the rear yard to accommodate the shed location.

1845 W SHOREWOOD DR
PIN: 01-24-206-017-0000



Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0026
Project Name:	Shed Size Variation - Open Space Easement Release
Project Application Date:	6/26/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

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SITE INFORMATION

Property Address:	1845 W SHOREWOOD DR
All Included PINs:	01-24-206-017-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	ANTHONY FIORETTO	1845 W SHOREWOOD DR HOFFMAN ESTATES, IL 601921040
AUTHORIZED AGENT	Jillian Fioretto	1983 Windsong Dr Schaumburg, IL 60194
OWNER	ANTHONY FIORETTO	1845 W SHOREWOOD DR HOFFMAN ESTATES, IL 601921040

**VILLAGE OF HOFFMAN ESTATES
REQUEST FOR RELEASE OF OPEN SPACE**

FOR VILLAGE USE ONLY

Hearing Fee \$ _____ Date Paid _____ Received By _____

Hearing Date: _____ Zoning District _____ Project No. _____

Receipt Number _____ Check No. _____ Variations Required? _____

INSTRUCTIONS:

All requests for a release of open space before the Planning, Building and Zoning Committee must be accompanied by the items required according to the nature of the request. All fees must be paid before the Planning, Building and Zoning Committee can hear any case.

PLEASE PRINT OR TYPE

1. Name of Owner(s) Anthony Fiorello

Owner's Address 1845 Shorewood Dr W Phone 847-358-9559

City Hoffman Estates State IL Zip 60192

E-Mail Address [REDACTED]

2. Person applying if other than owner:

Name Jillian Fiorello Company VOHE

Address 1983 Windsong Dr Phone 847-971-5373

City Schaumburg State IL Zip 60194

E-Mail Address j[REDACTED]@[REDACTED]

3. Location of Property if different than #1 above: _____

4. Property Index Number (PIN) 01-24-206-017-0000

5. Plat Original Document Number 85223633

6. Purpose of Request Shed in open easement

7. Required Easement and Present/Proposed Encroachment

	Present	Required	Proposed
Side Yard			5'
Rear Yard			10'
Front Yard			N/A

8. Estimated Cost of Proposal

\$	_____	Building
\$	_____	Driveway
\$	Shed \$6,350	Other
\$	_____	Total

9. Why is the release of open space being requested? This statement should include sufficient detail to justify this request.

The owners are requesting a shed to be built in their backyard. The yard cuts off on an angle in the back so space is limited without going into the open easement

10. Describe existing construction materials and proposed materials indicating if proposed construction will match or blend with the existing structure.

There are no existing construction materials and the proposed shed would not be adjacent to any other structure.

11. Who will construct the proposed use?

The contractor, Tuff Shed.

12. Describe all alternatives considered in locating the proposed construction and describe why they were not selected (i.e. construction of detached garage instead of an attached garage because of steep grades).

The alternative is moving it more towards the house, however, there is now a walkway that cuts through the back of the house, so space is limited.

13. Will the proposed construction require removal/relocation of trees, driveway apron, utilities, other? If yes, please describe.

No.

14. Is the applicant the original owner? Yes How long has the applicant resided at this address? Original Did the condition that instituted this request for a release of open space exist at the time the applicant purchased this property? If yes, please describe.

No.

15. ACKNOWLEDGMENT

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.

7. Signature

Jim Davis
Applicant

Date

STANDARDS OF VARIATIONS

COMPLETE RESPONSES

1. If the strict letter of regulations were carried out it would make things difficult for us as owners. We have accumulated over 35 years of items and the home has no basement level. If the shed size is not granted a detached garage was considered but now the backyard is fenced in and the yard itself would be a lot tighter given the remaining space. Visually it would also not be ideal. That would also mean potentially expanding the driveway to accommodate a pathway to the detached garage and expenses alone for the driveway expansion and detached garage are comparably significant compared to a larger shed. Given the existing layout of the yard there is no other location or option to rearrange an alternative storage area that would accommodate the space it is intended for.
2. No zoning classifications would be jeopardized or altered for the property with this proposed project or any neighboring properties within that zone. It would still maintain residential property regulations and applicable zoning requirements. The property is completely fenced in, the majority of which is a 6 foot vinyl privacy fence, so even viewing this shed would be very minimal by any neighboring properties. The way the neighboring landscape is there are quite a lot of larger tree and forestry so viewing the adjacent homes in general is already minimal. It would also in no way hinder any neighboring property from performing any new construction or work of any kind.
3. There is no basement level for this property and, large outdoor snow removal machinery for example, needs a safe place to store. The garage, as is, is overcrowded. We have lived in that house for over 35 years and have zero intention of relocating. We need to be able to safely store and access these stored items. As is has been difficult as we the current owners are getting older. W have also had some severe health issues come up in the past year. Kevin's eye sight has been very much impaired after a tumor removal was unsuccessful. This was always his shed he intended to build for a lot of his machinery that he used to use. He may not be able to fully use most of the machinery for a potentially great length of time but he will certainly maneuver in the shed and even a little extra space would make things easier for him and safer in general when there are bulk machinery items.
4. We as the current and original owners have no interest in selling the property in the near or even distant future. We are the ones who need and want to make use of this proposed project.

