AGENDA

Plan Commission

Wednesday, June 3, 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

4/15/2026 General Minutes

P2603-01 Lily Grove Bakery Minutes

P2603-02 Armando Residence Minutes

P2603-03 Botanical Honey Farm Minutes

CASES TO BE HEARD

P2605-01/ 200 Tulip Ct / HERNANDEZ RESIDENCE / Fence Variation

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

4/15/2026 General Minutes
06/03/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- General Minutes 4-15-26.pdf

PLAN COMMISSION
GENERAL MINUTES
APRIL 15, 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:	Chidochashe Baker, Community Planner
	Ian Salzman, Associate Planner

CONSIDERATION OF MINUTES

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

Mtg Date	Case Number and Name
1/21/26	General Minutes
	P2510-01 / Hussain Residence
	P2510-02 / Elibal Residence
	P2511-01 / Patel-Mehta Continuation

MOTION CARRIED: All ayes with two members absent

PUBLIC HEARINGS

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

Rules of Procedure

Ms. Baker introduced the reaffirmation of the rules of procedure as required per the Village code. Staff has no changes to the Rules for 2026.

Chairperson Gerber explained the process of the Rules of Procedure, as there are several new members on the commission.

Mr. Ropiak asked about the quorum requirements. Chairperson Gerber stated that the committee always requires a minimum of five members to be present for a quorum, regardless of the total number in attendance.

Mr. Ropiak made a motion, seconded by Mr. Watson, to approve the Rules of Procedure as presented.

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
	Mr. Rich Gerber	– Yes

Commissioner Training

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

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

MOTION CARRIED: All ayes with two members absent

There being no further business, the meeting was adjourned at 8:16pm.

Taylor Storm

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2603-01 Lily Grove Bakery Minutes
06/03/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2603-01 Minutes.pdf

P2603-01 / 438 SCHOLTEN DRIVE / Lily Grove Bakery / Special Use for Home-Based Business – Preparation of Baked Goods
Village of Schaumburg
Plan Commission
April 15, 2026
1
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, Tanvi Vora, and Kenneth Ropiak

Members Absent: Anil Barot, David Piecuch

Staff Present: Chidochashe Baker, AICP, Community Planner

Ian Salzman, AICP, Associate Planner

A quorum was present.

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

Lisa Patel, Petitioner

Chairperson Gerber introduced the case being presented P2603-01 / 438 SCHOLTEN DRIVE / Lily Grove Bakery / Special Use for Home-Based Business – Preparation of Baked Goods

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

Ms. Patel stated that she would like to start a small bakery out of her home. She said that she started baking to be cautious of her health issues and sharing baked goods with friends. This has evolved into external groups requesting to purchase baked goods from her. Ms. Patel stated that she is looking to sell sourdough bread and cookies on an every-other week basis. Sales and pick-ups would occur on Fridays and Sundays only. She stated she purchases all of her supplies from Costco and all materials are stored in the home. She only anticipates between 10-12 customers per week.

Ms. Baker stated that this application for a home-based business is located in the Summit Grove neighborhood, which is zoned R-6C in a single-family district. All food products will be created and baked in the kitchen of the home. She stated that no external employees will work at the bakery. She stated that the bakery must adhere to Title 9 of the Village Code regarding home kitchen operations, which requires the petitioner to obtain a food-handler's certificate and training. The maximum amount of customers permitted per week will be 15 customers, and all pick-ups will occur at the home. Pick-ups on Fridays will occur between 10am and 2pm, and 8am to 10am on Sundays. These pick-ups will be scheduled in advance to minimize traffic interruptions. She stated that any home-business that involves food is required to apply for a special use.

Ms. Baker stated that the requirements for operating a home-based business require the business owner to live on-site. The code also requires the maximum operating space to not exceed 160 square feet. She stated that there shall be no external signs or displays that advertise a business is operating within the home. No items will be stored outside of the home, all items will be stored within the home in the kitchen. Ms. Baker explained that all transactions will be pick-up only, and the only deliver trucks on-site shall be regular trucks, not used for the operation. Staff is including a condition stating that the business may only accept six customers per day, as to not disrupt traffic. Visits for pick-ups must also be staggered. This number is similar to previous home-based businesses that have been approved. Everything for sale in the bakery must be produced on-site, with no external goods for sale. Staff is recommending approval for this special use.

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

Mr. Robles asked if all certifications were complete at the time of the hearing. Ms. Patel confirmed both certifications were completed, and Ms. Baker stated that the certifications were included with the online permit application.

Mr. Watson asked staff how staff monitors that business sales do not exceed $1,000 per month, as permitted in the code. Ms. Baker stated that this is an Illinois code requirement, and that she will confirm how sales are monitored. Mr. Watson also asked if a special insurance is required for home-based businesses that handle food. Ms. Baker stated that she will confirm with the Village's health supervisor to determine whether this is necessary.

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

A motion was made by Mr. Robles, 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 for Home-Based Business – Preparation of Baked Goods for the property 438 Scholten Drive, Lily Grove Bakery, case number P2603-01, 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
Mr. Rich Gerber	– Yes
Ms. Tanvi Vora	– Yes

The hearing was adjourned at 7:13 p.m.

Chido Baker, AICP, Community Planner

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

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2603-02 Armando Residence Minutes
06/03/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2603-02 Armando Minutes.pdf

P2603-02 / 227 CLEARBROOK COURT / Armando Residence / Rear Yard Setback Variation – Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard
Village of Schaumburg
Plan Commission
April 15, 2026
1
The hearing was called to order at 7:14 p.m. by Chairperson Rich Gerber.

ROLL CALL

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

Members Absent: Anil Barot, David Piecuch

Staff Present: Chidochashe Baker, AICP, Community Planner

Ian Salzman, AICP, Associate Planner

A quorum was present.

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

Adam Kingen, Contractor

Chairperson Gerber introduced the case being presented P2603-02 / 227 CLEARBROOK COURT / Armando Residence / Rear Yard Setback Variation – Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard

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. Kingen, the contractor for Armando residence, explained that 227 Clearbrook Ct. is an irregular lot. It has a side yard and a backyard. He stated that the proposal does not include taking any green space from the lawn, instead replacing the deck with a new sunroom. The proposal for the patio includes removing the existing patio and replacing it with a new, concrete patio.

Mr. Salzman stated that this request reduces the setback from 30 feet to 18 feet and 9 inches to allow for a room addition and a patio in the side yard. This property is zoned R6-C. It has a narrow front yard, which widens into the backyard. Due to this layout, there is no space to add to the rear of the house without encroaching on the setback. In the R6-C zoning district, there is a required minimum 30-foot yard setback. He stated that there are four previous cases similar to this one that went through the Plan Commission for rear yard setbacks. This includes for the neighboring property, 223 Clearbrook Ct., which also reduced the setback to 18 feet. The existing patio was installed before the current owner purchased the property, without a permit. The new proposed patio will obtain a permit before installation. Staff is recommending approval for these variations.

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

Mr. Ropiak asked out of the seven previous rear yard setback cases, what leads to staff suggesting approval or denial of a case. Mr. Salzman stated that approval of a case is contingent if there is a door in the side yard that grants access to the yard. Mr. Ropiak also asked how these proposed changes will impact neighboring properties. Mr. Salzman stated that the proposed variations will be in the same footprint, and therefore would not create a negative impact on neighboring properties.

