

**AN ORDINANCE GRANTING A VARIATION FROM THE CITY'S
MINIMUM SIDE YARD SETBACK AND FLOOR AREA RATIO REGULATIONS
(2806 Deerfield Court)**

WHEREAS, The Darr Family Trust ("**Applicant**") owns the property commonly known as 2806 Deerfield Court within the City's R-3 Single Family Residence District, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

WHEREAS, the Applicant desires to construct a second-floor addition and an attached third-car garage (collectively, "**Improvements**") at an existing house on the Subject Property; and

WHEREAS, to allow the construction of the Improvements, the Applicant has requested: (i) a five-foot variation (50%) from the side yard setback restriction set forth in Table 5.5 of the Zoning Regulations; and (ii) A .01 (3%) variation from the floor area ratio restriction set forth in Table 5.5 of the Zoning Regulations (collectively, the "**Requested Relief**"); and

WHEREAS, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on August 6, 2025 to consider the Requested Relief; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Findings. The recitals set forth above and the findings of the PZC attached as **Exhibit A** are each incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Grant of Variations. Pursuant to the standards and procedures set forth in Section 122-393 ("Variations") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the City hereby approves (i) a five-foot variation (50%) from the side yard setback restriction set forth in Table 5.5 of the Zoning Regulations; and (ii) A .01 (3%) variation from the floor area ratio restriction set forth in Table 5.5 of the Zoning Regulations to permit the construction of the Improvements to the Subject Property.

Section 3: Conditions. The Variations granted in Section 2 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. **No Authorization of Work.** The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.
- B. **Compliance with Plans.** Except for minor changes and site work approved by the Zoning Administrator, the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively "**Plans**").
- C. **Compliance with Applicable Law.** In addition to the other specific requirements of this Ordinance, the Subject Property, the Improvements, all of the Applicant's operations and activities conducted on and in the Subject Property, must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

Section 4: Failure to Comply with Conditions.

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Variation granted in Section 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

Section 5: The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

Section 6: No Third-Party Beneficiaries. Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

Section 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

EXHIBIT A

Legal Description of the Subject Property

LOT 6 IN BLOCK 7 IN PLUM GROVE CREEK, PHASE 1, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 27 AND THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1977 AS DOCUMENT NO. 24111251. IN COOK COUNTY, ILLINOIS.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 9th day of September, 2025.

AYES: Vinezeano, Boucher, Reyez, Koehler, McHale, Budmats, O'Brien

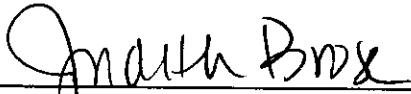
NAYS: 0

ABSENT: 0



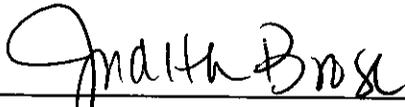
Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 10th day of September, 2025.



Judith Brose, Deputy City Clerk

EXHIBIT B

Petitioner's Requested Findings of Fact

Variation Standards

Standard 1: *Unique physical condition: The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.*

The practical difficulty in this case goes beyond mere inconvenience and directly affects the functionality, safety, and long-term livability of our home for our growing family. While the existing garage technically meets minimum code requirements based on its original 1978 construction, it no longer supports the realistic needs of a modern family household.

We are currently unable to accommodate all of our vehicles within the garage, forcing one to be parked in the driveway year-round. This not only increases wear and tear on the vehicle due to exposure to the elements, but also creates safety and accessibility issues during winter months, when snow accumulation and icy conditions make vehicle access more hazardous.

In addition to inadequate parking, the existing garage provides virtually no space for essential household storage. Items such as garbage and recycling bins, a snowblower, lawn and garden equipment, and seasonal belongings are currently without a suitable enclosed space. As a result, we are left with no practical or aesthetically appropriate location to store these necessities.

This situation is compounded by the unique topography of our lot. The rear and side yards are significantly sloped in order to accommodate the neighborhood's stormwater management and drainage patterns. Because of this, there is no viable location to place a detached garage or storage shed without disrupting the drainage system or causing runoff issues for neighboring properties. Thus, a garage addition is the only feasible and responsible way to address our storage and parking needs without negatively impacting the surrounding community.

