

PROJECT REVIEW GROUP REPORT

To: ZONING BOARD OF APPEALS

PREPARED BY: Marisa Krawiec, AICP
Community Planner

HEARING DATE: August 5, 2020

DATE PREPARED: July 13, 2020

CASE NUMBER: Z1912-02

TITLE: NITTI – SCHAUMBURG DEVELOPMENT / Common Area (Vacant District 211 Property) / Preliminary & Final Plat of Subdivision, Rezoning from A & R-1 to R-6C, Lot Size Variation, Lot Width Variation, Height Variation, Lot Coverage Variation, Floor Area Ratio (FAR) Variation

BACKGROUND INFORMATION

Petitioner: Nico Nitti

Address of Petitioner: Nitti Development, LLC
399 Wall Street
Glendale Heights, IL 60139

Status of Petitioner: Purchaser

Owner of Property: Township High School District 211

Address of Property Owner: 1750 S. Roselle Road
Palatine, IL 60067

Existing Zoning: A – Agricultural District
R-1 – Rural Single Family Residence District

Existing Land Use: Vacant

Requested Actions:

- Preliminary & Final Plat of Subdivision [Title 15, Chapter 154, Section 154.47 of the Village Zoning Ordinance]
- Rezoning from A & R-1 to R-6C
- Variation to Reduce Lot Size from 8,750 to 8,100 [Title 15, Chapter 154, Section 154.161 (D)(2)(b)(1) of the Village Zoning Ordinance]
- Variation to Reduce Lot Width from 70 feet to 60 feet [Title 15, Chapter 154, Section 154.161 (D)(3)(a) of the Village Zoning Ordinance]
- Variation to Increase Building Height from 28 feet to 35 feet [Title 15, Chapter 154, Section 154.161 (D)(6)(a) of the Village Zoning Ordinance]
- Variation to Increase Lot Coverage from 32% to 39% [Title 15, Chapter 154, Section 154.161 (D)(4) of the Village Zoning Ordinance]
- Variation to Increase Floor Area Ratio (FAR) from 45% to 48% [Title 15, Chapter 154, Section 154.161 (D)(8) of the Village Zoning Ordinance]

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ANALYSIS

Project Summary

The petitioner requests approval for a Preliminary & Final Plat of Subdivision, Rezoning from A & R-1 to R-6C, Lot Size Variation, Lot Width Variation, Height Variation, Lot Coverage Variation, and Floor Area Ratio (FAR) Variation for the property commonly known as the District 211 or D211 property. The petitioner proposes to construct 149 single family homes on the vacant property.



The subject property is currently owned by Township High School District 211, who purchased the property many years ago for a potential high school site. The petitioner is under contract to purchase the property. The subject property consists of approximately 62 acres which is located between Summit Drive and Plum Grove Road between Weathersfield Way and Wise Road. The subject property is primarily L-shaped with the exception of a 30-foot extension of land that continues south towards Wise Road.

The proposed development is a single family residential development consisting of 149 single family detached homes. Proposed lot sizes for the subdivision range in size from 8,100 square feet up to 19,858 square feet. Home sizes range from 2,868 square feet to 4,157 square feet. There will be two points of vehicular access to the development with street connections at Summit Drive and Plum Grove Road. Large amounts of open space will remain on the property in the form of wetland preservation, detention ponds, an HOA park, and landscape areas. Bikepaths are proposed within and along the north side of the development to provide connectivity, which will provide an amenity for the subdivision and the Village.

Site Layout & Engineering

The petitioner is proposing two access points from Summit Drive and Plum Grove Road, which provides connectivity through the development and an efficient flow of traffic. Fire regulations require a minimum of two points of vehicular access to the subdivision. The access off of Summit Drive is designed to align with Kingsport Drive to the west to provide a through intersection and minimize traffic conflicts. Outbound access to Plum Grove Road includes a separate left turn and right turn lane. Additionally, the petitioner is proposing to construct a dedicated left turn lane into the development for vehicles driving northbound on Plum Grove Road. Plum Grove Road is under the jurisdiction of Cook County, and the petitioner has been coordinating the improvements with the Cook County Highway Department.

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In proposing the site layout, the petitioner was careful to preserve open areas with the amount of wetlands on the property. Three large open areas will remain on the property including two wetlands located on the west side of the subject property and a conservation area identified at the northeast corner of the property. Additionally, the petitioner is proposing to construct 3 detention ponds. The purpose of the detention ponds are to collect the stormwater runoff from the development and store it safely so it can be released at a controlled rate into the storm sewer system. The detention basins are not wet-bottom ponds and therefore will not have a permanent pool of water year-round. The ponds are designed to have 0.5 to 1.0 feet of depth below the primary outlet for the ponds. The bottoms of the ponds will be planted with native vegetation and underdrains have been provided to ensure water is not held in this area permanently. In the event of a 100-year storm event, the detention basins will temporarily hold up to 6 feet of water.

Utilities will primarily be located in the public right of way; however, many storm sewers are proposed in the rear yards for rear yard drainage. In some locations, storm sewers are proposed in the side yard to carry water to larger detention areas.

There is a 12-inch sanitary sewer main that bisects the property and is located under the 30-foot extension of land that continues towards Wise Road. The sanitary sewer main does not run all the way to Wise Road. Approximately 200 feet north of Wise Road, the sanitary main splits: one section runs south of the Nantucket Cove multi-family development and the other section runs between single family homes located on Blackhawk Court. The Village does not currently have an easement over this sanitary sewer main, but an easement will be provided as part of the development. The easement legally grants the Village access to the property in the event that access to maintenance, repair or replacement the sanitary main is needed.

Landscaping

The subject property was originally farmland which was tilled for crops through most of the 1970's. Portions of the property were still planted into the early 1980's. As surrounding developments occurred, including Kingsport Village East to the southeast (1978), Lancer to the north (1977) and Summit Place to the southwest (1983), farming was gradually reduced and the land was left fallow. The property has not been actively farmed for several decades, allowing the unrestricted growth of primarily invasive trees and vegetation.

The Village requires a tree survey and preservation plan, which is used to catalogue and evaluate the quality of the existing trees over 4 inches in diameter. Given the size of the site and the amount of grading required for the development, the developer's tree preservation plan focuses on cataloguing trees which could be realistically preserved around the wetland areas and within a 30-foot perimeter of the property. These trees are located in areas that are less likely to be disturbed with the development and would maintain the best existing buffer plantings.

Staff is supportive of the proposed tree preservation, as shown. Staff believes that efforts were made to preserve many of the best species that exist on the site. The village worked closely with

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the developer's landscape architect and wetland consultants to develop a plan that preserves as many of the high quality trees as was realistically possible. Of the 887 trees surveyed, a total of 362 trees are proposed to be preserved across the site. The vast majorities of the trees being removed are of very low quality and/or are considered invasive species. Additionally, the petitioner is proposing to plant 724 new trees and nearly 2,000 shrubs within the development's common areas.

A large percentage of the site is being developed and preserved as wetland and will be enhanced with new native plant species to increase biodiversity and attract beneficial flora/fauna. Staff believes that a suitable compromise has been struck between preservation of the existing open space and proposed development; a significant amount of the site will remain as open space in the form of outlots for the enjoyment of the neighborhood and community. A total of 34.1% of the subject property will remain as open space in the form of Outlots that will be maintained by the HOA. Greenspace will also remain on the individual single family lots through the required setbacks.

Village Code does not require single family lots to provide bufferyard landscaping to provide separation from adjacent properties. Although not required, the petitioner has taken the initiative to provide additional evergreen trees to help buffer the development from the existing, townhomes and single family homes along the south property line. Plantings are not proposed along the north property line where the large property owned by the Natural Gas Pipeline Company of America, LLC (NGPL) exists and already creates a large separation from the existing homes to the north.

Subdivision

The property consists of two lots of record. One lot is located on the east side of the subject property adjacent to Plum Grove Road. The other lot is located on the west side of the development and includes the 30-foot extension of land that continues south towards Wise Road. The petitioner is proposing to subdivide the two lots into 149 residential lots, which range in size from 8,100 square feet up to 19,858 square feet. The petitioner is also proposing a total of 9 outlots that will be maintained as common area by the Homeowners' Association (HOA).