Mr. Watson asked how many cases have had setbacks of 18 feet. Mr. Salzman stated that there have been four cases, with the most recent in 2014 regarding a new sunroom. He stated that the case analysis was based on the last 15 years of precedent.

Mr. Robles asked if the proposed sunroom would be the same size as the existing deck. Mr. Kingen clarified that the sunroom will actually be slightly smaller than the existing deck.

Chairperson Gerber asked if the patio addition stays with the home, if the addition will create issues with future owners. Mr. Salzman stated that the variation runs with the property, so a future owner would not need to get another variation for this same patio.

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

A motion was made by Mr. Watson, seconded by Mr. Ropiak 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 Rear Yard Setback Variation – Principal Structure (Room Addition) and Variation to Allow a Patio in the Side Yard for the property 227 Clearbrook Court, Armando Residence, case number P2603-02, seconded by Mr. Ropiak.

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

Mr. Rich Gerber	– Yes
Ms. Tanvi Vora	– Yes

The hearing was adjourned at 7:28 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

P2603-03 Botanical Honey Farm Minutes
06/03/26
Plan Commission

Presenter:
Lead Department: Community Development

Executive Summary:

Recommended Action:

ATTACHMENTS:
- P2603-03 Botanical Honey Farm Minutes.pdf

P2603-03 / BOTANICAL HONEY FARM / 2213 W Weathersfield Way/ Special Use for Homebase Business - Preparation of Honey Products
Village of Schaumburg
Plan Commission
April 15, 2026
1
The hearing was called to order at 7:30pm. by Chairperson Rich Gerber.

ROLL CALL

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

Members Absent: Anil Barot, David Piecuch

Staff Present: Chidochashe Baker, AICP, Community Planner

Ian Salzman, AICP, Associate Planner

A quorum was present.

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

Olga Kolaciova, Petitioner

Chairperson Gerber introduced the case being presented P2603-03 / BOTANICAL HONEY FARM / 2213 W Weathersfield Way/ Special Use for Homebase Business - Preparation of Honey Products

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

Ms. Kolaciova stated that she is looking to start a honey business. She said that she and her husband began the operation with two beehives and have since expanded to 51 state-registered beehives at an offsite location. She stated that this operation is unique, as all bees will be kept at a farm and the only operations occurring in the home will be bottling honey. She stated that most of her sales occur at local farmers markets. She explained that during off-season, she will deliver or mail honey products to customers. She stated that delivery occurs twice a month. There will be no external employees, only her and her husband that live on the property.

Ms. Baker stated that this property is zoned R6 single family residential. Staff requested that the extracting and bottling occur in the kitchen instead of the family room, as the petitioner proposed. Any scheduled pick-ups of products will occur between 5-7pm, Wednesday through Friday, out of market season.

Ms. Baker stated that the requirements for operating a home-based business require the business owner to live on-site. The code also requires the maximum operating space to not exceed 160 square feet. She stated that there shall be no external signs or displays that advertise a business is

operating within the home. No items will be stored outside of the home, all items will be stored within the home. Ms. Baker explained that all transactions will be pick-up only, and any deliveries will be transported via the petitioner's personal vehicle, which is already parked on site. Staff is including a condition stating that the business may only accept four customers per day, as to not disrupt traffic.

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

Mr. Robles asked why this case has maximum of four vehicles at a time, when the previous case (P2603-01) is allowing six vehicles. Ms. Baker stated that the number of vehicles is determined by how many customers are expected per week. As this petitioner expects fewer customers per week, fewer vehicles are needed.

Mr. Watson asked about the public concern email that was presented to commission members. He asked if there would be any apiaries on-site. Ms. Kolaciova stated no. She explained that she has a permit for two emergency beehives in her yard, in case a hive is rescued and needs to be stored overnight before being moved off-site the next day.

Mr. Litney asked if honey would be sold year-round. Ms. Kolaciova stated yes, honey will be sold year-round at farmers markets, as well as pop-up markets in the off-season.

Mr. Ropiak asked if the $1,000 sale maximum per month was all-inclusive, if it included sales from markets and from the house. He asked if this was an average across the year. Ms. Baker stated that she will research the requirement and provide the information.

Ms. Baker clarified for the record that staff received a letter of opposition from a neighbor, opposing any apiaries on the property. Ms. Baker explained that once she explained the case to the neighbor, they withdrew their opposition and were supportive of the petition.

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

A motion was made by Mr. Ropiak, seconded by Mr. Robles 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. Ropiak to recommend approval of a Special Use for Home-Based Business – Preparation of Honey Products for the property 2213 W. Weathersfield Way, Botanical Honey Farm, case number P2603-02, seconded by Mr. Watson.

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
Mr. Rich Gerber	– Yes
Ms. Tanvi Vora	– Yes

The hearing was adjourned at 7:48pm.

Chido Baker, AICP, Community Planner

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

Taylor Storm, Recording Secretary

Plan Commission

VILLAGE OF SCHAUMBURG

AGENDA ITEM SUMMARY

P2605-01/ 200 Tulip Ct / HERNANDEZ RESIDENCE / Fence Variation
06/03/26
Plan Commission

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

Executive Summary:

The petitioner is requesting a variation to allow a solid perimeter fence with gaps less than 30% of the surface for the subject property located at 200 Tulip Court.

Recommended Action:

Staff recommends denial of a fence variation for the property located at 200 Tulip Lane, Case No. P2605-01. Should Plan Commission recommend approval of the fence variation, the conditions listed in the Staff Report shall apply.

ATTACHMENTS:

- Staff Report
- Location Map
- Application.pdf
- Variation Narrative & Justification
- Plat of Survey

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Chidochashe Baker AICP Community Planner

HEARING DATE: June 3, 2026

DATE PREPARED: May 22, 2026

CASE NUMBER: P2605-01

TITLE: P2605-01/ 200 Tulip Ct / HERNANDEZ RESIDENCE / Fence Variation

BACKGROUND INFORMATION

Petitioner:	Juan Hernandez
Address of Petitioner:	200 Tulip Court
Status of Petitioner:	Owner and Occupant of Subject Property
Location of Subject Property	East of S. Barrington Rd., South of Schaumburg Rd, North of W. Weathersfield Way

Requested Action:

- Variation to allow a perimeter fence with less than 30% of the surface unobstructed to both light and air [Title 9, Chapter 102, Sections 102.10(A) of the Village Code]

