



Village of Schaumburg  
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Mr. Franklin stated that staff has reviewed the floor plans and elevations of the proposed home. The proposed home is approximately 4,800 square feet. The second-floor foyer and den would not be counted towards the FAR, however the garage would be. FAR is split into three different categories. The baseline FAR for the zoning district is 0.32. If the applicant meets the baseline FAR, only a permit is required. The next category is the midline FAR at 0.35. If the applicant meets the midline FAR, staff can conduct the architectural review and issue FAR credits for the proposed architectural features.. The maximum FAR is 0.42. If the applicant exceeds the midline FAR, Plan Commission is required to conduct an architectural review and recommend FAR credits. Staff has reviewed the petitioner's request, evaluated the credits that the petitioner qualifies for and recommends approval of the 0.42 FAR credits.

Mr. Franklin stated that the petitioner will be back in the future for subsequent FAR approval for the other proposed homes on the development.

Chairperson Utley asked for questions from the audience.

Ms. Luisa Catanese of 229 Verde Drive stated that she and Andrew Catanese attended the hearing since they were out of town when they received the public notice and wanted to understand what the petitioner was requesting. Mr. Franklin explained what the purpose of the FAR credit approval is for the proposed home.

There being no other member of the audience wishing to speak Chairperson Utley asked for questions from the Plan Commission.

Mr. Caporale stated that the proposed home looked nice and had no further questions.

Mr. Robles stated that the proposal meets all the requirements for the FAR credits and approves of the proposal.

Mr. Bhagwakar had no further questions.

Mr. Valenziano asked for clarification for the total number of homes the petitioner is planning on building on the development. Mr. Prashantha stated that the number of approved lots for the development is eight. Mr. Valenziano asked that being that the lot sizes are over 10,000 square feet would the proposed homes meet all the other requirements in the Village Code. Mr. Prashantha stated that apart from one of the lots that is approximately being 22,000 square feet, the other lots are approximately 10,000 square feet and will come before the Plan Commission in the future for FAR credit approval.

Mr. Gerber had no further questions.

Ms. Errera asked for clarification of how the curb cuts will work for the eight lots. Mr. Franklin explained that the one curb cut will be used by the proposed homes for 352 Verde Drive and 350 Verde Drive. They will share the curb cut however there will be two separate driveways and the the driveways will be maintained by the Homeowner's Association.

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Mr. Litney had no further questions.

Mr. Watson had no further questions.

Chairperson Utley asked if there is something that can be done in the initial development approval to help alleviate having to get additional approval later and come before the Commission multiple times. Mr. Franklin stated that had staff been made aware of the proposed plans for the homes it could have been requested at the time of the zoning entitlement request. The initial developer who received the zoning entitlement did not have the plans for the homes at the time. Mr. Prashantha added that they will plan to bring all the other requests before the Plan Commission at one time.

Chairperson Utley asked if there were any additional questions or comments, hearing none he asked if there was a motion to close the hearing.

### **PUBLIC HEARING CLOSED**

Mr. Gerber made a motion, seconded by Ms. Errera to close the hearing.

### **MOTION CARRIED: Vote 9-0 with no members absent.**

A poll was taken:

- Mr. Chuck Valenziano -Yes
- Ms. Patricia Errera -Yes
- Mr. Richard Gerber -Yes
- Mr. Don Watson -Yes
- Mr. Dhitu Bhagwakar -Yes
- Mr. Daley Litney -Yes
- Mr. Steve Robles - Yes
- Mr. John Caporale -Yes
- Mr. David Utley -Yes

A motion was made by Mr. Gerber to concur with staff, seconded by Mr. Valenziano to approve Floor Area Ratio (FAR) Credit Approval to increase FAR from 32% to 41.90% for the property located at 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 the 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

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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.
  - 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.

**MOTION CARRIED: Vote 9-0 with no members absent.**

A poll was taken:

- Mr. Chuck Valenziano - Yes
- Ms. Patricia Errera -Yes
- Mr. Richard Gerber - Yes
- Mr. Don Watson - Yes
- Mr. Dhitu Bhagwakar -Yes
- Mr. Daley Litney - Yes
- Mr. Steve Robles - Yes
- Mr. John Caporale -Yes
- Mr. David Utley -Yes

The petitioner was advised that this recommendation will be forwarded to the Village Board for consideration at their meeting on Tuesday, November 9, 2021.

The meeting was adjourned at 7:17 p.m.

P2109-04/ 352 Verde Drive / Floor Area Ratio (FAR) Credit Approval

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Ryan Franklin, Asst. Director/ Planning Manager  
I have reviewed the minutes, and they accurately  
represent the actions taken by the Plan  
Commission

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Tricia Morandi, Secretary  
Plan Commission