- Outlot 1 – Buffer with proposed landscaping between the rear yards of the proposed single family lots and Summit Drive.
- Outlot 2 – HOA Park. The HOA park includes a butterfly garden with benches and a path.
- Outlot 3 – Northeast corner of the site, which includes two detention ponds.
- Outlot 4 – Buffer with proposed landscaping between the side yard of Lot 12 and Plum Grove Road.
- Outlots 5 – Buffer between the rear yards of the proposed single family lots and Summit Drive.

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- Outlot 6 – Located near the northwest corner of the property, including a wetland and two rain gardens.
- Outlot 7 – Located near the southeast corner of the subject property, including a wetland, 1 detention pond, and 1 rain garden.
- Outlot 8 – Path located between Lots 52, 53, 62 and 63.
- Outlot 9 – 30-foot extension that runs south towards Wise Road. (Further evaluation of Outlot 9 is addressed under the “Bikepath” section of this report.)

An HOA will be created to ensure the maintenance of the common areas including but not limited to the wetland, detention ponds, storm sewers, landscaping, HOA Park, and retaining wall. A Special Service Area (SSA) will also be created to ensure the common areas are maintained. If the HOA defaults, the SSA will allow the Village to levy a special tax on the property owners within the development for the maintenance of the common areas. The Village would then assume responsibility for maintaining the common areas.

Typically the Village requires Plats to be recorded with the Cook County Recorder of Deeds prior to the issuance of a land development permit. Due to the coronavirus pandemic, Village staff has received information that the Cook County Recorder’s office is not currently open to the public and is not accepting plats at this time. Staff recommends that the petitioner make all necessary changes to the proposed plats and submit a final copy prior to the issuance of a land development permit.

Bikepaths

There are several bikepaths proposed within and around the development. The bikepaths provide an amenity to the development and the Village and provide connectivity with the surrounding neighborhoods. The proposed bikepaths vary in width from 8 feet to 10 feet. The 10-foot path is used for the heavy duty bikepath when needed to accommodate Village vehicles in accessing public utilities.

- Pipeline Trail Path
The north side of the development is adjacent to land owned by the Natural Gas Pipeline Company of America, LLC (NGPL). This property extends over two miles through the community and has been identified as providing an opportunity to provide an east-west trail that would connect existing bike trails and paths as well as three parks and a school. The trail would provide an opportunity to connect neighborhoods across the village. The “Pipeline Trail” project is identified in the Village’s Comprehensive Plan, which is the official policy guide for land use, development, and community improvement. The Comprehensive Plan is also used to provide direction for the review and evaluation of development proposals.

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The first segment of the Pipeline Trail will be constructed with the proposed subdivision. The NGPL property measures 82.5 feet wide. The path will be constructed on the southern part of the property and will be constructed between 15 and 26 feet away from the proposed lots. The east portion of the trail will be located on the subdivision property between the existing creek and the proposed detention ponds and connect to Plum Grove Road. This design allows the trail to avoid a creek crossing in this area.

Once constructed, the Village will accept the bikepath and be responsible for future maintenance. All other bikepaths shown on the plan that are not located in the Village's right of way will be maintained by the HOA.

- Internal Paths

The plans also include paths internal to the development, including a connection from Summit Drive, a connection from the proposed cul-de-sac and a connection to the Pipeline Trail. The petitioner has submitted exhibits showing two options for bikepaths internal to the site:

- Option 1 illustrates a looped path within the development around Detention Pond 1 that extends south along the 30-foot extension towards Wise Road. A 10-foot bikepath is proposed on the 30-foot extension of land. All plans that have been submitted by the petitioner, including engineering and landscape plans, are reflective of Option 1.
- Option 2 provides an alternative plan, which eliminates the bikepath located along the east side of Detention Pond 1 and the path that continues south to Wise Road.

In evaluating the options, Staff recommends that Option 2 be implemented. There are other accessible paths and sidewalks that lead to Wise Road. There is a bikepath along Plum Grove Road and sidewalk along both sides of Summit Drive that all connect to Wise Road. Although there is sidewalk along Summit Drive, the Village is evaluating right of way improvements for Summit Drive, which include the installation of a bikepath along one side of the street. This bikepath would provide a connection to the proposed development and other paths located in the surrounding neighborhoods. It is anticipated that the right of way improvements may begin in Spring 2022. Staff recommends that the developer provide a contribution towards construction of this bikepath rather than construct the bikepath to Wise Road shown in Option 1. Staff believes that requesting funds from the developer for a future bikepath along Summit Drive is a greater public benefit than the path shown in Option 1.

Under Option 1, the 30 foot extension would be dedicated to the Village for maintenance of the land and the bikepath; however, it would not be practicable for the land to be dedicated to the Village if there is no bikepath.

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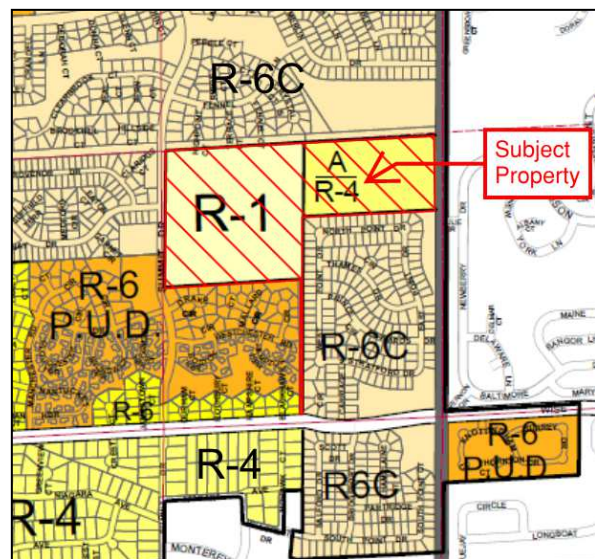
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Staff recommends that the land be dedicated to the adjacent multi-family developments and the single family homes located at 1143 Blackhawk Drive, 1147 Blackhawk Drive, 600 Carriage Circle, 601 Carriage Circle, and 605 Carriage Circle. There is currently an easement being provided over the sanitary sewer main, which will need to remain in place so that the Village has access to maintain or replace the sanitary main if needed.

Zoning Designation

The property is currently zoned A (Agricultural District) and R-1 (Rural Single Family Residence District). The petitioner is proposing that the property be rezoned to R-6C (Cluster Single Family Residence District). The Agricultural zoning district is considered an interim classification pending subdivision of the land. The R-1 zoning district is intended to provide for a quality residential environment in a rural setting by having a minimum lot size of 2.5 acres. There are currently no residential developments in the Village that are zoned R-1. The zoning map indicates the property should be rezoned to R-4 (Large Lot Single Family Residence District) upon development. The R-4 zoning district is intended to provide for a relatively spacious single family environment with homes on half acre lots. Village records do not indicate when the R-4 zoning district was contemplated.



In reviewing the proposed development and adjacent subdivisions, Staff believes that the subject property's most appropriate designation is R-6C (Cluster Single Family Development). The R-6C zoning district is intended to enable creative and flexible design of single family residential environments by allowing large amounts of open space in combination with the smallest lot size allowed in the Village. The subject property is surrounded by residential developments: the multi-family residential developments are zoned R-6 PUD (Planned Unit Development) and the single family residential developments are zoned R-6C. The R-6 C Zoning District requires 30 foot front and rear yard setbacks and a minimum side yard setback, which is calculated at 10% of the width of the lot.

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Floorplans and Elevations

The proposed plan illustrates a total of 7 different home models:

Model	Style	Size (Including Garage)	# of Bedrooms	# of Bathrooms
A	Two-Story	2,868 sf	3	2.5
B	Two-Story	3,080 sf	3	2.5
C	Two-Story (First Floor Master Bedroom)	3,230 sf	3	2.5
D	Two-Story	2,848 sf	4	2.5
E	Two-Story	3,933 sf	4	2.5
F	Two-Story	4,157 sf	4	2.5
G	Ranch	2,954 sf	3	2.5

Each model has a minimum of 4 sample elevations with Plan F showing 5 sample elevations. The proposed materials include a combination of different types of siding, stone, and brick. The petitioner is requesting variations for Building Height, Floor Area Ratio and Lot Coverage, which are addressed in the Variation section later in the report.

