



AGENDA
Plan Commission
Regular Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

July 16, 2025	Council Chambers	6:30 PM
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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**
 - A. Plan Commission 07-02-2025
4. **CHAIRPERSON'S REPORT**
5. **COMMISSIONERS' COMMENTS**
6. **NEW BUSINESS**
 - A. Public Hearings
 1. Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane
7. **STAFF DISCUSSION**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, August 06, 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.



MINUTES
Plan Commission
Regular Meeting
Village Hall

1900 Hassell Road, Hoffman Estates, IL 60169

July 2, 2025	Council Chambers	6:30 PM
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1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee (arrived at 6:35 PM), Nancy Trieb, John Wise

Commissioners Absent: Unexcused: Minerva Milford

A quorum was present.

Administrative Personnel Present: Kevin Anderson, Planner II; Daisy Dose-Adamzadeh, Planner II

2. APPROVAL OF MINUTES

A. Planning & Zoning Commission 06-04-2025

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the June 04, 2025, regular meeting minutes. Voice vote taken. Ayes - 6 | Nays - 0 | Absent: Lee (arrived at 6:35 PM) | (Abstain: None). Motion Passed.

3. CHAIRPERSON'S REPORT

Daisy Dose-Adamzadeh stated the special use and master sign plan for the property at 105 E. Golf Road (Dream Clean Car Wash) and the preliminary and final site plan for the property at 5700 Trillium Boulevard (ComEd Substation) were approved by the Village Board.

4. OLD BUSINESS

A. Public Hearings

1. Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 1 foot from the side lot line instead of the minimum required 3 feet for the property at 510 Glendale Lane

Motion by Commissioner Harner, seconded by Commissioner Henderson, to continue the Public Hearing from June 4, 2025. Voice vote taken. Ayes - 6 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Malgorzata Poplawski (510 Glendale Lane)

Mrs. Poplawski presented an overview of the project.

Commissioner Lee arrived at 06:35 PM.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner asked for clarification on whether the owners would be moving the structure. Mrs. Poplawski stated they would be cutting the decking back by one-foot to avoid cutting the structure of the deck. Commissioner Harner asked if the fence would be moved as well. Mrs. Poplawski stated yes, the fence would also be moved.

Commissioner Trieb asked if they would be moving the fence. Mrs. Poplawski stated it is the neighbor's fence and that down the road, the fence is planned to be moved.

Commissioner Henderson asked if the additional one-foot would allow enough room to mow the lawn and perform maintenance in the area behind the structure. Mrs. Poplawski stated they are currently able to maintain the area, so the extra one-foot will allow more space to maintain the area. Commissioner Henderson asked staff whether they concur with this assessment or whether they have doubts. Mr. Anderson stated that while it is a tight fit with the fence where it is currently situated, if the fence is indeed moved in the future, the accessible space would be minimized and might cause the area to be difficult to maintain.

Chairperson Chhatwani swore in an additional petitioner.

Mariusz Poplawski (510 Glendale Lane)

Commissioner Lee asked if a new owner were to move onto the neighbor's property and wanted to move the fence to the property line, how much space would there be behind the structure? Mr. Anderson stated there would be fourteen-inches (14") based upon the removal of the one-foot from the existing structure. Commissioner Lee asked what the code requirement was for the setback. Mr. Anderson stated the requirement is for three-feet and the requested variation is two-feet. Mr. Poplawski stated that the neighbor in question just purchased the home last year and has stated they do not intend to move in the near future, and they do not object to the fence remaining in its current location. Commissioner Lee stated the Commission still has to be concerned with the current regulations. Commissioner Lee asked the petitioner, if, ten years from now, a new resident had to cut off 10-inches of

the deck, would it still be usable? Mr. Poplawski hesitantly stated yes, but also stated that on that side of the deck, there is no grass, so there is minimal maintenance and there is easy access under the deck.

Commissioner Wise had no questions.

Vice Chairperson Bauske asked the petitioners if they cut back the deck, the privacy wall on the deck would also need to be moved and replaced, correct? The petitioners stated yes. Vice Chairperson Bauske asked staff if a building permit would be required in order for the residents to have the deck approved when they cut it back and fix the privacy wall. Mr. Anderson stated a building permit would be required no matter what work they would do, since they never applied for, nor received, a permit to build the accessory structure under review. Mr. Poplawski stated that the structural engineer said the deck was well-built.

Vice Chairperson Bauske asked the petitioners if they agreed with the conditions of approval in the staff report. Mr. and Mrs. Poplawski stated yes.

Vice Chairperson Bauske commented to the Commissioners that if they choose to approve the Findings of Fact, they would be approving findings where no standards are being met. He recommended they state the reason why they are voting yes, if they believe it does meet the standards.

Chairperson Chhatwani asked the petitioners why they do not just remove two feet of the deck to meet the setback, rather than just one-foot as they had proposed. The petitioner stated the deck would no longer have enough usable space for their needs.

Vice Chairperson Bauske asked if there were any members of the audience that would like to comment on the request. There were no public comments.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the 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 Variation as outlined in the July 02, 2025, Staff Report.

Roll call vote:

Aye: Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise

Nay: None

Absent: Minerva Milford

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of Variation from Section 9-3-6-D of the Municipal Code to permit an accessory structure to be setback 1 foot from the side lot line instead of the minimum required 3 feet from the property at 510 Glendale Lane, subject to the conditions as of the July 02, 2025, Staff Report.

Roll call vote:

Aye: Rajkumari Chhatwani, Lenard Henderson, Daniel Lee, Nancy Trieb, John Wise

Nay: Adam Bauske, Lon Harner
Absent: Minerva Milford
Motion Passed.

Commissioner Henderson stated he voted yes because though the petitioners built the deck without a permit, they are making an effort to correct the situation.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, July 07, 2025, at 7:00 p.m.

