AGENDA

Plan Commission

Wednesday, April 15, 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

1-21-2026 General Minutes

P2510-01 Hussain Residence Minutes

P2510-02 Elibal Residence Minutes

P2511-01 Patel-Mehta Residence Continuation

CASES TO BE HEARD

P2603-01/ LILY GROVE BAKERY / 438 Scholten Drive / Special Use for Home-Based Business - Preparation of Baked Goods

P2603-02 / ARMANDO RESIDENCE / 227 Clearbrook Court / Rear Yard Variation - Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard

P2603-03/ BOTANICAL HONEY FARM / 2213 W Weathersfield Way/ Special Use for Homebase Business - Preparation of Honey Products

REAFFIRMATION OF THE RULES OF PROCEDURE

COMMISSIONER TRAINING

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

1-21-2026 General Minutes
04/15/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- General Minutes 1-21-26.pdf

PLAN COMMISSION
GENERAL MINUTES
JANUARY 21, 2026

CALL TO ORDER

The meeting was called to order by Chairperson Rich Gerber at 7:00pm.

ROLL CALL

Members Present:	Chairperson Rich Gerber, Don Watson, Dale Litney, Charles Nordstrom, Steve Robles, Kenneth Ropiak, Tanvi Vora
Members Absent:	Anil Barot, David Piecuch
Also Present:	Ian Salzman, Associate Planner
	Monica Richart, Sustainability Planner

CONSIDERATION OF MINUTES

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

Mtg Date	Case Number and Name
11/19/25	General Minutes
	P2510-03 / Porter Residence minutes
	P2510-01 / Hussain Residence continuation

MOTION CARRIED: All ayes with two members absent

PUBLIC HEARINGS

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 DRIVE / Patel-Mehta Residence / Teardown Replacement Plan

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

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

MOTION CARRIED: All ayes with two members absent

There being no further business, the meeting was adjourned at 7:53 pm.

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2510-01 Hussain Residence Minutes
04/15/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2510-01 Hussain Residence Minutes.pdf

The hearing was called to order at 7:01 p.m. by Chairperson Rich Gerber.

ROLL CALL

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

Members Absent: Anil Barot, David Piecuch

Staff Present: Ian Salzman, AICP, Associate Planner

Monica Richart, AICP, Sustainability Planner

A quorum was present.

Sworn in for testimony: Ian Salzman, AICP, Associate Planner

Kazim Hussain

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

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.

Mr. Hussain stated that the Village of Schaumburg was established as an agricultural community. He shared that he has seen artwork around the Village showcasing agricultural practices, and this has been an opportunity for him to teach his children about the importance of agriculture. Mr. Hussain expressed his gratitude that the case was continued to the hearing on January 21, as he was unable to attend his previously scheduled hearing due to serious family issues. He shared that maintaining a stable and familiar setting for his family during this time of medical uncertainty has been especially meaningful.

Mr. Hussain explained that the proposed coop is a minor accessory structure, non-commercial, and designed to be compatible with the existing residential use of the property. This coop will be well maintained and will be consistent with surrounding properties and applicable Village standards. He has spoken with his immediate neighbors, who expressed support and an interest in establishing their own chicken coops as well. He shared that these chickens will only be used for household food use, personal use, and will come from humanely kept chickens, as opposed to commercially kept chickens. The benefits of having chickens on the property include natural fertilizer for the family vegetable garden and fruit orchard. Mr. Hussain shared that he is very passionate about sustainable and regenerative landscapes. This chicken coop is intended to improve the overall landscape of the backyard.

Mr. Hussain addressed concerns over noise levels and maintenance. He shared that hens are quiet animals, and require routine, manageable care when properly maintained. He shared that 93% of U.S. cities allow backyard chickens, including Chicago. He shared that this shows how these uses can coexist successfully in residential neighborhoods. Approval of this request would allow his family to maintain a modest, accessory use that is compatible with the neighborhood and meaningful to the family.

Mr. Salzman stated that the property at 501 Plymouth Ln. is in the R-6 residential zoning district. The lot size is 16,750 square feet, and the minimum lot size in this zone is 10,000 square feet. The lot is .38 acres in total. Mr. Salzman explained that every few weeks the Community Development Department receives requests for a special use to raise chickens. A majority of these requests are not supported during review due to lot size. It is very rare that these cases make it to Plan Commission. He explained that Mr. Hussain is requesting to keep six hens on the property. There will be two structures to maintain the hens. The first is a chicken coop, which will be located inside the existing shed on the property. Mr. Hussain is also proposing adding a chicken run on the southeast side of the shed, connected to the coop via programmable door. The existing shed received a permit in 1986.

Mr. Salzman explained that there are three standards for special uses to raise chickens. First, is the special use must be necessary or desirable to provide a public service which is in the interest of public convenience and will contribute to the general welfare of the community. As Mr. Hussain explained, this use will be to provide eggs for his family and contribute to gardening tactics on the property. Second, the use cannot be detrimental to the health, safety, morals, or general welfare of others. Based on the proposed location, this use minimizes odor, visual disturbance, and noise. Mr. Salzman explained that staff included a condition upon approval that the petitioner be responsible for maintaining the coop in a sanitary way, and for the Community Development Health Division to conduct annual inspections of the property. The visual disturbance caused by the chicken run is minimized due to screening and the location on the property. The noise disturbance will be reduced by a staff condition that prohibits the petitioner from keeping roosters. The size of the lot will also minimize noise reaching other neighbors. Third, the proposed use will comply with regulations and conditions proposed by the Village Board, as well as staff conditions.

Mr. Salzman shared images of the chicken shed in the backyard in relation to neighbors. From the western view, the view of the chicken run is obstructed by the shed itself. From the northeast view, there is landscaping that blocks the view of the chicken run. From the southeast view, the coop is at a distance from the neighboring house, with fruit trees planted along the property line that will grow and obstruct the view. From S. Braintree Drive, there is a considerable amount of screening that will obstruct the view.

Mr. Salzman explained that the Village has only approved two special uses to raise chickens, the first in 1993 and the other in 2022. In the 1993 case (Z9311-02), the lot size was 20,300 square feet with approval for 20 chickens. In the 2022 case (P2207-02), the lot size was 26,900 square feet with approval to raise six chickens and one duck. Staff recommends approval of this special use due to the adequate size of the coop and chicken run to raise the chickens, size of the lot, and view obstructions and distance from neighbors.

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

Mr. Watson asked how many eggs six chickens would produce. Mr. Hussain stated that six chickens would produce four eggs per day in the summer. In the winter, it would be three or four eggs per day. Mr. Watson asked if there is any intention of selling the eggs. Mr. Hussain stated no, the eggs would not be sold, only given as occasional gifts to neighbors. Mr. Watson reaffirmed that the number of chickens allowed on the property be limited to six, with a replacement rate of one.

Mr. Ropiak asked Mr. Salzman the reasons why other requests like this were denied. Mr. Salzman stated that in a majority of cases, requests are denied based on lot size. If the request is in a dense residential area, the existence of chickens may be more disruptive.

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 7-0 with two members absent.

A motion was made by Mr. Watson to recommend approval of a Special Use to Raise Fowl for the property 501 Plymouth Lane, Hussain Residence, case number P2510-01, seconded by Mr. Robles.

MOTION CARRIED: Vote 7-0 with two 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	– Yes
	Mr. Kenneth Ropiak	– Yes
	Mr. Anil Barot	– Absent
	Ms. Tanvi Vora	– Yes
	Mr. Rich Gerber	– Yes

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

Ian Salzman, AICP, Associate 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

P2510-02 Elibal Residence Minutes
04/15/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2510-02 Elibal Residence Minutes.pdf

The hearing was called to order at 7:20 p.m. by Chairperson Rich Gerber.

ROLL CALL

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

Members Absent: Anil Barot, David Piecuch

Staff Present: Ian Salzman, AICP, Associate Planner

Monica Richart, AICP, Sustainability Planner

A quorum was present.

Sworn in for testimony: Monica Richart, AICP, Sustainability Planner

Levent Elibal, Petitioner, 816 Apple Dr.

Nara Rodriguez, 812 Apple Dr.

Jeff Loftus, 800 Apple Dr.

Emily Wetherholt, 820 Apple Dr.

Parth Joshi, Planning Manager

Chairperson Gerber introduced the case being presented P2510-02 / 816 APPLE DRIVE / Elibal Residence / Special Use to Raise Fowl.

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.

Mr. Elibal stated that he was unaware that he needed to apply for a special use permit to raise chickens. Once he was made aware, he submitted the application. He shared that he is allergic to cats and dogs, but wanted to give his children the chance to have pets. The family started with fish and birds, and those did not work out. Mr. Elibal stated that the family decided to adopt baby chicks from the Tractor Supply and research practices on how to raise them, and they are learning everyday. They have had the chickens for three years. He stated that there is a fence around the chickens in the backyard. He asked his neighbors if they were okay with him having chickens. He stated that the family takes care of the chickens as pets, and they keep the inside and the outside of the coop clean. He stated that he would not have gone through the process if it were not for his children. He is open to whatever is necessary to have the chickens.

Ms. Richart stated that the property located at 816 Apple Dr. is zoned as R-6C, a district which has smaller lot sizes than the R-6 district of the previous case (P2510-01). The applicant currently has 10 hens and two ducks. The ducks will be rehomed outside of the Village. This lot is 9,027 square feet, and the coop is located on the northwest edge of the property. Ms. Richart stated that staff review inquiries to keep chicken when they are received. In the year 2025, staff saw an increase in inquiries due to the price of eggs and the avian flu outbreak. One resident applied in 2025, however the application was subsequently withdrawn. Ms. Richart stated that staff primarily review lot size to maintain agricultural uses on larger lots, evaluate the effects on neighboring properties, and considering the character and aesthetics of the area. Staff is recommending denial of this petition, due to the following criteria. The primary issue is the size of the property. The lot is smaller than the previous three cases that were recommended for approval. This lot is nearly half the size of the previous applicant (P2510-01), and three times smaller than the approved use in the 2022 case (P2207-02).

Ms. Richart stated that the coop at this location is located right on the property line, next to the property to the north. For accessory structures, the minimum requirement is for the structure to be at least five feet from the property line. The coop is currently not compliant by Village standards. The coop is located in the rear yard of the primary structure but is located next to the side yard of the adjacent property which places it closer to the neighboring house. Due to the close proximity to the neighboring house, there is not sufficient space to add vegetation as a buffer between the structure and the neighboring house. The materials of the coop are not consistent with the code, which encourage accessory structures to be built of similar materials to the principal structure and surrounding homes. The chicken run is currently built out of corrugated metal and chain link. This current structure has a more rural aesthetic which is inconsistent with the surrounding wood frame homes and suburban context.

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

Nara Rodriguez, of 812 Apple Dr., stated that she believes the housing for the chickens is not appropriate, not large enough for the amount of chickens he has. Ms. Rodriguez stated that the chickens get out and fly over the fence and destroy her garden, even once they are fenced in. She also stated that over the summer, there was a foul smell coming from the property. She suggests a more suitable living structure for the chickens, by making the coop larger to accommodate the amount of birds on the property.

Jeff Loftus, of 800 Apple Dr., stated that he has lived in Schaumburg since 1981. He stated that he had noticed a former neighbor keeping chickens without following the proper procedure. Mr. Loftus shared that, while he lives two houses away, he can hear the ducks. He asked what the recommended lot size is for raising chickens, and that he does not believe that there is uniformity in what gets approved versus what does not. He asked if having chickens on the property will bring in more wild animals looking for food. He also stated that he has seen many chickens along Bode Road.

Emily Wetherholt, of 820 Apple Dr., stated that she was approached by the applicant and originally had no issues with the chickens, At the time, the chickens were originally next to the house on the property, but the coop has changed location and they are on her fence. She stated that they are now

a nuisance based on their current location. Ms. Wetherholt stated that the chickens have completely destroyed her garden by digging in the dirt, and now they poke their heads through the fence. She stated that when her children were younger, they were afraid of the chickens because they thought they would get bit by the chickens. She asked if the size of the lot is the only issue with the application. Ms. Richart responded by stating that the lack of buffer, location, and aesthetics of the coop are additional reasons for recommending denial. Ms. Wetherholt stated that where the chickens are currently housed, they are causing problems.

Mr. Nordstrom stated that he finds the location of the coop along the fenceline an issue, as well as the appearance of the coop. He questioned if either of these issues could be remedied.

Mr. Watson stated that he is concerned with the proximity and the building materials, as the materials are already out of code. He referenced that it is not currently in compliance with Village standards. He asked if there could be an instance where, if remedied, this lot could work. Ms. Richart stated that the Village prefers to keep this use on a larger lot site. If it were to remain on a property of this size, it would need to be located in the rear of the house, as far away from other properties as possible, constructed of materials similar to the building, and the number of chickens reduced. There would also need to be a vegetative buffer and to repair the fence and replace the chicken wire. Mr. Watson appreciated the suggestion from public comment to put the requirements for raising chickens more formally in the Village code. He asked the applicant if he would consider reducing the number of chickens in order to get approved. Mr. Elibal, the applicant, stated that he would change anything in order to become compliant and keep the chickens.

Parth Joshi, Village of Schaumburg Planning Manager, stated that staff is primarily looking at lot sizes when approving requests. Evidence of the rigorous selection for approving properties for this special use is proven by the Village only approving two cases in the last 33 years. He stated that there a majority of the Village is R-6 or R-6 PUD zoning code, with lot sizes between 8,000 and 10,000 square feet. Once the commission begins approving chickens in lots of this size, it will create a dangerous precedent for future cases. Regarding the requirements, Mr. Joshi stated that this would stem from policy, which the board would have to look into.

Mr. Robles shared the same concerns regarding the location of the enclosure and the roofing material. If there is an ability or a willingness to make modifications, he would encourage the applicant make revisions to his application and return with a revised plan. Mr. Robles stated that that would minimize impacts of this use on the neighbors.