The Village Code includes an anti-monotony provision, which is intended to provide variety in the front facades of homes. The code states that “the same front facade of single-family residential buildings shall be at least five (5) lots distant from each other along either side of the same street.” Based on the variety of elevations, Staff believes that the antimonotony provision has been met. During building permit review, Staff will continue to evaluate the elevations to verify that the homes comply with the antimonotony provision. The petitioner has also provided a streetscape that illustrates how the homes and varying elevations appear next to one another.

Neighbor Communication Plan

The petitioner has provided a Neighbor Communication Plan, which outlines outreach initiatives that the petitioner will complete to inform the public and address questions or concerns. The petitioner will have a separate “Schaumburg Development” webpage, which will include plans and a “Contact Us” section for the public to submit specific questions or concerns. The webpage will be used throughout the duration of the construction process. The “Contact Us” page will also be used for property owners that may have accessory structures constructed or located on the subject property, such as playground equipment, gardens, etc. The petitioner will also notify individual homeowners that are affected. The plan indicates that the removal plan will be a “case by case” scenario since accessory structures may vary greatly in size and scope.

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Construction Phasing

The petitioner has submitted a Construction Plan that shows the Development split into Phase 1 and Phase 2. The petitioner anticipates constructing 30-40 houses per year. Phase 1 includes construction of the west side of the development. Staff recommends that the Construction Plan be modified so that the construction entrance is located off of Plum Grove Road, rather than Summit Drive. Relocating the access will minimize construction traffic within the neighborhood. Summit Drive is considered a nontruck street and is not designed to withstand truck traffic. There are exceptions to allow trucks to use nontruck streets, but not when a vehicle has an alternative means of access. Plum Grove Road is constructed to withstand truck traffic. Additionally, the proposed secondary access does not meet the Fire Department requirements. Secondary access must be constructed prior to the issuance of a permit for the 61st home within the development.

The Construction Plan also illustrates marketing signage including a windscreen and a sign that measures 6 feet by 12 feet. Windscreen signage is prohibited in the Village. Per Code, the petitioner would be allowed a temporary sign at each entrance. The sign cannot exceed 32 square feet per face and can be no taller than 7 feet. Staff recommends that signage meet the Village's requirements.

Variations

The petitioner is requesting several single family variations as part of the development approvals. The variation requests include variations for lot size, lot width, building height, lot coverage and Floor Area Ratio (FAR).

Lot Size Variation

The R-6C zoning designation requires a minimum lot size of 10,500 square feet for corner properties and 8,750 square feet for interior lots. Proposed lot sizes for the subdivision range in size from 8,100 square feet up to 19,858 square feet. The petitioner is requesting a lot size variation to reduce the interior lots from 8,750 square feet to 8,100 square feet. The intention of the R-6C zoning district is to allow large amounts of open space in combination with the smallest lot size allowed in the Village. As stated previously, the petitioner is preserving 34.1% of the subject property as open space to be maintained by the HOA.

Staff evaluated other single family developments with a zoning designation of R-6C in the Village to compare lot sizes and found that some of the R-6C zoning designations have interior lots that are less than 8,750 square feet. Examples within close proximity to the subject property include Kingsport Village and Lexington Village. Kingsport Village, which is the adjacent subdivision to the west received a lot size variation for lot sizes that are 7,500 square feet. Lexington Village, located east and west of Summit Drive, generally at Beech Drive, has minimum lot sizes of 8,000 square feet. Below is a map illustrating the locations of neighboring subdivisions and their lot size.

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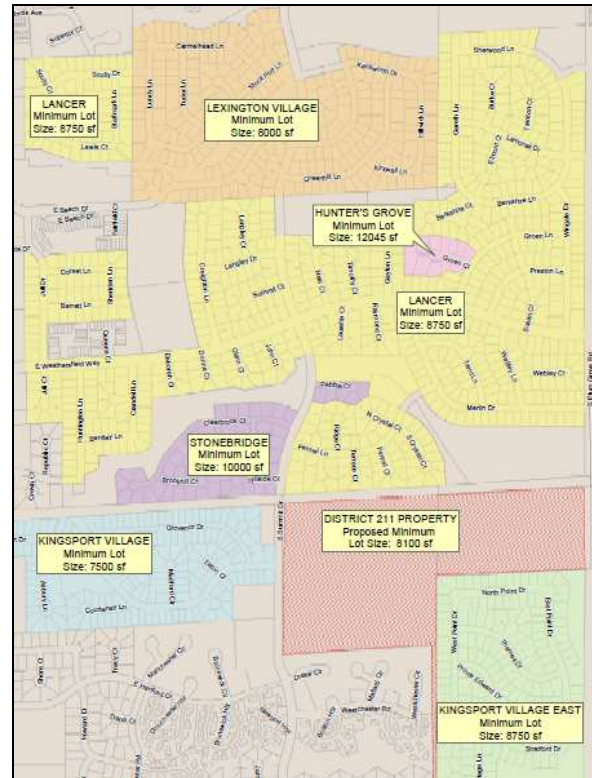
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Other subdivisions in the Village have received lot size variations include Strathmore Subdivision and Pheasant Walk Subdivision. Strathmore Subdivision, located north of Schaumburg Road at Springinsguth Road, also received a variation approval to reduce the lot sizes to 7,500 square feet. Additionally, Pheasant Walk Subdivision, north of Hartford Drive and west of Roselle Road, was constructed with lot sizes of approximately 7,500 square feet.

Although the homes are architecturally different, the development has been designed to blend with the surrounding neighborhoods. Additionally, the Comprehensive Plan states that it is essential to provide options that support “aging-in-place”, including small-lot single family homes. For these reasons, Staff is supportive of the requested lot size variations. Additionally, the preservation of open space limits the number of lots that can be constructed on the development.

It should be noted that there are some outlots that do not meet the minimum size requirements. Outlot 1 measures 10,166 square feet, Outlot 4 measures 4,073 square feet, and Outlot 8 measures 8,655 square feet. The outlots are considered common area and will be maintained by the HOA. These lots are smaller than the minimum lot size but are not designed for or intended to be a buildable lot. It is common for outlots to be smaller than the minimum lot size required.

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Best practice is to call these common areas as outlots to ensure that maintenance responsibilities remain with the HOA.

Lot Width Variation

The R-6C Zoning District requires a minimum lot width of 70 feet. The petitioner is requesting a variation to reduce the lot width from 70 feet to 60 feet. This request is consistent with other subdivisions that are zoned R-6C within the Village. Kingsport Village East received variation approval to reduce the lot width to 60 feet. Strathmore Subdivision also received a variation approval to reduce the lot sizes to 60 feet, and Pheasant Walk Subdivision was constructed with 60-foot wide lots. The preservation of open space limits the number of lots that can be constructed on the development.

Height Variation

Village Code allows a maximum building height of 28 feet for the R-6C Zoning District. The proposed building heights range from 27 feet, 10 inches (Plan G) up to 34 feet, 3 inches (Plan B).

Model	Style	Minimum Illustrated	Maximum Illustrated
A	Two-Story	29' 4"	30' 7"
B	Two-Story	34' 3"	34' 3"
C	Two-Story (First Floor Master Bedroom)	30' 5"	30' 5"
D	Two-Story	33' 7"	33' 7"
E	Two-Story	32'	33' 9"
F	Two-Story	32' 1"	32' 1"
G	Ranch	27' 10"	29' 7"

Staff is supportive of the variation to exceed the maximum height of 28 feet. Allowing flexibility in height will help provide a variety of housing products within the development and contribute to the Village's anti-monotony requirement. Although Staff is supportive of the request, Staff recommends that the ranch model comply with the maximum height of 28 feet.

Lot Coverage Variation

Lot Coverage is defined in the Village Code as the "area or portion of a lot occupied by buildings". Essentially, lot coverage is calculated by the total footprint of any buildings on the property (include detached accessory structures) as a percentage of the lot size. The maximum lot coverage allowed in the R-6C zoning district is 32%. The petitioner is requesting a variation to increase the lot coverage for the ranch model up to 39%.