5. STAFF DISCUSSION

Daisy Dose-Adamzadeh stated that there will be an item for the next regular Plan Commission meeting on July 16, 2025.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:53 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



PLAN COMMISSION STAFF REPORT

Meeting Date: 7/16/2025

From: Kevin Anderson, Planner II

PLN25-0023

Public Hearing

Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane

REQUEST SUMMARY

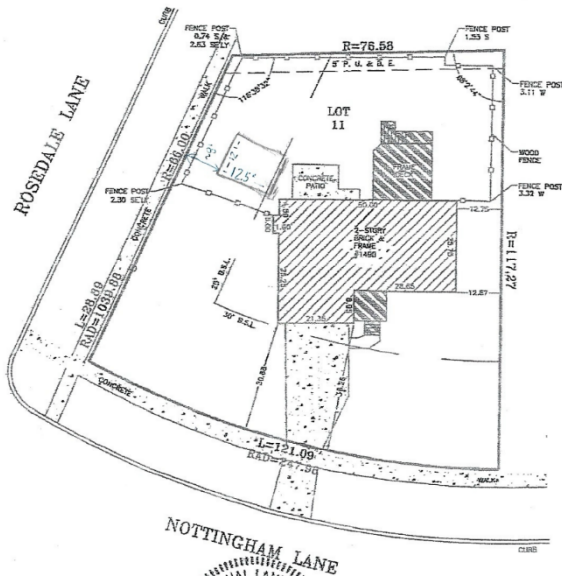
The Petitioner is seeking a variation to allow a new storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet.

Location:	1490 Nottingham Ln.
Property Owner / Applicant:	Gina Kotscharjan
Property Size:	~10,500 sf.
Zoning / Land Use:	R-4 One-Family Residential
Adjacent Properties:	All surrounding properties: R-4 One-Family Residential

BACKGROUND / ANALYSIS

The subject property is located at the northeast corner of Rosedale and Nottingham Lane and is improved with a single-family residence with an above-grade walkout deck. Pursuant to Zoning Code Section 9-3-6-D, a shed in a corner side yard surrounded by a 4 to 6 foot tall privacy fence is required to maintain a minimum 15-foot setback from the corner side lot line. The subject property currently has a 4-foot-tall privacy fence. The photo exhibit denotes the shed location with orange paint in relation to the fence, house and street.





The proposed shed meets the height and size restrictions of the zoning code. The shed would comply with the setback requirement from the principal residence.

There is an existing shed on the property which is required to be removed in order to allow the new shed. Section 9-6-3-O of the Zoning Code limits residential properties to one storage shed per lot. A condition of approval has been added as part of the motion.

Notification

Notice of the public hearing was posted in the Daily Herald and standard notification letters were sent to surrounding property owners. No objections have been received. The Petitioner has submitted letters of awareness from several surrounding property owners.

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 amended by the Commission).
2. Recommend to the Village Board of Trustees approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane, subject to the following conditions.
 - a. A building permit is required. A permit must be obtained within 12 months of the date of Village Board action.
 - b. The construction shall substantially conform to the attached plans submitted as part of this application.
 - c. The existing shed on the property must be removed prior to final inspection of the new shed.

ATTACHMENTS

1. PC Findings and Recommendations Summary - 1490 Nottingham Lane
2. Location Map - 1490 Nottingham Lane
3. Supporting Documents - 1490 Nottingham Lane



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

Meeting Date: 7/16/2025
Prepared By: Kevin Anderson
Project #: PLN25-0023

Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane.

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

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 location of the overhead electrical service and existing trees limits the practical locations for a shed.
 - 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

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 of Trustees approval of a Variation from Section 9-3-6-D of the Municipal Code to permit a storage shed to be located 7 feet from the corner side lot line instead of the minimum required 15 feet for the property at 1490 Nottingham Lane, subject to the following conditions.
 - a. A building permit is required. A permit must be obtained within 12 months of the date of Village Board action.
 - b. The construction shall substantially conform to the plans attached and submitted as part of this application.
 - c. The existing shed on the property must be removed prior to the issuance of a building permit.

1490 NOTTINGHAM LANE
PIN: 07-05-209-011-0000



ROSEDALE LANE

1490

NOTTINGHAM LANE

Legend

-  Subject Property
-  Parcel



Department of Development Services
Village of Hoffman Estates



VILLAGE OF HOFFMAN ESTATES PLANNING & ZONING APPLICATION SUMMARY

APPLICATION INFORMATION

Project Number:	PLN25-0023
Project Name:	Shed Variance
Project Application Date:	6/12/2025
Project Manager:	Kevin Anderson

PROJECT TYPE

Variation - Residential;

SITE INFORMATION

Property Address:	1490 NOTTINGHAM LN
All Included PINs:	07-05-209-011-0000

PROJECT CONTACTS

Relationship to Project	Name / Firm	Address
APPLICANT	Gina Kotscharjan	1490 Nottingham Ln Hoffman Estates, IL 601692643
OWNER	GINA GIGLIO	1490 NOTTINGHAM LN HOFFMAN ESTATES, IL 601692643

1490 Nottingham Lane Shed Variance

Owner and applicant: Gina Kotscharjan. My maiden name is Giglio so the documents for the house are listed as Gina Giglio.

This project was discussed with Kevin Anderson both in person on 5/8/25 and 6/6/25 as well as over email.

Statements of Awareness are in progress and will be uploaded as they become available. I wanted to upload all other documents to being the review process.

All remaining documents/questions are addressed within this document including the Project narrative and the variation addendum questions.

Project narrative

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.

