AGENDA

Plan Commission

Wednesday, January 21, 2026
7:00 PM
Temporary Village Hall
1000 E. Woodfield Rd.
Schaumburg, IL 60193

VILLAGE OF SCHAUMBURG
PROGRESS THROUGH THOUGHTFUL PLANNING

A G E N D A

MINUTES TO BE APPROVED

11-19-2025 General Minutes

11-19-2025 Porter Residence Minutes

11-19-25 P2510-01 Hussain Continuation Minutes

CASES TO BE HEARD

P2510-01 / 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl

P2510-02 / 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl

P2511- 01/ 1723 Columbine Dr/ PATEL-MEHTA RESIDENCE / Teardown and Replacement Plan

COMMENTS FROM THE PUBLIC

ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Manager's Office at 847.923.4705, preferably no later than five days before the meeting.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

11-19-2025 General Minutes
01/21/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- 11-19-25 General Minutes.pdf

PLAN COMMISSION
GENERAL MINUTES
NOVEMBER 19, 2025

CALL TO ORDER

The meeting was called to order by Chairperson Rich Gerber at 7:06pm.

ROLL CALL

Members Present:	Chairperson Rich Gerber, Don Watson, Dale Litney, Charles Nordstrom, Kenneth Ropiak
Members Absent:	Anil Barot, David Piecuch, Steve Robles
Also Present:	Chidochashe Baker, Community Planner

CONSIDERATION OF MINUTES

Chairperson Gerber stated they would approve the minutes listed below by voice acclamation.

Mtg Date	Case Number and Name
9/17/25	General Minutes
9/17/25	P2508-01 / Oommen Residence minutes

MOTION CARRIED: All ayes with three members absent

PUBLIC HEARINGS

P2510-03 / 33 WAREHAM LANE / Porter Residence / Variation to Allow a Patio in the Side Yard

P2510-01 / 501 PLYMOUTH LANE / Hussain Residence / Special Use to Raise Fowl

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

A motion was made by Mr. Watson, seconded by Mr. Ropiak, to close the meeting.

MOTION CARRIED: All ayes with three members absent

There being no further business, the meeting was adjourned at 7:19 pm.

Chidochashe Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

11-19-2025 Porter Residence Minutes
01/21/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Porter Minutes.pdf

P2510-03 / 33 WAREHAM LANE / Porter Residence / Variation to Allow a Patio in the Side Yard
Village of Schaumburg
Plan Commission
November 19, 2025
1
The hearing was called to order at 7:06 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Dale Litney, and Kenneth Ropiak

Members Absent: Anil Barot, David Piecuch, Steve Robles

Staff Present: Chidochashe Baker, AICP, Community Planner

A quorum was present.

Sworn in for testimony: Chidochashe Baker, AICP, Community Planner

Jeff Porter

Chairperson Gerber introduced the case being presented P2510-03 / 33 WAREHAM LANE / Porter Residence / Variation to Allow a Patio in the Side Yard

Mr. Porter stated he purchased the property at 33 Wareham Lane in 1997 with an existing patio on the side of the house. He stated that the only rear door to the house is on the side of the property, and that it opens to the back of the property. Mr. Porter said that over the years of using the patio, it has settled and a large crack has appeared. He is seeking to replace this patio with a new one in the same footprint to improve safety and appearance.

Chairperson Gerber asked the Recording Secretary if public notice was given regarding the case. Ms. Storm stated that Staff and the petitioner have given proper public hearing notification.

Ms. Baker stated that this property is zoned R-6 single family residential, and the required side yard setback for this property is 10 feet. The required setback for R-6 zoned lots is 10% of the front lot width. Per code, patios and decks are allowed in the rear yard, as well as in the buildable area of the interior side yard, which is where majority of the proposed patio is located. The request is to allow for the portion of the patio that falls outside of the buildable area. This patio is pre-existing, having been in the side yard since 1994, which predates the petitioner's ownership of the property. Unlike other homes in the area, this property has not installed a door in the rear. The patio is proposed to be located 7 feet from the property line, which is 2 feet in excess of what is allowed for a detached structure to be located from the side lot line. Staff is supportive of this request.

Chairperson Gerber asked if there were any questions or comments from the public.

Hearing no questions or comments, Chairperson Gerber asked if there was a motion to close the hearing.

A motion was made by Mr. Watson, seconded by Mr. Nordstrom to close the hearing

Chairperson Gerber stated they would close the hearing by voice acclamation

MOTION CARRIED: Vote 5-0 with three members absent.

A motion was made by Mr. Litney to recommend approval of a Variation to Allow a Patio in the Side Yard for the property 33 Wareham Lane, Porter Residence, case number P2510-03, seconded by Mr. Watson.

MOTION CARRIED: Vote 5-0 with three members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– Yes
	Mr. Dale Litney	– Yes
	Mr. Don Watson	– Yes
	Mr. Steve Robles	– Absent
	Mr. Kenneth Ropiak	– Yes
	Mr. Anil Barot	– Absent
	Mr. Rich Gerber	– Yes

The hearing was adjourned at 7:15 p.m.

Chidochashe Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

11-19-25 P2510-01 Hussain Continuation Minutes
01/21/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2510-01 Continuation.pdf

P2510-01 / 501 PLYMOUTH LANE / Hussain Residence / Special Use to Raise Fowl
Village of Schaumburg
Plan Commission
November 19, 2025
1
The hearing was called to order at 7:16 p.m. by Chairperson Rich Gerber.

ROLL CALL

Members Present: Chairperson Rich Gerber, Don Watson, Charles Nordstrom, Dale Litney, and Kenneth Ropiak

Members Absent: Anil Barot, David Piecuch, Steve Robles

Staff Present: Chidochashe Baker, Community Planner

A quorum was present.

Chairperson Gerber introduced the case being presented P2510-01 / 501 PLYMOUTH LANE / Hussain Residence / Special Use to Raise Fowl

Ms. Baker stated that the petitioner was unable to attend the hearing due to a serious family emergency, and requested this case be continued to a date certain of 1/21/2026.

A motion was made by Mr. Watson, seconded by Mr. Ropiak, to continue this meeting to a date certain of 1/21/2026.

Chairperson Gerber stated they would continue the hearing by voice acclamation

MOTION CARRIED: Vote 5-0 with three members absent.

The hearing was adjourned at 7:18 p.m.