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The base model measures a total of 2,954 square feet, including a 470 square foot garage. Based on a square footage of 2,954 square feet, the proposed lot coverage is 36.47%. The petitioner has included additional options such as a breakfast nook, sunroom or 3-season room that could increase the square footage by 168 square feet (for a lot coverage total up to 38.54%).

Staff is supportive of the requested lot coverage variation. The proposed ranch model provides an additional option for residents that want to age in place. The Comprehensive Plan states that it is essential to provide options that support “aging-in-place”. This combined with the smaller lot size will help minimize property maintenance. Additionally, all other setbacks will still be met so the increased lot coverage will not block adjacent properties’ views.

Floor Area Ratio (FAR) Variation

The petitioner is requesting a variation to increase the maximum FAR from 45% to 48%. The Village Code defines FAR as “the sum of the net horizontal floor area of the several floors of the dwelling unit, including attached/detached garages as measured from the exterior walls of a building.” Essentially, FAR is determined as a percentage of the size of the home compared to the size of the lot.

FAR was first established to regulate the mass and bulk of “teardown” homes that were being constructed or proposed for construction in the Village. In April 2010, the Village Board approved an amendment to revise the FAR regulations to allow for additional square footage for homes that provided architectural features on the front of the home, thereby reducing the mass and bulk as viewed from the street. FAR was split into 3 different categories: baseline, midline and maximum, which allowed for different types of review with each category.

The Village Code identifies a list of architectural features to be considered when allowing FAR credits. Each category of features counts as a certain percentage of FAR credit, and only one credit is given for each category of features. Existing features on the home would be eligible for the FAR credit. For example, if a home has exterior trim details in addition to separate garage doors they would only be eligible for a 1% credit from that category. These categories were selected based on how these features impact the mass and the bulk from the front of the home and how structurally integral the feature is to the home or how easy it could be removed.

Architectural Features that Qualify for FAR Credit

Category of Features that Minimize Bulk/Mass	Conditions	FAR Credit
Varying Building Materials	Varying materials must cover 1/3 of the home	1%
Varying Rooflines & Pitches, Sloping Roofline		1%
Exterior Trim Details (such as a Tudor home), Separate Garage Doors		1%

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Gradual Decrease in Height to Adjacent Homes		2%
Unenclosed Front Porch	Porch must be covered by a roof & measure a minimum of 50 square feet	2.5% Additional 0.5% for posts and balusters
Sideloading/Rearload Garage		2%
2 nd Story Setback, Multiple Front & Back Progressions	2 nd story setback must be at least 5'	1%
Bay Window		1%
Wide Casing Around Windows, Other Window Detail (Rowlock, Soldier Course, Keystones, etc.)		2%
Front Entrance Feature Other than Front Porch (Such as porticos, recessed entryways or 2 story entryways)		1%
Horizontal Trim/Eave to break up the 1 st & 2 nd Stories	Trim must cover 70% of the front house.	1%
Lower Level	Must be more than 50% below ground level.	2%

There are three different levels of FAR in the Village. For the R-6C zoning district, the Village Code designates the FAR and corresponding review is as follows:

- Baseline FAR – 37%
 - A building permit is issued without staff analysis of FAR credits.
- Midline FAR – 40%
 - Staff can approve after reviewing and confirming FAR credits.
- Maximum FAR – 45%
 - Plan Commission reviews and provides a recommendation to the Village Board related to FAR credits.
- Homes that exceeds the Maximum FAR require a variation

The petitioner is proposing to exceed the maximum FAR and increase FAR to 48% for the development. Staff has evaluated the model home elevations for compliance with the FAR requirements. All homes qualify for FAR credits and the amount of credits vary by elevation. Most of the homes qualify for FAR credits, such as front porch or entry feature, varying building materials and wide window casing. Plan A and Plan G are below the baseline FAR and do not require calculation of FAR credits; however, if options are added to Plan A or Plan G then FAR credits are required. Depending on the lot size Plans B and C are below the baseline and midline FAR,. Plans E and F are the largest models but cannot fit on the smallest lots of 8,100 square feet as they would exceed the proposed FAR of 48%.

To: ZONING BOARD OF APPEALS

HEARING DATE: August 5, 2020

DATE PREPARED: July 13, 2020

CASE NUMBER: Z1912-02

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Plan types are not assigned to lots at this time. The individual plan types will be determined as lots are sold and permits are issued. The table below shows the number of lots each house can fit on within the various FAR ranges. The numbers below are based on the model floorplan; any options may increase FAR.

FAR	Plan A	Plan B	Plan C	Plan D	Plan E	Plan F	Plan G
37% (Baseline)	149	82	66	45	26	22	149
40% (Midline)		67	83	21	21	8	
45% (Maximum)				83	19	18	
48% (Proposed Variation)					18	21	
Total # of Lots	149	149	149	149	84	69	149

Staff is supportive of a FAR variation for the proposed development. This is the first large single-family residential development approved under the new FAR requirements, using the baseline, midline and maximum FAR credit structure. Although Staff is supportive of the request, Staff still recommends that the elevations must qualify for enough FAR credits if the baseline FAR is exceeded. For example, if the elevation qualifies for 9% in FAR credits, then this would be added to the baseline FAR of 37%, which would allow for a maximum FAR of 46%. Approving a variation for the development would allow Staff to evaluate the requested FAR based on FAR credits. If a variation is approved, Staff will evaluate each elevation on a case by case basis to confirm there are sufficient FAR credits to comply with an FAR of 48%.

Zoning History

The subject property is owned by Township High School District 211 and is vacant land. Village records do not show any zoning history for the property.

Surrounding Zoning and Land Uses

North: R6C – Cluster Single Family Residence District (Natural Gas Pipeline Company of America (NGPL), Lancer Park, Village of Schaumburg Engineering and Public Works Facility)

South: R-6 PUD – Residential Planned Unit Development (Summit Place)

R6C – Cluster Single Family Residence District (Kingsport Village East)

R4 – Large Lot Single Family Residence District (Meadow Knolls)

East: R6C – Cluster Single Family Residence District (Kingsport Village East)
Single Family Residential - Elk Grove Village

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West: R-6 PUD – Residential Planned Unit Development (Summit Place, Nantucket Cove)
R6C – Cluster Single Family Residence District (Kingsport Village, Michael P. Doherty Park)
R6 – Single Family Residence District (Nantucket Cove)

Compatibility with Surrounding Land Uses

The subject property is adjacent to residential uses on all sides. The subject property is also adjacent to a park to the west and the Village of Schaumburg Public Works facility to the north. The proposed residential development is compatible with the adjacent uses.

Comprehensive Plan Designation

The Comprehensive Plan designates the subject property as Single Family Residential. The Comprehensive Plan acknowledges this property for potential development opportunities stating that the property is best position for single family residential development that reflects the character and style of surrounding neighborhoods. The Comprehensive Plan further states that site design should address access to both roadways and include considerations for extension of the proposed Pipeline Trail. The proposed development is consistent with the Comprehensive Plan designation.

Parking

Village Code requires a minimum of 2 parking spaces for single family residential developments. The proposed homes will include 2 and 3 car garages. Additionally, a 30 foot building setback is required in the R-6C Zoning District, which will allow for additional parking to be located on the driveways for each home. As proposed, the development exceeds parking code requirements. Additionally, street parking will also be available on both sides of the street within the development.

Village Staff Technical Comments

Village staff and engineering consultants have provided technical comments on the proposed subdivision and revisions to the plan, which will be incorporated into the ordinance if the project is approved.

Engineering – Community Development

1. Illustrate 5-foot perimeter easements in side yards.
2. The street lighting division at EPW has specific requirements for lighting in the ROW including steel helix foundations. The petitioner shall coordinate street lighting requirements with the Village.
3. Add the typical section thru the lots with the retaining wall to sheet 4.0. Add “existing ground” line to the section.
4. Copy Village on correspondence with the county.
5. MWRD and IEPA permits are required.

