

PROJECT REVIEW GROUP REPORT

TO: PLAN COMMISSION

PREPARED BY: Todd Wenger, PLA
Landscape & Design Planner

HEARING DATE: October 2, 2024

DATE PREPARED: September 25, 2024

CASE NUMBER: P2405-03

TITLE: 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

BACKGROUND INFORMATION

Petitioner: Younus Suleman
RS Developers, LLC

Address of Petitioner: 210 Mittel Drive
Wood Dale, IL 60191

Status of Petitioner: Developer

| | | | |
|------------------------------|---|---|---|
| Owner of Subject Properties: | Carl Presley Lavonne C. Presley Trust 860 S. Roselle Rd. Schaumburg, IL 60193 | Mike Demnicki 818 LLC 800 S. Roselle Rd. Schaumburg, IL 60193 | Subash Patel CTT Land Trust 1453 Normandy Ct. Elk Grove Village, IL 60007 |
|------------------------------|---|---|---|

Existing Zoning: R-4 Residential

Existing Land Use: Residential/Vacant

Requested Action:

- Special Use Approval for Planned Unit Development [Title 15, Chapter 154, Section 154.106(A) of the Zoning Ordinance]
- Site Plan Approval for New Eight Building/35-Unit Planned Unit Development [Title 15, Chapter 154, Section 154.46(A) of the Zoning Ordinance]
- Variation to reduce the minimum PUD from 5 acres to 4.36 acres [Title 15, Chapter 154, Section 154.108(A)(1)(a) of the Zoning Ordinance]
- Rezoning of Properties from R-4 to R-6 PUD [Title 15, Chapter 154, Section 154.43 of the Zoning Ordinance]
- Variation to Reduce the Minimum Width of Pavement from 32 feet to 27 feet [Title 15, Chapter 151, Section 151.08(A)(4) of the Subdivision Control Ordinance]
- Preliminary and Final Plat of Subdivision [Title 15, Chapter 151, Section 151.20(D) & (E) of the Subdivision and Land Development Ordinance]

ANALYSIS

Summary:

The petitioner requests Special Use Approval of Residential PUD, Site Plan Approval, PUD Size Variation, Rezoning, Preliminary and Final Plat Approval, for Central Roselle Road PUD, located along south Roselle Road, north of Hartford Drive.

Special Use Approval of Residential PUD

The petitioner is proposing to construct a residential Planned Unit Development (PUD) on the west side of Roselle Road, north of Hartford Drive in place of the three existing single-family lots. The Village’s Comprehensive Plan, under the Roselle Road Corridor South Framework Plan, discusses the consolidation and conversion of these three R-4 Residential lots to multi-family and/or commercial uses.



The consolidation of the three lots and converting them to residential PUD makes sense for several reasons. First, providing a multi-family PUD buffer to the single-family homes to the west allows for a better transition to the more intense commercial uses to the east. If these lots were allowed to be developed as commercial uses it would be a dramatic change from the existing residential character and introduce a variety of nuisances (sounds, smells, etc.) inherent with commercial developments. Second, the site is very challenging in terms of slope/grading, dropping 25’ in elevation from west to east. The best design solution for this difficult site is one that allows for several buildings to be terraced in concert with the surrounding grades. Any commercial building would require a flat pad for the building and expanse of flat parking areas requiring extensive/unsightly retaining walls. For these

reasons staff believes that a residential PUD makes the most sensible design choice while meeting the directives set forth in the Comprehensive Plan. Therefore, staff supports the approval of a residential PUD and rezoning of the parcels from R-4 to R-6 PUD.

Site Plan Approval

The PUD will consist of eight buildings with 35 total dwelling units. The buildings are arranged around a curved private drive which terminates in a turn-around for emergency and utility vehicles. A large underground detention vault will allow for a functional central greenspace with plantings and seating.

The development includes six 4-unit buildings (along the north and south sides) with one 5-unit and one 6-unit building (in the center facing east/west). The buildings have a contemporary farmhouse style of architecture and feature a combination of horizontal lap and vertical board-and-batten siding along with a weight line of brick along the front and sides. Neutral siding colors of “Essential Grey”, “Pewter Cast” and “Peppercorn” (charcoal), with black accented doors and windows to complement the grey and slate colored brick base. Decorative louvers adorn the gables along the front, sides, and rear of the buildings.