Chidochashe Baker, AICP, Community Planner

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2510-01 / 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl
01/21/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- Staff Report
- 501 Plymouth Lane Location Map
- Special Use Narrative and Plat of Survey
- P2510-01 501 Plymouth Application.pdf

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Ian Salzman
Associate Planner

HEARING DATE: January 21, 2026
DATE PREPARED: January 14, 2026

CASE NUMBER: P2510-01

TITLE: 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl

BACKGROUND INFORMATION

Petitioner: Kazim Syed Hussain

Status of Petitioner: 501 Plymouth Lane

Existing Zoning: R-6 - Single Family Residence District

Location of Parcel: Southeast of Plymouth Lane, Northeast of Falmouth Lane, West of Braintree Drive

Requested Action:

- Special Use to Keep Chickens [Title 15, Chapter 154, Section 154.160(C)(10) of the Village Zoning Ordinance]

ANALYSIS

Summary:
The petitioner requests Special Use approval to raise chickens at their home located at 501 Plymouth Lane. The petitioner requests permission to keep six (6) hens on the property. Chapter 92 of the Village Code regulates animals, and Section 92.30 of the Village Code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the village. Exceptions are animals allowed in agricultural zoning districts or as allowed under special use or village license."

Section 154.160(C) of the Village Zoning Ordinance regulates special uses in the R-6 residential district. This section includes a variety of "agricultural uses" as a special use. If a proposed use is not explicitly listed as a special use, Section 154.160(C)(10) grants the director of community development the authority to determine whether the proposed use is "similar and compatible" to one of the allowed special uses. The director has determined that the proposal to raise chickens is similar and compatible with the agricultural use in the R-6 district. Two other special uses have been granted on residential lots for raising chickens.

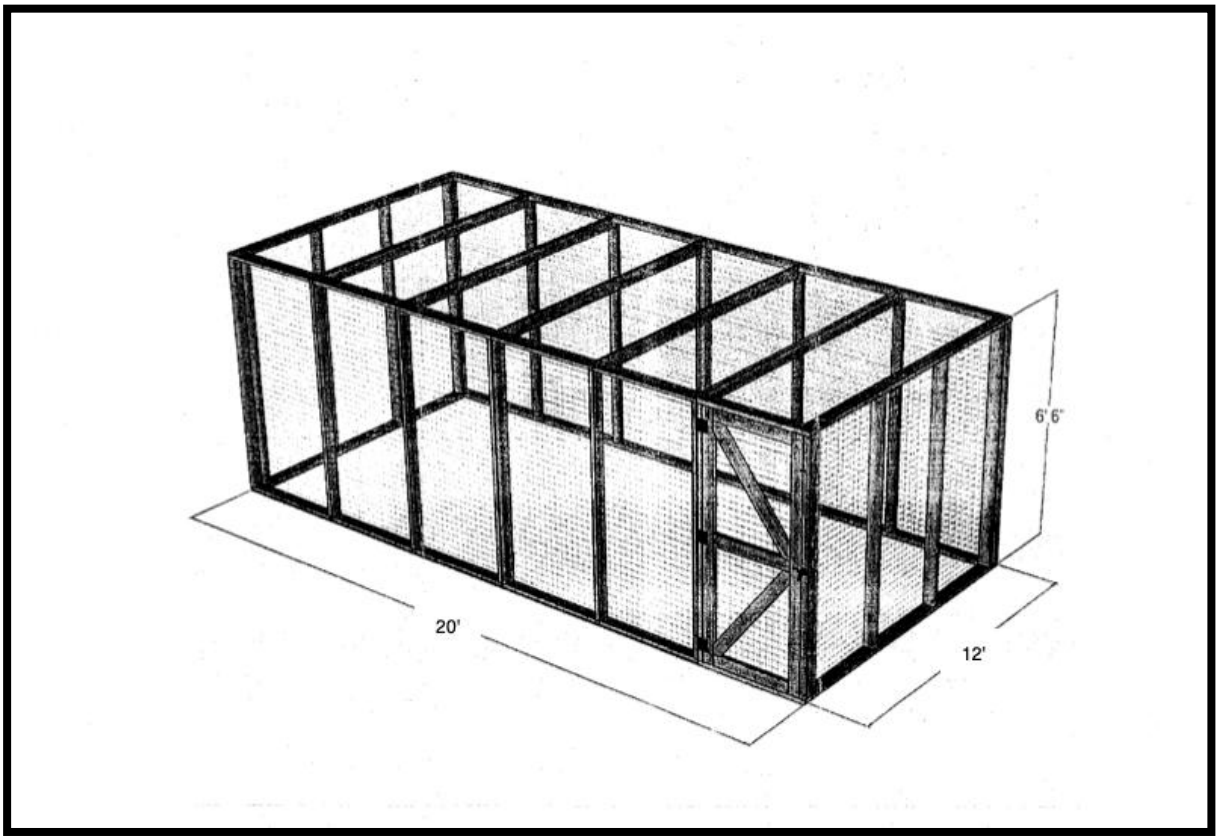
Historically, the Zoning Board of Appeals reviewed special use requests for residential properties. In March 2022, the Village Board approved a code amendment redistributing the duties and

responsibilities of the Zoning Board of Appeals and Plan Commission. As a result of the approved code change, the Plan Commission gained responsibility for reviewing residential special use requests.

The petitioner is requesting permission to keep 6 hens on his property. The chickens will be housed in a chicken coop, which will be in the petitioner's shed. The shed will be used as a typical shed, but a portion of the shed will also be used as an indoor coop for the chickens. The coop will measure approximately 8' wide x 4'6" long x 5' high and will be outfitted with nesting boxes, roosts, and adequate ventilation. Outside, attached to the shed, there will be a 20' wide x 12' length chicken run, bordered by a 6'6" high fence to protect from predators. There is a programmable connecting door on the shed that allows the chickens to go outside. The petitioner states that the coop will be kept clean, odor-free, and well-maintained, and all structures will be secure, visually appealing, and designed to prevent pests or noise issues.

The petitioner wants the chickens so his family can enjoy fresh eggs.





The property is zoned R-6 and surrounded by residential lots. Although the minimum size for an interior lot in the R-6 zoning district is 10,000 square feet, the petitioner's lot is large and measures approximately 16,750 square feet, which is roughly 0.4 acres. There are other single-family homes to the north and south of the subject property. The home to the south is approximately 60 feet from the proposed coop, and the home to the north is approximately 80 feet from the coop. The chicken run will be on the back of the shed, so the view will be obstructed from those two neighbors. There are also mature trees along the northern property line, providing additional screening from that neighbor. The home to the east that borders the petitioner's backyard (where the back of the shed faces) is approximately 140 feet from the coop, which staff believes provides adequate distance to minimize the impact of any noise to that resident. 501 Plymouth Lane also borders three other homes, which are all at least 140 feet from the proposed coop. All these lots are irregularly shaped, which accounts for the larger-than-typical distance between homes.

The petitioner intends to add more screening. In the past year, the petitioner planted 10 fruit trees in the backyard to the east of the coop's proposed location, which will provide screening from the view of the chickens once the trees mature in 1-2 years. The petitioner also intends to plant approximately 50 dogwood and hibiscus shrubs along the fence with the neighbor to the south for additional screening.