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6. Project Security in the form of a Letter of Credit or Bond is required before the Land Development permit may be issued. The amount of the Security will be determined by the village and will be approximately 50% of the Engineers opinion of probable construction cost (EOPC). The Security will not be released until the Record Drawings are approved. Sample formats for the Security are available on the village website or by request.
7. A Land development permit is required. Building permits will not be issued until the Land development permit is issued.

Engineering – Christopher B. Burke Engineering, Ltd.

1. The invert elevations shown on Sheet 8.2 of the plans do not match the stage-discharge calculations provided in the stormwater report. Invert elevations on the plans should be revised to match the stormwater report.
2. The PU & DE located in the rear yard on the north side of Road A should be increased from 15' to 20' because of the overflow route.
3. The PU & DE easement behind Lots 44 through 47 is only 10' wide and should be increased to 20' because of the overflow route.
4. On the Construction Phasing Exhibit, it shows that the storm sewer behind Lots 44 through 47 will not be installed as part of Phase 1. It would be intrusive to homeowners to come back in Phase 2 to construct this storm sewer after lawns are established and homes are occupied.
5. On the Construction Phasing Exhibit, the inlet at the north end of Road C and the underdrain systems for the volume control facilities should be constructed during Phase 1.
6. Provide structural calculations for the retaining wall.
7. Provide grading detail for Lots 55 and 60.
8. There is a low point on the proposed Pipeline Trail bikepath by lots 80 and 81. Water can flow across the path creating future maintenance issues. Install a culvert on the north side of the path to avoid potential maintenance issues.

Engineering & Public Works

1. The entire section of bikepath along Plum Grove Road adjacent to the subject property should be replaced.
2. A Cook County permit is required for work within their ROW along Plum Grove Road. Since the construction entrance for Phase 1 will need to be located off of Plum Grove Road, a temporary permit from Cook County may be needed for construction access.
3. Detailed infrastructure going into the pond including the flared end sections and the pipe would be part of the HOA maintenance. Revise the Maintenance Responsibilities Exhibit so that the section maintained by the HOA ends at a structure.
4. Path maintenance: Interior paths will be maintained by the HOA. Sections of the interior paths where equipment access is required for maintenance shall be constructed with 4 inches of asphalt on top of 8 inches of stone base. External paths including the east-west path within the NGPL property with connections at Summit Drive and Plum Grove Road to be maintained by the village.

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5. Provide approval for equipment (Vac Truck – VOS) access over the JAWA water line (two locations) at the north end of the development, two locations. If JAWA does not grant approval of access over the water line, the petitioner may have to modify the site layout to provide an alternate means of providing access to storm sewers in rear yards for lots on the north side of the development. If the number of lots proposed changes, the petitioner will need to request a separate Plat of Subdivision.
6. Sheet 8.1 – Sanitary Sewer House Service Detail: Flexible tee coupling is not allowed. Please replace the flexible tee coupling with a stainless steel sleeve with a 6” tap for sanitary sewer connections if there is no tee or wye. The village can provide a detail upon request.
7. On Bikepath Exhibit – Option 2, provide additional information on the grass paver strip Vac Truck access. The Village may require an alternate plan for maintenance of the rear yard storm sewers in this location.

Fire

1. The temporary access road illustrated on the Construction Phasing Exhibit does not meet the Fire Code’s remoteness requirement. Secondary access in compliance with the Fire Code must be provided before a permit will be issued for the 61st home within the development. The Construction Phasing Exhibit should be revised to illustrate compliant secondary access as part of Phase 1. If the petitioner does not want to construct secondary access in compliance with the Fire Code as part of Phase 1, then Phase 1 of the Construction Phasing Exhibit should be revised to illustrate a max of 60 homes constructed.
2. Prior to construction of a temporary access road, the petitioner shall coordinate an approved location and timeframe for the temporary access road with the Fire Marshal.

Planning

1. Prior to the issuance of a permit, all plans shall be modified to eliminate the section of bike path south towards Wise Road as illustrated on Bike Path Exhibit -Option 2.
2. Denote the proposed retaining wall behind Lots 112 and 120 on all plans. The retaining wall is to be maintained by the HOA.
3. Denote the fence proposed behind Lots 15 through 20 on all plans. The fence is to be maintained by the HOA.
4. Modify the Maintenance Responsibilities exhibit to include the following:
 - a. Retaining wall behind Lots 112 and 120
 - b. Fence and landscaping proposed behind Lots 15 through 20
 - c. Any additional structures that will be common area and maintained by the HOA.
 - d. Notes calling out locations for heavy duty pavement where access is needed by the Village.
5. Prior to the issuance of a permit, the Plat of Easement shall be revised to illustrate the following:
 - a. Add a Zoning Board of Appeals signature block
 - b. Add a Village Board signature block

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- c. Change “SUBMITTED BY:” TO “MAIL TO:” above the Village of Schaumburg address.
6. Prior to the issuance of a permit, the Declaration of Covenants, Conditions, Easements and Restrictions for Schaumburg Subdivision Homeowners Association shall be revised to illustrate and/or include the following:
 - a. Attach all exhibits for Village Staff review.
 - b. The “Common Area” definition shall be expanded to include all areas that are to be maintained by the HOA.
7. The Declaration of Covenants, Conditions, Easements and Restrictions for Schaumburg Subdivision Homeowners Association shall be recorded with the Plat of Subdivision.
8. Prior to the issuance of a permit, Sheet EX-A (Construction Phasing Exhibit) shall be revised to illustrate the following:
 - a. Wind signs are proposed on Sheet EX-A (Construction Phasing Exhibit); however, wind signs are not allowed. The petitioner shall revise Sheet EX-A Construction Phasing Exhibit) to illustrate signage allowed per Village Code. A sign permit is required for any signage proposed.
 - b. Primary construction access shall be located off of Plum Grove Road. Any substantial changes to the location of the model homes shall be included as part of the land development permit.
9. The petitioner shall reimburse the Village for costs incurred for engineering consultation (including but not limited to stormwater and wetland review) for permit review and any required followup. The consultant’s rates will be the usual and customary rates for this type of work.
10. Prior to the issuance of a land development permit, the petitioner shall submit a Final Plat of Subdivision to the Village for review. The Final Plat of Subdivision shall be revised to include the following:
 - a. Correct “Sheet 3 of 4” to “Sheet 3 of 5”.
 - b. Change “Plan Commission” to “Zoning Board of Appeals”.
 - c. Illustrate Approved Street Names
 - d. Eliminate the blanket bikepath easement. The bikepath easement should only be conveyed on Outlot 3 for the Pipeline Trail, in areas where heavy duty bikepath is proposed, and in areas where public sidewalk/bikepath encroaches onto the subject property.
 - e. Separate out the public easement for all outlots. This is currently combined under Sidewalk/Bikepath Easement Provisions and should have a separate title.
 - f. Add street names.
 - g. Add a databox for outlots and individual acreage of each outlot.
 - h. Add existing pin numbers to the coverpage.
 - i. Eliminate the dedication of Outlot 9 to the Village of Schaumburg.
 - j. Revise the easement language to the Village’s standard easement language.
11. Street names shall be reviewed and approved by the Village.

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12. Prior to the issuance of the first building permit, with the exception of the model homes, the Final Plat of Subdivision and Plat of Easement shall be recorded with the Cook County Recorder of Deeds.
13. The petitioner shall coordinate with the Homeowner's Associations for Summit Place and Nantucket Cove and the single family property owners, located at 1143 Blackhawk Drive, 1147 Blackhawk Drive, 600 Carriage Circle, 601 Carriage Circle, and 605 Carriage Circle for conveyance of the 30-foot extension. The petitioner will be responsible for any administrative costs for conveyance of the land, including but not limited to rezoning of the property if required by the Village. An easement still needs to be provided over the sanitary main. The developer shall begin this process within 30 days of adoption of the approving ordinance. In the event that the adjacent property owners do not want ownership of this land, the land shall continue to be part of the proposed development and maintained by the HOA. Portions of the extension can be conveyed as long as there are no gaps between the subject property and the 30-foot extension, as this would be problematic for the HOA to access and maintain the property.
14. A dormant Special Service Area (SSA) will be created upon approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, HOA Park, and bikepaths, in the event that the Homeowners' Association fails to do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the village for the cost of creating the dormant special service area.
15. Electrical utilities must be located in the rear yards, and that the developer is responsible for installing the conduit.
16. The petitioner may need to provide calculations to prove the elevations comply with the varying building materials FAR Credit. To qualify, a minimum of 1/3 of the front elevation must use a different building material.
17. On Plan B, European Style Exterior Trim Detail such as Tudor Trim and separate garage doors fall under the same FAR Credit category. This category can only be used once.
18. On Plan G, the "Gradual Decrease in Height" FAR credit is not eligible and should be removed from the FAR credit.
19. Homes that exceed the baseline FAR must qualify for FAR credits.
20. The maximum height of the ranch model shall not exceed 28 feet.

