



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

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**May 7, 2025** **Council Chambers** **6:30 PM**

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1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF MINUTES**
  - A. Planning & Zoning Commission 03-19-2025
3. **CHAIRPERSON'S REPORT**
4. **NEW BUSINESS**
  - A. Public Hearings
    1. Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane
5. **STAFF DISCUSSION**
6. **PUBLIC COMMENT**
7. **ADJOURNMENT**

The next regular Planning & Zoning Commission meeting is scheduled for **Wednesday, June 4, 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](http://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.



**MINUTES**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

**March 19, 2025**

**Council Chambers**

**6:30 PM**

**1. CALL TO ORDER/ROLL CALL**

Chairperson Combs called the meeting to order at 06:31 PM.

**Commissioners Present:** Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise, Rajkumari Chhatwani

**Commissioners Absent:** Excused: Minerva Milford, Denise Wilson | Unexcused: Daniel Lee

A quorum was present.

**Administrative Personnel Present:** Kevin Anderson, Associate Planner; Daisy Dose-Adamzadeh, Assistant Planner

**2. APPROVAL OF MINUTES**

A. Planning & Zoning Commission 02-19-2025

Motion by Commissioner Harner, seconded by Commissioner Chhatwani, to approve the February 19, 2025, regular meeting minutes as revised. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: Eva Combs). Motion Passed.

**3. CHAIRPERSON'S REPORT**

Vice Chairperson Bauske stated the Village Board denied the rezoning of the property at 1180-1190 Apple Street, and the Village Board approved the request for Special Use and Site Plan Amendment for Harvest Community Church at 2060-2080 Stonington Avenue.

**4. NEW BUSINESS**

A. Public Hearings

1. Special Use to Kaizen Jiu Jitsu to permit a martial arts studio at 1762 W. Algonquin Road

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Combs swore in the petitioner.

Faizan Mughni (Home: 1299 Mallard Ln, Business: 1762 W. Algonquin Rd)

Mr. Mughni presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Wise had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner complemented the petitioner on the responses provided for the special use.

Commissioner Chhatwani asked about the retail area within the space, and what types of items would be sold. Mr. Mughni stated only merchandise would be sold, such as shirts, hats, uniforms, etc. No food items will be sold.

Vice Chairperson Bauske asked the petitioner if he agreed with the conditions in the staff report. Mr. Mughni stated yes.

Chairperson Combs asked how the party walls would be insulated against noise. Mr. Mughni stated he believed the walls were already insulated since the location was formerly used by a dance studio. Chairperson Combs asked if the petitioner knew how the space was insulated between business neighbors. Mr. Mughni did not know, but he believes that the shopping center owners, Chuck and Leo, have the spaces set up to follow regulations that exist. Chairperson Combs expressed her concerns with regard to the dog grooming business located next door. Mr. Mughni clarified that the company does not play loud music, the environment is mellow, and there are no loud noises or screaming that would be occurring. Chairperson Combs stated she was concerned about how the dogs might react to sudden noises and asked that the petitioner work with the groomers if there are any noise related concerns that come up in the future.

Chairperson Combs asked if there were any members of the audience who would like to comment on this request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Special Use.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Minerva Milford, Denise Wilson,

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board of Trustees approval of a Special Use to Kaizen Jiu Jitsu club to permit a martial arts studio at 1762 W. Algonquin Road, subject to the conditions as of the March 19, 2025, Staff Report.

Roll call vote:

Aye: Eva Combs, Adam Bauske, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise, Rajkumari Chhatwani

Nay: None

Absent: Daniel Lee, Minerva Milford, Denise Wilson,

Motion Passed.

Chairperson Combs stated this item would be presented to the Village Board on Monday, April 7, 2025, at 7:00 p.m.

**5. STAFF DISCUSSION**

**A. 2025 Zoning Map Update (Information Only)**

Daisy Dose-Adamzadeh presented information regarding the 2025 Zoning Map Update approved on March 17, 2025. No changes were made to the Zoning Map within the last year. A copy of the Zoning Map was provided and is also available online.

Ms. Dose-Adamzadeh asked that the Statements of Economic Interest, which were sent to the Commissioners, be completed, and the confirmation emails be sent to her attention; she will submit them to the Village Clerk.

The regular meeting scheduled for April 2, 2025, has been canceled; it is anticipated that there will be items to be presented at the April 16, 2025, regular meeting.