East view from the subject property, showing the recently planted fruit trees



North view from the subject property



North view from the subject property



North view from subject property



South view from subject property

The petitioner told staff that he has spoken to the neighbor to the south and the neighbor across Plymouth Lane about the chicken coop and both neighbors expressed their verbal support to him.

The Village has approved two applications in its history for special use to raise chickens. In 1993, the Village Board approved a special use request to allow the property at 235 Wakefield Lane to raise non-domesticated animals (Case No. Z9311-02). At the time of approval, the petitioner had been raising chickens for 18 years. Following approval of the request, the petitioner continued to keep chickens for more than 15 years. The property owner there is no longer raising chickens. The property at 235 Wakefield Lane measures 20,300 square feet and backs up to a park. In this case, the petitioner was granted approval to keep 20 chickens at the property. Staff had recommended denial of the request, and the Zoning Board of Appeals recommended approval of the request with the following conditions:

- The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition and free from odors.
- The maximum number of non-domesticated animals (chickens) shall not exceed 20 at any one time
- The special use shall terminate upon sale or vacation of the subject property by the current owner of record (from the 1993 request).
- A permit shall be obtained for the existing shed being used as a chicken coop.

In 2023, the Village Board approved a special use request to allow the property at 314 Pleasant Drive to raise chickens and a duck (Case No. P2207-02). At the time of approval, the petitioner had been raising chickens for over 20 years. The property at 314 Pleasant Drive measures 26,900 square feet. The property bordered three other properties. The home to the west was vacant, the home to the south was well-screened from the property by trees and landscaping, and the property line of the home to the north was approximately 80 feet from the coop, which minimized impact to them. In this case, the petitioner was granted approval to keep 20 chickens at the property. Staff recommended approval of the request to raise chickens but denial of the request to raise a duck. The Plan Commission recommended approval of both requests, with the following conditions:

- The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition.
- The maximum number of chickens shall not exceed 6 at any one time.
- The maximum number of ducks shall not exceed 1 at any one time.
- Roosters shall be prohibited.
- The special use shall terminate upon sale or vacation of the subject property by the petitioner.
- The property shall be inspected annually by the Health Division.
- Approval to raise fowl does not grant permission for the petitioner to sell chickens or eggs.

Staff has evaluated this request and recommends approval since the proposed use meets the special use standards and requirements under §154.44(D)(3). These requirements include:

1. **The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.** The petitioner desires to raise chickens to have a reliable, inexpensive source of organic eggs for their family.
2. **Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.** Staff has determined that the proposed use minimizes any noise, odor, or other detriments to the neighborhood, due to the size of the property, the screening for the coop, and the distance from neighboring homes.
3. **The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.** This special use includes several conditions to minimize any detrimental impact to their neighborhood.

Staff also recommends additional conditions to minimize impact to the neighbors and prevent a nuisance, which include prohibiting roosters and requiring the petitioner to keep the coop in a clean and sanitary condition. The petitioner has indicated that the eggs are for personal use, but Staff is recommending that a condition be included so that the petitioner does not sell chickens or eggs. The

Health Division will inspect the property annually to verify they meet the conditions of the approval and can confirm whether the property owner is still raising chickens.

Staff also recommends a condition that the special use expires when the petitioner no longer owns the property. In the event that the property owner moves, the special use would expire and not be a valid special use for the next owner.

Conclusion:

Staff has evaluated the request and supports the request for special use. The lot is larger than most residential lots in the Village, especially for the R-6 zoning district. The shed is well screened, and the proposed request will not have a negative impact on neighboring properties if conditions about cleanliness, prohibiting roosters and limiting the number of chickens are met.

RECOMMENDATION

Staff has reviewed the request and is supportive of the special use to raise fowl. As such, Staff recommends **approval** of a Special Use to Keep Chickens for the Hussain Residence, located at 501 Plymouth Lane, Case No P2510-01, subject to the following conditions:

1. The petitioner shall be responsible for maintaining the chicken coop in a clean and sanitary condition.
2. The maximum number of chickens shall not exceed 6 at any one time.
3. Roosters shall be prohibited.
4. The special use shall terminate upon sale or vacation of the subject property by the petitioner.
5. The property shall be inspected annually by the Health Division.
6. Approval to raise fowl does not grant permission for the petitioner to sell chickens or eggs.
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on September 17, 2025.
   b. Narrative, received by the Community Development Department on August 11, 2025.

pc: Petitioner





Subject Property

P2510-01

HUSSAIN RESIDENCE

Special Use to Raise Chickens

0 30 60
Feet

VILLAGE OF SCHAUMBURG

501 Plymouth Lane

Prepared By:
Village of Schaumburg
Community Development Department

Kazim Hussain
501 Plymouth Ln
Schaumburg, IL 60193
August 11, 2025

To: Village of Schaumburg

Subject: Request to Build Chicken Coop and Run

Dear [Village Official / Zoning Department],

I am requesting permission to build a small chicken coop and outdoor run on my property at the above address to keep 5–6 hens. This project will be designed and maintained in full compliance with all applicable Village ordinances and regulations.

Plan:

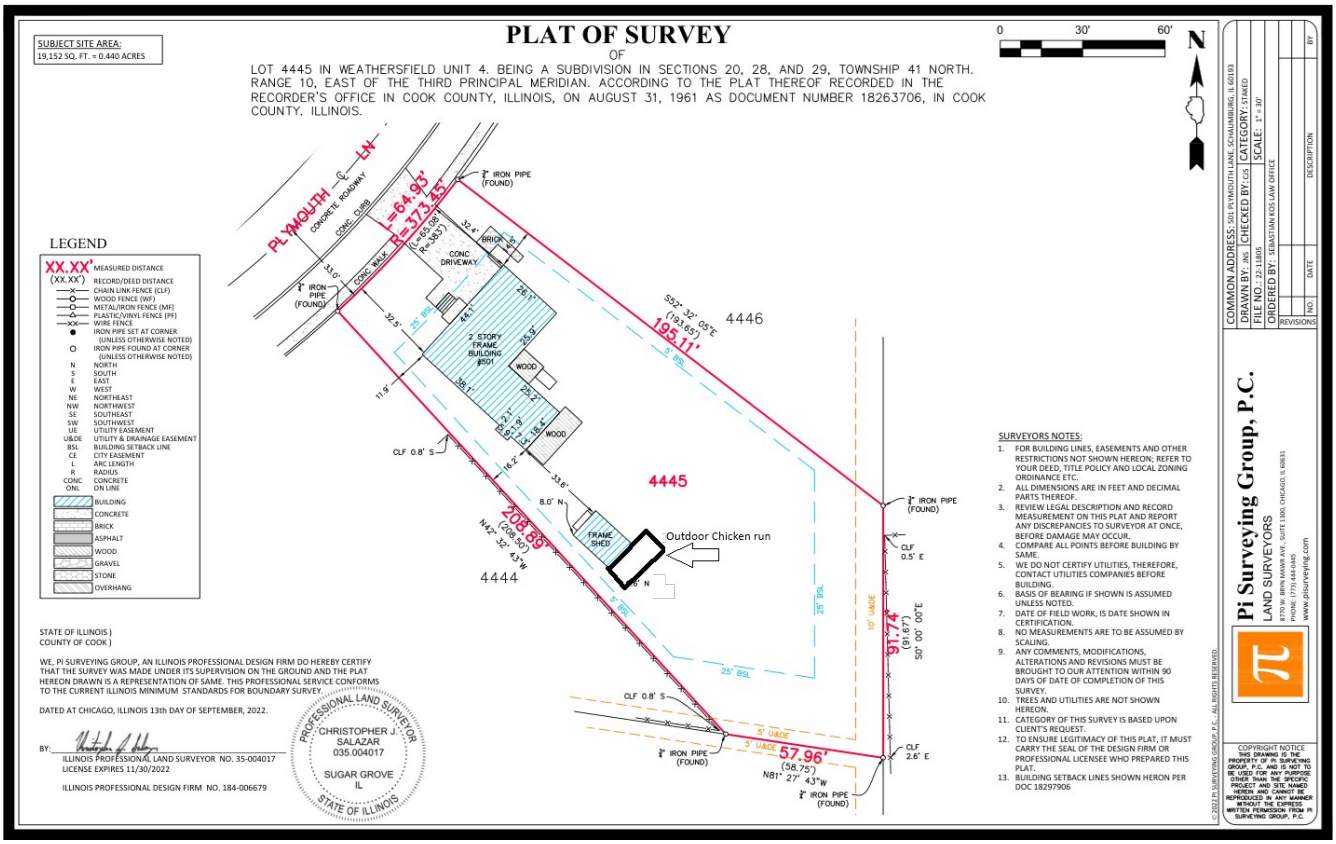
- **Indoor Coop:** 4×5 ft section of my shed, equipped with nesting boxes, roosts, and proper ventilation.
- **Outdoor Run:** ~~4×16~~ 20 x 12 ft predator-proof fenced area attached to the shed.

The coop will be kept clean, odor-free, and well-maintained. All structures will be secure, visually appealing, and designed to prevent pests or noise issues.

I have attached a copy of my Plat of Survey along with a layout diagram of the proposed chicken coop for your review. I respectfully request your approval to proceed.

Thank you for your time and consideration.

Sincerely,
Kazim Hussain
952-594-1581
skazimhussain@gmail.com


PLAT OF SURVEY
OF
LOT 4445 IN WEATHERSFIELD UNIT 4. BEING A SUBDIVISION IN SECTIONS 20, 28, AND 29, TOWNSHIP 41 NORTH. RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS, ON AUGUST 31, 1961 AS DOCUMENT NUMBER 18263706, IN COOK COUNTY. ILLINOIS.
SUBJECT SITE AREA:
19,152 SQ. FT. = 0.440 ACRES
LEGEND
4445
4446
4444
Outdoor Chicken run
2 STORY FRAME BUILDING #501
FRAME SHED
CONC DRIVEWAY
BRICK
WOOD
PLYMOUTH LN
CONCRETE ROADWAY
CONC. CURB
CONC. WALK
3/4" IRON PIPE (FOUND)
CLF 0.8' S
CLF 0.5' E
CLF 2.6' E
195.11'
208.85'
91.74'
57.96'
SURVEYORS NOTES:
1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK, IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. BUILDING SETBACK LINES SHOWN HERON PER DOC 18297906
STATE OF ILLINOIS)
COUNTY OF COOK)
WE, PI SURVEYING GROUP, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.
DATED AT CHICAGO, ILLINOIS 13th DAY OF SEPTEMBER, 2022.
BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-004017
LICENSE EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-006679
PROFESSIONAL LAND SURVEYOR
CHRISTOPHER J. SALAZAR
035.004017
SUGAR GROVE IL
STATE OF ILLINOIS
Pi Surveying Group, P.C.
LAND SURVEYORS
8770 W. BRYN MAWR AVE., SUITE 1300, CHICAGO, IL 60631
PHONE: (773) 945-4571
www.pisurveying.com
COMMON ADDRESS: 501 PLYMOUTH LANE, SCHAUMBURG, IL 60193
DRAWN BY: JNS | CHECKED BY: CGS | CATEGORY: STAKED
FILE NO.: 22-11805 | SCALE: 1" = 30'
ORDERED BY: SEBASTIAN KOS LAW OFFICE
REVISIONS
NO. | DATE | DESCRIPTION | BY
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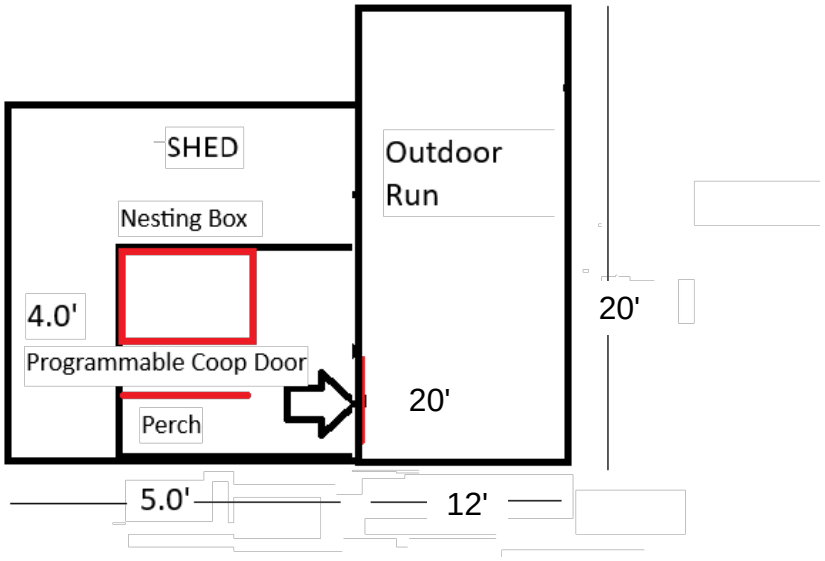

SHED
Outdoor Run
Nesting Box
4.0'
Programmable Coop Door
Perch
20'
20'
5.0'
12'

Development Review Application

DEVR-25-62

Submitted On: Sep 17, 2025

Applicant

Kazim Hussain
952-594-1581
@ skazimhussain@gmail.com

Primary Location

501 PLYMOUTH LN
Schaumburg, IL 60193

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Ian Salzman

P2510-01 / 501 Plymouth Lane / Hussain Residence / Special Use to Raise Fowl

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

--

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

07-29-213-028-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

--

-

Tear down and Replacement

--

FAR Credit Approval

--

Special Use - Residential

--

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

Permission to build chicken coop

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2510-02 / 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl
01/21/26
Plan Commission

Presenter: Monica Richart, Sustainability Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use approval to raise fowl at his home located at 816 Apple Drive.