Transportation

1. Prior to final acceptance of the roadway and Village-maintained bikepath, the petitioner shall coordinate with Staff for the size, number, and placement of traffic signage.
2. Construct an 8' wide crosswalk (non-decorative) across the east leg of the intersection of Summit Drive and Road A.
3. On sheet 3.2, Layout and Paving Plan - Area 2, remove the stop signs on the bike path.

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4. On sheet 6.3, Lighting and Signage Plan, make note that the MUTCD W11-15 and W16-7p should be installed back-to-back on each side of the road.
5. On sheet 6.3, Lighting and Signage Plan, note that Engineering and Public Works will install Fire Hydrant signage.
6. On sheet 6.3, Lighting and Signage Plan, see additional locations of recommended MUTCD R7-2 locations.
7. On sheet 6.3, Lighting and Signage Plan, the MUTCD W1-S should be 18"x18" since it is being installed on a bike path.
8. On sheet 6.3, Lighting and Signage Plan, the MUTCD W16-7 should be W16-7p and should be 24"x12".
9. On the Construction Phasing Exhibit, please indicate which internal bike paths will be constructed during Phase 1.
10. Since front-of-curb street dimension is 32', parking will be allowed on both sides of the street. However, parking will be prohibited in front of park located on Outlot 2. The "No Parking" zone in front of the park should use MUTCD R7-1. Reference sheet 6.3, Lighting and Signage Plan, for signage locations.

Landscaping

1. Eliminate the bark mulch reference shown in BMP, Rain Garden and Detention Basins, Note #9, on Sheet 8.3 of Engineering Plans, as this will float during times of high water and clog the overflow inlet; instead use erosion mat with biodegradable mesh and hardy (flood tolerant) seed cover crop.
2. The "Concrete Pad Detail" on Sheet 7 of 11 of Landscaping Plans shall be corrected to eliminate references to reinforced concrete and instead use regular plain cement concrete (PCC), as all reinforcing mesh has been removed.
3. Prior to the issuance of a certificate of occupancy, the developer shall request a final inspection and receive approval of the perimeter landscaping on single-family lots 12 through 31, 90, 91 and 100 through 110.
4. All common areas and easement landscape areas shall be inspected at the time of final acceptance for the development. The only landscaping subject to future inspections after final acceptance of the development is that which is located within common areas and landscape easement areas.
5. All single-family homes shall have front yard landscaping installed prior to issuance of a certificate of occupancy, weather permitting. Such landscaping shall be installed by the developer and shall be comprised of a combination of trees, shrubs, perennials and ground cover, as shown on approved plans.
6. A maintenance exhibit outlining limits, responsibilities, and maintenance plans for each of the different wetland, natural and common landscape areas shall be prepared and attached to the recorded Declarations for the overall Home Owners Association to guide future maintenance efforts.

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7. The “Long-Term Operation and Maintenance Plan,” for all prairie and wetland areas, as specified on the Landscape Plans, shall be included and recorded in an Amended Declaration for the overall Home Owners Association to guide future maintenance efforts.
8. All landscape plan sheets submitted shall be sealed and signed by the registered landscape architect.
9. Provide 4 full size sets of all landscape sheets at the time of Land Development Permit review.
10. Provide an itemized landscape estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, etc.

Developer Contributions

1. Prior to the issuance of a building permit, the petitioner shall make a cash contribution for the following:
 - a. Police & Fire Fund - \$250/unit or a total of \$37,250 (\$250/unit x 149 units)
 - b. Cultural Center Fund - \$200/unit or a total of \$29,800 (\$200/unit x 149 units)
 - c. School District 54 - \$250/unit (or as otherwise negotiated) or a total of \$37,250 (\$250/unit x 149 units)
The Village is in receipt of the required letter from School District 54 confirming the rate per unit.
 - d. Schaumburg Park District - \$500/unit (or as otherwise negotiated) or a total of \$74,500 (\$500/unit x 149 units)
The Village is in receipt of the required letter from the Schaumburg Park District confirming the rate per unit.
 - e. Spring Valley Nature Sanctuary - \$50/unit or a total of \$7,450 (\$50/unit x 149 units)
2. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution in the amount of \$47,250 (1,350 feet of frontage along Summit Drive at \$35/linear foot) for future bikepath construction along Summit Drive.

RECOMMENDATION

Staff has reviewed the petitioner’s request and is supportive of the request. Staff believes that the proposed development will be compatible with adjacent subdivisions and the site layout follows directives from the Comprehensive Plan. Therefore, staff recommends **approval** of Preliminary & Final Plat of Subdivision, Rezoning from A & R-1 to R6C, Lot Size Variation, Lot Width Variation, Height Variation, Lot Coverage Variation, Floor Area Ratio (FAR) Variation for Nitti - Schaumburg Development, located at Common Area (Vacant D211 Property – 62 acres located north of Wise Road, south of Weathersfield Way, east of Summit Drive and West of Plum Grove Road), Case No. Z1912-02, subject to the following conditions:

1. Project Security in the form of a Letter of Credit or Bond is required before the Land Development permit may be issued. The amount of the Security will be determined by the village and will be approximately 50% of the Engineers opinion of probable construction

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cost (EOPC). The Security will not be released until the Record Drawings are approved. Sample formats for the Security are available on the village website or by request.

2. A Land development permit is required. Building permits will not be issued until the Land development permit is issued.
3. MWRD and IEPA permits are required.
4. A Cook County permit is required for work within their ROW along Plum Grove Road. Since the construction entrance for Phase 1 will need to be located off of Plum Grove Road, a temporary permit from Cook County may be needed for construction access.
5. All landscape plan sheets submitted shall be sealed and signed by the registered landscape architect.
6. Provide 4 full size sets of all landscape sheets at the time of Land Development Permit review.
7. Provide an itemized landscape estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, etc.
8. Prior to the issuance of a building permit, the petitioner shall make a cash contribution for the following:
 - a. Police & Fire Fund - \$250/unit or a total of \$37,250 (\$250/unit x 149 units)
 - b. Cultural Center Fund - \$200/unit or a total of \$29,800 (\$200/unit x 149 units)
 - c. School District 54 - \$250/unit (or as otherwise negotiated) or a total of \$37,250 (\$250/unit x 149 units)
 - d. Schaumburg Park District - \$500/unit (or as otherwise negotiated) or a total of \$74,500 (\$500/unit x 149 units)
 - e. Spring Valley Nature Sanctuary - \$50/unit or a total of \$7,450 (\$50/unit x 149 units)
9. Prior to the issuance of a land development permit, the petitioner shall make a cash contribution in the amount of \$47,250 (1,350 feet of frontage along Summit Drive at \$35/linear foot) for future bikepath construction along Summit Drive.
10. Prior to the issuance of a certificate of occupancy, the developer shall request a final inspection and receive approval of the perimeter landscaping on single-family lots 12 through 31, 90, 91 and 100 through 110.
11. All common areas and easement landscape areas shall be inspected at the time of final acceptance for the development. The only landscaping subject to future inspections after final acceptance of the development is that which is located within common areas and landscape easement areas.
12. All single-family homes shall have front yard landscaping installed prior to issuance of a certificate of occupancy, weather permitting. Such landscaping shall be installed by the developer and shall be comprised of a combination of trees, shrubs, perennials and ground cover, as shown on approved plans.
13. Prior to the issuance of a land development permit, final engineering plans shall be revised to illustrate the following:

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- a. The invert elevations shown on Sheet 8.2 of the plans do not match the stage-discharge calculations provided in the stormwater report. Invert elevations on the plans should be revised to match the stormwater report.
- b. The PU & DE located in the rear yard on the north side of Road A should be increased from 15' to 20' because of the overflow route.
- c. The PU & DE easement behind Lots 44 through 47 is only 10' wide and should be increased to 20' because of the overflow route.
- d. Provide structural calculations for the retaining wall.
- e. Provide grading detail for Lots 55 and 60.
- f. There is a low point on the proposed Pipeline Trail bikepath by lots 80 and 81. Water can flow across the path creating future maintenance issues. Install a culvert on the north side of the path to avoid potential maintenance issues.
- g. The entire section of bikepath along Plum Grove Road adjacent to the subject property must be replaced.
- h. Sheet 8.1 – Sanitary Sewer House Service Detail: Flexible tee coupling is not allowed. Please replace the flexible tee coupling with a stainless steel sleeve with a 6" tap for sanitary sewer connections if there is no tee or wye. The village can provide a detail upon request.
- i. Denote the proposed retaining wall behind Lots 112 and 120 on all plans. The retaining wall is to be maintained by the HOA.
- j. Denote the fence proposed behind Lots 15 through 20 on all plans. The fence is to be maintained by the HOA.
- k. Construct an 8' wide crosswalk (non-decorative) across the east leg of the intersection of Summit Drive and Road A.
- l. On sheet 3.2, Layout and Paving Plan - Area 2, remove the stop signs on the bike path.
- m. On sheet 6.3, Lighting and Signage Plan, make note that the MUTCD W11-15 and W16-7p should be installed back-to-back on each side of the road.
- n. On sheet 6.3, Lighting and Signage Plan, note that Engineering and Public Works will install Fire Hydrant signage.
- o. On sheet 6.3, Lighting and Signage Plan, see additional locations of recommended MUTCD R7-2 locations.
- p. On sheet 6.3, Lighting and Signage Plan, the MUTCD W1-S should be 18"x18" since it is being installed on a bike path.
- q. On sheet 6.3, Lighting and Signage Plan, the MUTCD W16-7 should be W16-7p and should be 24"x12".
- r. Eliminate the bark mulch reference shown in BMP, Rain Garden and Detention Basins, Note #9, on Sheet 8.3 of Engineering Plans, as this will float during times of high water and clog the overflow inlet; instead use erosion mat with biodegradable mesh and hardy (flood tolerant) seed cover crop.
- s. Illustrate 5-foot perimeter easements in side yards.

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DATE PREPARED: July 13, 2020

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TITLE: NITTI – SCHAUMBURG DEVELOPMENT / Common Area (Vacant District 211 Property) / Preliminary & Final Plat of Subdivision, Rezoning from A & R-1 to R-6C, Lot Size Variation, Lot Width Variation, Height Variation, Lot Coverage Variation, Floor Area Ratio (FAR) Variation

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- t. The street lighting division at EPW has specific requirements for lighting in the ROW including steel helix foundations. The petitioner shall coordinate street lighting requirements with the Village.
 - u. Add the typical section thru the lots with the retaining wall to sheet 4.0. Add “existing ground” line to the section.
14. Prior the issuance of a land development permit, the Construction Phasing Exhibit (Sheet EX.A) shall be revised to illustrate the following:
- a. Construct the storm sewers behind Lots 44 through 47 as part of Phase 1.
 - b. Construct the inlet at the north end of Road C and the underdrain systems for the volume control facilities during Phase 1.
 - c. The temporary access road illustrated on the Construction Phasing Exhibit does not meet the Fire Code’s remoteness requirement. Secondary access in compliance with the Fire Code must be provided before a permit will be issued for the 61st home within the development. The Construction Phasing Exhibit should be revised to illustrate compliant secondary access as part of Phase 1. If the petitioner does not want to construct secondary access in compliance with the Fire Code as part of Phase 1, then Phase 1 of the Construction Phasing Exhibit should be revised to illustrate a max of 60 homes constructed.
 - d. Wind signs are not allowed. Illustrate signage allowed per Village Code. A sign permit is required for any signage proposed.
 - e. Primary construction access shall be located off of Plum Grove Road. Any substantial changes to the location of the model homes shall be included as part of the land development permit.
 - f. On the Construction Phasing Exhibit, indicate which internal bike paths will be constructed during Phase 1.
15. Prior to the issuance of a land development permit, the “Concrete Pad Detail” on Sheet 7 of 11 of Landscaping Plans shall be corrected to eliminate references to reinforced concrete and instead use regular plain cement concrete (PCC), as all reinforcing mesh has been removed.
16. Prior to the issuance of a land development permit, the Maintenance Responsibilities Exhibit (Sheet EX B) shall be revised to illustrate the following:
- a. Detailed infrastructure going into the pond including the flared end sections and the pipe would be part of the HOA maintenance. Revise the plan so that the section maintained by the HOA ends at a structure.
 - b. Retaining wall behind Lots 112 and 120
 - c. Fence proposed behind Lots 15 through 20
 - d. Any additional structures that will be common area and maintained by the HOA.
 - e. Notes calling out locations for heavy duty pavement where access is needed by the Village.
17. Prior to the issuance of a land development permit, all plans shall be modified to eliminate the section of bike path south towards Wise Road as illustrated on Bike Path Exhibit -Option 2.

To: ZONING BOARD OF APPEALS

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18. Prior to the issuance of a Land Development permit, the Plat of Easement shall be revised to illustrate the following:
 - a. Add a Zoning Board of Appeals signature block
 - b. Add a Village Board signature block
 - c. Change “SUBMITTED BY:” TO “MAIL TO:” above the Village of Schaumburg address.
19. Prior to the issuance of a land development permit, the Declaration of Covenants, Conditions, Easements and Restrictions for Schaumburg Subdivision Homeowners Association shall be revised to illustrate and/or include the following:
 - a. Attach all exhibits for Village Staff review.
 - b. The “Common Area” definition shall be expanded to include all areas that are to be maintained by the HOA.
 - c. A maintenance exhibit outlining limits, responsibilities, and maintenance plans for each of the different wetland, natural and common landscape areas shall be prepared and attached to the recorded Declarations for the overall Home Owners Association to guide future maintenance efforts.
 - d. The “Long-Term Operation and Maintenance Plan,” for all prairie and wetland areas, as specified on the Landscape Plans, shall be included and recorded in an Amended Declaration for the overall Home Owners Association to guide future maintenance efforts.
20. Street names shall be reviewed and approved by the Village.
21. Prior to the issuance of a land development permit, the petitioner shall submit a Final Plat of Subdivision to the Village for review. The Final Plat of Subdivision shall be revised to include the following:
 - a. Correct “Sheet 3 of 4” to “Sheet 3 of 5”.
 - b. Change “Plan Commission” to “Zoning Board of Appeals”.
 - c. Note Approved Street Names
 - d. Eliminate the blanket bikepath easement. The bikepath easement should only be conveyed on Outlot 3 for the Pipeline Trail, in areas where heavy duty bikepath is proposed, and in areas where public sidewalk/bikepath encroaches onto the subject property.
 - e. Separate out the public easement for all outlots. This is currently combined under Sidewalk/Bikepath Easement Provisions and should have a separate title.
 - f. Add street names.
 - g. Add a databox for outlots and individual acreage of each outlot.
 - h. Add existing pin numbers to the coverage.
 - i. Eliminate the dedication of Outlot 9 to the Village of Schaumburg.
 - j. Revise the easement language to the Village’s standard easement language.
21. Prior to the issuance of the first building permit, with the exception of the model homes, the Final Plat of Subdivision, Declaration of Covenants, Conditions, Easements and Restrictions for Schaumburg Subdivision Homeowners Association and Plat of Easement shall be recorded with the Cook County Recorder of Deeds.

