

TO: PLAN COMMISSION
 HEARING DATE: October 19, 2021
 DATE PREPARED: October 5, 2021
 CASE NUMBER: P2109-04
 TITLE: 352 Verde Drive / Floor Area Ratio (FAR) Credit Approval
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01). Although staff believed the home was attractively designed, both Staff and Plan Commission recommended denial for precedent-setting reasons. This FAR variation request spurred discussion on other homes with room additions that met the FAR requirements but were not attractively designed and/or appeared larger than the FAR regulations allowed.

In April 2010, the Village Board approved an amendment to revise the FAR regulations to allow for additional square footage for those homes that provided architectural features on the front of the home, thereby reducing the mass and bulk from the street. FAR was split into 3 different categories: baseline, midline and maximum, which allowed for different types of review with each category.

For the R-7 Zoning District, the FAR regulations and the corresponding review type are as follows:

- Baseline FAR – 32%
If the applicant meets the baseline FAR, only a permit is required.
- Midline FAR – 35%
If the applicant meets the midline FAR, Staff can conduct the architectural review and issue FAR credits for the features provided/currently in place
- Maximum FAR – 42%
If the applicant exceeds the midline FAR, Plan Commission is required to conduct an architectural review and recommend FAR credits.
- Anything exceeding the Maximum FAR requires a variation.

The Village Code identifies a list of architectural features that should 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%
Gradual Decrease in Height to Adjacent Homes		2%

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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%

FAR Credit Analysis

Staff has reviewed the plans and identified eligible credits for the proposed home. Staff believes that the proposed front façade qualifies for approximately 8% in total FAR credits as listed in the table below:

Category of Architectural Features	FAR Credit
Varying Building Materials – The proposed home includes varying building materials that cover more than a third of front elevation. The front building elevations include the following materials: brick, fiber cement siding, and stone.	1%
Varying Rooflines & Pitches, Sloping Roofline – The proposed home has varying rooflines and pitches, which breaks up the massing of the home.	1%
Exterior Trim Details (such as a Tudor home), Separate Garage Doors – The proposed home has a 3-car garage, using 2 garage doors. Creating the visual break in the garage doors makes the garage look less massive.	1%
Unenclosed Front Porch – The proposed home has a front porch measuring approximately 198 square feet.	2.5% (including balusters)
Second Story Setback, Multiple Front & Back Progressions – The proposed home has multiple front and back progressions. These front and back progressions add architectural interest and shadow lines to the second floor.	1%
Bay Window – The proposed home has a bay window on the north side of the front elevation.	1%
Wide Casing Around Windows, Other Window Detail (Rowlock, Soldier Course, Keystones, etc.) – The proposed home has a combination of wide window casings around the windows and door openings. Rowlock is also proposed above the door openings and windows. These details create architectural interest and call attention to these openings.	2%

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Horizontal trim/eave to break up the first and second stories – The proposed home includes a horizontal eave that covers more than 70% of the front elevation.	1%
Total FAR Credits	10.5%

As proposed, the proposed home qualifies for 10.5% in FAR credits. Staff is supportive of the 10.5% credit request for a total FAR of 41.90% per the petitioner’s request. The proposed architectural features on the front of the home are intended to reduce the massing and bulk of the home by providing more architectural interest.

Plumwood Estates is located to the north of the subject property and Essex Club is located south of the subject property. There are no curb cuts along Thacker Street, although one of the homes in Plumwood Estates has frontage on Thacker Street. Six of the homes will be accessed from Thacker Street and two homes that will be access from Verde Drive. All homes in the development will be served by shared driveways to minimize the curb cuts on Thacker Street and Verde Drive. The existing wetland on the subject property separates the proposed parcels from the Essex Club subdivision. Plumwood Estates and Essex Club were developed prior to the village regulating FAR. Staff does not feel that the proposed addition will negatively affect surrounding properties.

RECOMMENDATION

Staff has reviewed the petitioner’s request and recommends **approval** of Floor Area Ratio (FAR) Credit Approval to increase FAR from 32% to 41.90% for 352 Verde Drive, Case No. P2109-04, subject to the following conditions:

1. The floor plan and elevations have been accepted as preliminary. The plans will receive a much more detailed review during building permit review.
2. A building permit, in accordance with the current regulations and requirements of the Village of Schaumburg, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal. The development approvals granted herein, without need for further action by any Village Board, commission or official shall become null and void if no building permit is issued within the one (1) year requirement. The Village Board may, by motion and majority vote, extend the development approvals granted herein for periods of up to one (1) year upon the written request of the owner of the subject property or his authorized agent.
3. The title block should be revised to reflect an address of 352 Verde Drive instead of 390 Verde Drive.
4. Natural drainage shall not be blocked or directed onto neighboring properties.
5. The following plans shall be adopted as part of the governing ordinance:
 - a. Title Sheet, Sheet A0.0, prepared by Purohit Architects, dated August 23, 2021, and received by the Community Development Department on September 27, 2021.
 - b. Main Floor Plan, Sheet A1.1, prepared by Purohit Architects, dated August 23, 2021, and received by the Community Development Department on September 27, 2021.
 - c. Upper Floor Plan, Sheet A2.1, prepared by Purohit Architects, dated August 23, 2021, and received by the Community Development Department on September 27, 2021.
 - d. Building Elevations, Sheets A3.2 and A3.3, prepared by Purohit Architects, dated August 23, 2021, and received by the Community Development Department on September 27, 2021.

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- e. Site Plan, Sheet A0.1 prepared by Purohit Architects, dated September 10, 2021, , and received by the Community Development Department on September 27, 2021.

pc: Petitioner