Recommended Action:

Staff recommends denial of a Special Use to Raise Fowl for the Elibal Residence, located at 816 Apple Drive, Case No P2510-02, subject to the conditions listed in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Plat of Survey
- Project Narrative
- 807 Support Letter
- 812 Support Letter
- 813 Support Letter
- 820 Support Letter
- Public Comment Letter
- P2510-02 816 Apple Application.pdf

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Monica Richart
Sustainability Planner

HEARING DATE: January 21, 2026

DATE PREPARED: December 2, 2025

CASE NUMBER: P2510-02

TITLE: 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl

BACKGROUND INFORMATION

Petitioner:	Levent Elibal
Address of Petitioner:	816 Apple Dr. Schaumburg, IL 60194
Status of Petitioner:	Owner
Owner of Property:	Levent Elibal
Address of Owner:	816 Apple Dr. Schaumburg, IL 60194
Existing Zoning:	R-6C Residential – Single Family
Existing Land Use:	Single Family Residential
Requested Action:	Special Use to Raise Fowl [Title 15, Chapter 154, Section 154.161(C)(10) of the Village Zoning Ordinance]

ANALYSIS

Staff Discussion



The petitioner requests Special Use approval to raise fowl at his home located at 816 Apple Drive. The petitioner currently has 10 hens and 2 ducks on the property and requests approval to retain the 10 hens. The applicant will re-home the ducks outside of the Village.

Chapter 92 of the Village Code regulates animals, and Section 92.30 of the Village Code prohibits the harboring or keeping of "any live horse, cattle, swine, sheep or goat or to raise any chickens, rabbits, fowl anywhere in the village. Exceptions are animals allowed in agricultural zoning districts or as allowed under special use or village license." Raising chickens is allowed in Schaumburg as a special use in residential disctricts. The Plan Commission is responsible for reviewing special use requests on residential properties.

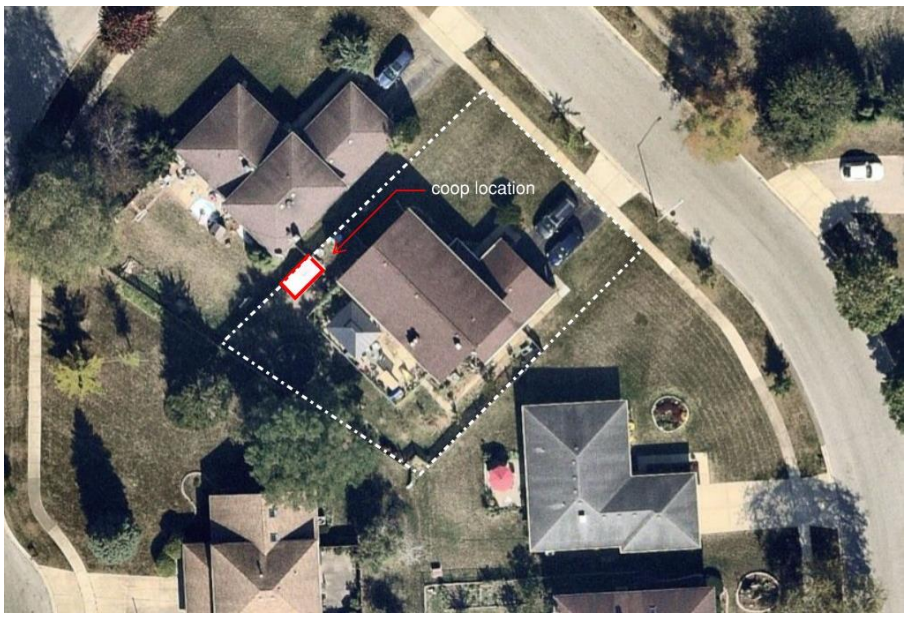
The petitioner is requesting permission to keep 10 hens on his property. The chickens are housed in a coop in the rear yard of the property along the northwest property line which measures 7 x 14 feet in size. The coop consists of nesting boxes enclosed by chain link and covered by a corrugated metal roof.





The petitioner has indicated that he has been raising chickens for two years. The petitioner's narrative states that the hens are pets to his family and children and that due to allergies they are unable to keep traditional indoor pets such as cats or dogs inside the home. Raising chickens outdoors has provided their children with the opportunity to have gentle, social animals that they can care for and interact with safely. The petitioner would like to continue to keep the hens as pets to teach their kids about responsibility, compassion, and respect for nature.

The property is zoned R-6C and surrounded by residential lots. the minimum size for a lot in the R-6C zoning district is 8,750 square feet and the maximum is 10,500 square feet. The petitioner's lot measures approximately 9028 square feet. There are homes on the properties directly adjacent to the north, south and west of the subject property. The front of the house faces the street and is across from Hilltop Park.



The Village has approved two applications to raise fowl in the past. In 1993, the Village Board approved a special use request to

allow the property at 235 Wakefield Lane to raise non-domesticated animals (Case No. Z9311-02). Following approval of the request, the petitioner continued to keep chickens for more than 15 years. The property at 235 Wakefield Lane measures 20,300 square feet and backs up to a park. In this case, the petitioner was granted approval to keep 20 chickens at the property. At the time of approval, the petitioner had been raising chickens for 18 years. Staff had recommended denial of the request, and the Zoning Board of Appeals recommended approval.

In 2022 the Village Board approved a special use request to allow the property at 314 Pleasant Drive to raise fowl (Case No. P2207-02). The property at 314 Pleasant Drive measures 26,900 square feet and is well screened with a significant amount of vegetation and trees. In this case, the petitioner was granted approval to keep 6 chickens and a duck at the property. At the time of approval, the petitioner had been raising chickens for over 20 years. Staff had recommended approval of the request to keep chickens and denial of the request to keep a duck, and the Zoning Board of Appeals recommended approval of all animals.

Although there have not been many formal applications received, Staff receives periodic calls about raising chickens but does not keep a running list of inquiries. The Village also occasionally receives complaints/inquiries documented in the Customer Service Request (CSR) system related to the raising of fowl. A code enforcement officer observed that the petitioner was keeping fowl while responding to a CSR for trash disposal on the property and subsequently documented it through the Village's CSR system. The applicant has since obtained letters of support from his adjacent neighbors for his request to raise chickens. One letter was received by staff in response to public notification letters opposing the request to raise chickens.