Chairperson Gerber asked if there was a motion to close the hearing.

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

Chairperson Gerber stated they would close the hearing by voice acclamation

MOTION CARRIED: Vote 7-0 with two members absent.

A motion was made by Mr. Watson to recommend approval of a Special Use to Raise Fowl for the property 816 Apple Drive, Elibal Residence, case number P2510-02, seconded by Mr. Ropiak.

MOTION FAILED: Vote 0-7 with two members absent.

A poll was taken:	Mr. David Piecuch	– Absent
	Mr. Charles Nordstrom	– No
	Mr. Dale Litney	– No
	Mr. Don Watson	– No
	Mr. Steve Robles	– No
	Mr. Kenneth Ropiak	– No
	Mr. Anil Barot	– Absent
	Ms. Tanvi Vora	– No
	Mr. Rich Gerber	– No

The hearing was adjourned at 7:51 p.m.

Monica Richart, AICP, Sustainability 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

P2511-01 Patel-Mehta Residence Continuation
04/15/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2511-01 Continuation Minutes.pdf

P2511-01 / 1723 COLUMBINE DRIVE / Patel-Mehta Residence / Teardown Replacement Plan
Village of Schaumburg
Plan Commission
January 21, 2026
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, Steve Robles, Kenneth Ropiak, and Tanvi Vora
Members Absent:	Anil Barot, David Piecuch
Staff Present:	Monica Richart, Sustainability Planner
	Ian Salzman, Associate Planner

A quorum was present.

Chairperson Gerber introduced the case being presented P2511-01 / 1723 COLUMBINE DRIVE / Patel-Mehta Residence / Teardown Replacement Plan

Ms. Richart stated that the petitioner was unable to attend the hearing due to lack of proper legal notification, and stated this case will be continued to a date certain of 2/18/2026.

A motion was made by Mr. Ropiak, seconded by Mr. Watson, to continue this meeting to a date certain of 2/18/2026.

Chairperson Gerber stated they would continue the hearing by voice acclamation

MOTION CARRIED: Vote 7-0 with two members absent.

The hearing was adjourned at 7:53 p.m.

Monica Richart, AICP, Sustainability 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

P2603-01/ LILY GROVE BAKERY / 438 Scholten Drive / Special Use for Home-Based Business - Preparation of Baked Goods
04/15/26
Plan Commission

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use approval for a home-based business for the preparation of baked goods for direct sales to the public. Section 154.65(B)(3) of the Village Zoning Ordinance states that Special Use Approval is required for any home-based business that requires the handling of food or food items

Recommended Action:

Staff recommends approval of a Special Use to operate a home-based business for Lily Grove Bakery, located at 438 Scholten Drive, Case No. P2603-01 subject to conditions stated in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Application
- Business Narrative
- Floor Plan
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: April 15, 2026

DATE PREPARED: April 3, 2026

CASE NUMBER: P2603-01

TITLE: LILY GROVE BAKERY / 438 Scholten Drive / Special Use for Home-Based Business - Preparation of Baked Goods

BACKGROUND INFORMATION

Petitioner:	Lisa Patel
Status of Petitioner:	Owner and Occupant of Subject Property
Existing Zoning:	R-6C - Single Family Cluster Residence District
Location of Parcel:	North of Wise Road, West of Plum Grove Road

Requested Action:

- Special Use for a Home-Based Business [Title 15, Chapter 154, Section 154.65 (B)(3) of the Village Zoning Ordinance]

ANALYSIS

Summary:



The petitioner requests Special Use approval for a home-based business for the preparation of baked goods for direct sales to the public. Section 154.65(B)(3) of the Village Zoning Ordinance states that Special Use Approval is required for any home-based business that requires the handling of food or food items. The petitioner proposes to use their home kitchen for the business. Per the submitted narrative, a total space of 160 square feet will be used to conduct the home kitchen operation, which is the maximum square footage allowed for home-based businesses.

The petitioner will use all kitchen appliances, countertops, cabinets, and kitchen island to produce baked goods. Various types of baked goods including sourdough bread, cookies and muffins will be produced and sold directly to the public. A picture of the kitchen proposed to be used for the business is included for your reference.



The village adopted the Illinois Food Handling Regulation Enforcement Act (410 ILCS 625 et seq.) as part of Title 9 of the Village Code regarding Home Kitchen Operations. The regulations require that anyone operating a home kitchen must pass ANSI approved food handler and food allergen training. The petitioner completed the required training and provided the Training Certificates (25b61d-ke455ai) issued upon successfully completing the training.

Additionally, regulations state that the kitchen and all appliances, countertops and plumbing fixtures must be clean, operable and safe from hazards, and the sink must be supplied with pump soap and paper towels. Pets are restricted to areas outside the equipment when the home kitchen operation is in use; and insect and rodent control shall be maintained at all times. Regulations further state that the gross sales by the business cannot exceed $1,000.00 monthly. The Village may conduct health inspections to ensure compliance with the Illinois Food handling Regulation Enforcement Act and the Village Code.

Historically, the Zoning Board of Appeals reviewed special use requests for home-based businesses. 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 of residential special use requests, including requests related to special use for home-based businesses.

The petitioner anticipates a maximum of 15 customer visits per week. Customers will pre-order and schedule to pick up baked goods on Fridays between 10am-2pm or Sundays 8am-10am. In the past, customer/client visits have been limited to six per day to minimize the impact on adjacent properties and better traffic control for the business. Most recently in 2025, the village approved a home-based business for a Bridal dress alterations service provider (Case No. P2507-01) with limited customer visits of 3 customers per day. As such, Staff recommends that the number of customer visits for the proposed home occupation be limited to a maximum of six per day.

The Village Board has approved other home-based businesses that involve customer/client visits to the home. Cases where special use approval has been granted include a music teacher (Case No. Z0512-02), a counselor (Case No. Z0508-05), massage therapists (Case Nos. Z1001-02, Z0707-05, Z0707-01, Z0608-05), a nail technician (Case No. Z0711-04), a hair dresser (Case No. Z0305-08), a pet aqua therapist (Case No. Z1104-10), a seamstress/ alteration business (Case No. Z1312-06), and a microblading business (Case No. Z1807-01). The Village Board has also approved home bakers, where customers could visit the home to pick up pre-ordered baked goods or desserts, including 632 Huntington Lane (Case No. Z1902-04), Ghanshyam Cakes at 723 Seafarer Drive (Case No. Z1904-05), Raining Grace Baked Goods at 108 Dorset Lane (Case No. Z2006-03), and Meo Beo at 834 W. Weathersfield Way (Case No. Z2110-01).

Staff has reviewed the petitioner's request and is supportive of the request. Staff believes that the home-based business will have minimal impact on surrounding neighbors. The proposed pre-arranged customer pick-up schedule will limit any unexpected visitors to the property and minimize any adverse impact of the home business on adjacent properties. Additionally, the subject property has a driveway with room for a maximum of four vehicles to park. This will provide adequate off-street parking for both the homeowners and customers, thus limiting traffic to the property. A condition has been added limiting the maximum number of customers allowed on the property per day.

The zoning code includes certain standards for home-based businesses to ensure compatibility with other permitted uses. These standards are listed below. If any of the standards are not met, then a special use is required.

1. **Occupancy – Owners of the home-based business must reside within the home where the conduct of business is occurring.** The petitioner is the owner of the property and resides within the home.

2. **Accessory Use - The home-based business shall be secondary to the use of the dwelling for residential purposes and shall not occupy more than one hundred sixty (160) square feet of the principal structure and garage. No occupational use or storage for the home-based business shall be located in any accessory structure or building other than a garage, whether attached or detached.** The proposed home-based business is secondary to the use of the home and will not exceed 160 square feet of the principal structure or garage. All business operations will take place in the kitchen

3. **Appearance - There shall be no signs, activities or display that will indicate from the exterior that the building is being used, in part, for any purpose other than as a dwelling.** There will be no signs, activities or displays to identify or display the proposed home-based business from the exterior.

4. **Structural Alterations - There shall be no special internal or external structural alterations or construction features, either permanent or accessory, to the dwelling or garage, nor the installation of special equipment to walls, floors or ceilings, which would change the residential character of the dwelling or garage.** No construction or any alterations are proposed with the home-based business.

5. **Outdoor Storage - Home-based businesses and all related activities, including storage, shall be conducted completely within the dwelling or garage by the occupants of the dwelling. There shall be no outdoor storage for home-based businesses.** All storage for the home-based business will be inside the kitchen of the home.

6. **Receipt or Delivery of Merchandise - There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods or equipment other than by vehicles typically employed by parcel or letter carriers in residential deliveries. The receipt or delivery of merchandise by a home-based business shall not restrict traffic circulation or create a safety risk or nuisance in the public streets.** The petitioner will use a personal vehicle to transport goods and materials for the home-based business. Other materials will be received through shipping companies, and they are expected to arrive in a typical delivery box truck.

7. **Traffic - The home-based business and any related activity shall not create any traffic hazards or nuisances in the public streets, nor use more vehicle parking than exists on the residential drive or assigned parking spaces servicing the dwelling unit.** Staff has included a condition limiting the number of customers visiting the property to six per day during the petitioner's schedules pick-up days and times. Additionally, the property has a driveway which can accommodate 4 vehicles at any given time.

8. **Limited Wholesale, Retail and Service - No article can be sold or offered for sale except as may be produced or assembled on the premises.** The petitioner will sell baked goods that are prepared on the premises.

9. **Employment - Persons employed by the home-based business shall be a member of the household residing in the dwelling unit or conduct work from an off-premises location.** The petitioner will run the business operations themself.

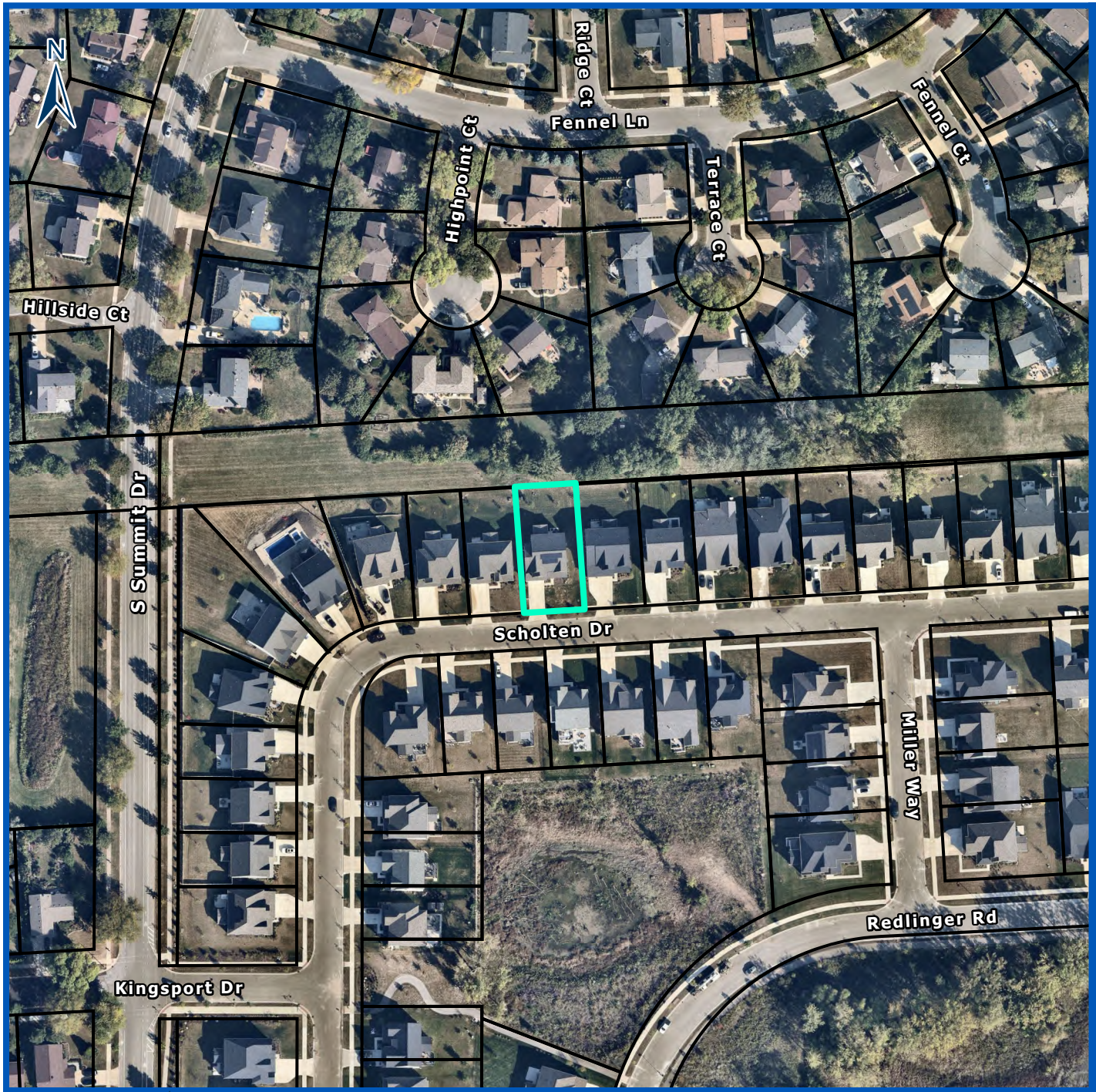
10. **Manufacturing - Any production on the premises typically only permitted in an M-1 or an M-P manufacturing district shall not be allowed if it causes noise, odor, dust, vibration, smoke, glare, television signal interference or radio signal interference, electrical interference, fire hazard or any other hazard emanating from the dwelling.** There is no indication that the proposed home-based business will cause any noise, odor, dust, vibration, smoke, glare, fire hazard or any other interference from the dwelling.

Compatibility with Surrounding Land Uses:
The proposed home occupation will have a negligible impact on surrounding properties. As described, the use will not generate a significant amount of additional traffic nor create any traffic hazards or nuisances.