The varied rooflines help break up the front and side facades, while the addition of gabled accents provide necessary relief along the rear of longer buildings. The proposed two-story buildings will have a maximum height of 34'-10" feet, to blend with the adjacent two-story single-family homes to the west. Additional architectural details include engineered wood panels/trim, standing seam metal porch roofs, and raised decks. Staff believes that the proposed architecture reflects a unique style using high-quality materials. Staff feels that the proposed architecture is superior to the previously approved plans and is in keeping with the overall neighborhood.

PUD Size Variation

The petitioner is requesting a minor variation from the minimum PUD size requirements of five acres as the total of the three existing lots equals 4.36 acres. The village has approved several PUD's which were smaller than five acres including Waterbury PUD (1.3 acres) and Pleasant Square II PUD (2.7 acres) and Olde Towne Rowhouses PUD (1.4 acres). Smaller planned unit developments have become the norm, as residential redevelopment opportunities within the village are scarce. Given past precedent and lack of issues with these smaller developments, staff is comfortable recommending a PUD size variation.

Recreation Requirements

The proposed PUD has a large open green space with a walking path and benches for passive recreation. Being under 8 acres, the proposed PUD does not need to have both active and passive outdoor play areas onsite IF they are within ¼ mile (1,320 feet) of an indoor/outdoor site that meets this requirement and is available to their residents. While the proposed PUD is technically less than ¼ mile (1,270 feet as measured across Roselle Rd. and along the Kingsport Dr. public sidewalk) to Kingsport Lake Park, it is undesirable to cross a major arterial roadway. However, Slingerland Park is located just slightly over ¼ mile (2,140 feet as measured along the Roselle Rd., Hartford Dr. and Pheasant Walk Dr. public sidewalks), it offers a safer route for residents to pursue active play options. Give these available park options, both of which have spaces for active and passive outdoor play, staff supports waiving active play areas for this small development.

Parking Requirements

Parking for the development will combine garage/driveway parking spaces for the townhomes along with driveway/street parking for visitors. Per the Village Zoning Ordinance, residences with three bedrooms require 2.5 parking spaces per dwelling unit. Additionally, one guest parking space is required for every 20 regular parking spaces. A table showing required/provided parking requirements is provided below.

| Use | Parking Rate | Required Parking | Provided Parking |
|---|---|------------------|--------------------------------------|
| 35 Rowhouse Units (assuming maximum all 3-bedroom option) | 2.5 spaces per unit | 88 spaces | 140 spaces (70 garage + 70 driveway) |
| Guest Spaces | 1 space per every 20 required for residential spaces | 4 spaces | 11 on-street spaces |
| Required Parking | 92 spaces (88 residential + 4 guest) | | |
| Provided Parking | 151 spaces (70 garage spaces + 70 driveway spaces + 11 on-street spaces) | | |
| Residential Parking Surplus | 52 spaces* | | |
| Guest Parking Surplus | 7 spaces (*Owner’s guests may also use any surplus spaces available on their driveway) | | |

The overall development will exceed total parking requirements by 59 spaces (52 residential + 7 visitor). The surplus 52 residential parking spaces (extra driveway spaces) may also be utilized by their respective unit owners as guest parking to supplement the available on street guest parking. In addition to the surplus driveway spaces, the proposed plan includes eleven on-street parking spaces along the roadway. Given the available driveway and on-street parking surpluses, staff is comfortable with the proposed parking for the development.

Roadway Width Variation

The petitioner is requesting a private roadway width variation to reduce the required pavement from 32 feet to 27 feet in width. A similar width variation was approved for the public streets in Pleasant Square PUD, Waterbury PUD and Olde Towne Rowhouses PUD. Since no adverse effects have been experienced on any these past projects over the last 20 years, staff supports a reduced private roadway width at this proposed PUD to maximize green space for plantings, grading and storm water infiltration.

Preliminary and Final Plat Approval

Finally, a plat of subdivision has been submitted for review. The plat illustrates lots for all the units, along with outlots for common areas (green space areas, detention areas and roadways). Staff has reviewed the plat and recommends approval with a condition that the plat of subdivision be recorded with Cook County prior to the issuance of permits for the development.

Zoning History:

Originally the subject property was farmland and in the early 1900’s it was purchased by the owner of the Stratford Hotel in Chicago. The Stratford Hotel, located on the southwest corner of Jackson and Michigan Avenue in Chicago, was owned by Levy Mayer who was a very prosperous lawyer and real estate mogul. He named the farm “Stratford Farms” and raised chickens, milking cows and pigs. Mr. Mayer died on August 14, 1922. By 1926, the plat map of Schaumburg Township shows the owners as Brown & Krause & Co. The property was sold in the 1940s to a Mr. Niemechek who revamped the farm, moving specifically

into the dairy business. He put milking stanchions in the barn, which is now part of the adjacent Christ Community Mennonite Church and erected three silos to feed his cows.