For inquiries where residents are interested in keeping chickens or ducks, information on the special use requirements and process is shared with the residents. Staff received a significant increase in inquiries for keeping chickens in early 2025. This increase correlated with a spike in egg prices due to an outbreak of avian flu primarily affecting large commercial egg-laying facilities. Although egg production is one consideration for keeping chickens, reasons for raising chickens are generally for fun or hobby purposes. If residents are interested in applying, Staff evaluates the request to determine whether staff would recommend approval or denial. Each request for information is evaluated differently and analyzes the size of the property, adjacent uses and impact to neighboring properties. Staff received one application requesting a special use to raise chickens in 2025, however this petitioner withdrew their request following discussions with a neighbor. Most residents who inquired about keeping chickens/ducks, opted not to submit a formal application.

Surrounding Zoning and Land Uses:
North: R-6C Residential – Single Family
South: R-6C Residential – Single Family
East: R-6C Residential – Single Family
West: R-6C Residential – Single Family

Conclusion
Staff has evaluated the request and is not supportive of the request to keep chickens. Staff is recommending denial based on the size of the property and screening for the property. The subject property is much smaller than properties which have been approved for a special use to raise fowl in the past. The size of the property does not leave room to provide the same level of screening and vegetative buffer between the coop location and neighboring properties. The coop is not currently located beyond the five-foot required setback for accessory structures as specified in article 154.63(E)(1) of the zoning code.

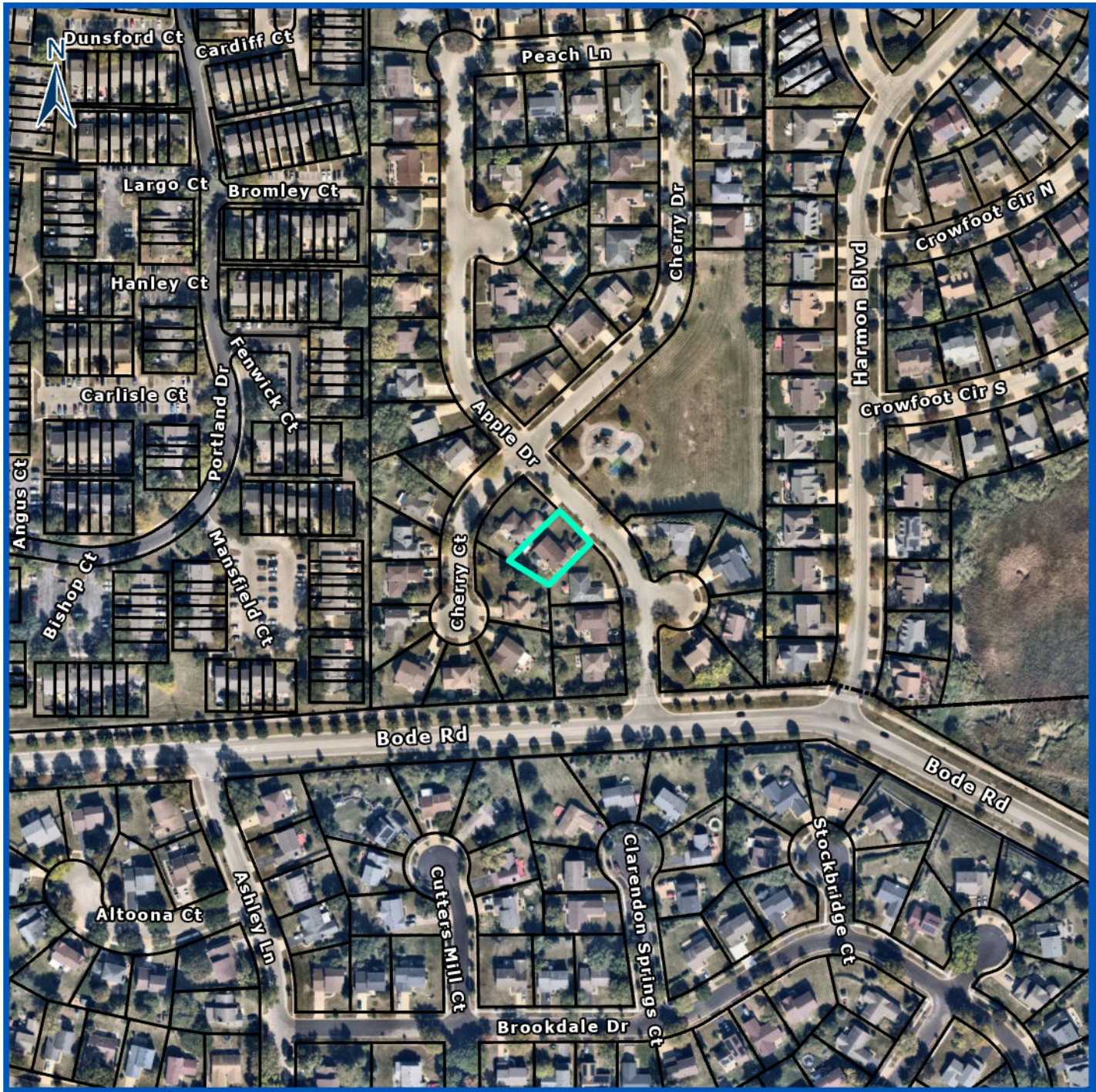
Although the petitioner has received letters of support from the surrounding residents, staff believes that allowing the chickens to remain could have a negative impact on neighbors due to the proximity of the coop and chicken run to the adjacent property. The coop is located in the rear yard of the petitioner but is adjacent to the side yard of the nearest neighbor, placing it in closer proximity to the neighboring house. Additionally, the materials used for the construction of the coop are inconsistent with the principal structure and surrounding architecture. The coop is constructed of chain link and corrugated metal, which is more commonly found in a rural context. Previously approved coops in the village have utilized wood sheds for the chicken house/coop and wood frames enclosed with chicken wire for the chicken yard/run. These materials have an aesthetic which is more consistent with a suburban setting. Staff has informed the petitioner that Staff will recommend denial of the request. The petitioner has indicated that he would like to request approval to maintain chickens on the property.