This variance seeks to build a 150 square foot shed. The dimensions are 12.5' east to west, 12' north to south is and 12' tall at highest peak (these are the largest dimensions permitted by the Village.) The variance is seeking to build the shed in the corner side yard with a side property setback to the side property line of ~8' instead of 15' required for corner side yards. The yard and proposed variance location are currently fenced-in with a fence greater than 4'.

The shed will be placed on a concrete foundation and be constructed with lumber and clad with a metal roof and concrete board or vinyl siding. The shed will also have a window, standard door, and roll up garage-type door. This variance location can be constructed without removing the large tree in the backyard. No utilities will be impacted by the variance location. It is estimated the project (if I did not do the work myself) would be approximately \$5000-\$10,000.

Alternate locations were explored and discussed with Mr. Anderson. An illustration/sketch is attached (not to scale) showing the position of some of these alternate locations.

The standard of variance questions below address the position in the NE corner of the yard.

Other locations that meet the setback in the corner side yard do not work because they do not meet the 25' setback to the home since its less than 60' from the front property line.

The shed being in the variance location would also provide access via a pathway directly from the home/garage to the backyard for use.

Technically, the shed could be constructed in the middle of the yard but that would block the home's view/light/air and create an eyesore on the property. We are seeking a variance of approximately 7' to provide the best compromise of all the factors given here and in the questions below.

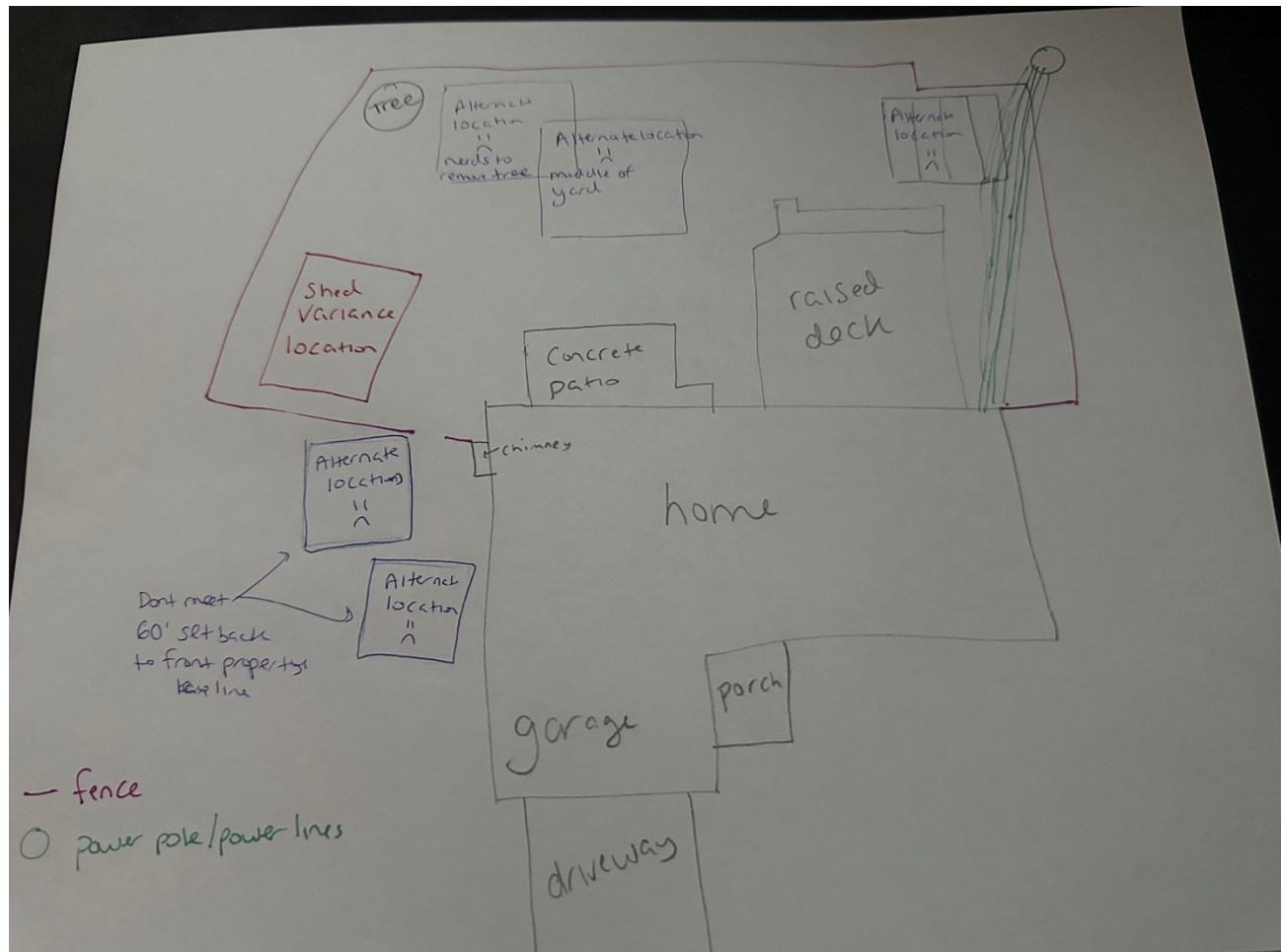
Additional details about the construction of the shed can be provided as needed.

Proposed locations images:





Alternate location sketch:



Standards of Variation Questions

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.

First, this home is a raised ranch home where the northeastern corner is partially underground. This creates a hardship to building the shed in the northeast corner of the property due to the excavation that would be required and difficulty maneuvering equipment such as mowers from the shed.

