



VILLAGE OF SCHAUMBURG

Community Development Department
APPLICATION FOR PLANNED UNIT DEVELOPMENT
101 Schaumburg Court, Schaumburg, IL 60193-1899
(Phone) 847.923.4430
(Email) PRGSubmittals@Schaumburg.com

SECTION I: DEVELOPMENT INFORMATION

1. INDEX INFORMATION: *(To be completed by Village Staff)*

**P2405-03 / CENTRAL ROSELLE ROAD
PUD / South Roselle Road North of
Hartford Drive / Special Use Approval
of Residential PUD, Site Plan Approval,
PUD Size Variation, Rezoning,
Preliminary and Final Plat Approval**

2. BACKGROUND INFORMATION: *(All correspondence will be sent to the petitioner)*

a. Applicant: RS Developers, LLC
Corporation: RS Developers, LLC
Address: 210 Mittel Drive
City: Wood Dale State: IL Zip: 60191
Telephone: (630) 664-4978/(224) 406-0845
(Number at which petitioner can be reached during business hours)
E-mail Address: younus@rs-developers.com

b. Relationship of Applicant to Property: Intended buyer (Under Contract)

c. Current Owner of Property: Applicant is the buyer for the property that is the subject of this application.

Address: Please see attached supplemental information for the parcels.

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail Address: _____

3. APPROVALS REQUESTED

Site Plan Approval

Rezoning

(1) Parcel A: _____ acres from _____ to _____

(2) Parcel B: _____ acres from _____ to _____

Special Use

Variation(s)

Credits, Building Height, or Lot Coverage

Other: _____

4. SUMMARY OF REQUESTED ACTIONS: Amendment to Everly PUD/South Roselle Road North of Hartford Drive.

5. PROJECT STAFF:

Developer: RS Developers Phone: (630) 664-4978

Attorney: Shapiro & Associates Law/Daniel C. Shapiro Phone: (312) 763-9640

Engineer: Cage Civil/Tom Petermann, PE/Aaron Bruder, PE Phone: (773) 495-0242

Architect: BSB Design/Natalie A. Viscuso Phone: (847) 776-3612

Landscape Architect: BSB Design/Terrence J. Smith Phone: (847) 776-3294

6. DESCRIPTION OF SITE:

a. Location (address): Site is combination of three individual single-family lots [818 S. Roselle Road, 846 S. Roselle Road and 860 S. Roselle Road, Schaumburg, Illinois]— three parcels (total - 4.36 Acres). All three parcels are under contract (due diligence period).

1. PIN Number (14 digit): 07-27-300-008-0000, 07-27-300-005-0000, 07-27-300-007-0000

7. VARIATIONS:

List and justify any requested variation(s) from the (a) Zoning Ordinance and (b) Subdivision and Land Development Ordinance (attach additional pages if necessary):

We are pleased to present our conceptual design for a townhome project which is proposed for the Everly PUD site located at South Roselle Road, North of Hartford Drive (the "Property").

We understand that the Property was previously approved for a PUD on or about December 13, 2022, pursuant to Case Number P2207-01.

Our goal is to present a modified design that falls as closely within the required parameters of the PUD.

8. CHARACTER OF SURROUNDING AREA:

	Zoning/Jurisdiction	Land Use
North	B-2	General Business
South	B-2	General Business
East	B-2	General Business
West	R-6	Residential (Single Family)

9. PUD INFORMATION:

Land Use Breakdown:

	Residential	Commercial	Industrial	Open Space	Institutional	Other	Total
No. of acres							
Percentage of total							

Residential Density:

Type of Unit	Number of Units	Net Acres	Net Density	Gross Acres	Gross Density
Single-family					
Townhome					
Condominium					
Apartments					
Total					

Lot Coverage:

	Area in Square Feet	Percentage of Total Lot Area
Total Lot Area		
Building Coverage		
Impervious Pavement – Patios, Sidewalk, Driveways		
Impervious Pavement - Roadways		
Open Space/Landscaping		
Total		

Net acres = land development for that land use type not including right-of-way

Net density = number of units/net acres

Gross acres = land designated for that land use type including right-of-way

Gross density = number of units/gross acres

10. CREDITS: BUILDING HEIGHT OR LOT COVERAGE

List and justify any requested credit(s) from the Planned Unit Developments section of the Zoning Ordinance (attach additional pages if necessary):

- ~~Same unit density of 35 townhome units, or 8.0 D.U./AC.~~
- ~~Same maximum building height of 35ft or less.~~
- ~~New elevation design in a similar character to the approved including a combination of board & batten siding, lap siding, and masonry.~~
- ~~Same site design standards, including minimum setbacks and building-to-building distances.~~
- ~~Same number of garage, driveway, and on-street guest parking stalls provided~~

Please note that the Planned Unit Development will not be reviewed until this petition has been fully completed and all required plans and other materials have been satisfactorily submitted to the Community Development Department. Incomplete submittals will not be accepted. It is strongly suggested that the petitioner schedule an appointment with the appropriate Village Staff so that materials can be reviewed for accuracy and completeness at the time of submittal.

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this site plan.