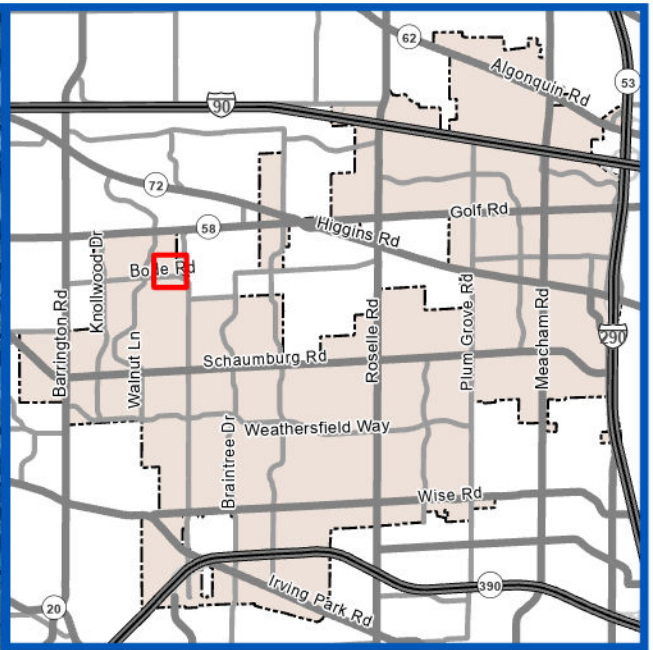
RECOMMENDATION

Staff has reviewed the request and is not supportive of the special use to raise fowl. As such, Staff recommends **denial** of a Special Use to Raise Fowl for the Elibal Residence, located at 816 Apple Drive, Case No P2510-02, subject to the following conditions:

1. The following plans/exhibits are included for review:
    a. Plat of Survey, received by the Community Development Department on September 24, 2025.
    b. Narrative, received by the Community Development Department on October 15, 2025.
    c. Letters of Support, received by the Community Development Department on September 26, 2025.
    d. Public Comment Letter, received by the Community Development Department on December 1, 2025.

pc: Petitioner





Subject Property

P2510-02

Elibal Residence

Special Use to Raise Fowl

0 120 240

Feet

816 Apple Drive

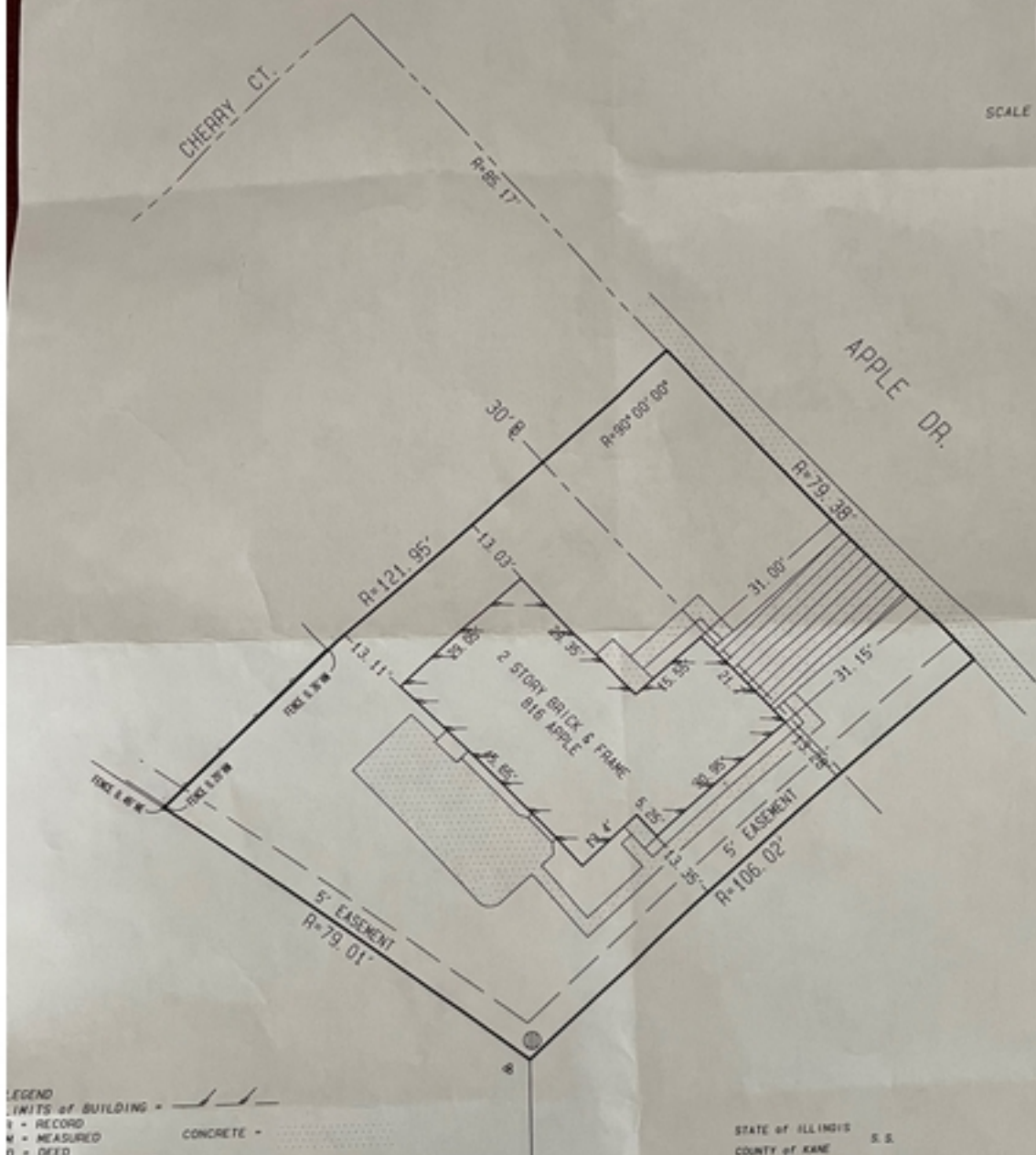
VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

PLAT OF SURVEY

Order No. 2116547

LOT FOUR (4) IN HILLTOP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND
LIMITS of BUILDING =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
⊡ = HYDRANT
☼ = LIGHT

CONCRETE =
PAVERS =
ASPHALT =

STATE of ILLINOIS
COUNTY of KANE S.S.

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: JANUARY 11, 2022.

LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2022.

THIS PLAT CONFORMES WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDRY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR ZHANG AND ELIBAL.

COURTNEY W. SHROPSHIRE, IV
2783
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WEST DUNDEE, IL

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
Fax (841) 551-9193
EMAIL LANDDIVISIONS@AOL.COM

Project Narrative
Proposed Use: Residential Keeping of Backyard Chickens
Location: 816 Apple Drive, Schaumburg, IL

We are requesting a Special Use Permit to allow for the keeping of backyard chickens at our residence located at 816 Apple Drive, Schaumburg, IL. The purpose of this project is to maintain a small flock of chickens for **family enjoyment and educational purposes** for our children.

Due to personal **allergies**, we are unable to keep traditional indoor pets such as cats or dogs inside our home. Raising a small number of chickens outdoors will provide our children with the opportunity to have gentle, social animals that they can care for and interact with safely. The hens will serve as **family pets**, helping teach our kids about responsibility, compassion, and respect for nature. This project is strictly non-commercial and will not involve the sale of any products or animals.

Number of Animals
The proposed project will include up to **10 hens**. No roosters will be kept on the property to prevent noise disturbances.