ANALYSIS

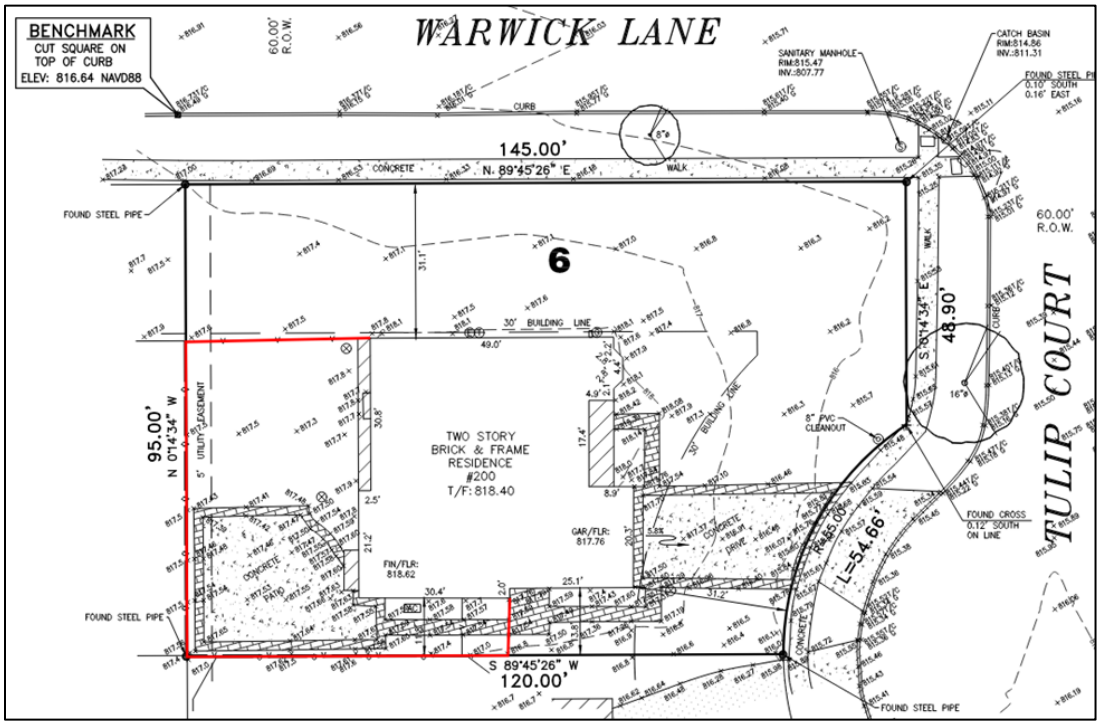
Staff Discussion:



The petitioner is requesting a variation to allow a solid perimeter fence with gaps less than 30% of the surface for the subject property located at 200 Tulip Court. In August,2025, a fence permit (RBLD 25-1274) was issued to the petitioner's contractor to install a 5ft perimeter fence along with landscape work. The fence was proposed to be constructed with 6-inch wood composite boards with 2 5/8-inch gaps in between. Per code section 102.10 (A), perimeter fences may be **open or semi-open** and no greater than five feet (5') in height when measured along the vertical from the surface of the ground to the highest point on the fence. Semi-open fences are defined as "a fence having a regular pattern of which between eighty percent (80%) and thirty percent (30%) of the surface unobstructed to both light and air when viewed perpendicular to the plane of the fence. Whereas a solid fence is defined as "a fence having a regular pattern that has less than thirty percent

(30%) of the surface which is open and unobstructed to both light and air when viewed perpendicular to the plane of the fence." As shown in the approved fence location plan below, the fence would be considered a perimeter fence.

Fence Location



In September,2025, staff conducted inspection for the fence. Upon inspection, staff noted that the fence was constructed of 6 inches wood composite boards with metal brackets added to the top and bottom of each panel as shown in the images below. The inspection failed for non-compliance with the 30% open gap space requirement.





The brackets added approximately 2.5 inches to each fence panel/board and increased the solid surface coverage to a total of 8.5 inches. The required unobstructed gaps were not recalculated for a larger solid area (panels and brackets) and remained at approximately 2.625. Staff has prepared the exhibit below showing the minimum fence gap calculation for a fence panel/board width of 6 inches and 8.5 inches per Village Code.

Required gap for 6-inch board	**Required gap for 8.5-inch board + brackets**
$\frac{70\%}{6\ inches} = \frac{30\%}{x}$	$\frac{70\%}{8.5\ inches} = \frac{30\%}{x}$
$70 \times x = 30 \times 6$	$70 \times x = 30 \times 8.5$
$70x = 180$	$70x = 255$
$\frac{70x}{70} = \frac{180}{70}$	$\frac{70x}{70} = \frac{255}{70}$
$x = 2.57\ inches$	$x = 3.64\ inches$

In the past, the Village Board has denied several fence variations for a variety of reasons. Examples of denied fence variations are below.
A solid fence in a side yard located at 1332 Sharon Lane (Case No. P0510-02). A request for a six-foot tall, solid, perimeter fence located at 520 Grace Lane (Case No. P0808-02) was also denied. These requests were denied due to the negative precedent that may be set; however, the staff evaluation was that the property owner at 520 Grace Lane created their own hardship due to failure to secure a permit and redesignation of a side yard and rear yard for a corner property. A six-foot tall, solid perimeter fence was also denied for 100 Dorset Lane (Case No. P1704-01); the property owner at this location requested a fence variation to comply with Union Pacific Railroad's policy for K-9 handlers.

Staff is not supportive of the requested variation for several reasons. The hardship was created because the fence was not installed per approved plans or code requirements to provide 30% to 80% gap unobstructed to both light and air. The fence does not meet the intent of the code to have 30% of the surface unobstructed to both light and air. Additionally, per code, the current fence would be defined as a solid fence. In residential districts solid fences are only allowed:

1. as privacy fences when installed up to 16 feet into the rear yard as measured from the rear of the principal structure and no closer to the side property line than the required side yard distance.
2. along property lines contiguous to parks, recreational areas or schools,

3. along property lines contiguous to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise.
4. abut the following thoroughfare: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road.

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 petitioner is requesting a variation to allow a fence that was not installed per the approved plans. Staff does not believe that the particular physical surroundings, shape, or topographical conditions of the property present a hardship upon the owner if the strict letter of the regulations were carried out.

The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district.
Per code, perimeter fences (fences constructed within 6 inches of the property line) within all residential districts are required to be semi-open or open having 30% to 80% of the surface unobstructed to both light and air. Per code the constructed fence would be defined as a solid fence. In residential districts solid fences are only allowed:

1. as privacy fences when installed up to 16 feet into the rear yard as measured from the rear of the principal structure and no closer to the side property line than the required side yard distance.
2. along property lines contiguous to parks, recreational areas or schools,
3. along property lines contiguous to property zoned or used for multifamily, manufacturing uses, business uses or office uses or if a parking lot abuts a single-family residence to provide screening for both light and noise.
4. abut the following thoroughfare: Irving Park Road, Higgins Road, Golf Road, Schaumburg Road, Roselle Road, Bode Road, Wise Road, Plum Grove Road, Springinsguth Road, Meacham Road and Jones Road north of Higgins Road.

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 an interest in the property.
The hardship is self-created in this case because the fence was not installed per approved plans and code requirements to provide 30% to 80% permeable surface to light and air. The property

owner contacted the village to contest the failed fence inspection, alleging their contractor received incorrect guidance from staff. The owner claimed the contractor was told that mounting brackets would not be included in opacity calculations for a semi-open fence. The owner requested approval of the fence inspection since they indicated their contractor received incorrect guidance from staff and the fence as installed met the intent of the ordinance.

Granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
Granting this variation will allow a non-compliant fence to remain and will set a negative precedent to allow solid perimeter fences.

The proposed variation will not impair an adequate supply of light and air to 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.
The proposed variation may impair an adequate supply of light and air to adjacent property.