Applicant: RS DEVELOPERS, LLC
(Print or Type Name)

Rel Az
(Applicant's Signature)

Date: 07-22-2024

Current Owner of Property: SEE AFFIDAVITS (ATTACHED)

(Print or type name)

(Property Owner's Signature)

Date: _____

STATE OF ILLINOIS

COUNTY OF COOK

} cc.

Affidavit

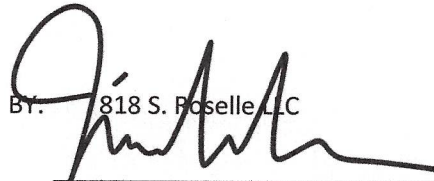
WHEREAS: I, Michael Demnicki, am the managing member of the 818 S. Roselle LLC ("818 LLC"), and, as such manager, I am authorized to make the following statements:

- 1) The "818 LLC" is the owner of that certain real property commonly known as 818 S. Roselle Rd., Schaumburg, IL 60193, and designated by Permanent Index Number 07-27-300-005-0000 (the "Premises");
- 2) The "818 LLC" has entered into a Real Estate Contract for the Sale of the Property to RS Developers, LLC ("Applicant"), and said contract is contingent upon the "Applicant's" successful negotiations with the Village of Schaumburg regarding the redevelopment of a parcel of land, which the "Premises" is a part of;

NOW THEREFORE: Affiant hereby authorizes, approves of, and directs Applicant to apply to the Community Development Department, Village of Schaumburg, for an Amendment to the Everly PUD/South Roselle Road North of Hartford Drive to include Site Plan Approval, Special Use and Credits Building Height, or Lot Coverage.

Affiant makes the foregoing statements in order to induce the Village of Schaumburg to approve the Amendment to the Everly PUD/South Roselle Road North of Hartford Drive and Special Use described above, so that Applicant may redevelop the property.

Further Affiant sayeth naught.

BY:  818 S. Roselle LLC

NAME: Michael Demnicki

ITS: Manager

STATE OF ILLINOIS

COUNTY OF COOK

} cc.

Affidavit

WHEREAS: I, Subash Patel, am the Trustee of the Chicago Title Land Trust Company, Trust number 8002361193, ("CTT Land Trust"), and, as such Trustee, I am authorized to make the following statements:

- 1) The "CTT Land Trust" is the owner of that certain real property commonly known as 846 S. Roselle Rd., Schaumburg, IL 60193, and designated by Permanent Index Number 07-27-300-006-0000 (the "Premises");
- 2) The "the CTT Land Trust" has entered into a Real Estate Contract for the Sale of the Property to RS Developers, LLC ("Applicant"), and said contract is contingent upon the "Applicant's" successful negotiations with the Village of Schaumburg regarding the redevelopment of a parcel of land, which the "Premises" is a part of;

NOW THEREFORE: Affiant hereby authorizes, approves of, and directs Applicant to apply to the Community Development Department, Village of Schaumburg, for an Amendment to the Everly PUD/South Roselle Road North of Hartford Drive to include Site Plan Approval, Special Use and Credits Building Height, or Lot Coverage.

Affiant makes the foregoing statements in order to induce the Village of Schaumburg to approve the Amendment to the Everly PUD/South Roselle Road North of Hartford Drive and Special Use described above, so that Applicant may redevelop the property.

Further Affiant sayeth naught.

BY: "the CTT Land Trust"



NAME: Subash Patel

ITS: Trustee

STATE OF ILLINOIS

COUNTY OF COOK

} cc.

Affidavit

WHEREAS: We, Ronald A. Presley and Carl W. Presley (the "Affiants"), are the Successor Co-Trustees, under the provisions of a trust agreement dated June 21, 2004, and known as the Lavonne C. Presley Trust ("Presley Trust"), and, as such Trustees, we are authorized to make the following statements:

- 1) The "Presley Trust" is the owner of that certain real property commonly known as 860 S. Roselle Rd., Schaumburg, IL 60193, and designated by Permanent Index Number 07-27-300-007-0000 (the "Premises");
- 2) The "Presley Trust" has entered into a Real Estate Contract for the Sale of the Property to RS Developers, LLC ("Applicant"), and said contract is contingent upon the "Applicant's" successful negotiations with the Village of Schaumburg regarding the redevelopment of a parcel of land, which the "Premises" is a part of;

NOW THEREFORE: Affiants hereby authorize, approve of, and direct Applicant to apply to the Community Development Department, Village of Schaumburg, for an Amendment to the Everly PUD/South Roselle Road North of Hartford Drive to include Site Plan Approval, Special Use and Credits Building Height, or Lot Coverage.

Affiants make the foregoing statements in order to induce the Village of Schaumburg to approve the Amendment to the Everly PUD/South Roselle Road North of Hartford Drive and Special Use described above, so that Applicant may redevelop the property.

Further Affiant sayeth naught.

BY: Lavonne C. Presley trust

DocuSigned by:

Ron Presley

NAME: Ronald A. Presley

ITS: Trustee

DocuSigned by:

Carl Presley

NAME: Carl W. Presley

ITS: Trustee