In 1951 Wayne King, the famous bandleader, purchased the farm and converted the dairy operation to a beef cattle operation. The property was further subdivided around the mid 1960's to create the three single-family lots present today.

Surrounding Zoning and Land Uses:

- North: B-2 General Business (Michael's Funeral Home)
- South: B-2 General Business (Christ Community Mennonite Church & Big Barn Preschool)
- East: B-2 General Business (Kingsport Plaza Shopping Center)
- West: R-6 Residential (Single Family Residential)

Compatibility with Surrounding Land Uses:

The proposed multi-family residential use is compatible with the adjacent uses which include retail, business and residential uses.

Comprehensive Plan Designation:

The subject property is designated in the village's Comprehensive Plan under the Future Land Use Classifications section as "Single Family." This category consists primarily of single-family detached homes, the majority of which are included within a planned subdivision. However, as discussed above, under the Roselle Road Corridor South Framework Plan there are further directives regarding the consolidation and conversion of these three specific R-4 Residential lots to multi-family and/or commercial uses,

"The corridor includes a mix of both commercial and residential uses; however, there are two parcels that are home to low-density single-family homes. Over time, these should convert to uses that better match the intensity of the corridor such as multi-family housing and/or commercial."

Staff believes that a residential PUD makes the most logical choice for converting these parcels and is in keeping with the Comprehensive Plans residential designation.

COMMENTS

Planning Comments:

1. The petitioner shall make a Police and Fire Fund contribution of \$250.00 per unit. The total amount due is \$8,750.00 (35 units x \$250.00/unit = \$8,750.00).
2. The petitioner shall make a Cultural Center Fund contribution of \$200.00 per unit, or a total of \$7,000.00 (35 units x \$200.00 = \$7,000).
3. The petitioner shall make a School District contribution of \$70,070.00, based total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (20.02 students x .02 acres per student x \$350,000 per acre of land x 50% = \$70,070.00).
4. The petitioner shall make a Schaumburg Park District contribution of \$92,809.00, based total residents x acres of park land per resident (5.5 acres/1,000 residents) x fair market value per acre of land x 50% (96.425 residents x .0055 acres per resident x \$350,000 per acre of land x 50% = \$92,809.00).

HEARING DATE: October 2, 2024
DATE PREPARED: September 25, 2024
CASE NUMBER: P2405-03

TITLE: 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

Page 6 of 9

5. The petitioner shall make a Spring Valley Nature Sanctuary contribution of \$50 per unit, or a total of 1,750.00 (35 units x \$50.00 = \$1,750.00).
6. The Plat of Subdivision shall be revised to include a 15' wide water main easement centered over the proposed sections of public main which fall outside of the proposed private street utility easement.
7. Prior to the issuance of any permits for any of the proposed lots, a draft set of Declarations for the development shall be submitted to the Community Development Department for approval. The final document shall be recorded against the property prior to the first Certificate of Occupancy.

Transportation Comments:

1. Provide a minimum of 60 feet of stacking as required by section 151.06(P)(1)(c) of the code.
2. Provide a truck turning template for service and emergency vehicles expected to service the site. Ensure turning maneuvers do not cross into opposing traffic or additional traffic lanes.

Building Comments:

1. A Building Permit for a building that requires a fire suppression system shall not be issued without the submission of a technical submission prepared and sealed by a licensed design professional.
2. Fire Protection design documents must be provided with the Building Permit submittal. After the Building Permit is issued, separate fire related permits are required for the fire sprinklers, the fire alarm, and any operational permit(s) required.

Public Works Comments:

1. All Ductile Iron Pipe Shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc shall be 200g/m² of pipe surface area. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
2. Provide an easement for public water main since it is looped, as it will be needed for VOS IEPA Permit approval.
3. Provide crossing elevation information at each sanitary/water main crossing, including the service sanitary crossings.

Photometric Comments:

1. The light poles on "Road 2" and "Road 3" on the photometric plans are spaced too close together (two spacings are shown closer than 60-feet apart). Space poles out further to target the Village's ordinance of at least 150 feet apart.
2. Label pole setback from back of curb on the photometric plan.
3. The luminaire schedule shall include the photometric (IES) file(s) used in the calculations.
4. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.

