

PUBLICATION OF:

ORDINANCE NO. 24-

**AN ORDINANCE GRANTING AN APPROVAL OF A SPECIAL USE APPROVAL OF A
RESIDENTIAL PUD, SITE PLAN APPROVAL, PUD SIZE VARIATION, REZONING,
PRELIMINARY AND FINAL PLAT APPROVAL FOR CENTRAL ROSELLE ROAD PUD**

(SOUTH ROSELLE ROAD NORTH OF HARTFORD DRIVE)

CASE NO. P2405-03

ADOPTED: OCTOBER 22, 2024

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

OCTOBER 23, 2024

ORDINANCE NO. 24-

AN ORDINANCE GRANTING AN APPROVAL OF A SPECIAL USE APPROVAL OF A RESIDENTIAL PUD, SITE PLAN APPROVAL, PUD SIZE VARIATION, REZONING, PRELIMINARY AND FINAL PLAT APPROVAL FOR CENTRAL ROSELLE ROAD PUD

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WHEREAS the Plan Commission of the Village of Schaumburg conducted a public hearing on October 2, 2024, and has recommended 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 at South Roselle Road North of Hartford Drive, Case No. P2405-03.

WHEREAS, the President and Board of Trustees of the Village of Schaumburg have determined that the granting of an 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 at South Roselle Road North of Hartford Drive, Case No. P2405-03 is desirable to provide a service or a facility, which is in the interest of public convenience, 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 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, described as follows:

- 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]

for CENTRAL ROSELLE ROAD PUD located at South Roselle Road North of Hartford Drive, Case No. P2405-03 be and is hereby granted on the property legally described as:

PARCEL 1:

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THAT PART OF THE SOUTHWEST 1/4 SECTION OF THE SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT A POINT IN THE ESAT LINE OF THE SAID SOUTH WEST 1/4 200 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; SOUTH ALONG THE EAST LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 150 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 480.88 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 150 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 480.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART DEEDED TO THE PEOPLE OF THE COUNTY OF COOK, DEPARTMENT OF HIGH WAYS DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 17 FEET OF THE EAST 50 FEET OF THE SOUTH WEST 1/4 OF THE SECTION 27, TOWNSHIP 41 NORTH, RANGE 30 ESAT OF THE THIRD PRINCIPAL MERIDIAN, FALLING IN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT A POINT IN THE EAST LINE OF THE SAID SOUTH WEST 1/4 200 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE 150 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH WST 1/4 A DISTANCE OF 480.88 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 150 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 480.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. (PIN 07-27-300-005-0000)

PARCEL 2:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SAID SOUTHWEST 1/4, 350 FEET SOUTH OF THE

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NORTHEAST CORNER THEREOF, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 480.00 FEET TO A LINE, 480 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF; THENCE SOUTH ALONG THE SAID LINE 480 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 160 FEET, THENCE EASTERLY IN A STRAIGHT LINE A DISTANCE OF 480.04 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST 1/4 WHICH IS 533 FEET SOUTH OF THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 183 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF FALLING IN ROSELLE ROAD) IN COOK COUNTY, ILLINOIS. (PIN 07-27-300-006-0000)

PARCEL 3:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING IN THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, 533.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY IN A STRAIGHT LINE A DISTANCE OF 480.04 FEET TO A POINT 510.0 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 ON A LINE 480.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 120.48 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4 FROM A POINT ON SAID EAST LINE 659.56 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE WESTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 480.0 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 126.56 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 50 FEET THEREOF), IN COOK COUNTY, ILLINOIS. (PIN 07-27-300-007-0000)

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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. 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 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.
6. 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.
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.
8. 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.
9. 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.
10. 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.

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11. 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.
12. 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/m^2 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.
 - 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.

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- h. The 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.
- 13. 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.
- 14. 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.

SECTION THREE: 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 22nd day of October, 2024.

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ATTEST:

Tom Dailly, Village President

Jane Lentino, Village Clerk