**6. PUBLIC COMMENT**

There was no public comment.

**7. ADJOURNMENT**

Motion by Commissioner Chhatwani, seconded by Commissioner Henderson, to adjourn at 06:45 PM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

*Minutes prepared by Marquelle Cnota, Administrative Assistant.*

\_\_\_\_\_  
*Chairperson's Approval*

\_\_\_\_\_  
*Date Approved*

Draft



## PLANNING & ZONING COMMISSION STAFF REPORT

Meeting Date: 5/7/2025

From: Daisy Dose-Adamzadeh, Planner II

**PLN25-0012**

**Public Hearing**

**Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane**

### REQUEST SUMMARY

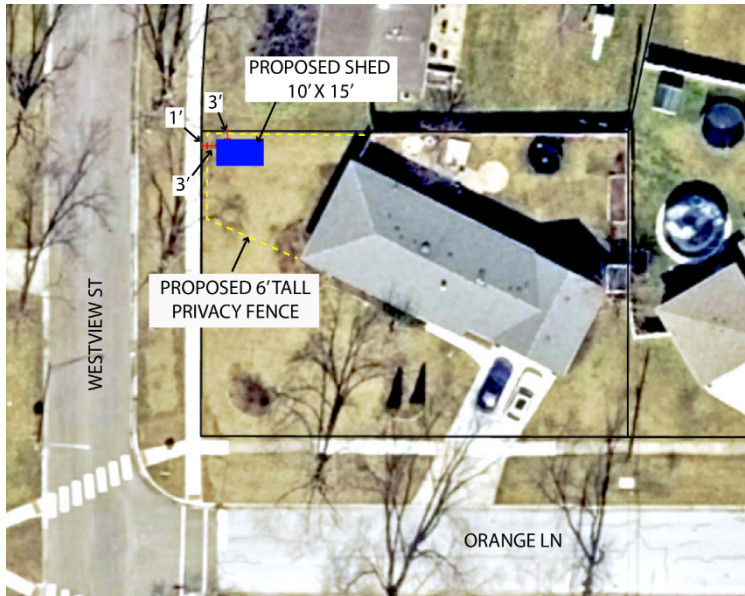
The property owner is proposing to construct a shed 4 feet from the corner side lot line on a single-family lot located at 760 Orange Lane. The Zoning Code allows sheds to be set back a minimum of 15 feet from the corner side property line when the yard is enclosed by a 4-6 foot tall fence. The shed complies with all other applicable zoning regulations relating to height and size.

|                                    |                                                                                       |
|------------------------------------|---------------------------------------------------------------------------------------|
| <b>Location:</b>                   | 760 Orange Lane                                                                       |
| <b>Property Owner / Applicant:</b> | Ewelina & Patryk Chmielewski                                                          |
| <b>Property Size:</b>              | 11,013 SQFT                                                                           |
| <b>Zoning / Land Use:</b>          | R-3 One-Family Residential District                                                   |
| <b>Adjacent Properties:</b>        | All surrounding properties: R-3 One-Family Residential District (Single-Family Homes) |

### BACKGROUND / ANALYSIS

The subject property is improved with a 1,300-square-foot single-family home with an attached garage. The existing home is positioned diagonally on the lot, oriented toward the intersection of Orange Lane and Westview Street.

The property owner is proposing to build a 150-square-foot storage shed to be located 4 feet from the corner side yard property line and 3 feet from the rear yard property line. The corner side yard will be enclosed by a 6-foot privacy fence. Although detailed plans for the shed have not been finalized, the owners have indicated it will be constructed with a wood frame. The shed must comply with all zoning ordinance regulations, including a maximum height of 12 feet, a maximum size of 150 square feet, and will require a building permit.



According to Section 9-3-6-D of the Municipal Code, storage sheds in a corner side yard must meet the setback requirement of the principal structure (30 feet), or equal to the exterior corner side yard setback, whichever is less. When enclosed with a 4-foot to 6-foot solid fence, the setback for a shed can be reduced to 15 feet. The property owner is proposing to extend their existing 6-foot privacy fence to fully enclose the corner side yard.

The property owners have been advised of locations on the property where the shed could be located without a variation. These areas are identified on the exhibit below. The owners have stated that due to the orientation of their home, placing the shed in their rear yard would limit their use of their yard.