Engineering Comments:

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate,

HEARING DATE: October 2, 2024

DATE PREPARED: September 25, 2024

CASE NUMBER: P2405-03

TITLE: 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

Page 7 of 9

which includes any landscaping and site lighting. Sample forms of the project security are available upon request.

2. Prior to the issuance of a land development permit, all necessary soil erosion control measures, tree protection fencing, and fencing required for the preservation of existing plant materials, must be installed and inspected by the Community Development Department.
3. At entrance, there is a -7.1% longitudinal slope meeting a +2.5% slope. Any algebraic difference in two longitudinal slopes exceeding 1.5% needs to have a vertical curve for that transition. The length of curve must meet AASHTO or IDOT BLRS roadway standards.
4. Behind Building four, there is a 10-foot-high steep slope coming down to a swale that is only 4" below deck grade and 10" below T/F. Deepen swale to provide freeboard that meets MWRD WMO requirements.
5. There is a short side slope west of Building 6 which has a bottom elevation of 810. Five feet away is the front door with an entry elevation of 809.5. Regrade the area so water is directed away from the building.
6. There is a steep side 8' high side slope west of Building 5. The bottom of the side slope is at elevation 813, five feet from the door entry with an elevation of 813.5. Provide a defined swale, deep enough to convey the design storm, to prevent water entering the end unit.
7. There is a short side slope west of Building 7 which has a bottom elevation of 805. Five feet away is the front door which has an entry elevation also of 805. Regrade the area so water is directed away from the building.
8. There is a depressional area in the far southeastern portion of the property. Deepen the depression and provide calculations that verify all the flow directed to that inlet will be captured without overflow for the designed rainfall event.

RECOMMENDATION

Staff has reviewed the proposed plans and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Special Use Approval of Residential PUD, Site Plan Approval, PUD Size Variation, Rezoning, Preliminary and Final Plat Approval, for Central Roselle Road PUD, located along south Roselle Road, north of Hartford Drive, Case No. P2405-03, subject to the following conditions:

1. Prior to the issuance of a Building Permit, the petitioner shall make a Police and Fire Fund contribution of \$250.00 per unit. The total amount due is \$8,750.00 (35 units x \$250.00/unit = \$8,750.00).
2. Prior to the issuance of a Building Permit, the petitioner shall make a Cultural Center Fund contribution of \$200.00 per unit, or a total of \$7,000.00 (35 units x \$200.00 = \$7,000).
3. The petitioner shall make a School District contribution of \$70,070.00, based total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (20.02 students x .02 acres per student x \$350,000 per acre of land x 50% = \$70,070.00).
4. The petitioner shall make a Schaumburg Park District contribution of \$92,809.00, based total residents x acres of park land per resident (5.5 acres/1,000 residents) x fair market value per acre of land x 50% (96.425 residents x .0055 acres per resident x \$350,000 per acre of land x 50% = \$92,809.00).
5. Prior to the issuance of a Building Permit, the petitioner shall make a Spring Valley Nature Sanctuary contribution of \$50 per unit, or a total of 1,750.00 (35 units x \$50.00 = \$1,750.00).
6. Prior to issuance of any permits for any of the proposed lots, the Plat of Subdivision shall be revised to include a 15' wide water main easement centered over the proposed sections of public main which fall outside of the proposed private street utility easement.