Facilities

- The chickens will be housed in a **secure, ventilated, and insulated coop** located in the backyard, compliant with all required setbacks from property lines and neighboring residences.
- An attached outdoor run will provide safe, enclosed space for the hens to move around during daylight hours.
- The coop and run will be **designed to exceed the commonly recommended standards** for chicken welfare, which suggest at least 4 square feet per bird in the coop and 10 square feet per bird in the run.
- Both structures will be predator-proof, well-ventilated, and regularly maintained to ensure animal welfare and neighborhood compatibility.

Care & Daily Operations

- The chickens will be cared for daily, with access to the outdoor run during daylight hours and secured in the coop at night.
- During the winter months, the chickens will remain in the insulated coop for their **safety, warmth, and overall health**.
- Chickens will be provided with appropriate food and fresh water daily.
- Waste will be composted or disposed of regularly to prevent odor and maintain sanitary conditions.
- Feed will be stored in sealed containers to avoid attracting pests.
- The flock will be monitored to ensure the health and safety of both the animals and the surrounding neighborhood.

Employees
No employees are required. Care will be provided solely by the residents of the property.

Community Considerations

- There will be **no commercial sales or business operations** associated with this project.
- Noise will be minimal as no roosters will be kept.
- Odors and waste will be managed through regular cleaning and proper composting/disposal.
- Deliveries of feed or supplies will be infrequent and handled with minimal impact.
- The project is intended as a **family-friendly, educational experience**, giving our children the opportunity to care for pets safely while maintaining a clean and respectful environment for our neighbors.

Conclusion
The proposed project will allow our family to responsibly raise a small flock of backyard hens that serve as friendly outdoor pets for our children while respecting the character of the neighborhood. By exceeding recommended coop and run space standards, maintaining clean and safe facilities, and following best practices for suburban chicken keeping, this project will be conducted in full compliance with Schaumburg regulations and with consideration for the surrounding community.

09/24/2025

To Whom It May Concern:

We, the undersigned neighbors of **Levent Elibal**, who resides at **816 Apple Dr Schaumburg IL 60194**, are aware of and supportive of their request to keep a small number of chickens and ducks in their backyard.

We understand that:

- The birds will be kept in a clean, well-maintained coop and run.
- Reasonable steps will be taken to control noise and odor.
- The animals are for personal use (e.g., fresh eggs, companionship) and not for commercial purposes.

We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
Mohammed Khaleel	807 Cherry Dr. Schaumburg, IL 60194		09/24/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

To Whom It May Concern:

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We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
Nora Rodriguez	812 Apple Dr.	Nora Rodriguez	9-24-2025
Kristi Papa	812 Apple Dr	[illegible]	9/24/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

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We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
Vera Dimidik	813 Cherry Ct	Vera Dimidik	9-24-25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

09/24/2025

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- Reasonable steps will be taken to control noise and odor.
- The animals are for personal use (e.g., fresh eggs, companionship) and not for commercial purposes.

We have no objections to this request and believe it will not negatively impact our neighborhood.

Neighbors in Support:

Name	Address	Signature	Date
David Wetherholt	820 Apple Dr		9/25/25

If further information is needed, we can be contacted through the information provided.

Sincerely,

Levent Elibal
816 Apple Dr Schaumburg IL 60194
6076216801 / leventelibal@yahoo.com

From: [redacted]
Sent: Monday, December 1, 2025 10:37 AM
To: Monica Richart
Subject: Case No # P2510-02

CAUTION: This email is from outside the organization.
Use caution before opening any links or attachments.

Dear Community Development Department,

I am writing regarding Case No # P2510-02 as I received a letter and I am a neighbor in this area. I think chickens, ducks, and rooster should be removed from this neighborhood as it is very messy. Property isn't large and land or backyard surroundings are not enough big space to have it. As I walk by for a walk, I can smell bad smells from animals in this property. As I spend time outside I can hear animals making noises, it really feels like I live on a farm with all those sounds from animals, and I live in a suburban city. Sometimes chickens are going to surround neighbors property and diggin/ make holes and make a lot of mess, especially in flowers that aren't in their property.
Having these animals in such a beautiful property brings community and house value down. There is not one in many years that had any chickens until these new neighbors moved in from address 816 Apple Dr in Schaumburg.

I understand people with bigger lots that live much further from Chicago but still in Illinois can have chickens and the houses around aren't close to each other and have bigger spaces between.

Thank you for reading,
Anonymous Neighbor from Hilltop Park

Development Review Application

DEVR-25-64

Submitted On: Sep 26, 2025

Applicant

Levent Elibal
607-621-6801
@ leventelibal@yahoo.com

Primary Location

816 APPLE DR
Schaumburg, IL 60194

Pre-Application Contact

Have you spoken to a Village planner about this project

Yes

Who have you spoken to?

Monica Richart

P2510-02 / 816 Apple Drive / Elibal Residence / Special Use to Raise Fowl

Applicant Information

Is Applicant the Property Owner?

Yes

Relationship of Applicant to Property

owner

Site Information

Is this Residential, Commercial, Industrial or Mixed Use?

Residential

PIN Number

07-18-403-030-0000

HOA approval needed?

No

Township of Subject Property?

Schaumburg

Residential Subtype

Single Family

Approvals Requested

Setback Variation

--

-

Tear down and Replacement

--

FAR Credit Approval

--

Special Use - Residential

true

Residential Variation

--

-

Site Plan Amendment

--

Plat of Easment

--

Plat of Vacation

--

Plat of Subdivision

--

Plat of Dedication

--

Plat of Consolidation

--

PUD Site Plan Approval

--

PUD Amendment

--

Valet - Regular

--

Valet - Special Event

--

PUD Special Use Amendment

--

PUD Administrative Amendment

--

Fence Variation

--

Variation - Other

--

Brief description of the request

special use permit for chickens

Project Staff

Applicants Signature

Please note that the project will not be reviewed until this application has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals may result in a delay in the zoning approval process. It is strongly suggested that the applicant schedule an appointment with the Community Development Department so that materials can be reviewed for accuracy and completeness prior to submittal. The deadline for submittals is Monday at noon.

In consideration of the information contained in this application as well as all supporting documentation, it is requested that approval be given to the requested actions.

Applicant Signature

true

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2511- 01/ 1723 Columbine Dr/ PATEL-MEHTA RESIDENCE / Teardown and Replacement Plan
01/21/26
Plan Commission

Presenter:

Lead Department: Community Development

Executive Summary:

A request for a Teardown and Replacement Plan, for property at 1723 Columbine Dr, was scheduled for review at the January 21, 2026, Plan Commission meeting. The Petitioner did not complete public notification as required; therefore, staff recommends that the case be continued to a date certain of February 18, 2026.

Recommended Action:

Staff recommends that the case be continued to a date certain of February 18, 2026.