5. The granting of this variation is only detrimental to us as senior owners. It would not interfere with any neighboring property. Viewing this shed would be extremely minimal by neighboring properties or even for pedestrians that walk along the public walk due to the privacy fence enclosing the yard.
6. There will be no impairment of any kind. This would not obstruct any light to any neighboring property. Emergency personnel would still be able to maneuver around the shed to safely address any situation. It would not increase the possibility of any fires or hazards. There are no hanging utility poles it would come close to nor would it be close to anything that would not only cause a hazard, but this shed would be mostly surrounded by grass or the fence itself. It would not impair property values for the neighborhood as viewing this for potential buyers for neighboring properties would be very minimal. The only effect would most likely be potential property tax increase for our own property being a type of new construction.

LEGAL DESCRIPTION

LOT 17 IN BLOCK 1 IN CIRPRI ADDITION TO WESTBURY, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 01-24-206-017-0000

PROJECT NARRATIVE

This shed installation would benefit us as senior citizens accessing large machinery and other storable items that are currently overcrowding our garage making accessibility very difficult. We have a two car garage with two vehicles, so space is limited and we are the original owners of the property. One of us has severe vision impairment that could be permanent so easy access is very much needed especially for such large equipment as they are currently being stored among other household items acquired over the years.

The other option would only be to build a detached garage if the size is not granted to accommodate the items needed storage space. And that would escalate the potential for a simpler solution to a problem to a much more involved planning process as well as a financial obligation that is not considerable at this time. Nor is it something we are interested in getting involved in with the planning and construction process. The remaining space in the yard would also be extremely tight, visually it would not be ideal to us and it would also mean most likely disturbing the paver

patio and walkway that is existing in the backyard as well as the existing paver driveway. This is only a few things we've considered as a result, however, I'm sure once that planning process began there undoubtedly would be other issues that would result due to the layout and remaining space of the yard.

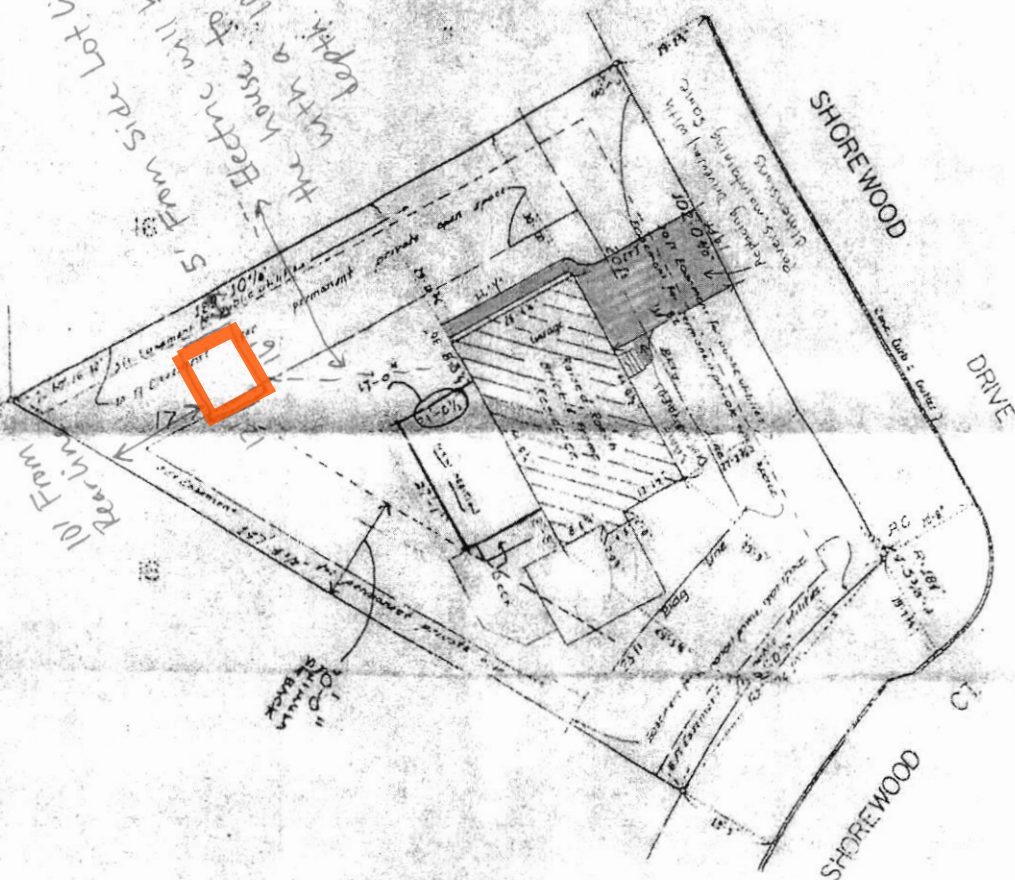


CARL RITZEL SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
1715 BURNING BUSH LANE, MT. PROSPECT ILL 60058
(312) 293-2411