There is an existing nonconforming shed located in the side yard setback on the east

side of the property. If the proposed variation is approved, the owner will be required to remove the existing nonconforming shed within three months. If the variation is denied, code enforcement staff will work with the owner to remove the shed and relocate or replace it elsewhere on the property in compliance with all setback requirements.

**NOTIFICATION**

Legal notice was circulated in the Daily Herald and notification letters were sent to neighbors within 150' of the subject property. No objections have been received.

**MOTIONS**

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

1. Adopt the Findings of Fact for a Variation.
2. Recommend to the Village Board approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the minimum permitted 15 feet for the property located at 760 Orange Lane, subject to the following conditions:
  1. A building permit for the fence and shed shall be obtained within one (1) month of Village Board action on this request.
  2. Removal of the existing nonconforming shed on the east side of the property shall be completed within three (3) months of Village Board action on this request.
  3. A 6-foot privacy fence must be permitted and installed prior to or concurrently with the installation of the storage shed. The 6-foot privacy fence shall remain in place as long as the shed is on the property.

**ATTACHMENTS**

1. PZC Staff Report - 760 Orange Lane
2. Draft PZC Findings and Recommendations Summary - 760 Orange Lane
3. Location Map - 760 Orange Lane
4. Supporting Documents - 760 Orange Lane



**PLANNING & ZONING COMMISSION  
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 5/7/2025

Prepared By: Daisy Dose-Adamzadeh

Project #: PLN25-0012

**Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback for a storage shed to be 4 feet instead of the maximum permitted 15 feet for the property located at 760 Orange Lane**

**Draft Findings of Fact – Variation** *(as drafted by staff and may be modified by the Commission)*

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

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 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: The orientation of the home decreases the practical use of the rear yard.***
  
  - 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 was presented to support that this standard was met.***
  
  - 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 was presented to support that this standard was met.***

- 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 Planning and Zoning 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.

