

PUBLICATION OF:

ORDINANCE NO. 21-

**AN ORDINANCE GRANTING
FLOOR AREA RATIO (FAR) CREDIT APPROVAL
(352 VERDE DRIVE)**

CASE NO. P2109-04

ADOPTED: NOVEMBER 9, 2021

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION
OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG**

ON NOVEMBER 10, 2021

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FLOOR AREA RATIO (FAR) CREDIT APPROVAL
(352 VERDE DRIVE)**

CASE NO. P2109-04

WHEREAS, the Plan Commission of the Village of Schaumburg conducted a public hearing on October 19, 2021 to consider a request for a Floor Area Ratio (FAR) Credit Approval for 352 Verde Drive, Case No. P2109-04; and

WHEREAS, the Plan Commission has recommended approval of said Floor Area Ratio (FAR) Credit Approval for 352 Verde Drive, Case No. P2109-04; and

WHEREAS, the President and Village Board of Trustees of the Village of Schaumburg have determined that the granting of said Floor Area Ratio (FAR) Credit Approval for 352 Verde Drive will not alter the essential character of the locality and is in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:

SECTION ONE: That said Floor Area Ratio (FAR) Credit Approval described as follows:

- Floor Area Ratio (FAR) Credit Approval to Increase FAR from 32% to 41.9% [Title 15, Chapter 154, Section 154.55 (D)(1) of the Zoning Ordinance]

for 352 Verde Drive, Case No. P2109-04, be and is hereby granted on the property legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION
23, TOWNSHIP 41 NORTH, RANGE, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SECTION TWO: That the granting of the approvals and/or variations of Section One, be and is hereby granted subject to compliance with 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.

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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.

SECTION THREE: The Director of Community Development of the Village of Schaumburg is hereby directed to issue the necessary permits upon proper application to effectuate the provisions of this ordinance.

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form and posting in the manner provided by law.

AYES:

NAYS:

ABSENT:

ADOPTED this 9th day of November , 2021.

Village President

ATTEST:

Village Clerk