RECOMMENDATION
Staff believe that the proposed business does not differ fundamentally from previously approved Special Use home-based businesses. Staff has reviewed the proposed plan and recommends **approval** of a Special Use to operate a home-based business for Lily Grove Bakery, located at 438 Scholten Drive, Case No. P2603-01 subject to the following conditions:

1. The proposed home-based business shall abide by all provisions of Section 154.65 (Home-based businesses) of the Village Zoning Ordinance.
2. The petitioner shall comply with Village of Schaumburg Code Section 95.37 Home Kitchen Operations.
3. The home-based business shall be limited to a maximum of six customer visits per day.
4. The petitioner shall stagger appointments to avoid any conflicts with parking.
5. The following plans/exhibits shall be adopted as part of the governing ordinance:
    a. Floor plan, received by the Community Development Department on March 2, 2026.
    b. Plat of Survey, received by the Community Development Department March 2, 2026.
    c. Revised Narrative, received by the Community Development Department March 11, 2026.

pc: Petitioner





Subject Property

P2603-01

LILY GROVE BAKERY

Special Use for Homebase Business - Preparation of Home Baked Goods

0 80 160
Feet

VILLAGE OF SCHAUMBURG

438 Scholten Dr

Prepared By:
Village of Schaumburg
Community Development Department

Village of Schaumburg, IL

April 6, 2026

Record No: DEVR-26-16

Development Review Application

Status: Active

Submitted On: 2/20/2026

Primary Location

438 SCHOLTEN DR
Schaumburg, IL 60193

Owner

PATEL, SEESHIL KIRIT
438 SHOLTEN DR
SCHAUMBURG, IL 60193

Applicant

Lisa Patel
[redacted]
[redacted]
438 Scholten drive
Schaumburg, il 60193

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

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*

07-26-308-036-0000

HOA approval needed?

Yes

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*

Make baked goods such as Sourdough breads and baked goods at home and then appropriately package and sell to the public. Items will be made in my kitchen primarily a the island and then baked in the home double oven. Items will be immediately packaged once they are baked and cooled. Ingredients for the items baked will be stored in the pantry located in the kitchen on a 3 tired wired shelf. Pick ups would be on Fridays from 10-2 from my home residence or Sunday 8-10 am trying to avoid high traffic times.

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

Lisa Talati Patel
Feb 20, 2026

Narrative

Lily Grove Bakery will be baking and selling baked goods such as various types of sourdough bread, cookies, and muffins in a 160 square foot area on a weekly basis. People can pre order for pick up on Friday from 10-2 or Sunday 8-10. There will be one pick up a week which will be either of those two times or days. Baked goods will be made in my kitchen with ingredients that are bought weekly. Baking prep will happen on the island and baking will be in the home ovens. Products will be cooked and then cooled on wire racks then immediately packed for patrons for pick up.

There are no other persons handling the baked goods.

Lily Grove Bakery	
Sourdough bread Ingredients: Organic white flour, water, sourdough starter (water and organic flours), salt Contains: wheat and gluten	Made on: (date) Made in a home kitchen not subject to routine government food safety inspections.

StateFoodSafety
A CERTUS COMPANY

Certificate of Training

Awarded to

Lisa Patel

For successfully completing the

Illinois Food Allergens Course

25b61d-ke455ai

Certificate Verification Number
Verify at www.statefoodsafety.com/Verify

Mar 12, 2026

Issue Date (valid for 3 years)

ANAB
ANSI National Accreditation Board
ACCREDITED
ANSI/ASTM E2659
CERTIFICATE ISSUER

Ryan Marsh
CEO, Certus
225 E Robinson Rd: Orlando, FL

Scan with a smart device to verify.

The certificate holder has been trained and tested on how to control food allergens in food service and retail food establishments.

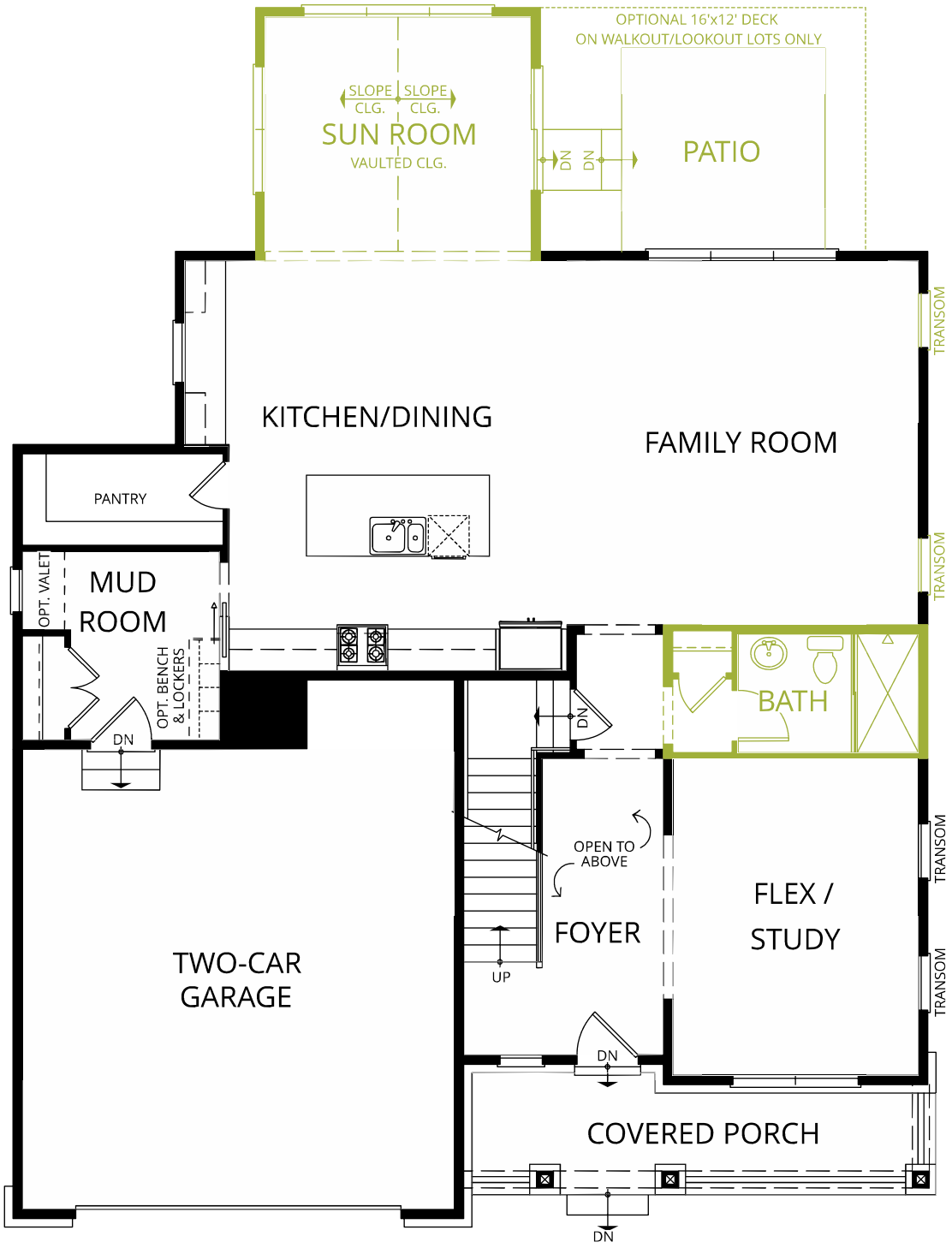
DocuSign Envelope ID: F5E0C1C1-C69B-4557-8951-577472B49503

NITTI DEVELOPMENT

Summit Grove - The Prairie

4-5 Bedrooms - 2.5-4.5 Bathrooms - 2 Car Garage
Summit Dr, Schaumburg, Illinois 60193

Floor 1

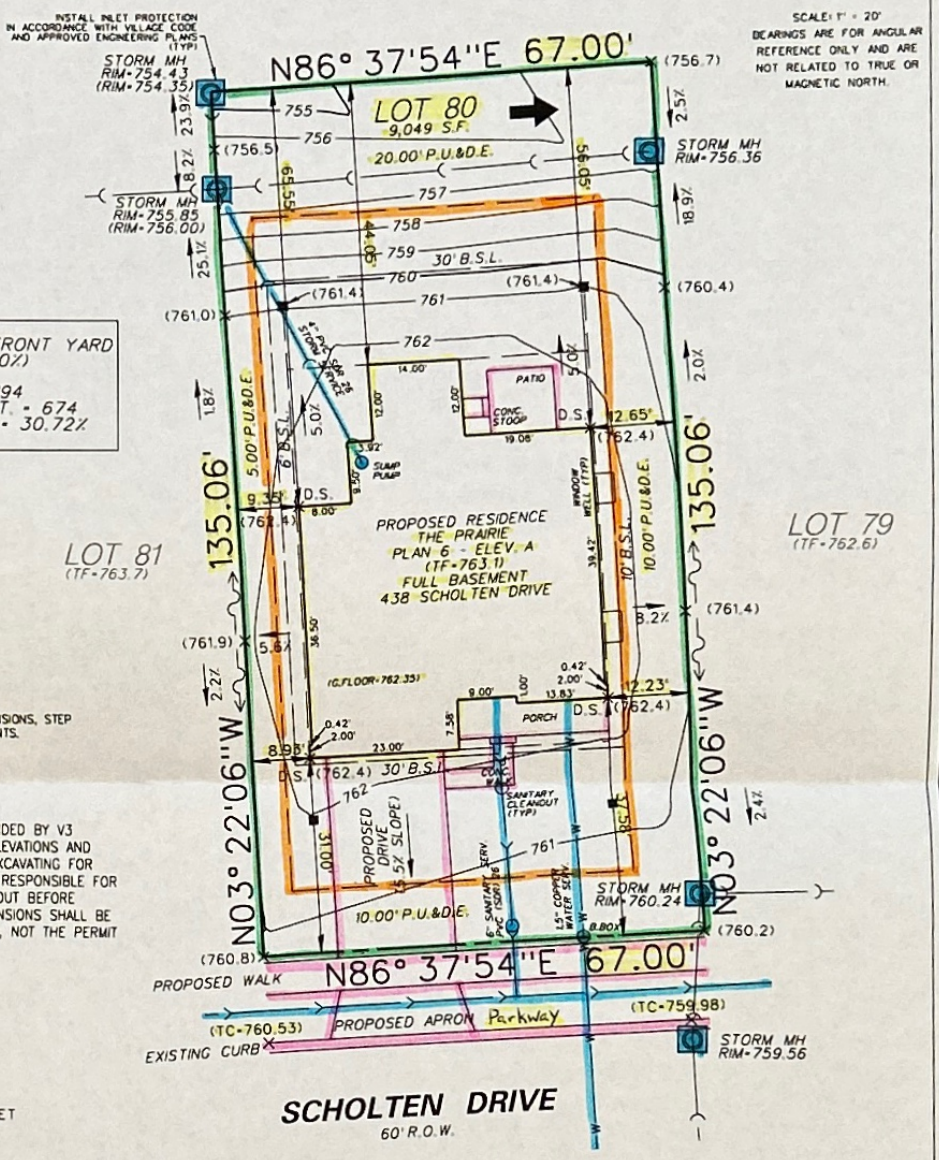


Nitti Development reserves its right to change floorplan specifications, prices, financing terms and availability without prior notice and may vary by neighborhood, lot location and home series.

CLIENT:
NITTI DEVELOPMENT
132 N. YORK STREET
SUITE 2F
ELMHURST, IL
60126

PLAT OF SURVEY

OF
LOT 80 IN THE FINAL PLAT OF SUBDIVISION OF SUMMIT GROVE OF SCHAUMBURG, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2021 AS DOCUMENT NO. 2134157013 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 11, 2022 AS DOCUMENT NO. 2201122025



IMPERVIOUS COVERAGE OF FRONT YARD (NOT TO EXCEED 40%)

TOTAL SQ. FT. = 2,194
TOTAL IMPERVIOUS SQ. FT. = 674
PERCENTAGE IMPERVIOUS = 30.72%

NOTE: SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, STEP LOCATIONS, AND ALL SPECIAL FOUNDATION REQUIREMENTS.

NOTE: THE PROPOSED SITE GRADING PLAN PROVIDED BY V3 COMPANIES SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THE PERMIT PLAT.

LEGEND

o	IRON ROD SET
■	10' OFFSET STAKE TO BE SET
-x—x-	SILT FENCE
XX.X	EXISTING GRADE ELEVATION
(XX.X)	PROPOSED GRADE ELEVATION
(TF= XX.X)	PROPOSED TOP OF FOUNDATION
~~>	DRAINAGE DIRECTION
➡	OVERLAND FLOW ROUTE
P.U.&D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE
D.S.	= DOWNSPOUT W/ SPLASH BLOCK

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF CONCRETE FOUNDATION.
3. AT THE CLIENT'S REQUEST THE PROPERTY CORNERS HAVE NOT BEEN STAKED AT THIS TIME.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ELEVATIONS BASED ON NGS MONUMENT STATION ID: DM3903, STAINLESS STEEL ROD LOCATED 164.0' N. OF JUNCTION OF TIMBER DRIVE WITH DAVID LANE, 393.7' S. OF THE DRIVEWAY FOR 950 DAVID LANE, 23.0' W. OF THE CURB OF DAVID LANE AND 3.3' E. OF A JOHNSON PARK SIGN. ELEV=712.54 NAVD88

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SITE AND STAKING PLAN PREPARED AT AND UNDER MY DIRECTION. GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF DECEMBER A.D., 2022 AT ROSEMONT, ILLINOIS.

DAVID M. SPORINA
3394
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DAVID M. SPORINA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2024
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023

9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
pryan@thomsonltd.com

Thomson Surveying Ltd.