Second, this neighborhood has overhead power lines which run from the northeast corner easement to the northeast corner of the home. Due to these power lines, the shed would be dangerously close and likely the shed would not be safe to build to its full height of 12 feet. A quote was obtained during our

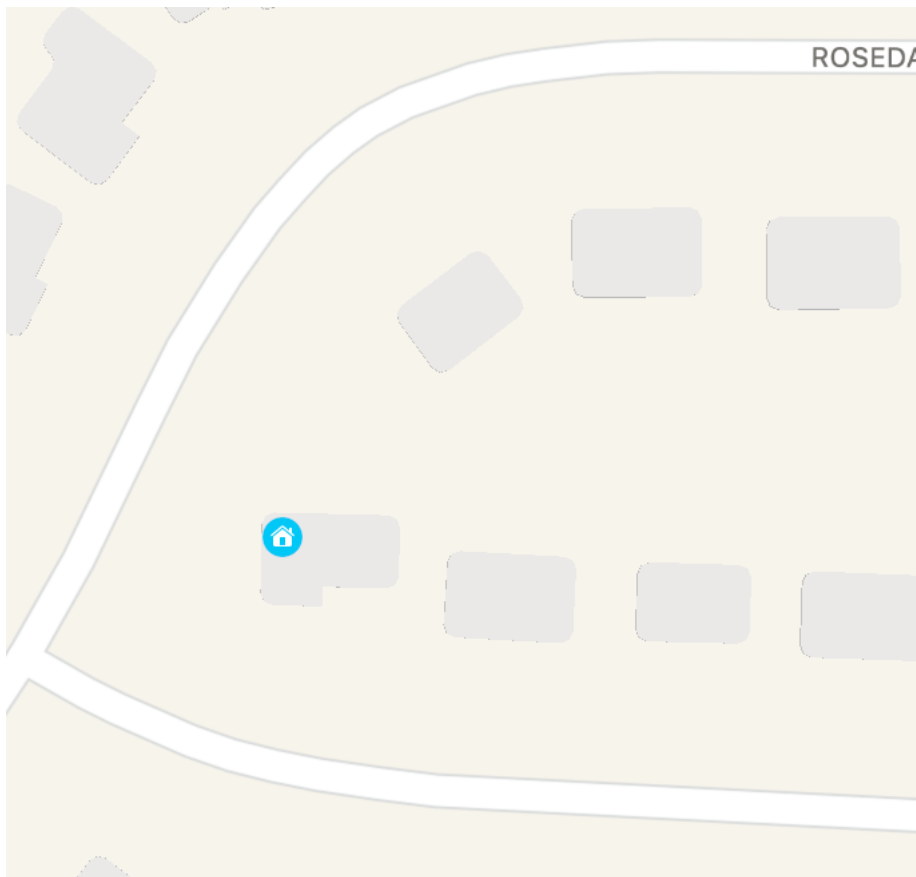
electrical upgrade in excess of \$4000 to bury the power lines from the pole to the home creating an undue hardship.

Third, the drainage swale for Nottingham lane terminates in our yard and out to Rosedale lane. We, as well as our neighbors directly to the east deal with soggy yards due to rain, especially in the springtime. As this shed will be 150 square feet and on a concrete foundation I have concerns blocking this swale with a concrete structure will be harmful to my property and the neighbors, possibly even to additional neighbors to the east.

Fourth, as illustrated in question 2, due to the layout of the homes I would be constructing a large/tall structure essentially out the side window of my neighbor blocking their view and creating an obstruction.

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

I would not expect this same set of circumstances to occur in other homes in the area due to the U-shape or horseshoe shape of Rosedale Lane. As is illustrated here:



My home is indicated by the blue house logo. In most corner homes, the back neighbor is directly behind; however, my rear neighbor is offset resulting in my

back yard facing the side of the home/side yard. I don't expect a variance, if granted, to be generally applicable to other homes in Hoffman Estates due to this layout being uncommon.

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

Sheds or other upgrades do provide home value; however, the location of the shed should not change the amount of the property improvement. Furthermore, the variance process costs money as well as time so doing this process is for the betterment of the property/neighborhood.

4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property; Please provide an explanation.

The home was purchased with all existing structures in their current location – home, patio and deck. No layout changes were made after 2014 when I purchased the home.

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.

As sheds are allowed and regularly constructed I don't expect changing its location to cause injury to other properties or existing/future infrastructure improvements.

6. The proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the congestion in the public streets, or increase the danger of fires, or endanger the public safety, or substantially diminish or impair property values in the neighborhood. Please provide an explanation.

The proposed location of the shed should improve air and light flow to neighbors by being located on the street side at the point furthest away from the northeast and east neighbor. As it's located in a yard there is no impact to congestion of public streets. Additionally, as it will be constructed of materials similar to a home there should be no increased risk of fire as the shed meets the setback from the home requirements. By constructing a shed the home will have more storage improving reselling value and increasing the average home property value of the neighborhood which is good for everyone.