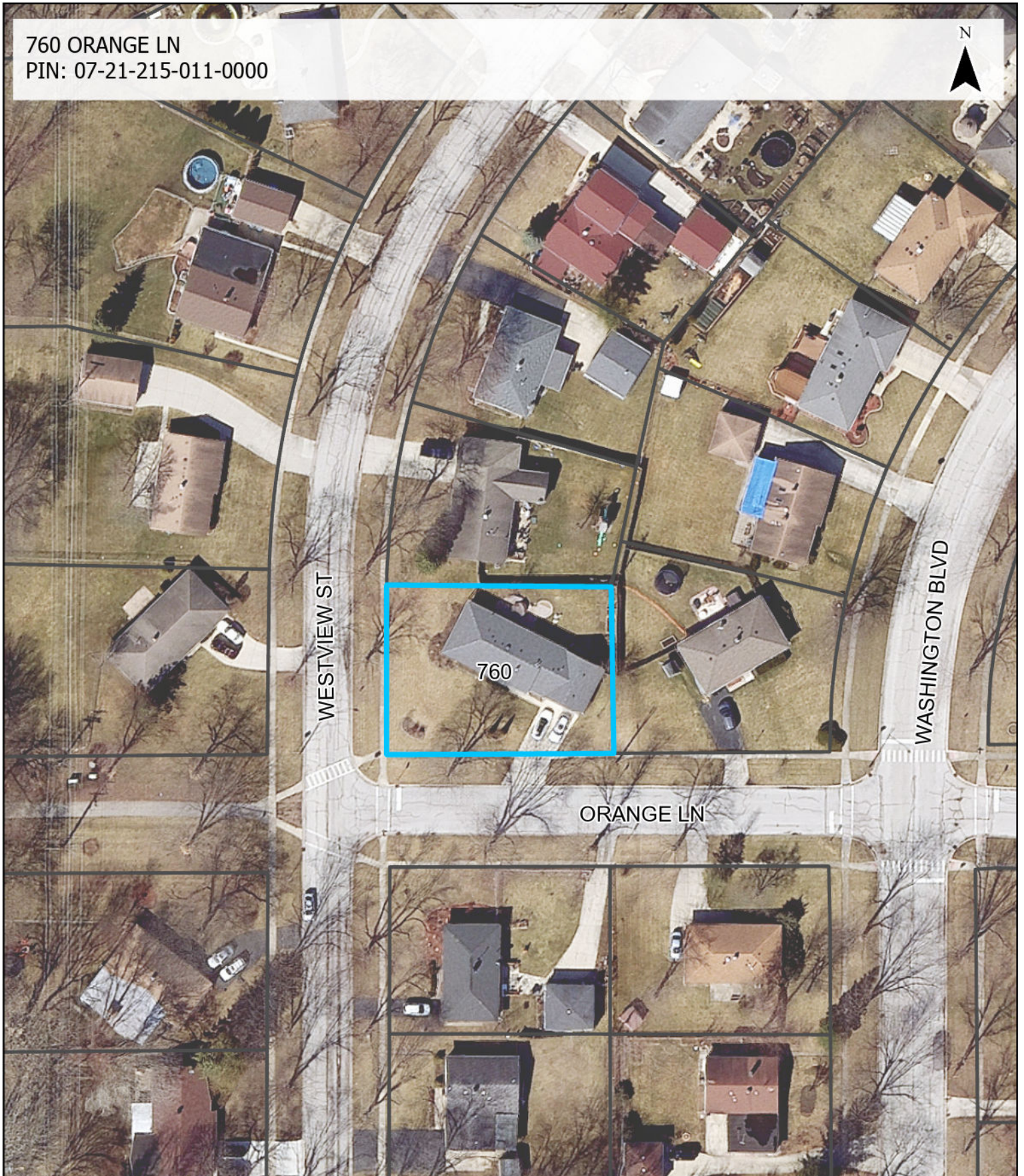
### **Draft Recommendations**

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The following motions will be considered by the Planning & Zoning Commission (a total of **2** motions):

- 1. Adopt the Findings of Fact for a Variation.
- 2. Recommend to the Village Board approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a corner side yard setback to be 4 feet instead of the maximum permitted 15 feet for the property located at 760 Orange Lane, subject to the following conditions:
  - a. A building permit for the fence and shed shall be obtained within one (1) month of Village Board action on this request.
  - b. Removal of the existing nonconforming shed on the east side of the property shall be completed within three (3) months of Village Board action on this request.
  - c. A 6-foot privacy fence must be permitted and installed prior to the installation of the storage shed. The privacy fence shall be maintained while the shed is in place. If the fence were to be removed, the storage shed shall also be removed.

760 ORANGE LN  
PIN: 07-21-215-011-0000



Legend

-  Subject Property
-  Parcel



Department of Development Services  
Village of Hoffman Estates



# VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

## APPLICATION INFORMATION

|                           |                        |
|---------------------------|------------------------|
| Project Number:           | PLN25-0012             |
| Project Name:             | Shed Setback Variation |
| Project Application Date: | 3/18/2025              |
| Project Manager:          | Daisy Dose             |

## PROJECT TYPE

Variation - Residential;

## SITE INFORMATION

|                    |                    |
|--------------------|--------------------|
| Property Address:  | 760 ORANGE LN      |
| All Included PINs: | 07-21-215-011-0000 |

## PROJECT CONTACTS

| Relationship to Project | Name / Firm         | Address                                 | Phone      | E-Mail                |
|-------------------------|---------------------|-----------------------------------------|------------|-----------------------|
| APPLICANT               | Ewelina Chmielewski | 760 Orange Ln Hoffman Estates, IL 60169 | 6305508886 | EWELINA0011@GMAIL.COM |
| OWNER                   | Ewelina Chmielewski | 760 Orange Ln Hoffman Estates, IL 60169 | 6305508886 | EWELINA0011@GMAIL.COM |

Village of Hoffman Estates  
1900 Hassel Road  
Hoffman Estates IL, 60169

Ewelina & Patryk Chmielewski  
760 Orange Ln  
Hoffman Estates IL, 60169

04/02/2025

To Whom It May Concern:

The variation is being requested for the following work based on the land hardship:

1. Install 6' cedar solid traditional privacy fence
2. Build wood storage shed 15'x10' (please see attached drawing)

Our property is located on the small slope (front side). On the other hand, we encounter a wetland in a back. The diagonal layout of our house significantly reduces our backyard. Its irregular, narrow and triangle shape leaves us with a very limited option to locate a storage shed. Adding additional fencing would let us to increase the space that we use for our kids to play. Our house does not have a basement or any usable attic, building shed will give us storage room that we really need.