PROJECT NO. 5565H80 DATE: 12-14-22

© THOMSON SURVEYING, LTD., 2022

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2603-02 / ARMANDO RESIDENCE / 227 Clearbrook Court / Rear Yard Variation - Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard
04/15/26
Plan Commission

Presenter: Ian Salzman
Lead Department: Community Development

Executive Summary:

The petitioner requests a rear yard setback variation for a sunroom addition. This requires a variation to the 30-foot setback requirement in the R6-C residential district, under Section 154.161(D)(7)(c)(1) of the Village Zoning Ordinance. The petitioner also requests a variation to allow a patio in the side yard, which is already existing. Section 154.63(F) does not allow a patio to be located in the side yard, so this requires a variation.

Recommended Action:

Staff recommends approval of a variation to reduce the rear yard setback from 30 feet to 18 feet 9 inches and a variation to allow a patio to be located in the side yard at the ARMANDO RESIDENCE, located at 227 Clearbrook Court, Case No. P2603-02, subject to the conditions in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Project Narrative
- Scope of Work
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Ian Salzman, AICP
Associate Planner

HEARING DATE: April 15, 2026
DATE PREPARED: April 3, 2026

CASE NUMBER: P2603-02

TITLE: P2603-02 / ARMANDO RESIDENCE / 227 Clearbrook Court / Rear Yard Variation - Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard

BACKGROUND INFORMATION

Petitioner(s):	Sam & Kathy Armando
Address of Petitioner(s):	227 Clearbrook Court Schaumburg, IL 60193
Status of Petitioner(s):	Property Owners
Existing Zoning:	R-6C Cluster Single Family Residence District
Location of Parcel:	South of Weathersfield Way, East of Roselle Road, West of Summit Drive
Requested Action:	Variation to Reduce the Rear Yard Setback from 30 feet to 18 feet 9 inches [Title 15, Chapter 154, Section 154.161(D)(7)(c)(1) of the Zoning Ordinance] Variation to Allow a Patio to be Located in the Side Yard [Title 15, Chapter 154, Section 154.63(F) of the Zoning Ordinance]

ANALYSIS

Staff Discussion:



The petitioner is requesting a rear yard setback variation to allow for a room addition. In the R-6C zoning district, the required rear yard setback is 30 feet. The petitioner is proposing to replace an existing deck with a new 11' x 14' sunroom addition, thereby reducing the rear yard setback from 30 feet to 18 feet 9 inches.

The petitioner intends to improve the aesthetics and functionality of their home with the proposed addition. The sunroom addition will measure 11 feet in depth and 14 feet in width (154 sq. ft.). In the R-6C zoning district,

the maximum lot coverage is 32%, and the maximum baseline Floor Area Ratio (FAR) is 0.37. With the proposed room addition, total lot coverage for the subject property will be 15.5% and FAR will be 0.27, which complies with the Zoning Code.

In the past 15 years, the Village Board has approved more than 20 rear yard setback variations to reduce the setback as far as 18 feet. This includes three cases similar to this case, wherein a property in the R-6C district received a variation to reduce the setback to at least 19 feet for a room addition: 229 E. Beech Drive (P2301-03) to reduce their setback to 19 feet, 130 Branchwood Drive (P1709-01) to reduce their setback to 19 feet, and 424 Putnam Lane (P1404-04) to reduce their setback to 18 feet. In addition to these recent cases, 223 Clearbrook Court (P9910-01), which is adjacent to the subject property to the west, received a variation to reduce the setback to 18 feet for the addition of a sunroom. All these setback variations were approved based on past precedent, compatibility of the addition with the neighborhood, and minimal impact to the neighbors.

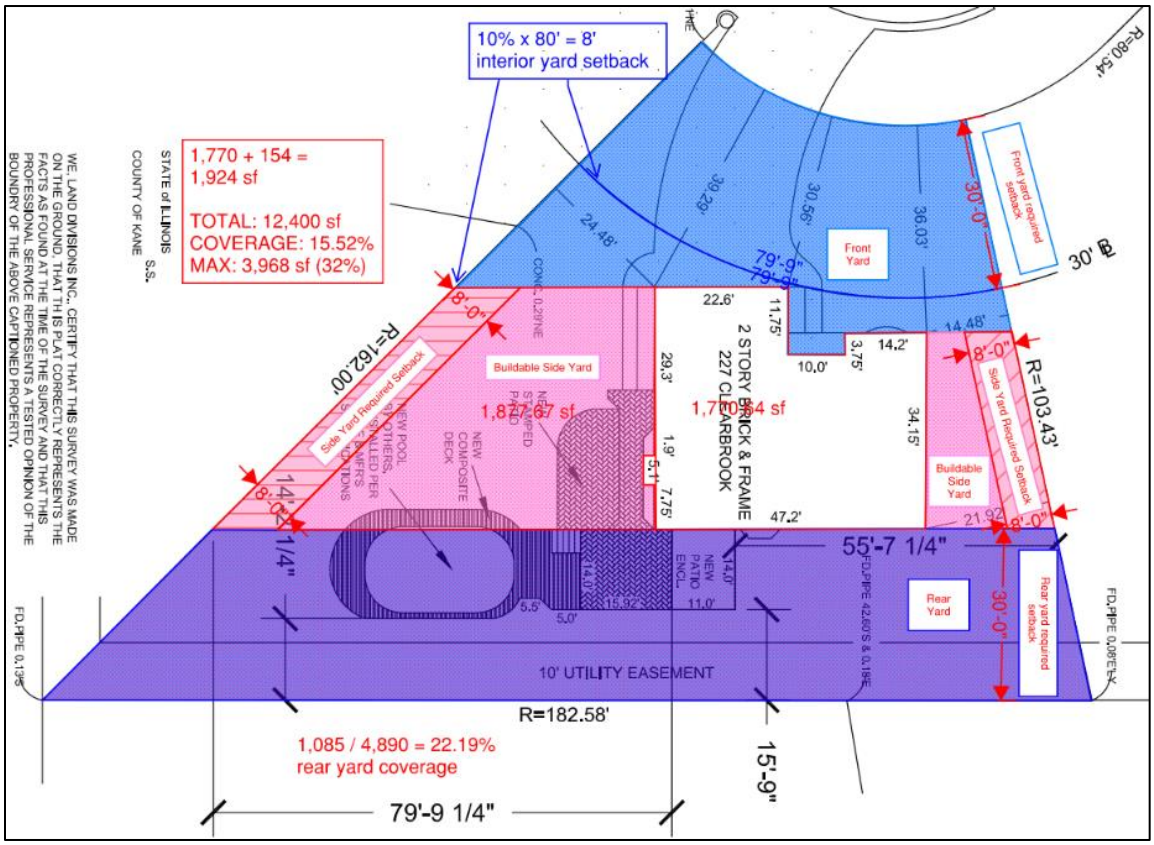
Staff supports the requested variation as it is similar to other rear yard variation requests approved within the Village and within the same neighborhood. Staff does not believe that the proposed room addition will negatively affect surrounding properties and is supportive of the variation request.



Upon reviewing the requested setback variation, Staff discovered an existing 25-foot by 10-foot concrete patio in their side yard on the south elevation. The patio predates the current owners (before 2003). Patios in side yard are not permitted. No permit records exist on file for the existing patio nor a variation for a side yard patio. In 2023, the petitioner applied for a permit to remove and replace the structure with a new concrete patio, but the application was denied due to the prohibition on side yard patios. The petitioner has requested a permit to replace the structure with a new stamped concrete patio. A variation to allow a patio in a side yard is required to bring this structure into compliance with the Zoning Code.

In the past, the Village Board has granted variations for patios located in the side yard. The properties located at 33 Wareham Lane (P2510-03), 1319 Avon Court (P2209-01), 601 Groen Court (P2104-01), 409 Balsam Court (P1708-02), 115 W. Thacker Street (P1807-01), 609 Berkshire Court (P1707-02), and 643 S. Summit Drive (P1109-01) are cases where variations for patios or decks in the side yard have been granted. These variations were granted for several reasons such as the preexisting use of the rear yard as a swale, the home being constructed with a door to the side yard, and the amount of space available in the side yard and distance to adjacent homes.

Staff has reviewed the request and is supportive of a variation to allow a patio in the side yard. The lot is irregularly shaped in two ways: First, it has a narrow front yard that widens towards the rear yard, and second, the lot is narrow in depth, with the house bordering the front and rear setback lines. These factors leave little space to install an accessory structure in the rear yard, but a large area in the side yard on one side of the house. The image below depicts the yard designations as well as the front and rear yard setback lines. The large size of the side yard, distance from the structure to the neighboring property, and existence of a door to the side yard are considerable and justifiable components to the variation.



The Zoning Ordinance states that the Plan Commission may take into consideration the extent to which the following facts have been established which may be favorable to the applicant:

The particular physical surroundings, shape, or topographical conditions of the property would bring a hardship upon the owner if the strict letter of the regulations were carried out.
The placement of the house makes it impossible to add onto the house in the rear yard without encroaching onto the 30-foot setback, since the rear of the house is exactly 30 feet from the property line. However, this does not constitute a hardship for the room addition variation, since there is sufficient buildable area for a room addition in the side yard on the south elevation. Instead, staff is supportive of the requested variation since it is consistent with other approved rear yard variation requests and given the presence of existing accessory structures in the west side yard.

The subject property has a narrow front and rear yard and a large side yard on the south elevation. Its irregular shape provides an area to install a patio in the side yard. This supports the request for a variation for a patio in the side yard.

The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.
Besides the lot's irregular shape, the subject property is not unique from other residential properties within the Village.

The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
There is no evidence that the variation has been requested to make more money from the property.

The alleged difficulty or hardship has not been created by any person presently having interest in the property.
Staff does not believe that hardship has been shown to justify a rear yard setback, since it is possible to build in the side yard. However, historically, the Village Board has approved variations reducing the rear yard down to 18 feet. Additionally, Staff believes the proposed addition will not be detrimental to adjacent property owners and is similar to previously approved rear yard variations.

Regarding the side yard patio, the irregularity of the lot shape constitutes a hardship. The hardship has not been created by any person who has an interest in the property, since the proposed side yard patio has existed in the side yard since the home was purchased by the current owner.

Granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
The Engineering Division has reviewed the subject property for any drainage or grading issues. Reconstruction of the room addition and replacement of the concrete patio will not affect the drainage of neighborhood properties. The Engineering Division recommends a condition to the ordinance prohibiting changes to the grading without prior Village approval.

The proposed variation will not impair an adequate supply of light and air to the adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.
There is no evidence that approval of the requested variation will impair property values or pose a threat to the public safety.

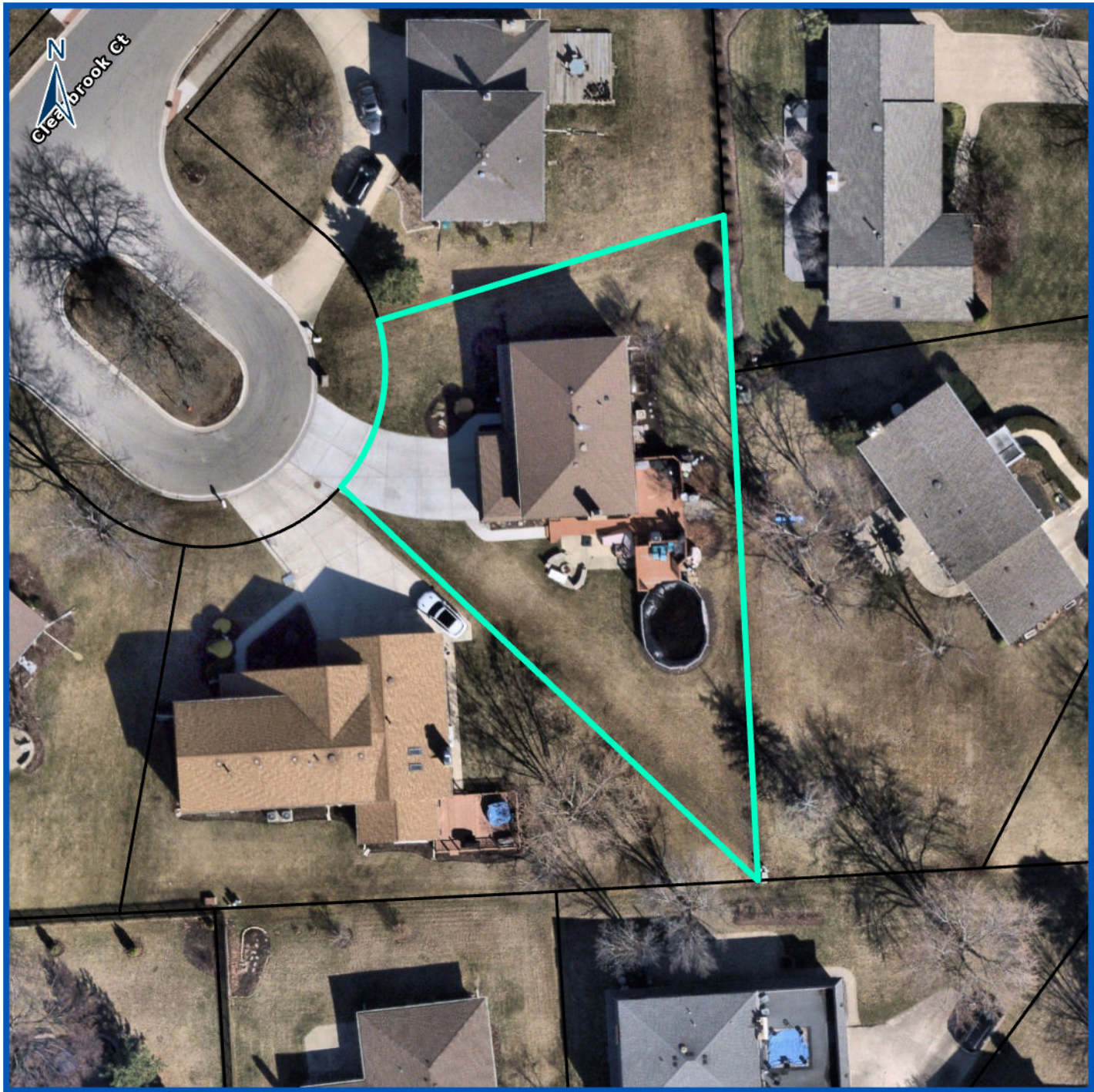
Granting the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.
Other residential properties within the Village have similar room additions located in the rear yard setback and similar patios located in the side yard.