Residential
Commercial
ALTA

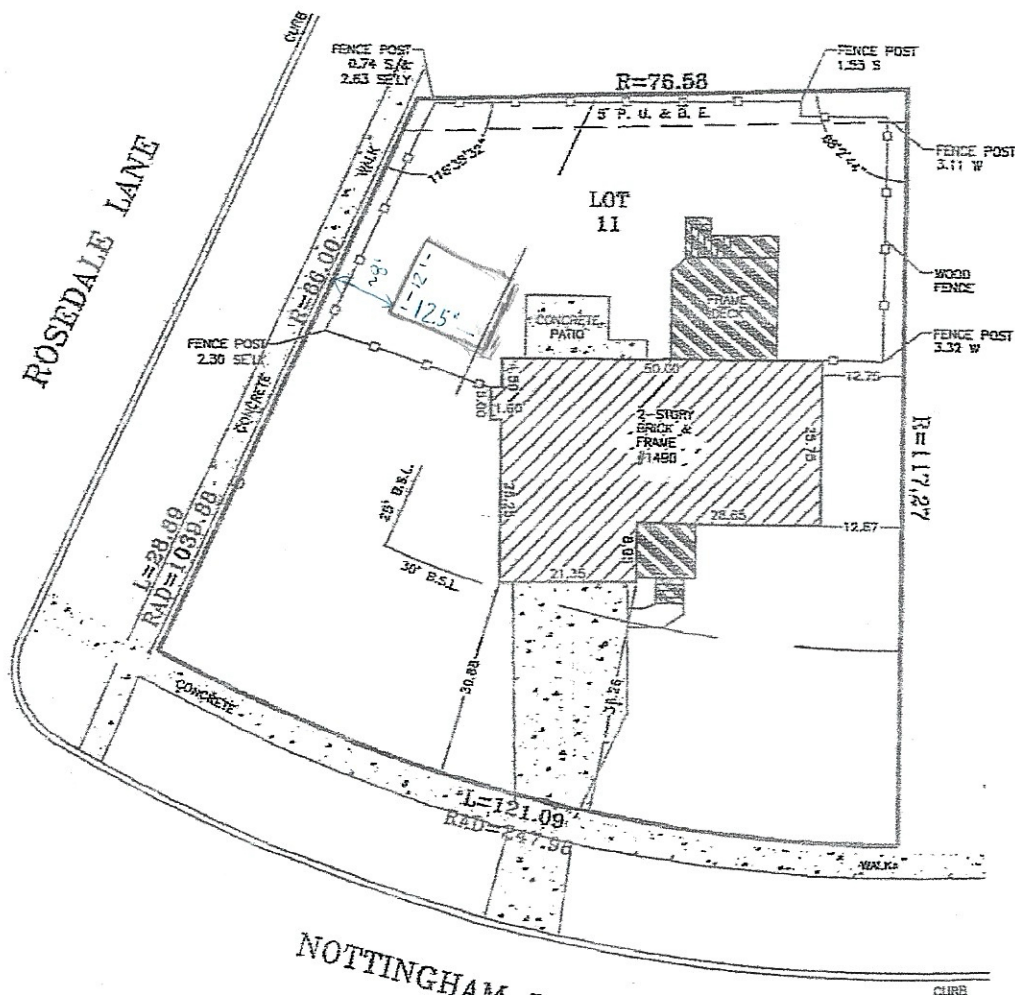
PLAT OF SURVEY
Studnicka and Associates, Ltd.

Topographical Condominium Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 11 IN BLOCK 217 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXV, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 5 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, ALL IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Bill Gross

Order No.: 14-5-79

Compare all points before building by same and at once report any difference.

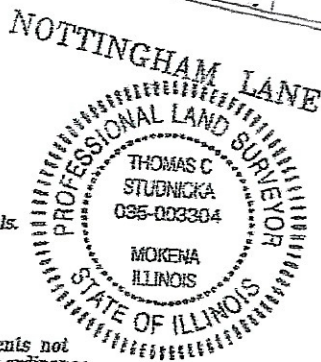
For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 05/16/14

Drawn by J.G.S.

Proofed by: T.S.

Decision Firm Registration # 108-99076



STATE OF ILLINOIS }
COUNTY OF WILL } ss.

Studzicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, Ill. May 17, A.D., 2014

by

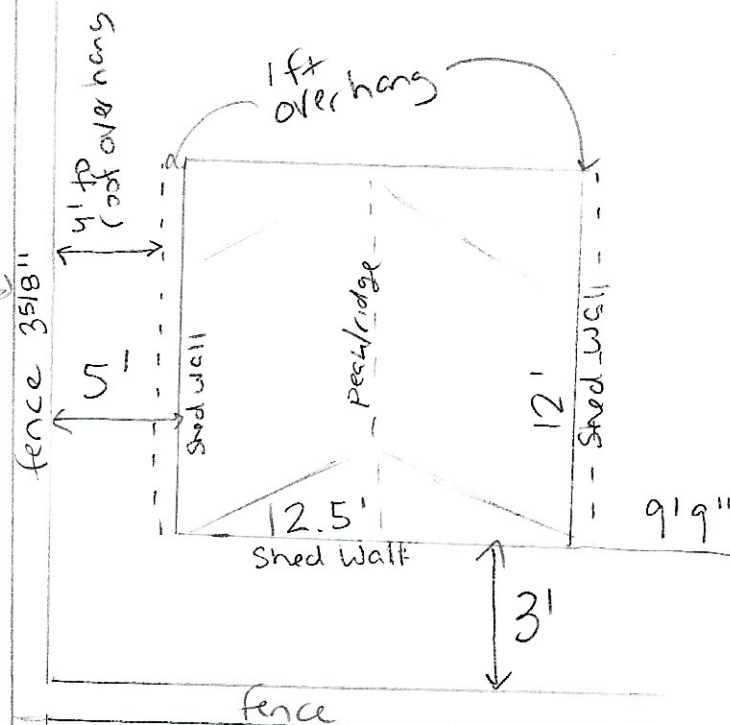
curb

Easement grass 14'6"

Sidewalk 3'6"

1 ft property line

Grass 3'6"