Furthermore, the existing storage capacity is disproportionately small compared to the living space of the home, making it increasingly difficult to manage the daily needs of a growing family. The variance we are requesting is necessary not for convenience, but to bring our property in line with practical, modern standards for family living, while still respecting neighborhood aesthetics and drainage infrastructure.

Standard 2: *Impact: Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.*

Granting this variance will not substantially impact the use, enjoyment, or value of adjacent or nearby properties.

The proposed garage addition has been carefully designed to minimize any intrusion into the setback area and to maintain the character, safety, and functionality of the surrounding neighborhood. There is ample space on the north side of the property to accommodate the structure without crowding adjacent homes. Importantly, the addition will follow the existing angle of the property and setback lines. We are intentionally placing the structure as far back as possible to reduce any encroachment, ensure visual consistency with neighboring homes, and align with

the flat portion of the lot before the grade begins to slope downward. This strategic placement ensures that the addition will not impair the availability of light or air between properties, nor will it block access or create hazards. There remains a clear and usable path between homes, which allows for emergency access and maintains open space between structures.

From a safety and public infrastructure standpoint, this placement avoids disrupting the slope that supports the neighborhood's drainage system. Building on the flatter portion of the lot minimizes both construction impact and long-term risk related to water runoff or soil instability.

Finally, the scale of the request is truly the least amount of relief required to achieve the goals of safe vehicle storage and essential household functionality. The addition remains in harmony with existing structures in the neighborhood and is designed to enhance, not diminish, property appearance and value.

Standard 3: *Not self-imposed: The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.*

The conditions that have created the need for this variance are not self-imposed, nor are they driven by any desire for additional profit. This request is rooted in our long-term commitment to this property as our forever home, and our desire to remain in this home and community despite the existing space limitations. The need for relief arises from circumstances beyond our control, including outdated construction standards, changes in zoning requirements, and significant physical constraints on the property itself.

The first part of this request concerns a discrepancy in the north corner setback, as documented in the 2020 Plat of Survey provided by the previous owners at the time of purchase. That survey indicates a 9.36-foot setback, just under the current 10-foot requirement. However, a 1978 Plat of Survey reflects a 10.33-foot setback that would be fully compliant. Despite our efforts, we have been unable to verify or reconcile these differences through the original surveyor. This is a condition we inherited and did not create, and it now necessitates clarification through the variance process.

The second component of this request involves a proposed garage addition. The need for this improvement stems from the original garage's limited dimensions, which were built to code in 1978 but no longer align with modern expectations or the needs of a growing family.

Additionally, due to the significant slope of our property, essential for neighborhood drainage, there is no feasible way to construct a detached garage or storage structure elsewhere on the lot without causing runoff issues or impacting neighboring properties.

This variance request is not about profit, but about practicality. We are planning for the long term, and simply want to make the improvements needed for our home to function properly for our family, without disrupting the surrounding neighborhood or its infrastructure.

Standard 4: *Use of property: Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.*

Without the requested variance, we would be deprived of substantial rights and practical uses that are commonly enjoyed by other property owners in our neighborhood who are subject to the same zoning standards. The first component of our variance request. The clarification of the north corner setback, as it relates to an existing structural condition. The home was originally built in

1978 with the garage situated as it is today, and this design is consistent with similar homes in our area that share the same floorplan and footprint. Along with the aforementioned discrepancy on the 2020 Plat of Survey, additionally, the design of our planned construction over the existing garage mirrors improvements already made by other homeowners in the neighborhood who have completed similar additions. We are simply looking to make the same type of enhancement, consistent with the character and development pattern already established in our community. In other words, our home was developed in a manner similar to others nearby that are not facing the same setback discrepancy, which is an issue that stems from differing survey documentation rather than any change to the structure.

The second portion of the variance request, the addition of a third garage bay, is also in keeping with the design of other homes in the area. Some of the properties in our neighborhood already include three-car garages or similar expanded structures. However, unlike those lots, our home sits on a significantly sloped property that was specifically graded to serve a larger community drainage function, directing runoff to a nearby retention pond. This makes it impossible to add a detached garage or accessory storage structure elsewhere on our lot without interfering with proper drainage or negatively affecting adjacent properties.

While the zoning code allows for reasonable development, its strict application in our case would prevent us from using our property in the same way that others in our neighborhood already do. This variance request simply enables us to achieve a similar and reasonable level of functionality and use, without exceeding what is typical or expected for the area.