RECOMMENDATION

Staff has reviewed the proposed room addition and the existing side yard patio and is supportive of both requests. Therefore, staff recommends **approval** of a variation to allow a room addition to encroach 11 feet 3 inches into the rear yard setback and a patio in the side yard for the property located at 227 Clearbrook Court, Case No. P2603-02, subject to the following conditions:

1. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
2. Natural drainage shall not be blocked or directed onto neighboring properties.
3. Grading shall not be changed without prior approval from the Village.
4. The proposed addition shall be compatible with the design of the existing house as determined by the Director of Community Development.
5. The proposed addition shall not encroach more than 11 feet 3 inches into the required rear yard setback.
6. The variation to allow a patio in the side yard is only granted for the existing footprint of the 25-foot by 10-foot patio in the south side yard. The petitioner may apply for a permit to restore or reconstruct the patio with concrete or pavers only. Any future additional side yard patios or expansions to the existing patio are not permitted under this variation.
7. The following plans shall be adopted as part of the governing ordinance:
   a. Plat of Survey, received by the Community Development Department on January 19, 2026.
   b. Variation narrative, received by the Community Development Department on March 30, 2026.
   c. Variation justification from the owner, received by the Community Development Department on February 13, 2026.

pc: Petitioners





Subject Property

P2603-02

ARMANDO RESIDENCE

Rear Yard Variation - Room Addition and Variation to Allow a Patio in the Side Yard

0 20 40
Feet

VILLAGE OF SCHAUMBURG

227 Clearbrook Ct

Prepared By:
Village of Schaumburg
Community Development Department

There are several reasons why we would like this sunroom.

First, as residents who are committed to Schaumburg and plan to be in this house as our family grows (son/daughter-in laws and grandchildren), we would like to improve both the aesthetics of our home and increase the functionality. Currently, the wood deck that is in place is not very attractive and this all-window sunroom, with planned landscaping, will enable us to make our backyard look better, thus enhancing the view for us as well as our neighbors. Regarding the functionality, we have a pool and this sunroom will allow us to improve the outside entertaining area, as guests will be able to enjoy the outdoors without direct sunlight and it will provide pool guests with an area out of the sun without them having to go directly inside the house.

Most importantly, because this sunroom will be all glass, the space will allow us to enjoy the area year-round. During the winter, even though we won't "be outside," we feel we will be able to enjoy it by using this space.

Due to our house being on cul-de-sac, the lot size and shape put most of our outdoor space in what the village deems a "side yard," where rooms like this are not allowed. The area where the sunroom is planned not only makes it possible to connect to the house but also allows us to have the sunroom and do so without removing any grass since the space is currently occupied by a deck (and the planned sunroom will not be any bigger than the deck that would be removed).

Finally, we are looking to make the backyard safer. Since the forestry area along Summit Drive was recently replaced with homes, we have had racoons and opossums living under our deck and walking along the deck at dusk. Despite our efforts, they continue to do so and there have been two instances that some have died under the deck resulting in us having to have them removed. When you combine the need to search for alternatives to the deck, with our desire to improve the home's look, functionality, and value, this sunroom would be a great addition.

Once again, thank you for your time and let us know if you have any other questions.

Sincerely,

Sam & Kathy Armando

227 Clearbrook Court

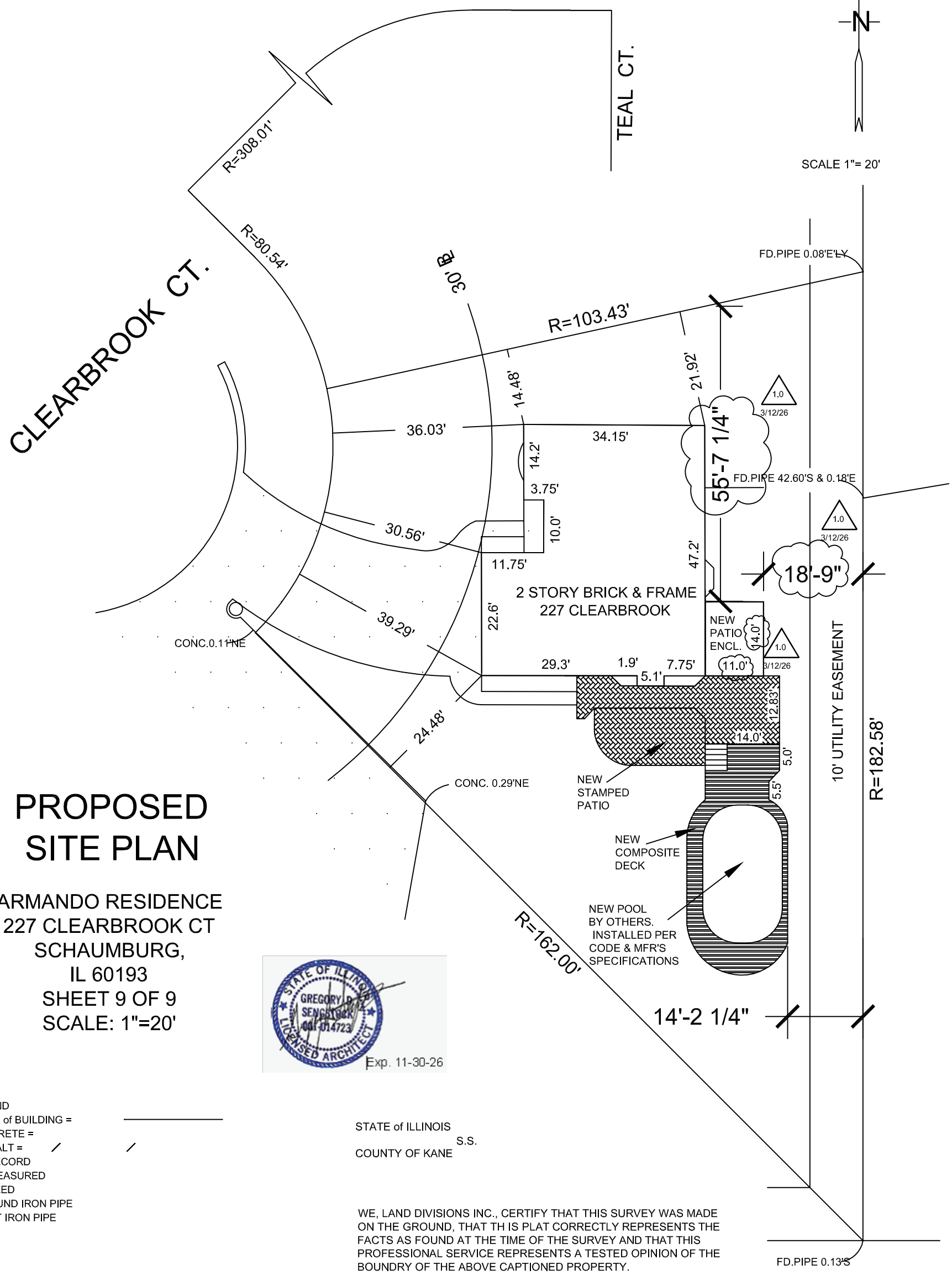
Project Narrative 227 Clearbrook Ct

The proposed project is constructing a 11x14 3 season sunroom addition, replacing the existing patio, and new composite deck. The proposed sunroom is the only item that was flagged for a rear yard setback issue since it is 18.9 feet away from the rear yard setback when the requirement is 30 feet. The sunroom is a prefabricated room with parts that come from the manufacturer. It will be placed on a continuous 12”x42” trench foundation. The room, deck, and patio will be done by Envy Home Services. With Electrical work for the room done by R.L. West Electric. The architectural drawings go into great detail showing the foundation requirements, elevations of the sunroom, and the connections as well. This will all be built to reflect villages codes. Along with the deck and stamped concrete patio that is being replaced as well.

PLAT OF SURVEY

Order No. 012435

LOT 1842 LANCER SUBDIVISION UNIT NUMBER 18, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 26, AND PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, I LL I NO IS.



SCALE 1"= 20'

PROPOSED SITE PLAN

ARMANDO RESIDENCE
227 CLEARBROOK CT
SCHAUMBURG,
IL 60193
SHEET 9 OF 9
SCALE: 1"=20'

LEGEND
LIMITS of BUILDING = _____
CONCRETE =
ASPHALT = / /
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE

STATE of ILLINOIS
S.S.
COUNTY OF KANE

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT TH IS 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: SEPTE#BER 11, 2001.

LAND DIVISIONS,Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 551-9171 (847) 551-9193 fax

FILE 1385©PR

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. IMMEDIATEL Y REPORT ANY DISCREPANCIES FOUND.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
TH IS PLAT HAS BEEN PREPARED EXCLUSIVELY TO SATISFY THE SURVEY REQUIREMENTS OF THE REAL ESTATE TRANSACT/ON BET/tEEN SNYDER AND ARMANOD.

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2603-03/ BOTANICAL HONEY FARM / 2213 W Weathersfield Way/ Special Use for Homebase Business - Preparation of Honey Products
04/15/26
Plan Commission

Presenter: Chidochashe Baker, AICP, Community Planner
Lead Department: Community Development

Executive Summary:

The petitioner requests Special Use approval for a home-based business for the preparation of honey products for direct sales to the public. Section 154.65(B)(3) of the Village Zoning Ordinance states that Special Use Approval is required for any home-based business that requires the handling of food or food items.

Recommended Action:

Staff recommends approval of a Special Use to operate a home-based business for BOTANICAL HONEY FARM, located at 2213 W Weathersfield Way, Case No. P2603-03 subject conditions stated in the staff report.

ATTACHMENTS:

- Staff Report
- Location Map
- Application
- Business Narrative
- Floor Plan
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker, AICP
Community Planner

HEARING DATE: April 15, 2026

DATE PREPARED: April 3, 2026

CASE NUMBER: P2603-03

TITLE: BOTANICAL HONEY FARM / 2213 W Weathersfield Way/ Special Use for Homebase Business - Preparation of Honey Products

BACKGROUND INFORMATION

Petitioner:	Olga Kolaciova
Status of Petitioner:	Owner and Occupant of Subject Property
Existing Zoning:	R-6 - Single Family Cluster Residence District
Location of Parcel:	South of W Schaumburg Road, East of Barrington Road

Requested Action:

- Special Use for a Home-Based Business [Title 15, Chapter 154, Section 154.65 (B)(3) of the Village Zoning Ordinance]

ANALYSIS

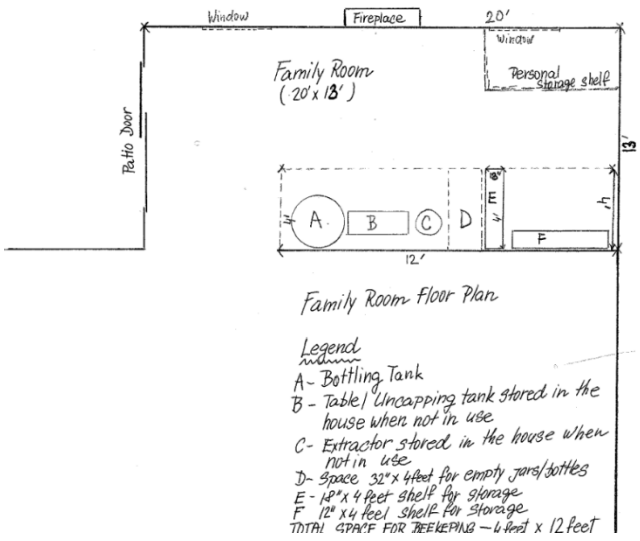
Summary:

The petitioner requests Special Use approval for a home-based business for the preparation of honey products for direct sales to the public. Section 154.65(B)(3) of the Village Zoning Ordinance states that Special Use Approval is required for any home-based business that requires the handling of food or food items. The petitioner proposes to bottle harvested raw honey into jars for their business in the home's family room. The submitted floor plan shows that 48 square feet are needed to conduct the home business operation, which is less than the maximum area (160 sq. ft.) allowed for home-based businesses. The business is owner-operated, with no non-resident employees working at the home.



In 2021 the village approved a special use to allow an apiary on the subject property (Case No. Z2103-04). The petitioner no longer has an apiary on their property and all beekeeping and apiary operations for the business will take place off-site.

The petitioner will use a 48 square-foot space in the home's family-room to conduct business operations. A submitted layout of the bottling space shows a bottling tank, a table, a honey extractor, and storage for empty and ready for sell bottles. The petitioner will prepare raw honey and various other beehive by-products including natural beeswax candles, lip balms, and lotion bars. A floor plan image of the family room area proposed to be used for the business is included for your reference.



The products prepared by the petitioner are primarily sold at local farmers markets. The petitioner also sells other commercial produced honey products including raw honey sticks, flavored honey sticks, and granola. During farmers market season, the petitioner typically encourages customers to purchase products from the business' vendor booths. During off-market seasons, products are delivered to customers directly by mail. The petitioner occasionally has customers visit the home to pick up orders. Customers are only accepted by prior appointments with pick-up times on Wednesdays through Friday from 5pm- 7pm. Customer visits to the home are restricted to repeated customers, neighbors, and the petitioner's friends. The petitioner anticipates two customers to visit the property on foot and two other customers to drive to the home to pick up orders.

The Village adopted the Illinois Food Handling Regulation Enforcement Act (410 ILCS 625 et seq.) as part of Title 9 of the Village Code regarding Home Kitchen Operations. Per Code Section 95.37 home-based businesses involving handling food are permitted in the home's kitchen. As such, Staff recommends that the bottling and harvesting of raw honey shall be conducted in the home's kitchen. The regulations require that anyone operating a home kitchen must pass ANSI approved food handler and food allergen training. The petitioner completed the required training and provided the Training Certificates issued upon successfully completing the training.