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.
Granting the variation will confer on the applicant a special privilege that is denied by this chapter to the properties of the same district.

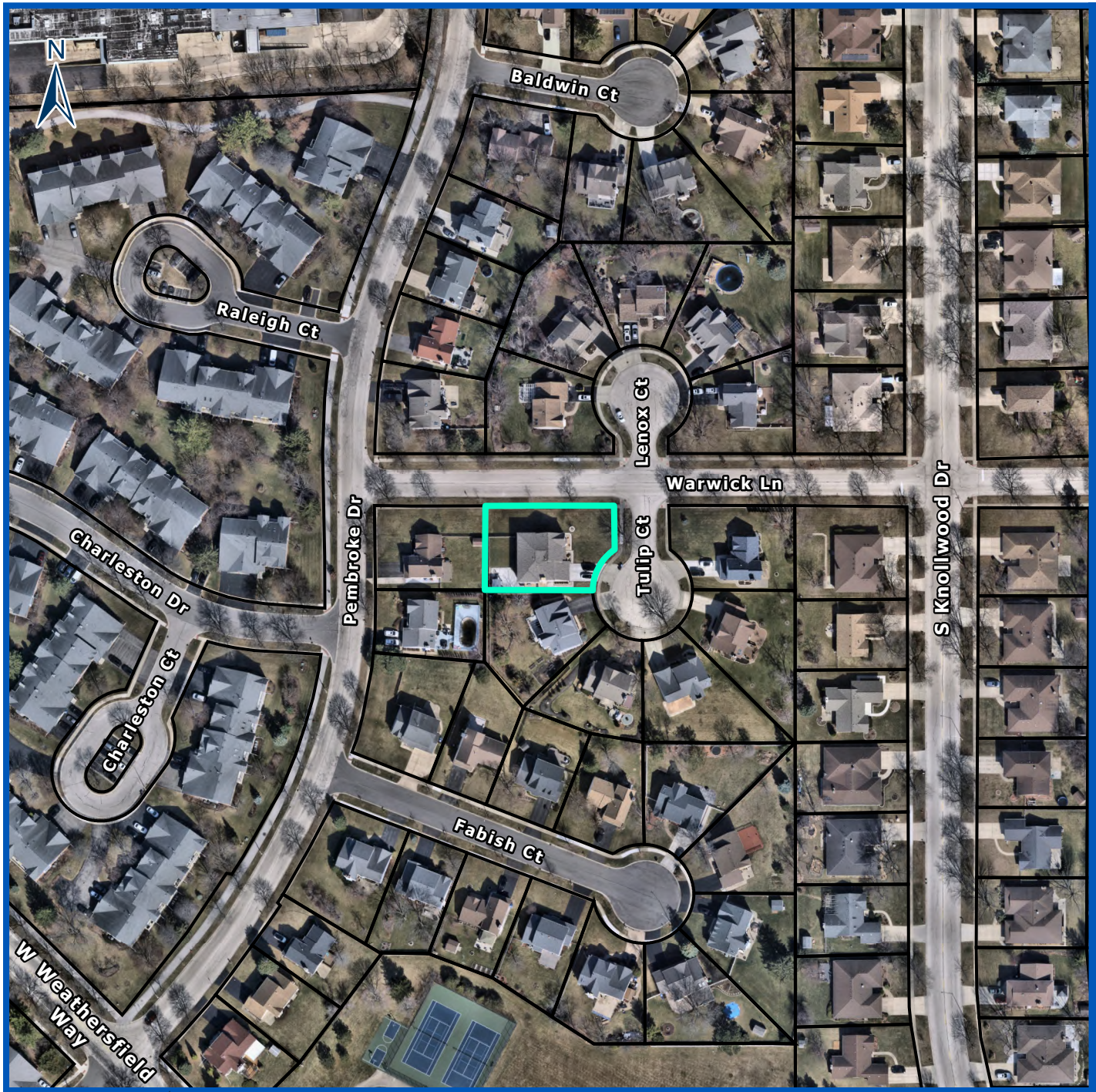
RECOMMENDATION

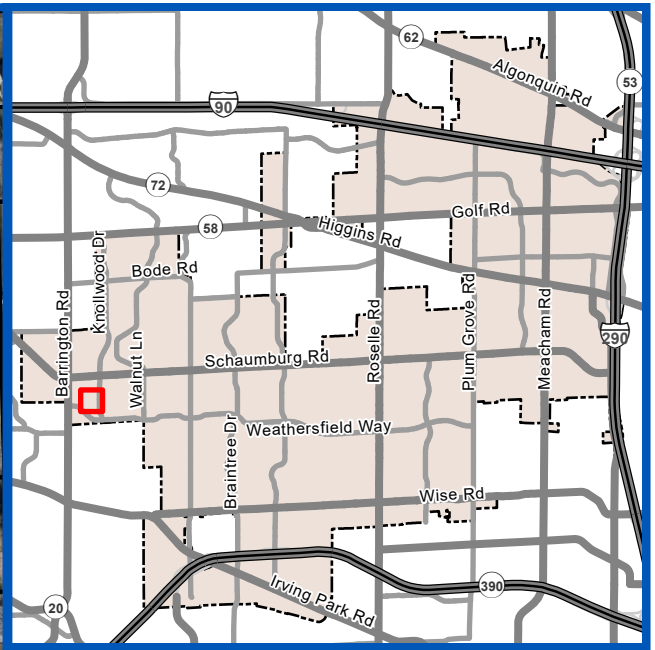
Staff has reviewed the requested variations and recommends **denial** of a fence variation for the property located at 200 Tulip Lane, Case No. P2605-01.

Should Plan Commission recommend approval of the fence variation, the following conditions shall apply:

1. The following plans shall be adopted as part of the governing ordinance:
    a. Plat of Survey, received by the Community Development Department on May 5, 2026.
    b. Fence Image, received by the Community Development Department on May 5, 2026.
    c. Fence Variation Narrative and Justification, received by the Community Development Department on May 5, 2026.

pc: Petitioner





Subject Property

P2605-01

HERNANDEZ RESIDENCE

Fence Variation

0 80 160

Feet

VILLAGE OF SCHAUMBURG

200 Tulip Lane

Prepared By:
Village of Schaumburg
Community Development Department

Village of Schaumburg, IL

June 1, 2026

Record No: DEVR-26-24

Development Review Application

Status: Active

Submitted On: 4/23/2026

Primary Location

200 TULIP CT
Schaumburg, IL 60193

Owner

HERNANDEZ, JUAN P
Tulip Ct 200 TULIP CT
SCHAUMBURG, IL 60193

Applicant

Juan Hernandez
[redacted]
[redacted]
200 Tulip Ct
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*

071930200600000

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*

Fence panel board spacing variation request.

Project Staff

Type

Other

If Other, Describe

Company Name

Arriaga Pavers

Staff Name*

Simon Arriaga

Staff Mailing Address*

[redacted]

Staff Phone Number*

[redacted]

Staff Email*

[redacted]

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

Juan P. Hernandez
Apr 23, 2026

Narrative Statement to the Village Variation Review Board

Property Address: 200 Tulip Ct
Permit No.: RBLD-25-1274

I submit this narrative in support of my request for relief and reconsideration regarding the failed inspection of a permitted rear-yard fence installation at my residence, located at 200 Tulip Ct.