Standard 5: *Community character: Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.*

Granting this variance will not impair the public health, safety, comfort, or welfare of the community, nor will it significantly alter or disrupt the established character or development trends of the area.

The proposed construction is fully in line with the architectural character of our neighborhood. Several homes in our community with the same original floorplan have already completed similar additions, including building over the existing garage. Our proposed improvement reflects that same style and footprint, ensuring that our home remains consistent with the aesthetic and structural trends of nearby properties.

Additionally, our home is located in a cul-de-sac, which minimizes any concerns about traffic flow or congestion. The proposed addition will have no effect on local traffic patterns or access, and the design maintains adequate spacing between homes. Our lot is also pie-shaped, which gives us more flexibility in positioning the addition in a thoughtful and visually appropriate way.

Importantly, the planned third garage bay is intentionally dropped back from the front of the home to reduce its visual impact and align with the angle of the existing setback and property lines. This not only preserves the open feel between homes but also allows us to construct the addition entirely on the flatter portion of the lot, avoiding disruption to the drainage slope that is essential to both our property and the broader neighborhood drainage system.

In every way, this project has been designed to fit within the character, scale, and function of the surrounding homes, while protecting community infrastructure and maintaining neighborhood appeal.

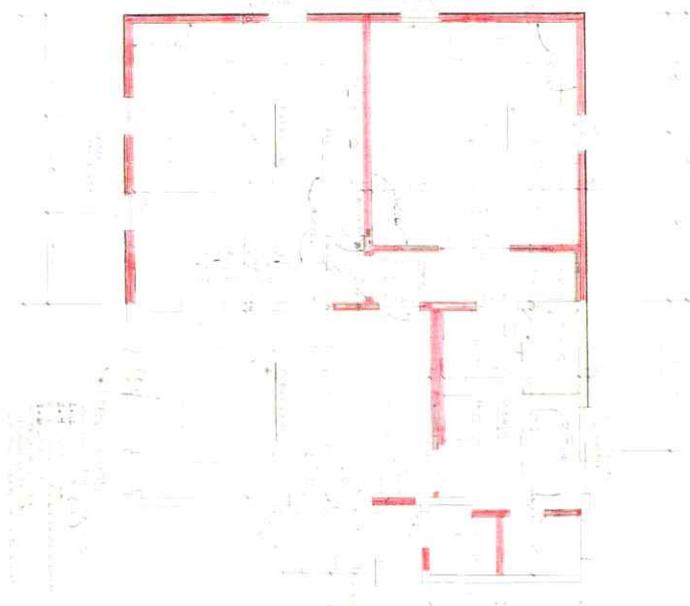
EXHIBIT C

Plans

- 1. Show the work to be done & location
- 2. Show owner's intent for location & finish

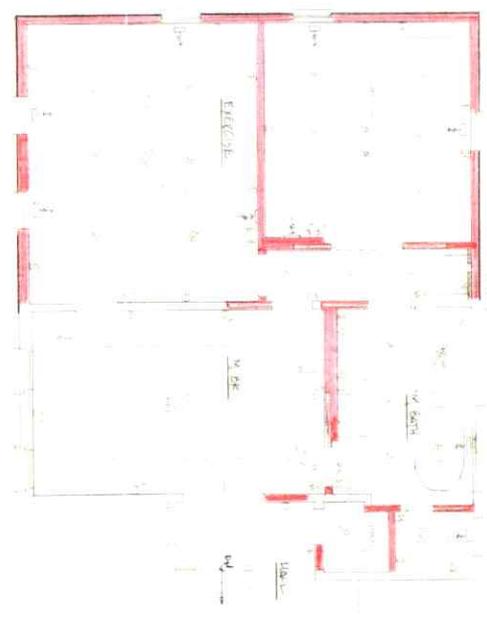
APPROXIMATE PLAN

1/4" = 1'-0"



2ND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



Room Light and Vent Schedule

| Room | Light Req'd | Light Actual | Vent Req'd | Vent Actual |
|-------------|--|--|--|--|
| BATHROOMS | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² |
| Master Bath | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² | 1 x 4' max. @ 120 lumens/ft ² |