Additionally, regulations state that the kitchen and all appliances, countertops and plumbing fixtures must be clean, operable and safe from hazards, and the sink must be supplied with pump soap and paper towels. Pets are restricted to areas outside the equipment when the home kitchen operation is in use; and insect and rodent control shall be maintained at all times. Regulations further state that the gross

sales by the business cannot exceed $1,000.00 monthly. The Village may conduct health inspections to ensure compliance with the Illinois Food handling Regulation Enforcement Act and the Village Code.

Historically, the Zoning Board of Appeals reviewed special use requests for home-based businesses. 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 of residential special use requests, including requests related to special use for home-based businesses.

The Village Board has approved other home-based businesses that involve customer/client visits to the home. Cases where special use approval has been granted include a music teacher (Case No. Z0512-02), a counselor (Case No. Z0508-05), massage therapists (Case Nos. Z1001-02, Z0707-05, Z0707-01, Z0608-05), a nail technician (Case No. Z0711-04), a hair dresser (Case No. Z0305-08), a pet aqua therapist (Case No. Z1104-10), a seamstress/ alteration business (Case No. Z1312-06), and a microblading business (Case No. Z1807-01). The Village Board has also approved home bakers, where customers could visit the home to pick up pre-ordered baked goods or desserts, including 632 Huntington Lane (Case No. Z1902-04), Ghanshyam Cakes at 723 Seafarer Drive (Case No. Z1904-05), Raining Grace Baked Goods at 108 Dorset Lane (Case No. Z2006-03), and Meo Beo at 834 W. Weathersfield Way (Case No. Z2110-01).

In the past, customer/client visits have been limited to six per day to minimize the impact on adjacent properties and better traffic control for the business. Most recently in 2025 the village approved a home-based business for a Bridal dress alterations service provider (Case No. P2507-01) with limited customer visits of 3 customers per day. As such, Staff recommends that the number of customer visits for the proposed home occupation be limited to a maximum of 4 per day.

The homebased business will have minimal impact on surrounding neighbors. All product preparation for the business will be taking place indoors. The petitioner restricts order pick up visitors to the home and typically directs customers to purchase and pick-up orders from the business' local farmers market booths. During the off seasons for farmers' markets the petitioner typically delivers products by mail or by pre-scheduled pick-up visits at specific times. This will limit any unexpected visitors to the property and minimize any adverse impact of the home business on adjacent properties. Additionally, the subject property has a driveway with room for a maximum of four vehicles to park. This will provide adequate off-street parking for both the homeowners and customers, thus limiting traffic to the property. Staff has reviewed the petitioner's request and is supportive of the request. A condition has been added limiting the maximum number of customers allowed on the property per day.

The zoning code includes certain standards for home-based business to ensure compatibility with other permitted uses. These standards are listed below. If any of the standards are not met, then a special use is required.

1. **Occupancy – Owners of the home-based business must reside within the home where the conduct of business is occurring.** The petitioner is the owner of the property and resides within the home.

2. **Accessory Use - The home-based business shall be secondary to the use of the dwelling for residential purposes and shall not occupy more than one hundred sixty (160) square feet of the principal structure and garage. No occupational use or storage for the home-based business shall be located in any accessory structure or building other than a garage, whether attached or detached.** The proposed home-based business is secondary to the use of the home and will not exceed 160 square feet of the principal structure or garage. Business operations will take place in the kitchen and family room. The petitioner has ceased the other previously approved secondary apiary use at the property.

3. **Appearance - There shall be no signs, activities or display that will indicate from the exterior that the building is being used, in part, for any purpose other than as a dwelling.** There will be no signs, activities or displays to identify or display the proposed home-based business from the exterior.

4. **Structural Alterations - There shall be no special internal or external structural alterations or construction features, either permanent or accessory, to the dwelling or garage, nor the installation of special equipment to walls, floors or ceilings, which would change the residential character of the dwelling or garage.** No construction or any alterations are proposed with the home-based business.

5. **Outdoor Storage - Home-based businesses and all related activities, including storage, shall be conducted completely within the dwelling or garage by the occupants of the dwelling. There shall be no outdoor storage for home-based businesses.** All storage for the home-based business will be inside the kitchen and family room of the home.

6. **Receipt or Delivery of Merchandise - There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods or equipment other than by vehicles typically employed by parcel or letter carriers in residential deliveries. The receipt or delivery of merchandise by a home-based business shall not restrict traffic circulation or create a safety risk or nuisance in the public streets.** The petitioner will use a personal vehicle to transport raw material and bottling products. Other materials will be

received through shipping companies, and they are expected to arrive in a typical delivery box truck.

7. **Traffic - The home-based business and any related activity shall not create any traffic hazards or nuisances in the public streets, nor use more vehicle parking than exists on the residential drive or assigned parking spaces servicing the dwelling unit.** The petitioner restricts order pick up visitors to the home and typically directs customers to purchase and pick-up orders from the business' local farmers market booth. During the off seasons for farmers' markets the petitioner typically delivers products by mail or by pre-scheduled pick-up visits at specific times. The property has a driveway which can accommodate 4 vehicles at any given time.

8. **Limited Wholesale, Retail and Service - No article can be sold or offered for sale except as may be produced or assembled on the premises.** The petitioner will primarily sell honey products that are prepared on the premises. The petitioner will occasionally include other commercially produced honey products along with the sale of products prepared on the premises.

9. **Employment - Persons employed by the home-based business shall be a member of the household residing in the dwelling unit or conduct work from an off-premises location.** The petitioner will run the business operations themselves.

10. **Manufacturing - Any production on the premises typically only permitted in an M-1 or an M-P manufacturing district shall not be allowed if it causes noise, odor, dust, vibration, smoke, glare, television signal interference or radio signal interference, electrical interference, fire hazard or any other hazard emanating from the dwelling.** There is no indication that the proposed home-based business will cause any noise, odor, dust, vibration, smoke, glare, fire hazard or any other interference from the dwelling.

Compatibility with Surrounding Land Uses:

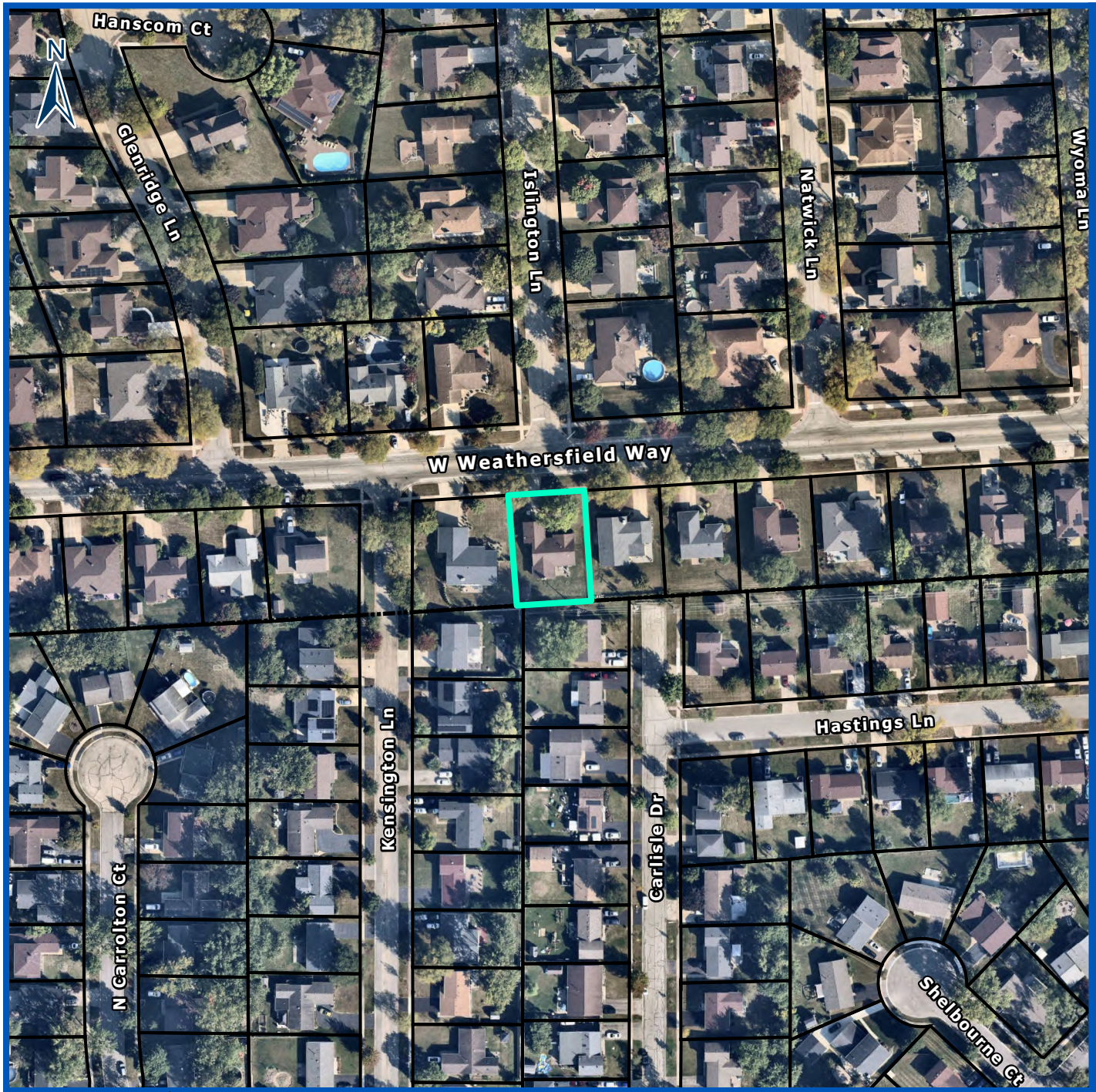
The proposed home occupation will have a negligible impact on surrounding properties. As described, the use will not generate a significant amount of additional traffic nor create any traffic hazards or nuisances.

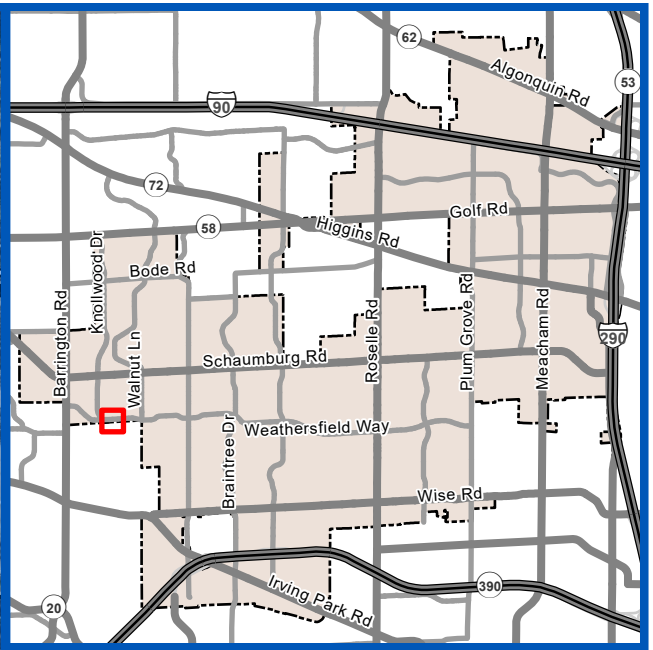
RECOMMENDATION

The proposed business does not differ fundamentally from previously approved Special Use home-based businesses or have negative impacts on the neighborhood or surrounding properties. Staff has reviewed the proposed plan and recommends **approval** of a Special Use to operate a home-based business for BOTANICAL HONEY FARM, located at 2213 W Weathersfield Way, Case No. P2603-03 subject to the following conditions:

1. The proposed home-based business shall abide by all provisions of Section 154.65 (Home-based businesses) of the Village Zoning Ordinance.
2. The petitioner shall comply with Village of Schaumburg Code Section 95.37 Home Kitchen Operations.
3. The home-based business shall be limited to a maximum of four client visits per day.
4. The petitioner shall stagger appointments to avoid any conflicts with parking.
5. Bottling and harvesting raw honey shall be conducted in the home kitchen.
6. The family room shall be used merely for storage for the home-based business
7. The following plans/exhibits for the sign shall be adopted as part of the governing ordinance:
8. Majority of the business sales shall be limited to honey products and beehive by products produced or assembled on the premises.
    - Business narrative, received by the Community Development Department on March 23, 2026.
    - Plat of Survey, received by the Community Development Department on March 23, 2026.

pc: Petitioner





Subject Property

P2603-03

BOTANICAL HONEY FARM

Special Use for Homebase Business - Preparation of Honey Products

0 80 160
Feet

2213 W Weathersfield Way

VILLAGE OF SCHAUMBURG

Prepared By:
Village of Schaumburg
Community Development Department

Village of Schaumburg, IL

April 6, 2026

Record No: DEVR-26-19

Development Review Application

Status: Active

Submitted On: 3/18/2026

Primary Location

2213 W WEATHERSFIELD WAY
Schaumburg, IL 60193

Owner

KOLACIOVA, OLGA
W Weathersfield Way 2213
SCHAUMBURG, IL 60193

Applicant

Olga Kolaciova
[redacted]
[redacted]
2213 W Weathersfield Way
Schaumburg , Il 60193

Pre-Application Contact

Have you spoken to a Village planner about this project*

Yes

Who have you spoken to?*

Chido Baker

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*

07-19-415-003-0000

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*

Special used for Residential Home-based Businesses

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

Olga Kolaciova
Mar 17, 2026

Business Narrative – Home-Based Business Application

I am the owner of Botanical Honey Farm, a multi–award-winning beekeeping business, and I am applying for approval to operate a Home-based Business at my residence located at 2213 W. Weathersfield Way, Schaumburg, IL 60193.
I want to sell raw honey, comb honey, raw honey sticks & flavored honey sticks manufactured by The Honey Jar Factory, as well as Aunt Susie's Granola, which is commercially produced by Aunt Susie's. We will also sell beehives by-products such as natural beeswax candles, lip balms, and lotion bars.