Sincerely,

Ewelina & Patryk Chmielewski

Ewelina & Patryk Chmielewski  
760 Orange Ln  
Hoffman Estates IL, 60169

## STANDARDS OF VARIATION

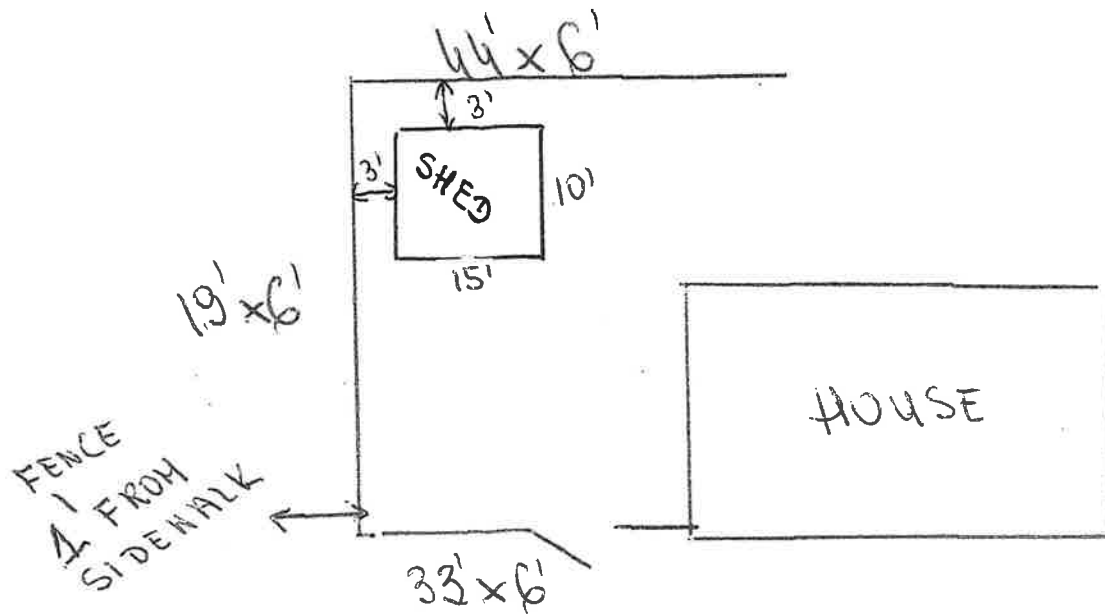
1. Small rear yard, triangle shaped backyard with little space to place shed. Our house does not have basement or any attic space what limits our storage space.
2. Other properties have more regular shape/layout. Our house is placed diagonally what significantly decreases our backyard – space that we are using the most.
3. We are not adding anything to the main structure/building. Adding fence and shed will give us more storage space and bigger yard mostly for the kids to play.
4. The difficulty is due to a triangle shaped backyard (the result of topographical conditions not caused by the owner).
5. Adding fence and shed relates only to small part of our side yard and will not influence other properties or will not make a difference to the public welfare.
6. Adding fence and shed will not change air or light supply to adjacent properties. It will not influence public safety or diminish property value in the neighborhood. The change will apply only to our lot and will not bring any modifications to the community.

FENCE : 6' CEDAR SOLID TRADITIONAL PRIVACY  
(TO MATCH EXISTING ONE)

TO BE INSTALLED BY OWNER  
ESTIMATED COST: \$ 4,000.