Egress Windows

| Room | Requirement | Actual |
|-------------|--|--|
| BATHROOMS | 1 x 20" x 24" min. egress window (per IRC M2207.2.1) with minimum 5.7 sq. ft. net area (per IRC M2207.2.2) and minimum 20" x 24" min. height (per IRC M2207.2.3) | 1 x 20" x 24" min. egress window (per IRC M2207.2.1) with minimum 5.7 sq. ft. net area (per IRC M2207.2.2) and minimum 20" x 24" min. height (per IRC M2207.2.3) |
| Master Bath | 1 x 20" x 24" min. egress window (per IRC M2207.2.1) with minimum 5.7 sq. ft. net area (per IRC M2207.2.2) and minimum 20" x 24" min. height (per IRC M2207.2.3) | 1 x 20" x 24" min. egress window (per IRC M2207.2.1) with minimum 5.7 sq. ft. net area (per IRC M2207.2.2) and minimum 20" x 24" min. height (per IRC M2207.2.3) |

Electrical Notes

- Outlets (duplex) ϕ
- Outlets (triplex) ϕ
- Surface fixture ϕ
- Exhaust fan ϕ
- Fan / Light ϕ
- Ceiling Fan ϕ
- Chg Fan / Light ϕ
- Recessed can ϕ
- Security lights ϕ

NOTATIONS

| | |
|-------------------------|---------|
| Dimmer | D |
| Disposal | Dh |
| Ensling | E |
| Four way + ground fault | 4 (GF) |
| Panel Ground | PG |
| Remove | R |
| Replace / CO Det | RP / CD |
| Speaker | SP |
| Three Way | 3 |
| Waterproof | WP |
| 200V | 200 |

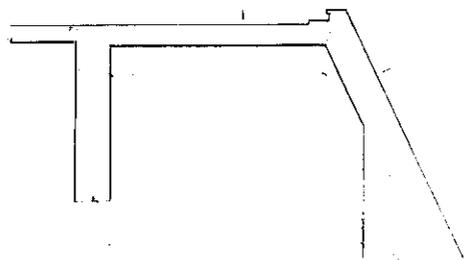
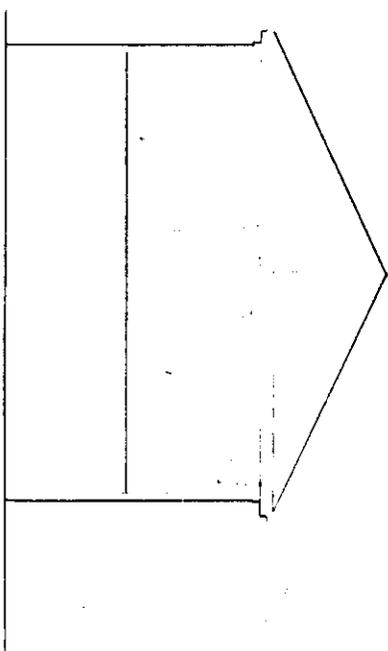
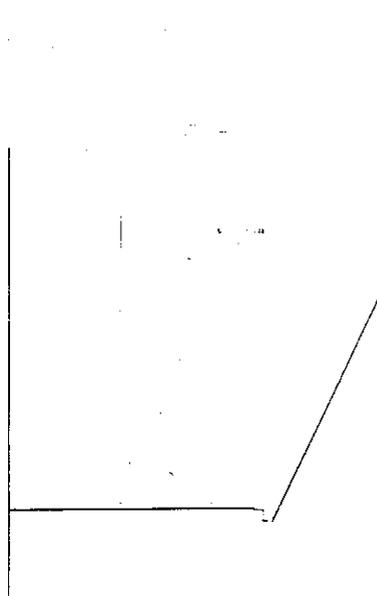
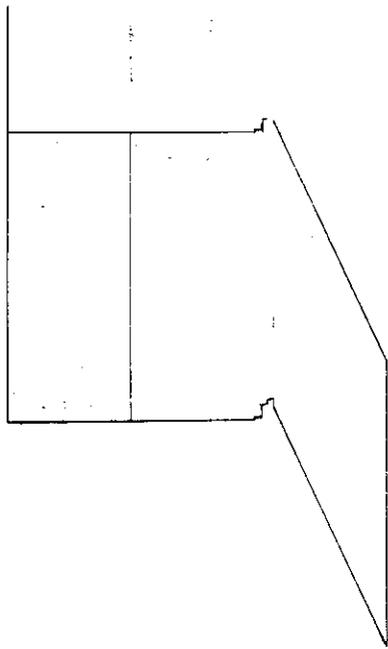
SHEET
2
OF 4
DWG