Botanical Honey Farm has received significant recognition for the quality of its products. Most recently, our honey and honey products were honored at the 2026 North America Honey & Beeswax Championship, the largest competition of its kind on the continent. We received eight ribbons, with multiple products earning top awards. Since beginning beekeeping in 2020, we have been named North America Honey & Beeswax Champions twice, first in 2023 and again this year—an achievement we are truly proud of.

We currently own and operate 51 state-registered bee colonies; however, none of these colonies are located at our Schaumburg residence at this time . We were approved by village to have an apiary on our property; however, we do not have apiary on our property. All beekeeping and apiary operations take place off-site. The only activity related to our business that occurs at our home is the bottling of harvested raw honey into jars within the residence. The business is owner-operated, with no non-resident employees working at the home.

Our products are primarily sold at local farmers markets, including the Park Ridge Farmers Market and the La Grange Farmers Market. We have also applied to become a vendor at the Schaumburg Farmers Market. During the winter months, we deliver products directly to customers! Occasionally, a small number of customers visit our home for order pickup—typically two regular walk-in customers (neighbors who are walking distance and who are walking to our house) and two customer who visits approximately twice per month (they drive to our house and park their car on our driveway).

When I receive a call from customer who place an order and wish to pick it up from our house, we do arrange pickup time. All customers are accepted by prior appointment only. All pick up time take place Wednesday to Friday 5pm- 7pm. I only allow repeated customer, neighbors, and friends to come to my house. I do not feel comfortable to have people coming to our house, that is why we do offer delivery or mail the order directly to them. I prefer to sell our products from my booth at farmer market and I directing my customers to see me there.

Our business does not generate commercial traffic. No commercial vehicles are used or required. We use personal vehicles for transportation: a Toyota Corolla for market sales and a Ford Maverick for apiary operations. Supplies such as jars and lids are personally picked up from suppliers, including Meyer Bees in Minooka, IL, and HillCo in Minonk, IL, as well as annually at the North America Honey Bee Expo in Louisville, KY. Business related deliveries via UPS or FedEx occur very infrequently, approximately three times per year.
I do advertise our products on farmers market, Facebook, Instagram, and our website. I do not advertise our honey on marketplace!

Our honey is pick up and brought to our residence by ourselves. It is stored in commercial bottling tank and bottled in as we need. We do have set up bottling tank and jars in our family room. You can see detailed room set up in the attachment. If this set up will not satisfy CDD Health we are willing to set up bottling to our kitchen. Bottled honey is stored on food grade commercial shelf in our family room. Granola and honey sticks are sold only during farmer markets season. During this period, they are delivered and stored in Olivaceto store at 77 LaGrange Rd., LaGrange, Illinois 60525. I do pick them up during farmer markets season the day of the market. I do not sell them year around.

We firmly believe that this home-based business will not alter the character of the residential neighborhood. The limited scope of on-site activity—restricted to indoor honey bottling—ensures minimal impact in terms of traffic, noise, or disruption.

We respectfully request approval for this home-based business. It is important to us to continue serving our community by providing high-quality, small-batch, sustainably produced local honey. In addition, our work supports a healthy local ecosystem, as bees play a critical role in pollination, benefiting native plants, gardens, and overall biodiversity.

Thank you for your time and consideration.

Sincerely,
Olga Kolaciova
Owner, Botanical Honey Farm
2213 W. Weathersfield Way
Schaumburg, IL 60193


BHF
Premium Raw
Honey
Locally Crafted by
Award-Winning Beekeepers
Botanical Honey Farm
BHF
Premium Raw
Honey
BHF
BHF
BHF
BHF
BHF
Lemongrass & Lime
BHF
Lavender & Sage

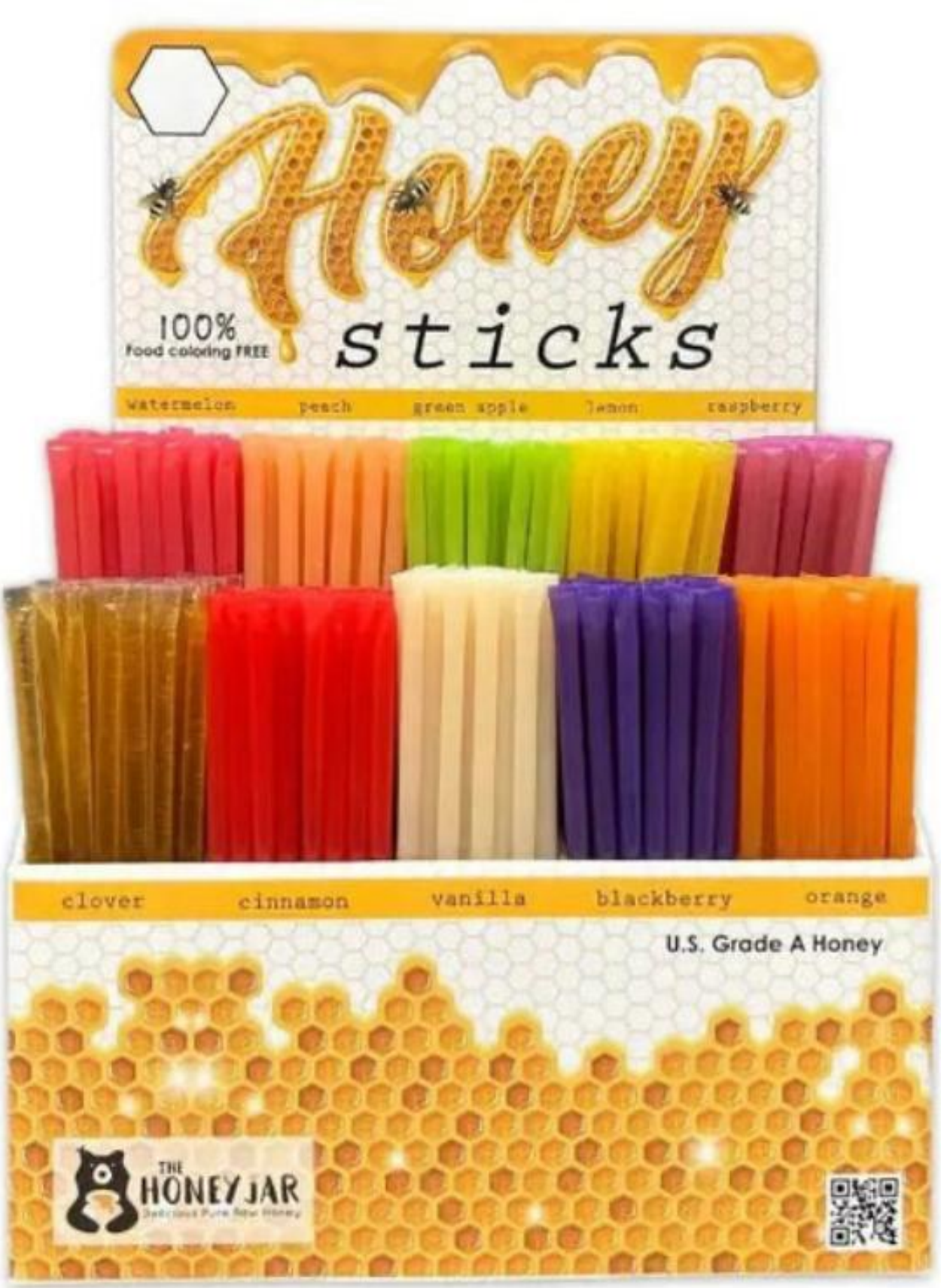

773 972 2641
Schaumburg, IL
BOTANICAL HONEY FARM
Lip Balm
Nt. Wt. 0.15 oz
Ingredients : Beeswax, Organic Coconut Oil, Organic Shea Butter, Extra Virgin Olive Oil, Vitamin E, YL Essential Oil
SAFETY SEAL


BOTANICAL HONEY FARM
BHF
Bee Strong
Lavender & Sage
Lotion Bar
Net Wt. 1.20z
Schaumburg, IL
773 972 2641

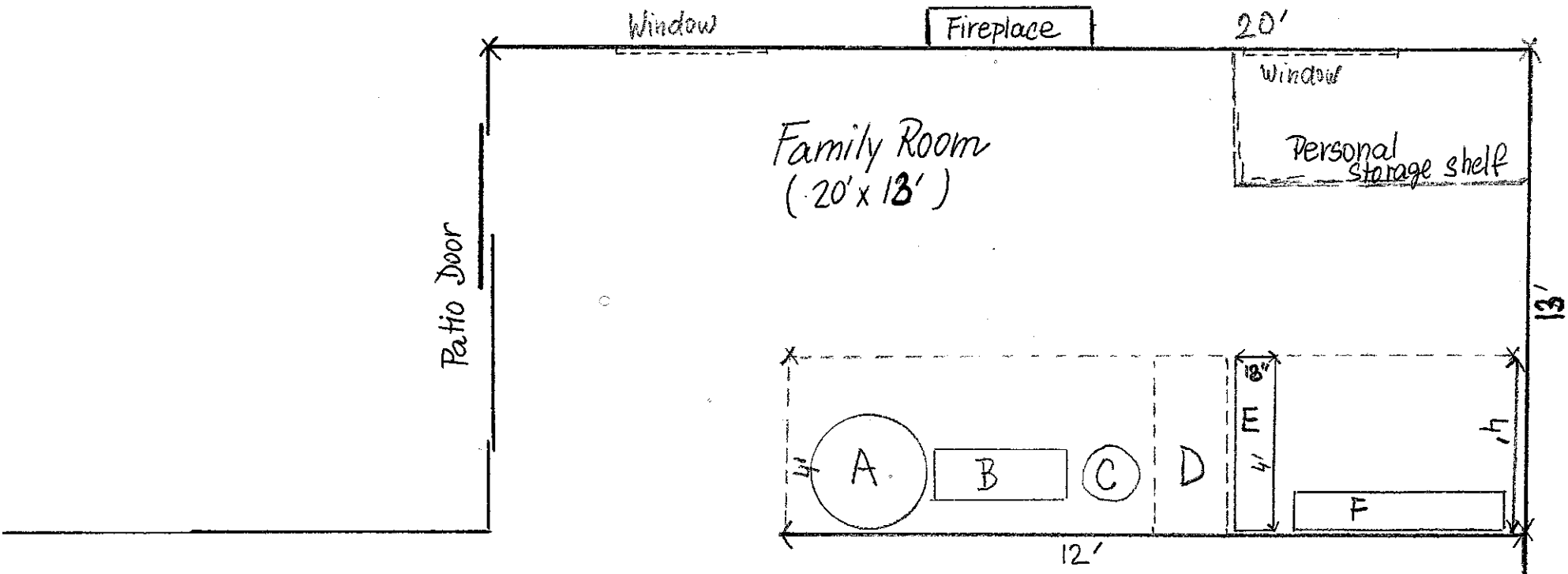

BOTANICAL HONEY FARM
BHF
Bee Strong
Premium Raw Honey
Locally Crafted by
Award-Winning Beekeepers
Botanical Honey Farm
1 lb.
2 lbs.
3 lbs.
4 lbs.
5 lbs.
botanicalhoneyfarm.com
773 972 2641


Aunt Susie's Granola
Gluten Free | NON-GMO | Woman-Owned
Mix No.19
trail granola
CHERRYCRUNCH
GLUTEN FREE
GLUTEN FREE
Net Wt. 8 oz | 227 grams
Ingredients: Gluten Free Rolled Oats, Coconut Oil, Pecans, Peanuts, Pepitas, Sunflower Seeds, Unsweetened Coconut Flakes, Dried Montmorency Cherries, Maple Syrup, Molasses, Unrefined Evaporated Pure Cane Sugar, Vanilla and Himalayan Sea Salt.
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SKINNY STICKS™
BEES & TREES
Honey Maple Syrup
8 fl oz "Little Bud" (240 ml)


Honey
sticks
100%
Food coloring FREE
watermelon
peach
green apple
lemon
raspberry
clover
cinnamon
vanilla
blackberry
orange
U.S. Grade A Honey
THE HONEY JAR


AAA
FOOD HANDLER
This certifies that
Olga Kolaciova
has successfully completed the standards set forth as a
Certified Food Protection Manager
which is accredited by the ANSI National Accreditation Board (ANAB)
and the Conference for Food Protection (CFP)
ANAB
ACCREDITED PROGRAM
ANSI National Accreditation Board
and the Conference for Food Protection
#9160
Certificate ID: 1714494906-108-158312
Issue Date: April 30, 2024
Exam Form: FSM1023F
Korey Chong
President
1 AAA Food Handler
(714) 592-4100
www.AAAFoodHandler.com
CERTIFICATE VALID FOR 5 YEARS AFTER ISSUE DATE. Please check with local and state requirements as expiration dates may differ. This certificate may not be transferred, altered or changed.