Background and Permit History

Following the completion of a substantially large residential addition project at my home, I experienced repeated unprofessional and inconsistent treatment by Village inspection staff, specifically Mr. Kryder and Mr. Brock V. Whittkamp. As a result of those experiences, I took deliberate steps to ensure that all subsequent permitted work would strictly comply with Village requirements and that any ambiguities would be resolved in advance through direct communication with the Village.

In 2025, I applied for and was issued Permit No. **RBLD-25-1274** for the installation of a composite board fence along the perimeter of the rear yard. The work was performed by **Arriaga Pavers**, a professional contractor.

Composite Fence Design and Code Ambiguity

The fence installed at my property consists of **horizontal composite boards manufactured with tongue-and-groove edges**. To properly cover the grooves and achieve a finished and structurally sound installation, **aluminum metal spacers** are required at the top and bottom of each board.

While the Village fence ordinance references spacing requirements based on board width, it **does not address composite fence systems that require spacers**, nor does it clarify whether spacers are to be included when calculating total board width for spacing compliance. This ambiguity is particularly significant given that the "30% unobstructed to light and air" standard is a functional and purpose-driven requirement rather than a purely dimensional one.

Proactive Pre-Construction Inquiry to Village Staff

Because of this lack of clarity—and due to my prior negative experiences with inspection staff—I instructed my contractor to contact the Village inspection department **before construction began** to obtain explicit direction.

On **September 17, 2025, at approximately 9:48 a.m.**, my contractor, **Mr. Simon Arriaga**, called the Village inspection department at **847-923-4420**. He was transferred to **Mr. Brock**

V. Whittkamp. The **sole and explicit purpose of this call** was to inquire how fence board spacing should be calculated when metal spacers are required for composite boards.

During this call, Mr. Arriaga advised Mr. Whittkamp that:

- Each composite board is **6 inches wide**
- The required metal spacers add approximately **2.5 inches**
- The total effective assembly width per board is therefore **8.5 inches**

Mr. Whittkamp specifically instructed Mr. Arriaga to **base spacing solely on the width of the composite board itself**, excluding the spacers. He further stated that the required spacing was **2 5/8 inches**, consistent with Village regulations.

Relying on this direct guidance from Village staff, Arriaga Pavers proceeded with construction as instructed.

Construction and Numerical Compliance

The completed fence was constructed with:

- A **minimum spacing of 2 5/8 inches**, and
- Spacing measurements reaching up to **2 3/4 inches** in some sections.

This project represents an investment in excess of **$40,000**, undertaken specifically in reliance on the direction provided by the Village prior to construction.

Even if the total board assembly width of **8.5 inches** is used for calculation, the ordinance's **30% unobstructed requirement** equates to approximately **2.55 inches** (2 and 9/16 inches). The fence as constructed **meets or exceeds this threshold**.

Ordinance Intent vs. Technical Interpretation

The inspection report cited the fence for allegedly failing to meet the requirement that "a minimum of 30% of the surface is unobstructed to both light and air when viewed perpendicular to the plane of the fence."

The purpose of this standard is to prevent fences from functioning as solid walls and to preserve:

- Light penetration
- Airflow
- Visibility

- Aesthetic openness

The fence at 200 Tulip Ct clearly achieves these objectives:

- It is visually semi-open, with consistent, visible gaps between slats
- Sunlight passes freely through the fence, maintaining brightness in the rear yard
- Airflow is unobstructed and consistent with the ordinance's purpose

Treatment of Structural Spacers

Each composite slat includes aluminum spacers at the top and bottom that are required for proper tongue-and-groove installation. These spacers are **narrow, structural framing components**, not visual barriers. Treating them as full solid obstructions materially overstates their impact on openness and misrepresents the actual visual and functional characteristics of the fence.

Including these spacers as equivalent to solid boards contradicts both:

- The practical function of the fence, and
- The intent of the ordinance itself.

Functional Compliance and Reasonableness

Even if a hyper-technical calculation were to suggest a marginal deviation when spacers are treated as fully solid elements, the fence plainly complies with the **spirit, purpose, and functional goals** of the ordinance. It does not act as a solid wall and does not impede light, air, or visibility.

The ordinance is fundamentally performance-based, and by any reasonable, real-world assessment, this fence is a **semi-open fence**.

Inspection Failure and Subsequent Conduct

Despite the above, the fence failed inspection. When I attempted to discuss this issue with **Mr. Kryder and Mr. Whittkamp**, both individuals refused to speak with me directly. Front desk staff advised that they had been instructed **not to transfer calls** to either inspector.

I subsequently filed a complaint with **Mr. Ryan Franklin**. His investigation confirmed—via phone records—that the September 17, 2025 call did occur. However, during interviews, Mr. Kryder and Mr. Whittkamp denied discussing fence spacing with Mr. Arriaga, despite acknowledging that the call took place.

This denial is inconsistent with the facts. The **only purpose of the call** was to ask about fence board spacing; no other subject was discussed.

Request for Relief

I respectfully request that the Board grant relief based on the following:

1. **Documented reliance on explicit pre-construction guidance from Village staff**
2. **Ambiguity in the Village code regarding composite fences requiring spacers**
3. **Numerical compliance with the 30% spacing requirement**
4. **Clear functional and visual compliance with the ordinance's intent**
5. **Principles of fairness, consistency, and equitable enforcement**

Accordingly, I request that the fence be deemed compliant as constructed, or alternatively, that the Board grant a variance or direct a re-inspection that evaluates the fence based on the ordinance's purpose rather than an overly rigid mathematical interpretation inclusive of structural spacers.

I am happy to provide photographs, diagrams, contractor statements, permit documentation, and any additional information the Board may require.



Door Fence Post With Tape Measure



Fence Door Post with Tape Measure



Outside of Fence Door Entrance





To show elevation difference between Neighbor’s side and 200 Tulip Ct Side and to demonstrate visible gaps under bottom boards of all fence sections.