OF

LOT 17 IN BLOCK 3 IN CIPRI ADDITION TO WESTBURY, BEING A SUBDIVISION OF PART
OF THE NE 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

From Side Lot line
the Electric will be routed
with a 10' dig
depth.



INDICATES IRON PIPE
AT LOT CORNER

SCALE: 1 inch equals 20 feet

STATE OF ILLINOIS
COUNTY OF COOK

Carl Ritzel Survey Service, Inc. hereby certifies that a survey has been made on and under their
superiority of a tract of land described in the above caption.

Witness my hand

April 12

A.D. 1983

Carl Ritzel Survey Service, Inc.

By Carl J. Ritzel
President

NOTE

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancy at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat.
4. Lines 11' from center line for building lines established by local ordinances.

STATE OF ILLINOIS
COUNTY OF COOK

CARL W. RITZEL

I, CARL W. RITZEL, a registered Illinois Land Surveyor, do
hereby certify that I have surveyed the property described above and that the plat shown hereon
is a correct representation of said survey.

DATED THIS 12th DAY OF April, A.D. 1983

By Carl J. Ritzel
Illinois Registered Land Surveyor No. 1627

LOCATION OF BUILDING

DATED THIS 17th DAY OF July, A.D. 1983

By Carl J. Ritzel
Illinois Registered Land Surveyor No. 1627



Legal Description:

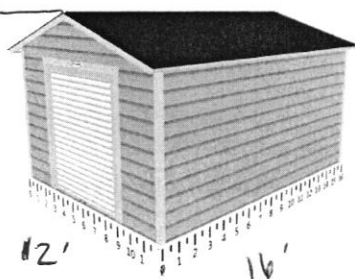
Lot 17 in block 1 in Cipri addition to Wesbury, being a subdivision of part of the Northeast $\frac{1}{4}$ of section 24, township 42 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

01-24-206-017-0000

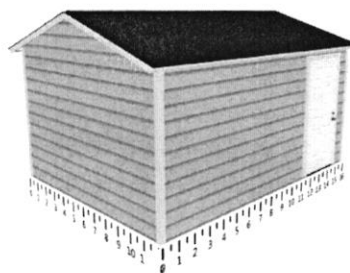


Kevin Fioretto
1845 W Shorewood Dr
Hoffman Estates IL 60192
Q10678528-10645366

Max
Height
11' 6"

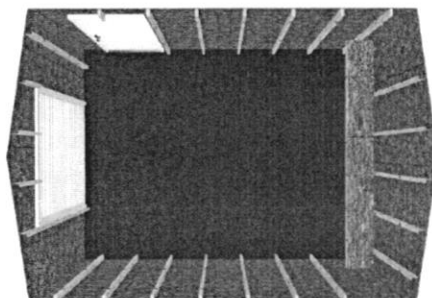


Roof Rise
5"



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style

TR-800 - 12' wide by 16' long

Siding Colors

Base: Vinyl Gray, Trim: Nantucket
White, Accent (Doors): Nantucket
White

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Is a permit required for this job?

Yes, Engineering fees still apply

Who is pulling the permit?

Customer

Maximum Shed Height
= 11' 6"

Optional Details

Doors

Roll-Up Canister Door (6' x 7'),
6-Panel Residential Door (Left Hand
Inswing),

Walls

454 Sq Ft House Wrap
454 Sq Ft Vinyl Siding with OSB

Roof

233 Sq Ft Radiant Barrier Roof Decking
24 Lin Ft 6" Gable EW Eave Upgrade
17 Lin Ft Ridge Vent

Floor and Foundation

192 Sq Ft No Floor

Interior

12 Lin Ft Shelving - 16" deep

Roof Rise = 5"

Jobsite/Installer Details

**Do you plan to insulate this building after
Tuff Shed installs it?**

Yes

**Is there a power outlet within 100 feet of
installation location?**

Yes

**The building location must be level to
properly install the building. How level
is the install location?**

Slab provided by customer will be
within 1/2" tolerance on square, level,
exterior dimensions to match the
building size (per customer agreement).

**Will there be 18" of unobstructed
workspace around the perimeter of all
four walls?**

Yes

**Can the installers park their pickup truck &
trailer within approximately 200' of
your installation site?**

Yes

Substrate Shed will be installed on?
Concrete without Shed Floor