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22. Prior to the issuance of a land development permit, provide additional information on the grass paver strip Vac Truck access. The Village may require an alternate plan for maintenance of the rear yard storm sewers in this location to satisfy access requirements.
23. Path maintenance: Interior paths will be maintained by the HOA. Sections of the interior paths where equipment access is required for maintenance shall be constructed with 4 inches of asphalt on top of 8 inches of stone base. External paths including the east-west path within the NGPL property with connections at Summit Drive and Plum Grove Road to be maintained by the village.
24. Provide approval for equipment (Vac Truck – VOS) access over the JAWA water line (two locations) at the north end of the development.
25. Prior to construction of a temporary access road, the petitioner shall coordinate an approved location and timeframe for the temporary access road with the Fire Marshal.
26. The petitioner shall reimburse the Village for costs incurred for engineering consultation (including but not limited to stormwater and wetland review) for permit review and any required followup. The consultant's rates will be the usual and customary rates for this type of work.
27. The petitioner shall coordinate with the Homeowner's Associations for Summit Place and Nantucket Cove and the single family property owners, located at 1143 Blackhawk Drive, 1147 Blackhawk Drive, 600 Carriage Circle, 601 Carriage Circle, and 605 Carriage Circle for conveyance of the 30 foot strip of land that extends from the proposed development to Wise Road. The petitioner will be responsible for any administrative costs for conveyance of the land, including but not limited to rezoning of the property if required by the Village. An easement still needs to be provided over the sanitary main. The developer shall begin this process within 30 days of adoption of the approving ordinance for the development/subdivision. In the event that the developer and adjacent property owners are unable to agree to terms of property conveyance, the land shall continue to be part of the proposed development and maintained by the HOA. Portions of the land can be conveyed as long as there are no gaps between the subject property and the land, as this would be problematic for the HOA to access and maintain the property.
28. A dormant special service area (SSA) will be created following approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, HOA Park, and bikepaths, in the event that the Homeowners' Association fails to do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the village for the cost of creating the dormant special service area.
29. The petitioner is responsible for installing conduit in the rear yards for electrical service.
30. If JAWA does not grant approval of access over the water line, the petitioner may have to modify the site layout to provide an alternate means of providing access to storm sewers in rear yards for lots on the north side of the development. If the number of lots proposed changes, the petitioner will need to request a separate Plat of Subdivision.

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31. When building permits for individual homes are applied for, the petitioner may need to provide calculations to prove the elevations comply with the varying building materials FAR Credit. To qualify, a minimum of 1/3 of the front elevation must use a different building material.
32. On Plan B, European Style Exterior Trim Detail such as Tudor Trim and separate garage doors fall under the same FAR Credit category. This category can only be used once.
33. On Plan G, the “Gradual Decrease in Height” FAR credit is not eligible and should be removed from the FAR credit.
34. Homes that exceed the baseline FAR must qualify for FAR credits.
35. The maximum height of the ranch model shall not exceed 28 feet.
36. Prior to final acceptance of the roadway and Village-maintained bikepath, the petitioner shall coordinate with village staff for the size, number, and placement of traffic signage.
37. Since front-of-curb street dimension is 32', parking will be allowed on both sides of the street. However, parking will be prohibited in front of park located on Outlot 2. The "No Parking" zone in front of the park should use MUTCD R7-1. Reference sheet 6.3, Lighting and Signage Plan, for signage locations.
38. The following plans/exhibits shall be adopted as part of the governing ordinance:
 - a. Title Sheet, Drawing No. 0.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - b. General Notes Legend and Abbreviations, Drawing No. 1.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - c. Specifications, Drawing No. 1.1, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - d. MWRD Notes and Routing Map, Drawing No. 1.2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - e. Key Plans, Drawing, No. 1.3, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - f. Demolition Plan, Drawing No. 2.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - g. Overall Site Plan, Drawing No. 3.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
 - h. Layout and Paving Plan – Area 1, Drawing No. 3.1, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.

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- i. Layout and Paving Plan – Area 2, Drawing No. 3.2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- j. Layout and Paving Plan – Area 3, Drawing No. 3.3, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- k. Layout and Paving Plan – Area 4, Drawing No. 3.4, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- l. Layout and Paving Plan – Area 5, Drawing No. 3.5, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- m. Layout and Paving Plan – Area 6, Drawing No. 3.6, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- n. Typical Grading Sections, Drawing No. 4.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- o. Grading Plan – Area 1, Drawing No. 4.1, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- p. Grading Plan – Area 2, Drawing No. 4.2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- q. Grading Plan – Area 3, Drawing No. 4.3, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- r. Grading Plan – Area 4, Drawing No. 4.4, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- s. Grading Plan – Area 5, Drawing No. 4.5, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- t. Grading Plan – Area 6, Drawing No. 4.6, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- u. Erosion Control Plan, Drawing No. 5.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- v. Erosion Control Details, Drawing Nos. 5.1 and 5.2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.

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- w. Overall Utility Plan, Drawing No. 6.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- x. Utility Structure Data, Drawing Nos. 6.1 and 6.2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- y. Lighting & Signage Plan, Drawing No. 6.3, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- z. Plan & Profile – Road A, Drawing No. 7.0, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- aa. Plan & Profile – Road B, Drawing Nos. 7.1, 7.2, 7.3, 7.4 and 7.5, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- bb. Plan & Profile – Road C, Drawing No. 7.6, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- cc. Plan & Profile – Road D, Drawing Nos. 7.7, 7.8, 7.9, and 7.10, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- dd. Construction Details, Drawing Nos. 8.0, 8.1, 8.2, 8.3, and 8.4, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- ee. Landscape Plan, prepared by Gary R. Weber & Associates, dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- ff. Overall Landscape Plan, Sheet 1 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- gg. Landscape Plan, Sheets 2 through 4 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- hh. Landscape Details, Sheet 5 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- ii. H.O.A. Park Detail, Sheet 6 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- jj. Site Details & Typical Lot Foundation Plans, Sheet 7 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.

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- kk. Tree Preservation Plan - West, Sheet 8 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- ll. Tree Preservation Plan - East, Sheet 9 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- mm. Tree Inventory, Sheets 10 and 11 of 11, prepared by Gary R. Weber & Associates, dated December 20, 2019, last revision dated July 6, 2020, and received by the Community Development Department on July 6, 2020.
- nn. Final Plat of Subdivision, Sheet No. 1 of 5, prepared by V3, dated December 19, 2019, latest revision dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- oo. Final Plat of Subdivision, Sheet No. 2 of 5, prepared by V3, dated December 19, 2019, latest revision dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- pp. Final Plat of Subdivision, Sheet No. 3 of 4, prepared by V3, dated December 19, 2019, latest revision dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- qq. Final Plat of Subdivision, Sheet No. 4 of 5, prepared by V3, dated December 19, 2019, latest revision dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- rr. Final Plat of Subdivision, Sheet No. 5 of 5, prepared by V3, dated December 19, 2019, latest revision dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- ss. Plat of Easement for Bikepath, Sheet No. 1 of 1, prepared by V3, dated June 22, 2020, and received by the Community Development Department on July 6, 2020.
- tt. Bikepath Exhibit - Option 2, prepared by V3, dated December 20, 2019, latest revision dated June 30, 2020, and received by the Community Development Department on July 6, 2020.
- uu. Construction Phasing Exhibit, Drawing No. Ex. A, prepared by V3, dated December 19, 2019, and received by the Community Development Department on July 6, 2020.
- vv. Maintenance Responsibilities Exhibit, Drawing No. Ex B, prepared by V3, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- ww. Plan A Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- xx. Plan B Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- yy. Plan C Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- zz. Plan D Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.

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- aaa. Plan E Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- bbb. Plan F Elevations, Floorplans and Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- ccc. Plan G, Elevations, and Floorplan/Options, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- ddd. Conceptual Streetscape, prepared by BSB Design, dated June 23, 2020, and received by the Community Development Department on July 6, 2020.
- eee. Declaration of Covenants, Conditions, Easements and Restrictions for Schaumburg Subdivision Homeowners Association, prepared by Robbins Schawartz, and received by the Community Development Department on July 9, 2020.
- fff. Neighborhood Communication Plan, prepared by Nitti Development, and received by the Community Development Department on July 6, 2020.

pc: Petitioner
Owner