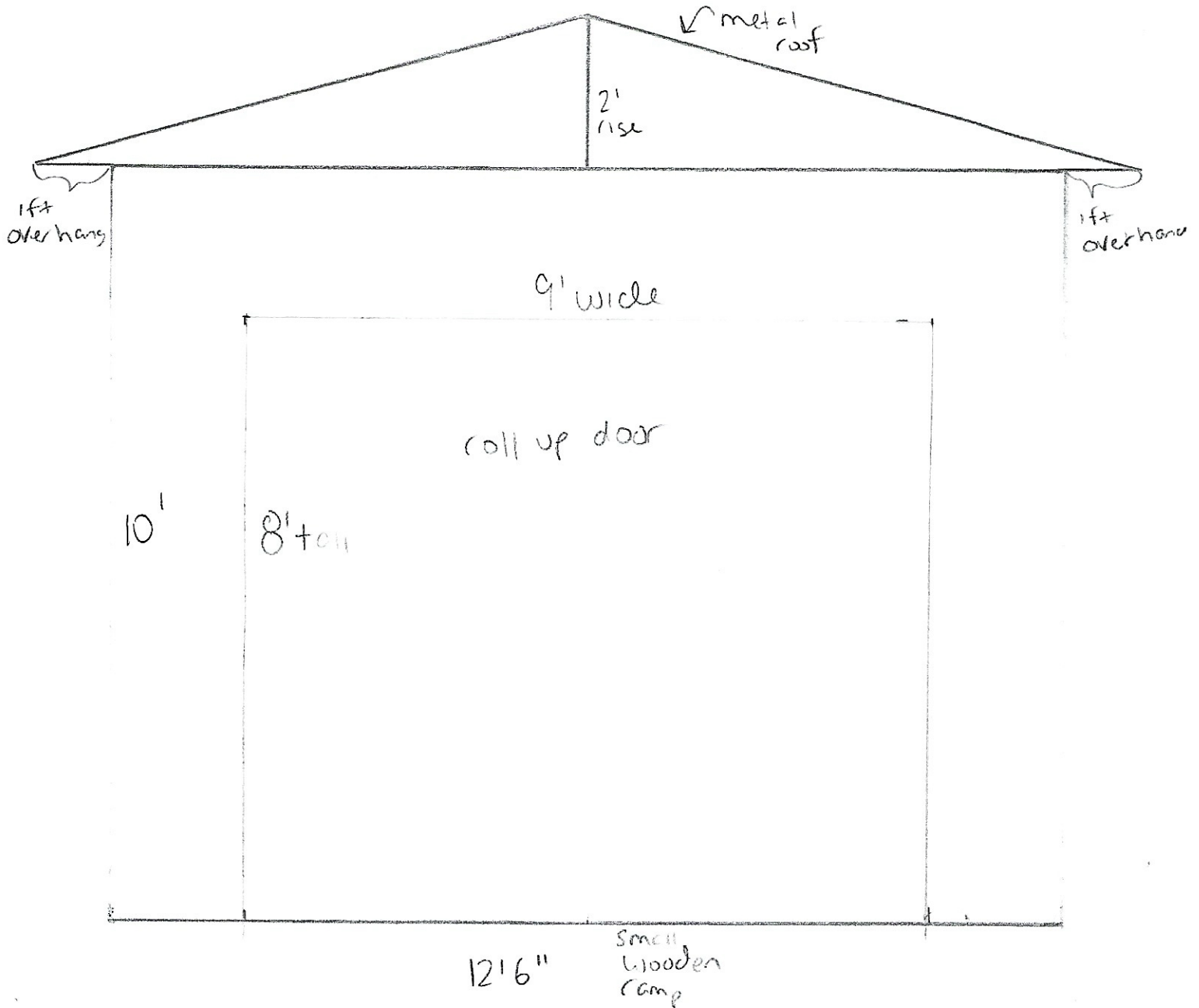


if property line is 1 ft from
 Sidewalk rod overhang would be
 $2'6" + 3'5/8" + 4' = 6'9'5/8"$ away
 and walls would be $7'9'5/8"$ away