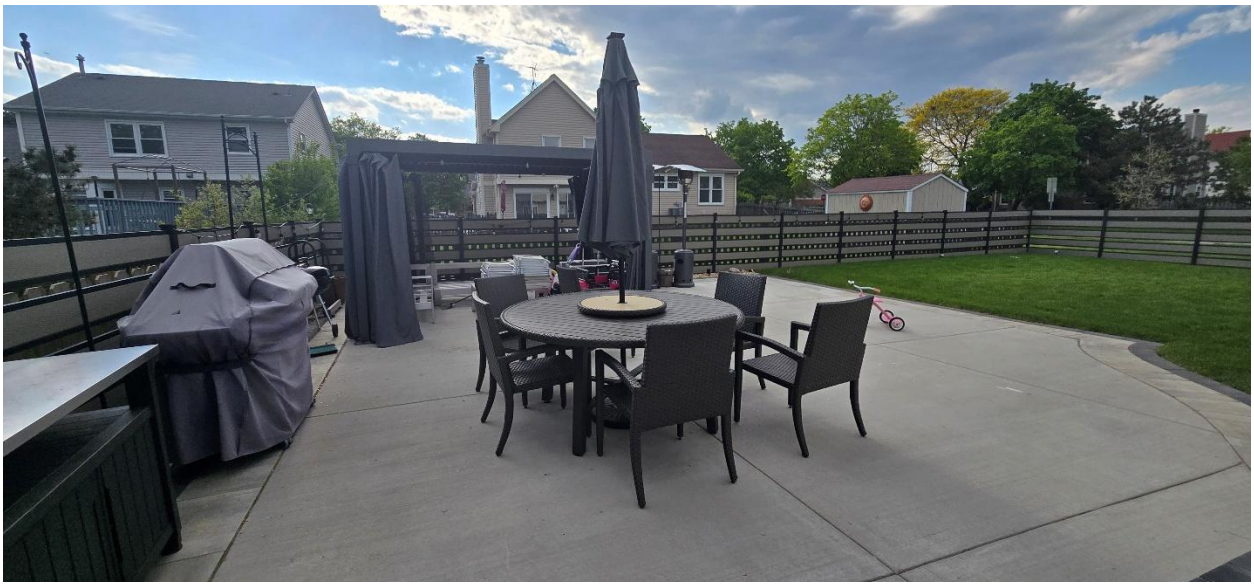
Inside of yard view



Inside of Yard View



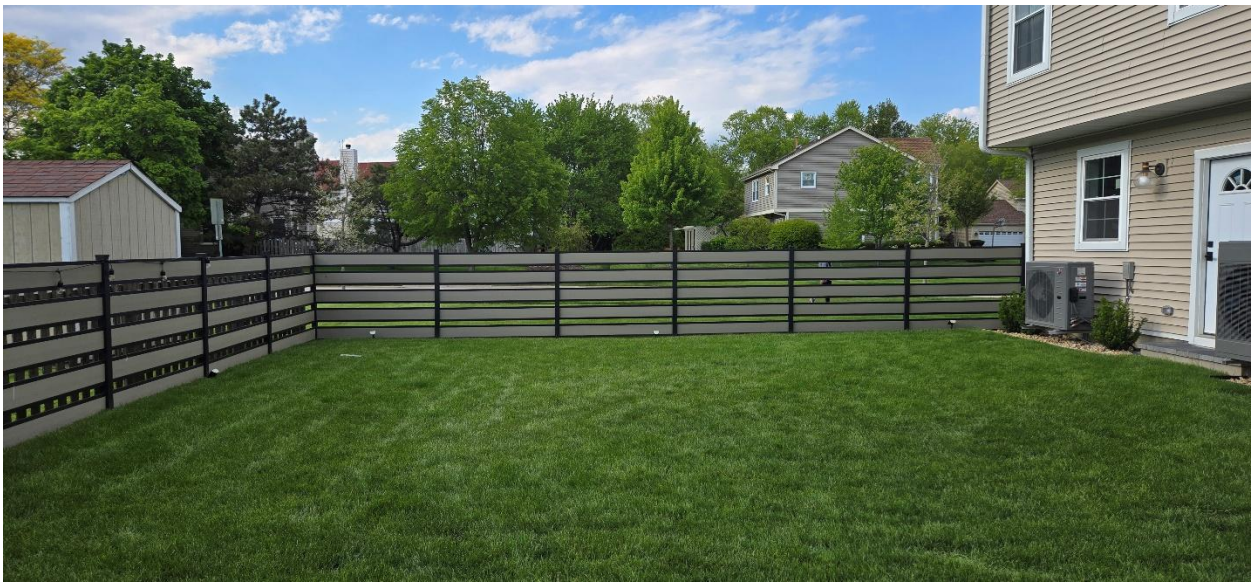
Inside of Yard View



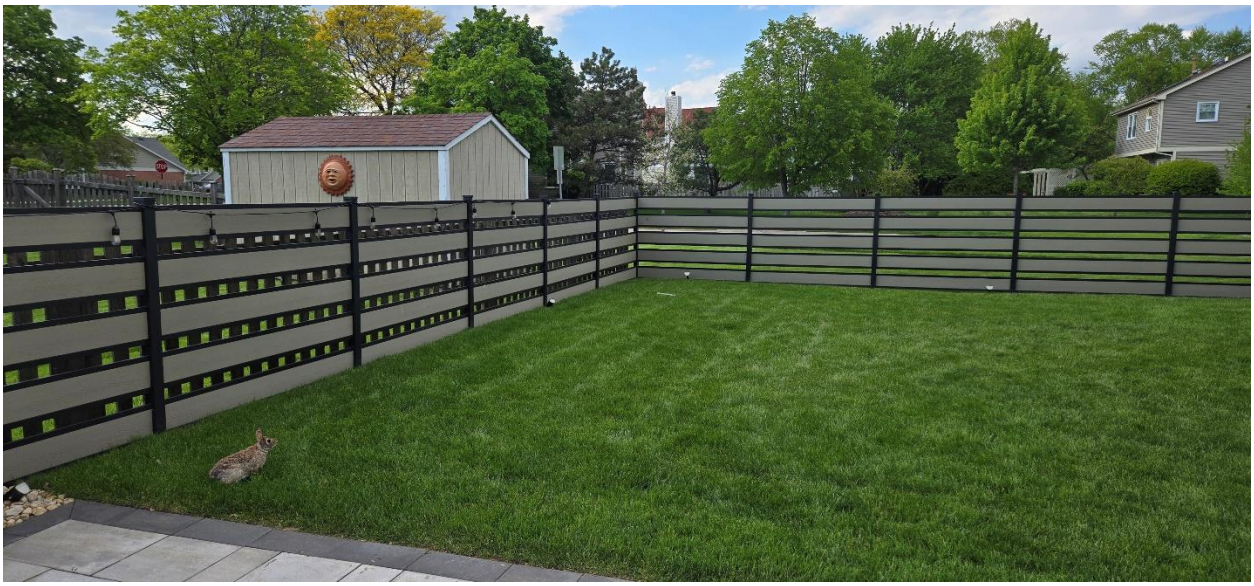
Inside of Yard View



Inside of Yard View [Facing Warwick Street]



Inside of Yard View [Facing Warwick Street]



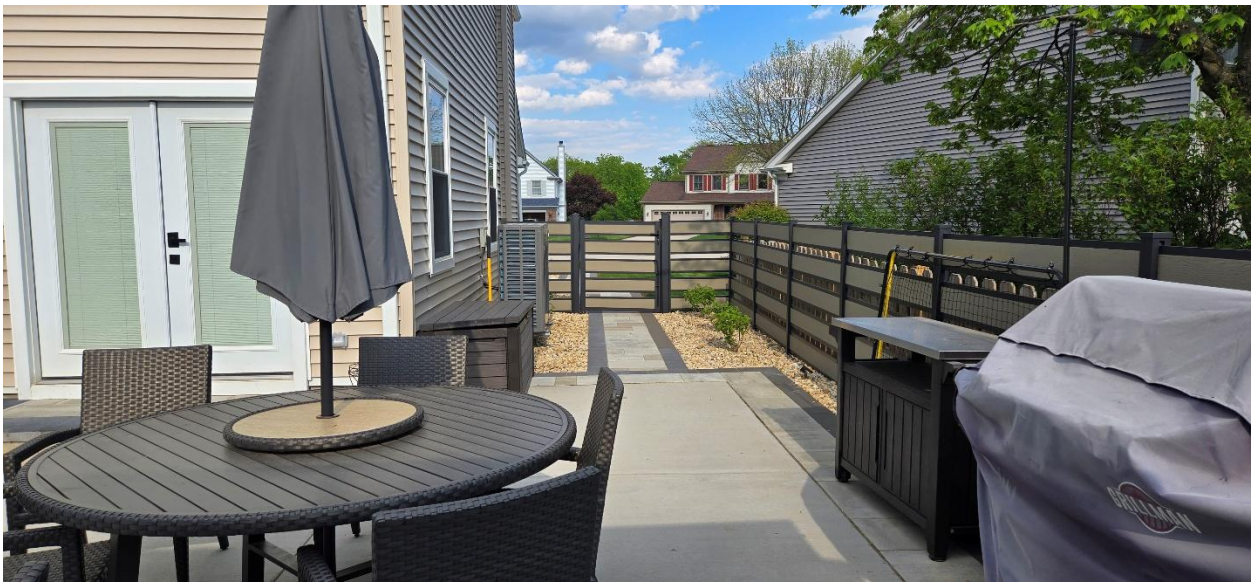
Inside of Yard View [Facing Warwick Street and rear Neighbor's Yard]