SHED : 10 x 15 , NOOD

TO BE BUILT BY OWNER  
IN THE CORNER  
ESTIMATED COST : \$ 3,000





# MURRY AND MOODY, LTD.

Land Surveyors

934 S. Plum Grove Road  
Suite 101  
Palatine, Illinois 60067

P.O. Box 608  
Huntley, Illinois 60142

Phone: (847) 358-3960



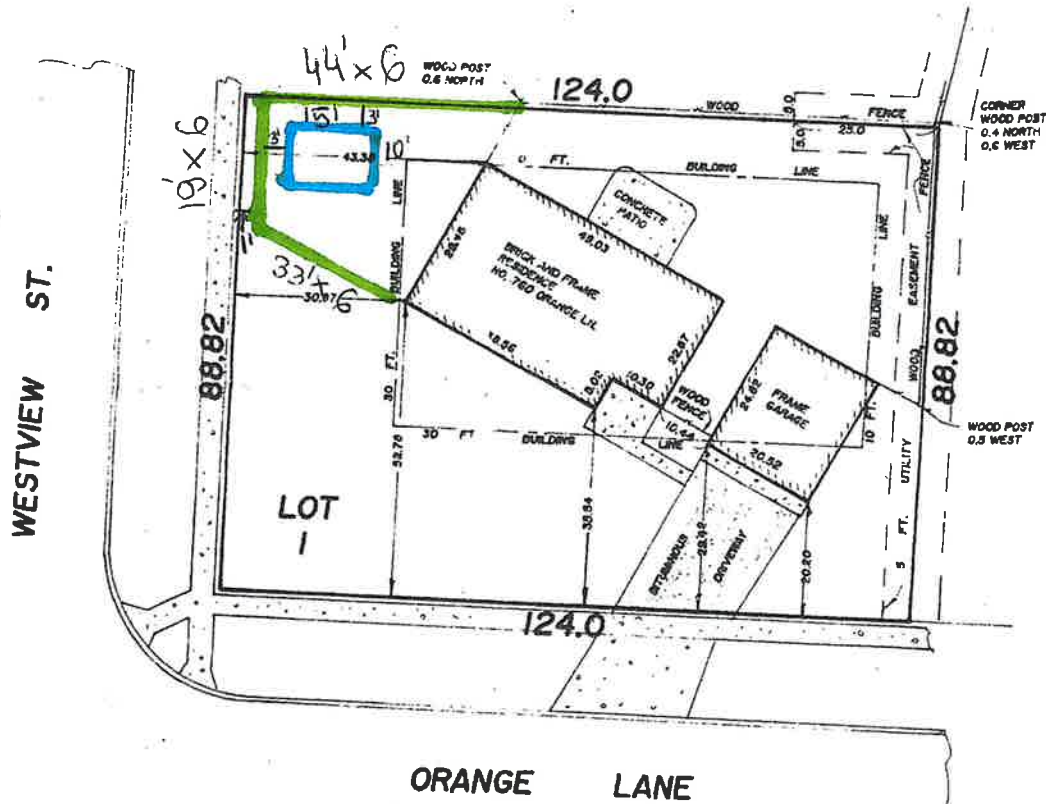
## PLAT OF SURVEY

OF

LOT ONE (1), BLOCK EIGHTY-EIGHT (88) IN HOFFMAN ESTATES VI, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT THEREOF RECORDED APRIL 3, 1958 AS DOCUMENT 17,171,637 IN THE OFFICE OF THE RECORDER OF TITLES OF COOK COUNTY, ILLINOIS.

**FENCE**  
1' FROM SIDEWALK

**SHED** - 3' FROM FENCE



BUILDING LINES SHOWN HEREON PER TITLE COMMITMENT NO. 2038245 FURNISHED BY ATTORNEY.

Dimensions shown thus: 50.25 are feet and decimal parts thereof.  
Dimensions shown thus: 50'-3" are feet and inches.

Check legal description, building lines and easements with Title Policy or Torrens Certificate and report any discrepancies immediately.

STATE OF ILLINOIS }  
COUNTY OF McHENRY } ss.

I, Thomas M. Sheets an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Huntley, Illinois SEPTEMBER 12, 1996

Illinois Professional Land Surveyor

ORDER No. 96-1721 107L43 SURVEY MADE FOR LARRY STEPHEN, ATTORNEY AT LAW SCALE 1" = 20'

# STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

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

EWELINA & PATRYK CHMIELENSKI  
Petitioner Name

760 ORANGE LN, HOFFMAN ESTATES IL 60169  
Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

FENCE AND SHED

ON PROPERTY LOCATED AT:

760 ORANGE LN, HOFFMAN ESTATES, IL 60169  
Address

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

Lisa Andry  
Signature of Property Owner Directly Affected

300 Westview St, Hoffman Estates IL 60169  
Address of Property Owner Directly Affected

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

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: 3-17-2025

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

EWELINA & PATRYK CHMIELENSKI  
Petitioner Name

460 ORANGE LN, HOFFMAN ESTATES IL 60169  
Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

FENCE AND SHED

ON PROPERTY LOCATED AT:

460 ORANGE LN, HOFFMAN ESTATES IL 60169  
Address

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

Kelly Mallye Redman  
Signature of Property Owner Directly Affected

325 Westview St, Hoffman Estates, IL 60169  
Address of Property Owner Directly Affected

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

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