E wall of shed 21'6" from sidewalk

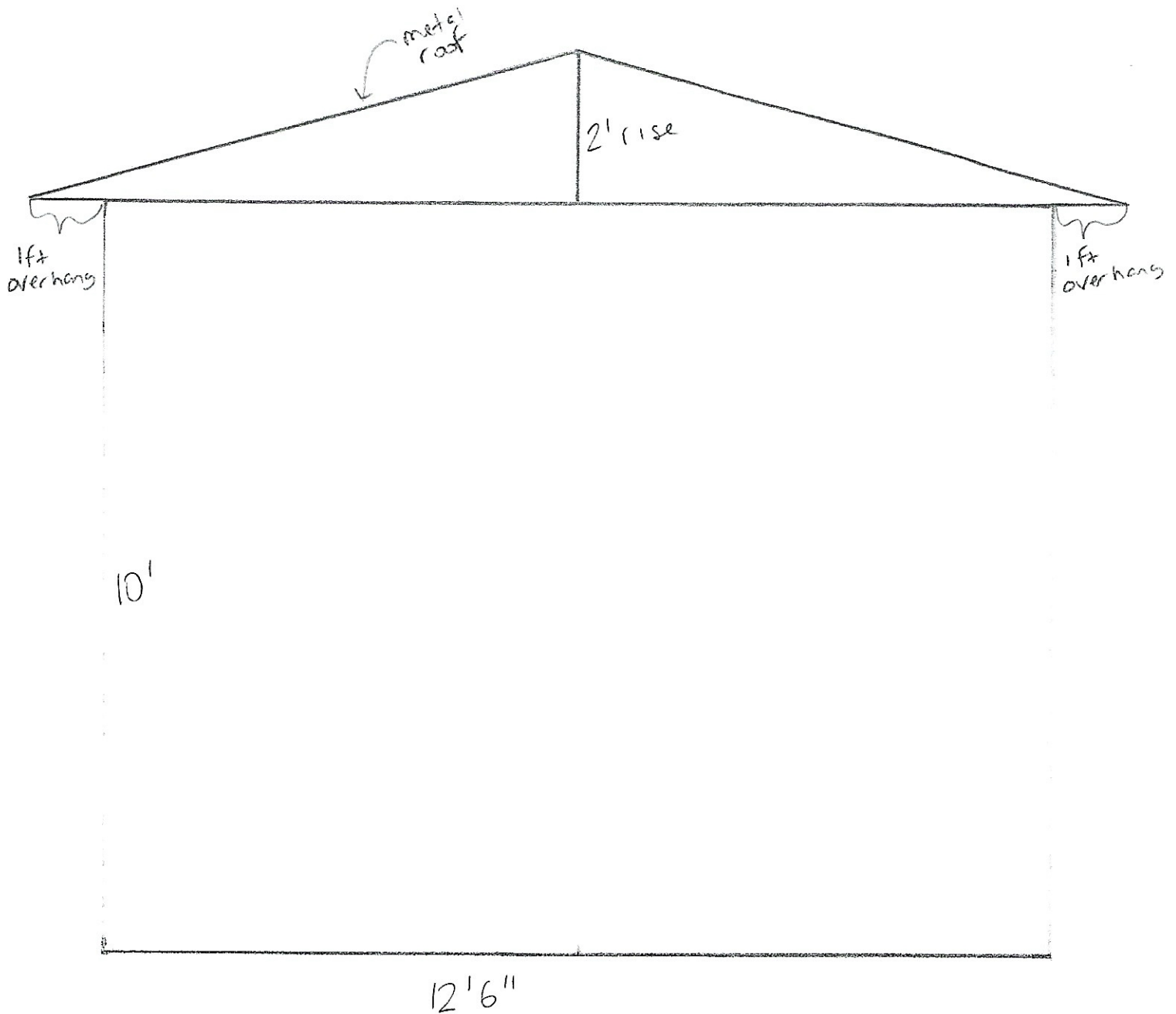
Scale $\frac{1}{2}'' = 1'$

North Side



Scale $\frac{1}{2}'' = 1'$

South Side

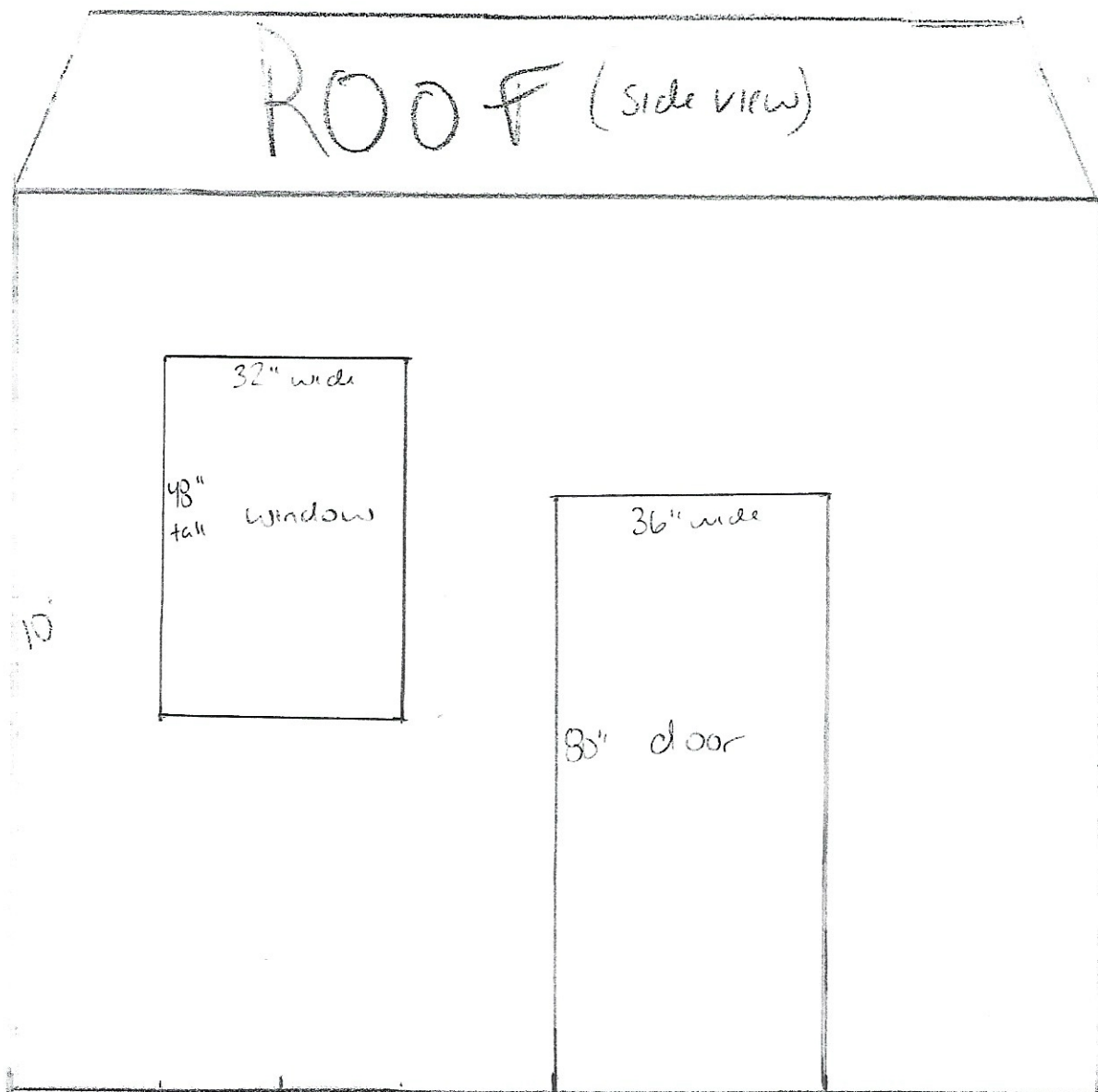


Sided w/ concrete board or siding or similar

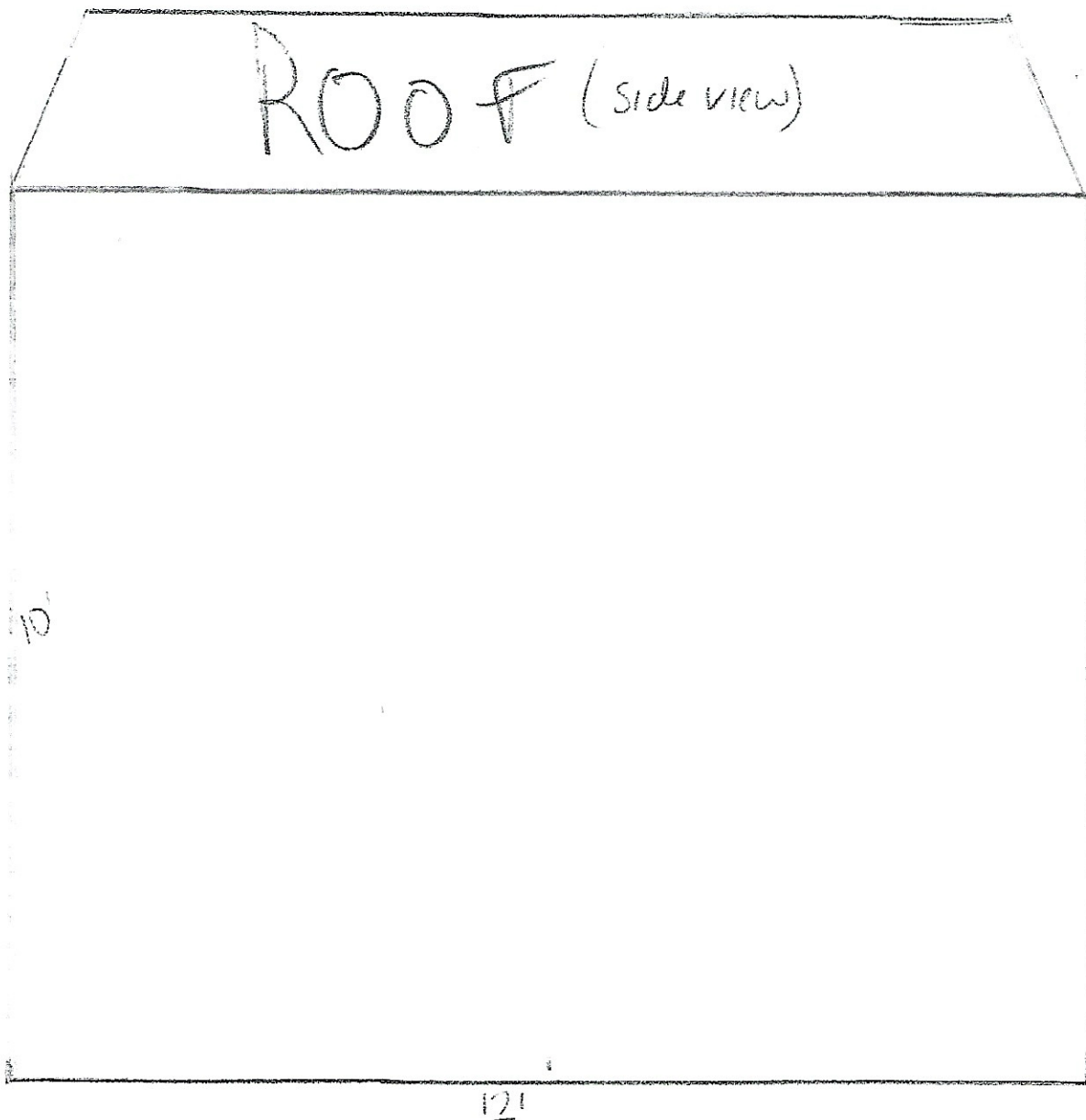
no gutters

Scale $\frac{1}{2}" = 1'$

East side



West side



STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE. 6/30/25

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

Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A.
Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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



Signature of Property Owner Directly Affected

1518 Rosedale Ln Hoffman Estates 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: 6/28/25

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

Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:
Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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



Signature of Property Owner Directly Affected

1480 Nottingham Ln, Hoffman Estates IL 60169

Address of Property Owner Directly Affected

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STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 6/30/25

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Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A

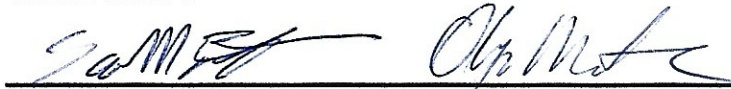
Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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



Signature of Property Owner Directly Affected

1475 nottingham ln hoffman estate, IL 60069

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: 6/28/25

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

Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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

Howard L. Solly

Signature of Property Owner Directly Affected

1528 Rosedale Ln. Hoffman Estates, Ill.

Address of Property Owner Directly Affected

60169

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STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 6/26/25

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

Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:

Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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

Gina Kotscharjan

Signature of Property Owner Directly Affected

1522 Rose Lake Ln. H.E.

Address of Property Owner Directly Affected

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STATEMENT OF AWARENESS

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PLANNING AND ZONING COMMISSION

DATE: 6/26/25

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Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A:
Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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

Pam Bertolone

Signature of Property Owner Directly Affected

1500 Rosedale Ln H.E.

Address of Property Owner Directly Affected

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STATEMENT OF AWARENESS

TO: THE VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION

DATE: 6/28/25

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

Gina Kotscharjan (Giglio)

Petitioner Name

1490 Nottingham Lane, Hoffman Estates

Petitioner Address

TO INSTALL/ERECT/CONSTRUCT A
Shed

ON PROPERTY LOCATED AT:

1490 Nottingham Lane, Hoffman Estates

Address

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

Angelita Moon

Signature of Property Owner Directly Affected

1485 Nottingham Ln

Address of Property Owner Directly Affected

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