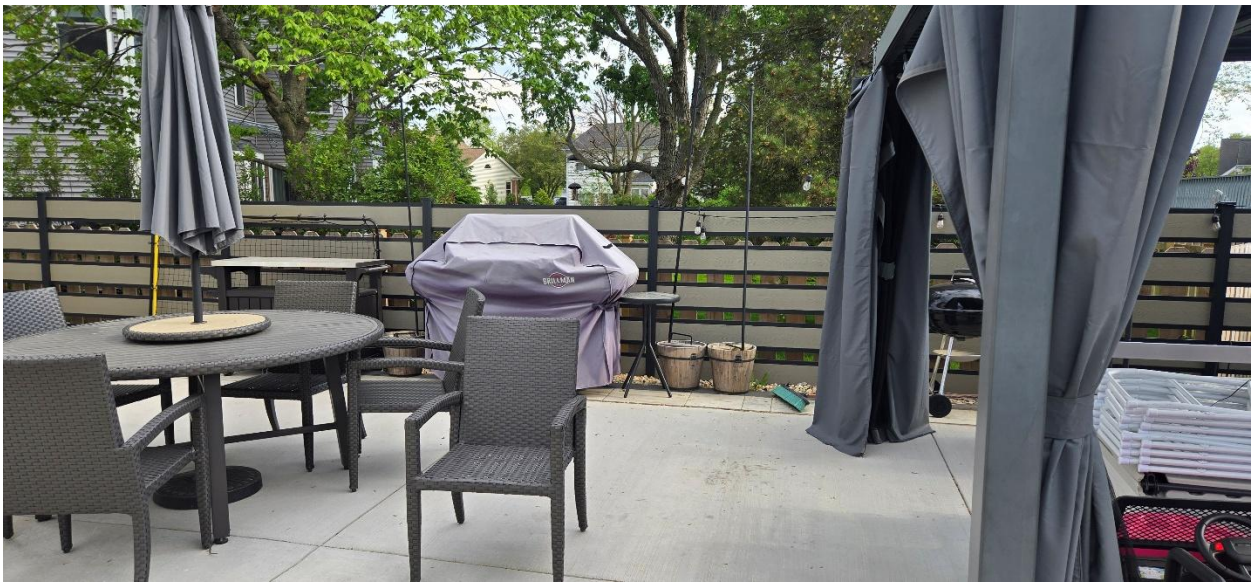
Inside of Yard View [Facing rear and side neighbor sides]



Inside of Yard View [Facing Warwick Street]



Inside of Yard View door entrance view



Inside of Yard View [Facing side neighbors yard on tulip ct]