Mark Swanson, Architect 224-563-8494
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 Barrington, IL 60010

Proposed Addition For
 Mr. & Mrs. Adnan Darr
 2806 Deerfield Ln.
 Rolling Meadows, IL 60008





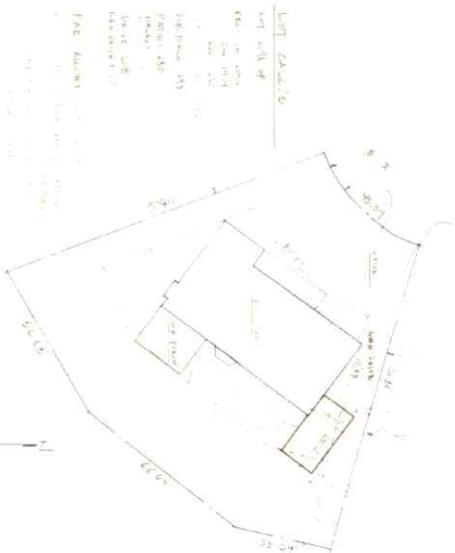
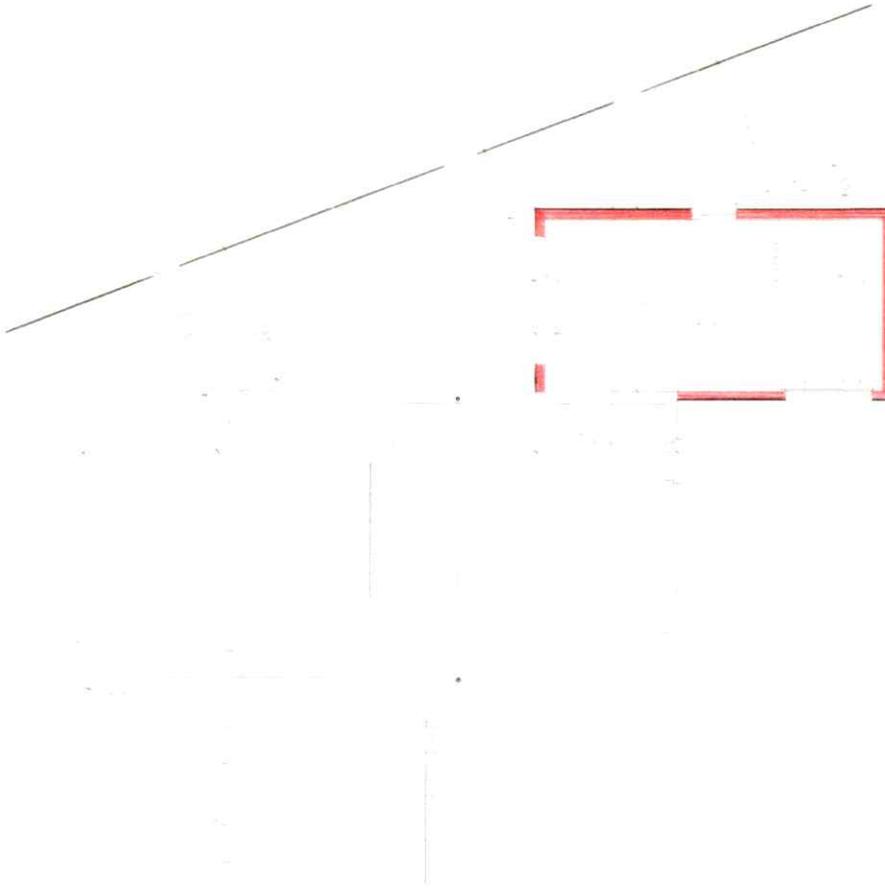
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SHEET

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Proposed Addition For
 Mr. & Mrs. Adnan Darr
 2806 Deerfield Ln.
 Rolling Meadows, IL 60008







Site Plan
1" = 40' 0"



SHEET
1
OF 2
Date

DATE
01/15/15

SCALE
1" = 40' 0"

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Proposed Garage For
Mr. & Mrs. Adnan Darr
2806 Deerfield Ln.
Rolling Meadows, IL 60008