HEARING DATE: October 2, 2024

DATE PREPARED: September 25, 2024

CASE NUMBER: P2405-03

TITLE: 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

Page 8 of 9

7. Prior to issuance of any permits for any of the proposed lots, the Plat of Subdivision shall be approved by the Village Board and recorded with the Office of the Recorder of Deeds of Cook County, Illinois. The original recorded Mylar of the plat shall be returned to the Village for permanent record.
8. Prior to the issuance of any permits for any of the proposed lots, a draft set of Declarations for the development shall be submitted to the Community Development Department for approval. The final document shall be recorded against the property prior to the first Certificate of Occupancy.
9. A Land Development Permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of said land development permit. The Letter of Credit or Bond must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which includes any landscaping and site lighting.
10. Prior to the issuance of a land development permit, all necessary soil erosion control measures, tree protection fencing, and fencing required for the preservation of existing plant materials, must be installed and inspected by the Community Development Department.
11. A complete set of as-built record drawings must be submitted to the Village of Schaumburg Community Development Department for review and approval when the project is completed. These final drawings must be received and approved prior to full release of the project security.
12. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Lighting and Photometric Plans to the Community Development Department which include the following:
 - a. The light poles on "Road 2" and "Road 3" on the photometric plans are spaced too close together (two spacings are shown closer than 60-feet apart). Space poles out further to target the Village's ordinance of at least 150 feet apart.
 - b. Label pole setback from back of curb on the photometric plan.
 - c. The luminaire schedule shall include the photometric (IES) file(s) used in the calculations.
 - d. Final Engineering plans shall include a detailed site lighting electrical plan showing conduit routing/size/type and wire size/type/quantity, plus lighting details including pole foundation, pole handhole wiring/grounding/bonding detail, splicing/fusing detail, conduits burial detail, etc.
13. Prior to the issuance of Land Development Permit, the petitioner shall submit a revised copy of the Engineering Plans to the Community Development Department which include the following:
 - a. All Ductile Iron Pipe Shall have an external metallic zinc-based coating with finishing layer topcoat applied according to ISO Standard 8179-1, latest edition. The mass of the zinc shall be 200g/m² of pipe surface area. Encasement of piping shall be V-Bio Enhanced Polyethylene film in tube or sheet in accordance with ANSI/AWWA C105/A21.5.
 - b. Provide crossing elevation information at each sanitary/water main crossing, including the service sanitary crossings.
 - c. At entrance, there is a -7.1% longitudinal slope meeting a +2.5% slope. Any algebraic difference in two longitudinal slopes exceeding 1.5% needs to have a vertical curve for that transition. The length of curve must meet AASHTO or IDOT BLRS roadway standards.
 - d. Behind Building four, there is a 10-foot-high steep slope coming down to a swale that is only 4" below deck grade and 10" below T/F. Deepen swale to provide freeboard that meets MWRD WMO requirements.

HEARING DATE: October 2, 2024

DATE PREPARED: September 25, 2024

CASE NUMBER: P2405-03

TITLE: 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

Page 9 of 9

- e. There is a short side slope west of Building 6 which has a bottom elevation of 810. Five feet away is the front door with an entry elevation of 809.5. Regrade the area so water is directed away from the building.
 - f. There is a steep side 8' high side slope west of Building 5. The bottom of the side slope is at elevation 813, five feet from the door entry with an elevation of 813.5. Provide a defined swale, deep enough to convey the design storm, to prevent water entering the end unit.
 - g. There is a short side slope west of Building 7 which has a bottom elevation of 805. Five feet away is the front door which has an entry elevation also of 805. Regrade the area so water is directed away from the building.
 - h. There is a depressional area in the far southeastern portion of the property. Deepen the depression and provide calculations that verify all the flow directed to that inlet will be captured without overflow for the designed rainfall event.
14. Prior to the issuance of a Building Permit, the petitioner shall submit a revised copy of the Building Plans to the Community Development Department which include the following:
- a. A Building Permit for a building that requires a fire suppression system shall not be issued without the submission of a technical submission prepared and sealed by a licensed design professional.
 - b. Fire Protection design documents must be provided with the Building Permit submittal. After the Building Permit is issued, separate fire related permits are required for the fire sprinklers, the fire alarm, and any operational permit(s) required.
15. The following plans shall be adopted as part of the governing ordinance:
- a. Architectural Plans, Sheets 1-14, prepared by BSB Designs, dated 8/29/24, received by the Community Development Department on September 2, 2024.
 - b. ALTA Survey, Sheets 1-2, prepared by Cage Civil Engineering, dated 5/30/2024, received by the Community Development Department on September 2, 2024.
 - c. Engineering Plans, Sheets 1-31, prepared by Cage Civil Engineering, dated 8/30/2024, received by the Community Development Department on September 2, 2024.
 - d. Photometric Plans, Sheets 1-2, prepared by Acuity Design Services, dated 8/22/2024, received by the Community Development Department on September 2, 2024.
 - e. Lighting Cut-Sheets, Pages 1-9, prepared by Acuity Design Services, received by the Community Development Department on September 2, 2024.
 - f. Landscape Plans, Sheets 1-7, prepared by prepared by BSB Design, dated 8/29/2024, received by the Community Development Department on September 2, 2024.
 - g. Plat of Subdivision, Sheets 1-2, prepared by Cage Civil Engineering, dated 8/30/2024, received by the Community Development Department on September 2, 2024.

pc: Petitioner & Owner