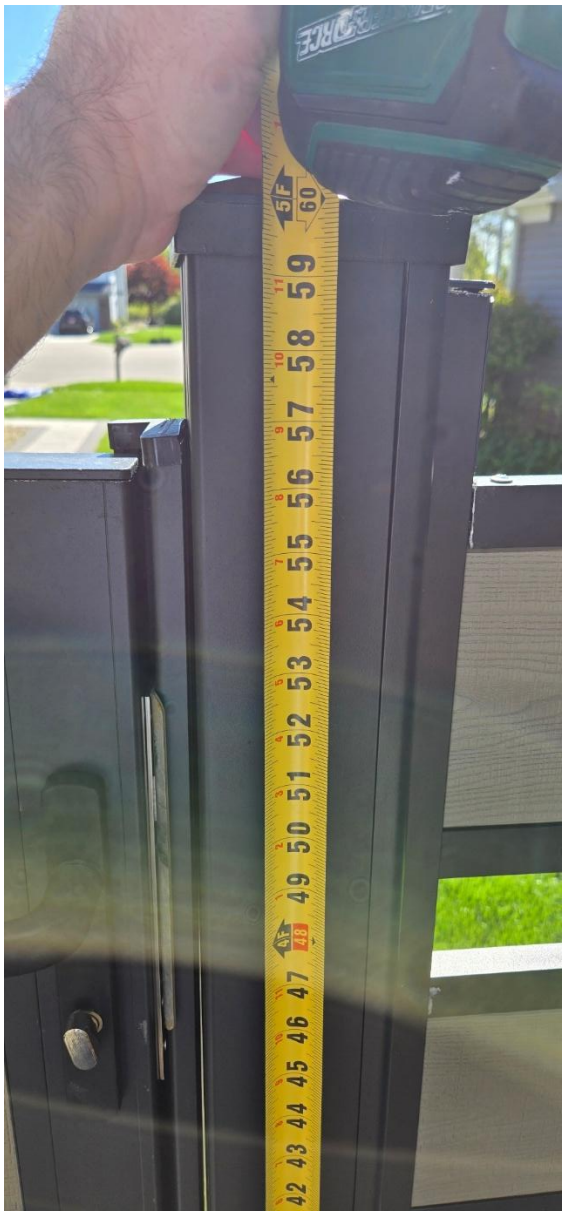




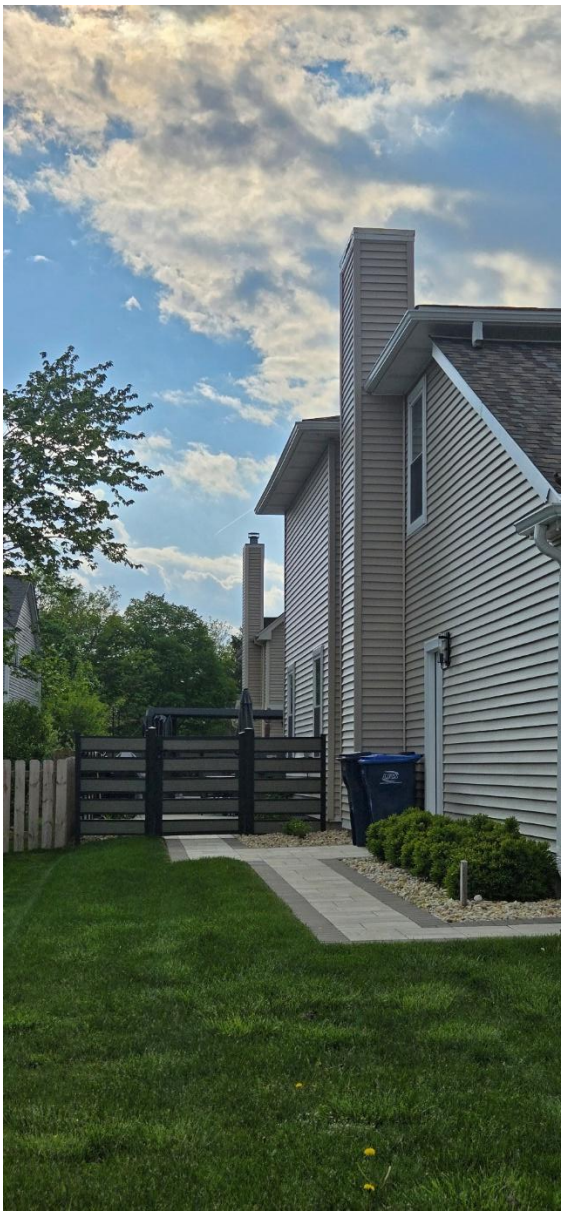
Fence View from Side Neighbor’s Yard



Fence view from Side Neighbor’s Yard



Top of Fence Door Post with Tape Measure



Outside view of Fence from Tulip Ct [Fence Door Entrance]



Tulip Ct view of fence door entrance



Warwick street side view of fence



Warwick street side view of fence



Warwick street side view of fence



Side neighbor vs. 200 Tulip Ct Fence

PLAT OF SURVEY

LOT 6 IN BLOCK 5 IN COUNTRY GROVE UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

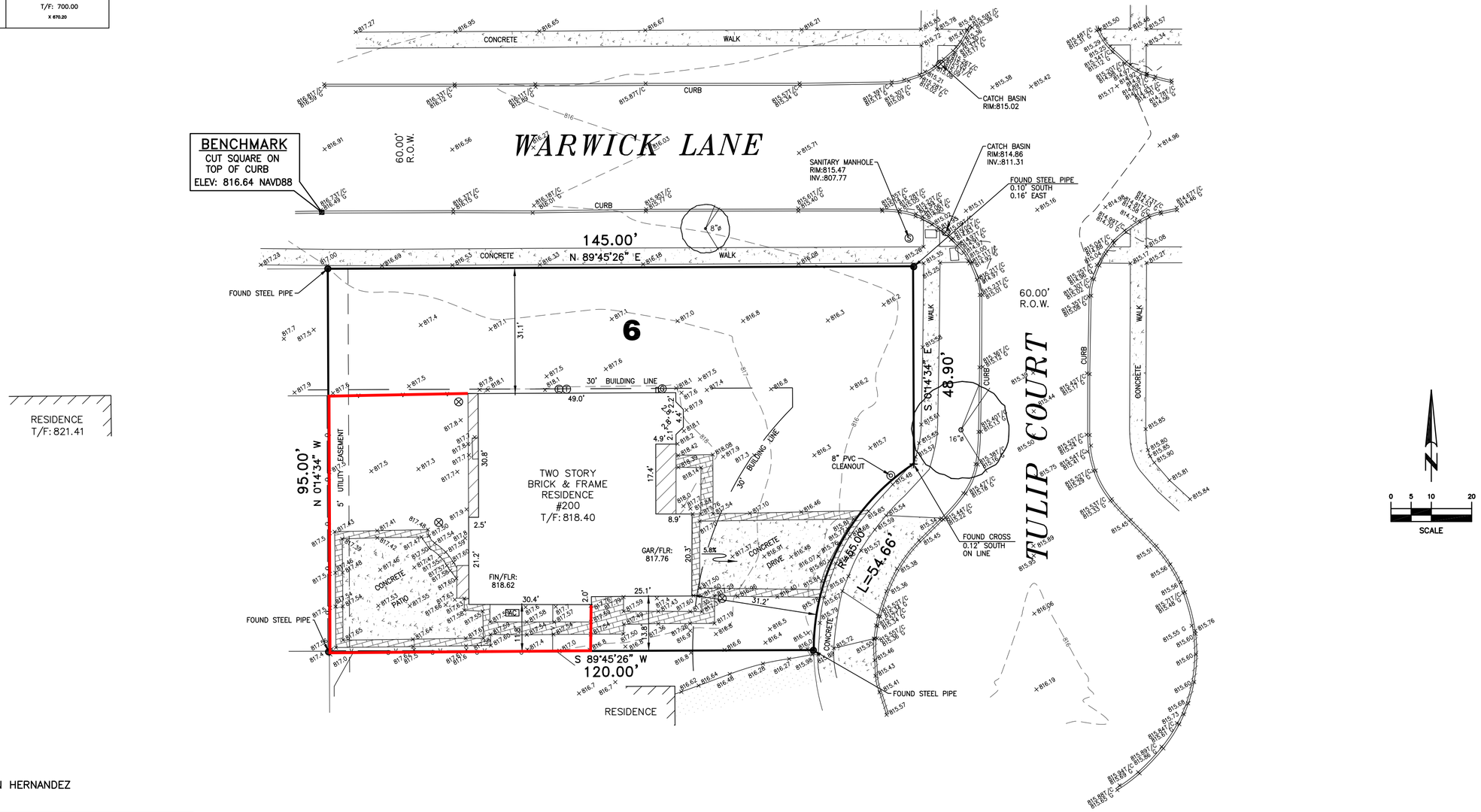
FINAL GRADING PLAN

LEGEND	
	EXISTING
WOOD FENCE	—— O ——
VINYL FENCE	—— V ——
SANITARY MANHOLE	Ⓢ
CATCH BASIN	⊘
CLEANOUT	⊙
BUBBLER	⊗
TELCO METER	Ⓣ
GAS METER	Ⓖ
ELECTRIC METER	Ⓔ
TREE W/DIAMETER	9"
TOP OF FOUNDATION	T/F: 700.00
SPOT ELEVATION	x 670.20

Fence Location

COMMON ADDRESS:
200 TULIP COURT
SCHAUMBURG, IL 60193

SUBJECT PROPERTY AREA
12,963 SQ. FT. (more or less)



PREPARED FOR: JUAN HERNANDEZ

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577-0010
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

BEARINGS SHOWN HEREON ARE BASED ON IL. S.P.C. EAST ZONE, NAD83. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED BY LOCAL C.O.R.S. OBSERVATIONS.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, DOCUMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

AS-CONSTRUCTED IMPERVIOUS AREA EXHIBIT

RESIDENCE:	2,667 S.F.
DRIVEWAY:	747 S.F.
REAR PATIO:	945 S.F.
WALKS:	296 S.F.
TOTAL:	4,655 S.F.

LOT COVERAGE DATA

LOT AREA: 12,963 S.F.
AS-CONSTRUCTED IMPERVIOUS AREA: 4,655 S.F.
AS-CONSTRUCTED % IMPERVIOUS: 35.9%

MARK H. LANDSTROM 2625 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS PALOS HILLS, ILLINOIS

FIELD WORK COMPLETED: 10/8/2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY

DATED: 10/10/2025

MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2026
SURVEY No. 24-12-008-ASBLT