Family Room Floor Plan

Legend

A - Bottling Tank
B - Table/ Uncapping tank stored in the house when not in use
C - Extractor stored in the house when not in use
D - Space 32" x 4feet for empty jars/bottles
E - 18" x 4 feet shelf for storage
F 12" x 4 feel shelf for storage
TOTAL SPACE FOR BEEKEPING - 4 feet x 12 feet

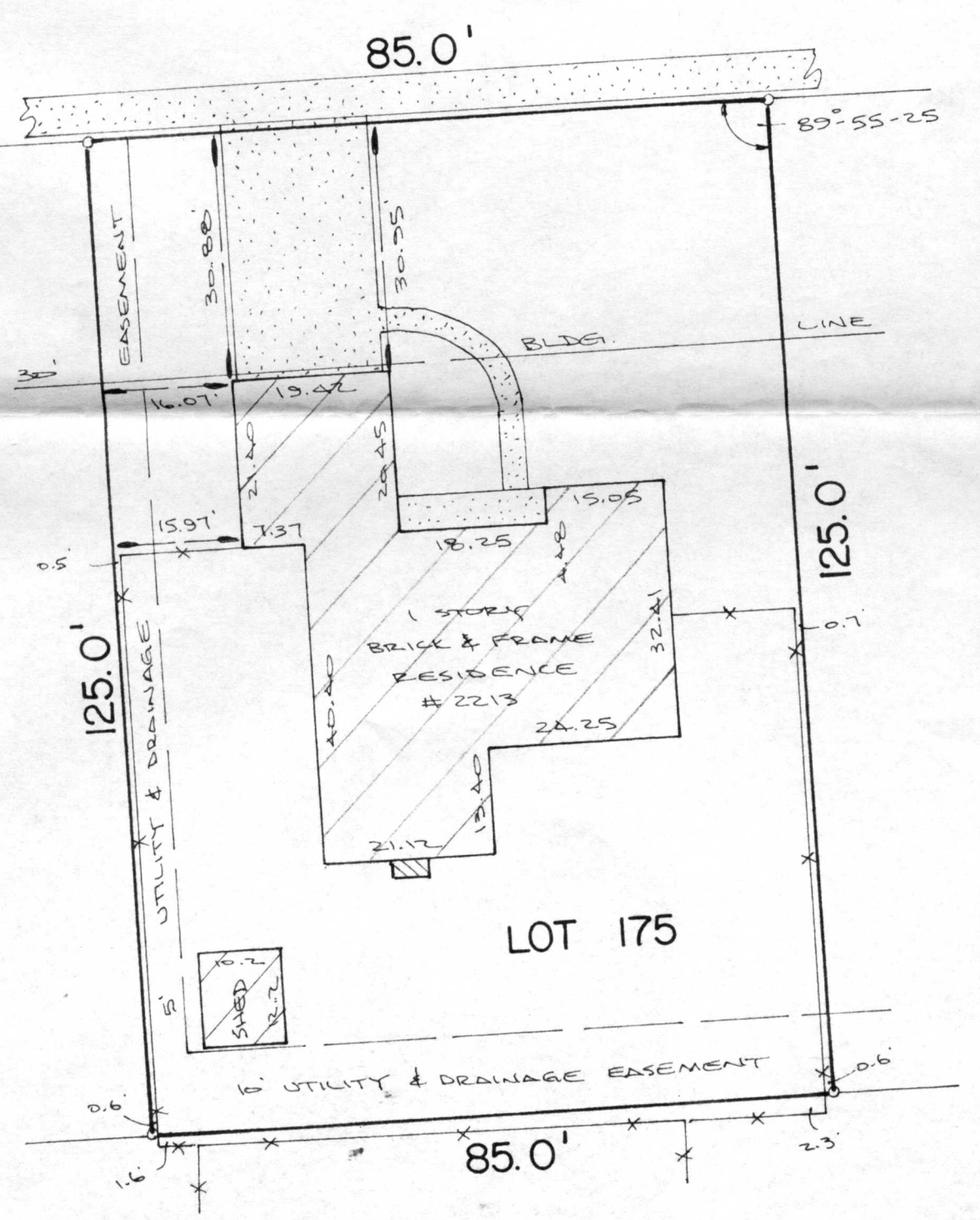
American Survey Co.

913 Hickory Grove Ln. Cary, IL. 60013 847-516-2700

Plat of Survey

Scale: 1" = 20'

OF PROPERTY DESCRIBED AS LOT 175 IN WEATHERSFIELD WEST UNIT 2, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1979 AS DOCUMENT NO. 24832870. IN COOK COUNTY, ILLINOIS.



Order # 07017 (Carlson)

Ordered by Trolley & Gienko

Prop. address 2213 Weathersfield Way
Schaumburg, IL

Distances are given in feet and decimal parts thereof.
No dimension or angle shall be assumed by scale.

- ○ indicates iron stake found
- ● indicates iron stake set
- -x-x- indicates fencing
- ⬚ indicates concrete

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above shown buildings as of this 13th day of MARCH, 2007

Professional Land Surveyor # 2767

This survey does not constitute a title search. Refer to current title policy, deeds, local ordinances or any other documents which might affect ownership, easements, building setbacks, encumbrances or restrictions not shown.

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this plat is a correct representation of said survey as of this 13th day of MARCH, 2007

Professional Land Surveyor # 2767

Plat not valid without embossed seal
License expires 11-30-2008
Design Firm # 184-3300

625108

This professional service conforms to the current Illinois minimum standards for a boundary survey.

REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

REAFFIRMATION OF THE RULES OF PROCEDURE
04/15/26
Plan Commission

Presenter: Chidochashe Baker, AICP, Community Development
Lead Department: Community Development

Executive Summary:

In accordance with Article IX., Annual Review, of the Rules of Procedure, the Plan Commission (Commission) is required to review the Rules of Procedure for determination of their adequacy. Attached for your review and affirmation are the 2026 Rules of Procedure for the Commission. There are no changes proposed.

These Rules are formulated and adopted in conjunction with and supplemental to both the applicable provisions of the Ordinances of the Village of Schaumburg and Statutes of the State of Illinois. The purpose of these Rules is to establish an objective set of procedures from which the Plan Commission may properly conduct important public business.

Recommended Action:

If the Plan Commission determines the proposed Rules of Procedure are adequate, they should approve the document and direct the Chairman of the Plan Commission, The Secretary of the Plan Commission, and the Director of Community Development to execute said document and place it on file with the Village.

ATTACHMENTS:
- 2026 Rules of Procedure

Village of Schaumburg
Plan Commission
Rules of Procedure
2026

Article I. General Provisions.
These Rules are formulated and adopted in conjunction with and supplemental to both the applicable provisions of the Ordinances of the Village of Schaumburg and Statutes of the State of Illinois.

The purpose of these Rules is to establish an objective set of procedures from which the Plan Commission (Commission) may properly conduct public business.

Any member of the Commission who has a proprietary interest, or any other conflict of interest, in any matter before the Commission shall recuse themselves from vote and shall remove him/herself from the discussion and decision at which said matter is under consideration. A proprietary interest or conflict of interest is a financial, personal or professional arrangement with the petitioner or company that the petitioner represents, such as a developer or property management company. Any member, who lives in proximity of a development proposal under review by the Commission, may ask questions, participate in discussions, and vote on the matter.

Article II. Public Hearings and Meetings.
Regularly scheduled public meetings and public hearings of the Commission shall be held at a place, date and time as determined by the Commission. Regular meetings may be cancelled when there are no cases pending or when it is apparent that there will not be a quorum, in which event notification of said cancellation shall be given to members of the Commission.

Attendance by a minimum of five of the nine-member Commission shall constitute a quorum. No action of the Commission is official unless decided by a majority of the full membership of the Commission.

The Commission shall conduct its deliberations and vote in a public session. The Commission may vote on any matter before it at the same meeting at which evidence as to such matter is concluded or, if the Commission considers additional time deliberation necessary, then the Commission may defer its vote to a subsequent public session

A "hearing" is a formal proceeding mandated by law for the purpose of taking evidence to formulate a decision or recommendation on an issue within the jurisdiction of the Commission. A "hearing" is distinguished from a "meeting" in that all hearings are meetings, but not all meetings are hearings. All hearings and meetings shall be open to the public in conformance with the Illinois Open Meetings Act and may have public notice requirements under Village Code and Illinois law.

Any party to a hearing may arrange for the proceedings to be recorded at the party's expense in any manner they deem fit including video or other court report recording. A copy of any transcript prepared shall be filed with the Secretary of the Commission or Designee within 10 business days of receipt of the transcript or recording. The Commission, at its discretion, may direct that the proceedings be recorded at the expense of the petitioner initiating the action which is the subject of the hearing.

At a hearing, a petitioner may appear on his/her own behalf. The petitioner may be represented by an attorney or authorized representative.

Any person in attendance at the hearing must sign their name and address on the public attendance sheet. Any person having an interest in the petition which is the subject of the hearing may appear at the hearing to ask questions or to give testimony. The Village of Schaumburg shall always be deemed an interested party. The petitioner shall submit to the Chair his/her name and home or business address; person affiliated with the petitioner in a professional manner shall submit a business address. Any other interested party may submit a home address or business address. The address provided should be relative to their affiliation with the request.

All persons offering testimony at a hearing shall testify under oath. An attorney shall be sworn if he/she offers testimony, but not if he/she is questioning witnesses, summarizing testimony of witnesses, or addressing the Commission.

Testimony shall only be given at the lectern or an appropriate location as determined by the Chair.

The order of testimony shall be as follows:

1. Petitioner may discuss the proposal.
2. Village staff may discuss the proposal
3. Comments from affected property owners within the notification area or their representatives about the proposal.
4. Comments from other interested parties about the proposal.
5. Cross-examination.

Article III. Proper Conduct.

A public hearing is designed to provide an organized forum for the expression of opinion on a particular issue before the Commission. Every person appearing before the Commission or in attendance at the hearing shall abide by common rules of courtesy, decency and order. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of order and of the privileges of the Commission. Such misconduct shall be dealt with by the Chair, including ordering the removal of such person(s) from the hearing room.

Article IV. Cross-Examination.

The Chair may, at the opening of the hearing, impose reasonable conditions as approved by the courts on cross-examination of witnesses. These may include restricting the class of persons allowed to cross-examine; requiring such persons to register with the Chair and demonstrate that they fall within the class of persons allowed to cross-examine; restricting the subject matter on which cross-examination will be allowed; and, identifying those witnesses who may be cross-examined. The factors which the Chair may consider in imposing such conditions on cross-examination include but are not limited to the following: the complexity of the issue, whether the witness possesses special expertise, whether the testimony reflects a matter of taste or personal opinion or concerns a disputed issue of fact, and the degree to which the witness(s) testimony relates to the factors to be considered in approving or denying the proposal.

Persons permitted to cross-examine a witness may, at the time indicated by the Chair, direct questions to the witness from a location chosen by the Chair. This opportunity for questioning a witness shall not be used by the questioner to offer testimony or evidence.

The Chair may impose reasonable limitations on evidence or testimony presented by interested parties, such as time limits and barring repetitious testimony.

Article V. Recording Secretary.

The Recording Secretary shall:

1. Record the minutes of the Commission's proceedings and actions.
2. Record the vote of each member upon each question.
3. Record the name of any absent member.
4. Keep a record of the Commission's official actions.
5. Make record of the names and, if provided, appropriate addresses of all persons appearing before the Commission.
6. Act as custodian of the official minutes and records of the Commission and which shall be maintained in the offices of the Community Development Department.
7. Conduct the correspondence of the Commission.
8. Publish notices of public hearings as required by law.
9. Prepare the written agenda for each meeting

Article VI. Order of Business for Public Hearings and Meetings.

A written agenda shall be prepared by the Recording Secretary as follows:

1. Call to Order – Chair
2. Roll Call and Declaration of Quorum – Recording Secretary
3. Approval of Minutes – Chair
4. Public Hearing Opened – Chair
    a. Swearing-in of all petitioners, petitioner's representative(s), and Village staff – Chair
    b. Proof of public notice
    c. Presentation of petition by petitioner or petitioner's representative(s)
    d. Staff review and recommendation
    e. Comments from the public
    f. Cross-examination/questioning
    g. "Round Robin" comments from each Board member
    h. Close public hearing
    i. Open discussion and questions from Board members
    j. Call for a Motion – Chair
    k. Vote Poll – Recording Secretary
5. Other Business
6. Adjournment

Article VII. Continuations.

It is recognized that when notice of a hearing has been given, considerable inconvenience may result to many interested persons if a continuation should become necessary. However due to certain and unforeseen complexities of an issue, continuances may be granted at the discretion of the Commission upon good cause shown.

Upon continuation of a hearing, the Chair shall verbally announce to the public the date, time and location of the continued hearing.

Subsequent to the continued hearing, the Recording Secretary shall post written notice which includes the continued hearing date, time and location.

The petitioner may request up to two continuances. In addition, the Commission may continue a hearing on the request of staff or its members if additional, new or more testimony or information is required to make a recommendation.

In the event of member absenteeism in the initial hearing(s), said absentee member(s) upon consideration and review of the minutes of said meeting(s) shall be considered to be sufficiently and adequately informed to be in a position to cast a vote on the petition at the subsequent meeting.

Article VIII. Legal Counsel.
Counsel for the Commission shall be the Village Attorney or designee.

Article IX. Annual Review.
These Rules shall be reviewed annually for determination of their adequacy at the first meeting of each calendar year and said Rules may be amended at any time by majority vote of the members of the Commission.

Article X. Severability.
If any section, paragraph, subdivision, clause or provision of these Rules be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of these Rules shall be deemed valid and effective.

Article XI. Remote Hearings/Meetings
In the event that remote hearings/meetings are determined to be necessary, such meetings could be held through approved remote participation platforms. A separate order of testimony and/or order of business will be prepared and shared with the Commission.

Article XII. Adoption.
The Plan Commission of the Village of Schaumburg, Counties of Cook and DuPage, State of Illinois, has affirmed the foregoing Rules of Procedure on _____, 2026.

_____
Rich Gerber, Chairman
Plan Commission

_____
Taylor Storm
Secretary

_____
Julie Summers Fitzgerald, AICP
Director of Community Development

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

COMMISSIONER TRAINING
04/15/26
Plan Commission

Presenter: Chidochashe Baker, AICP, Community Development
Lead Department: Community Development

Executive Summary:

This time will be used by staff to present a commissioner training video followed by a discussion about the village's zoning ordinance.

The zoning ordinance is a formal categorization of land-use policies applicable to land within a municipality. The zoning ordinance establishes permitted land uses and distinguishes between different land use types. Commissioners will learn what zoning ordinances are and understand their role in implementing the comprehensive plan as well as ensuring there is adequate space & resources throughout your community.

Recommended Action:

Informational