

STATE OF ILLINOIS)
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COUNTY OF COOK)
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VILLAGE OF SCHAUMBURG)

PETITION TO THE VILLAGE OF SCHAUMBURG FOR LAND USE ENTITLEMENTS

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter “Petitioner”), respectfully petitions the Village of Schaumburg (hereinafter, the “Village”) for i) approval of a Final Plat of Subdivision (“Final Plat”); ii) approval of a Site Plan (“Site Plan”); iii) approval of a zoning map amendment rezoning the Property from “R-6” to “R-6 PUD”; iv) approval of a Special Use Permit for a Planned Unit Development (“PUD”); v) approval of a variance to permit a building setback of 12.6’; vi) approval of a building height credit; and vii) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Property pursuant to the provisions of the Village of Schaumburg’s Municipal Code (hereinafter the “Code”) for the property legally described on Exhibit “A” (the “Property”) and depicted on the development plans submitted herewith.

BACKGROUND INFORMATION

In support of this petition, the Petitioner represents to the Village of Schaumburg as follows:

1. The owner of the Property is Golden Corridor Family Young Men’s Christian Association, f/k/a Alfred Campanelli YMCA, f/k/a Twinbrook Family YMCA, Inc., an Illinois not-for-profit corporation (collectively, the “Owner”).

2. The Petitioner, Pulte Home Company, LLC, whose address is 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173, is the contract purchaser of the Property.

3. The Property consists of approximately 14.65 acres of real property located at the northwest corner of Wise Road and Dickens Way and has a common address of 300 W Wise Rd, Schaumburg, IL 60193.

4. The Property is currently improved with an approximately 29,000 square foot Alfred Campanelli YMCA recreation facility (“YMCA”).

5. YMCA is planning to relocate to an alternative location in Schaumburg that better suits its needs.

6. Petitioner seeks to demolish the existing building and redevelop the Property with sixty-eight (68) townhomes to be known as “Wise Commons”.

7. The Property currently has a zoning designation of “R-6” Single-Family Residence District, but Petitioner seeks to rezone the Property to “R-6 PUD” Single-Family Residence PUD District.

8. The existing zoning districts and land uses surrounding the Property are as follows:

- a. North: “R-6C” Cluster Single-Family Residence District consisting of detached single-family homes in the Weathersfield subdivision.
- b. East: “R-6 PUD” Single-Family Residence PUD District consisting of the Pickwick Apartments and Emerald Village Senior Apartments.
- c. South: “R-6 PUD” Single-Family Residence PUD District consisting of The Grove at Schaumburg Apartment Homes.
- d. West: “R-6” Single-Family Residence District consisting of Robert Frost Junior High School.

9. The proposed entitlements meet all requirements for the redevelopment of the Property and will facilitate the beneficial use of the Property as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner and builder is Pulte Home Company, LLC. Pulte is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Pulte has been building homes in the Chicago area since the 1960s, bringing decades of construction and development experience to each project. Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community, and Petitioner looks forward to providing a new housing option for Schaumburg's existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

Petitioner seeks Village approval of a townhome development consisting of sixty-eight (68) townhomes to be known as Wise Commons. The proposed development will logically transition between the surrounding uses, which include detached single-family homes to the north and apartments to the south and east. Further, residential development is a natural adjacent use to the school to the west, providing walkability for prospective students and reduced transportation costs.

Townhomes are an appropriate transitional use along a major arterial roadway corridor like Wise Road. Whereas Roselle Road is generally commercial, the Wise Road corridor hosts a variety of residential housing developments. The proposed townhomes will help support the existing shopping center district at the intersection of Wise Road and Roselle Road, which is only a short walk away and easily accessible via the existing sidewalk along Wise Road. Given the proposed development's location and walkable accessibility to nearby commercial uses and local parks, the Property presents an excellent housing opportunity that is suitable for a variety of

homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters.

The Property is located in close proximity to key transportation corridors and will be easily accessible via a newly constructed access point off Wise Road. The circular roadway internal to the development will be dedicated to the Village and is designed to circulate traffic efficiently and safely. As part of the Wise Commons development, carriage walks and sidewalks throughout the Property will connect the residences to the existing walkways along Wise Road. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer future residents the additional feature of conveniently located employment opportunities.

In addition to the variety of metro-parks and forest preserve areas in the Village, Wise Commons will be well served by open space and active and passive recreational opportunities on the Property. The Property features a unique natural setting, including 6.22 acres of existing wetlands and extensive foliage at the rear of the Property. To activate and utilize this otherwise unproductive area, Petitioner proposes a pedestrian trail around a naturalized stormwater basin located to the northwest of the townhomes and an adjacent park site that will feature a "tot lot" and pergola. The pedestrian trail and park site have been positioned to maximize views to the detention and wetland area and together satisfy the passive and active recreation requirements set forth by the Village.

Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees and shrubs. The landscape design enhancements will

include decorative plantings around the perimeter of the Property and foundation plantings around each building. Existing landscape buffers will be preserved and enhanced throughout the perimeter of the community to create the feel of a residential enclave. In total, the stormwater management, open space, wetland, and common area will total 10.04 acres and will make up approximately 68.5% of the Property, providing more than sufficient open space and buffer area throughout the development.

The proposed development is consistent with current market trends in the area. The architecture is modern American, blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature three-story streetscapes consistent with market trends in the area and consumer demand. The development will feature two building options, including front loaded and rear loaded townhomes, each with multiple floorplan options. The townhomes will feature a base model of 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor outdoor balcony. Upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications. Architectural enhancements include architectural asphalt shingling, composite trim, fiber cement paneling and lap siding, vinyl windows, and brick facade.

Finally, the development will provide sufficient parking for both its residents and their guests. The 68-unit townhome community will feature a mix of 3- and 4-bedroom units. Depending on the ultimate bedroom makeup, 170 to 204 base parking spaces will be required. The amount of guest parking required is calculated as a ratio of the number of required base parking spaces, which means the number of required guest parking spaces increases proportionately to the number of base parking spaces. With the number of guest spaces included, 179 to 215 total parking

spaces will be required depending on the ultimate bedroom makeup.

Even assuming the max number of required parking spaces (215), the proposed development meets the Code's parking requirements. Each unit will feature 2 driveway parking spaces and 2 garage spaces in addition to the 42 street parking spaces that will be provided throughout the development, meaning the development will have 314 total parking spaces. This equates to 4.62 parking spaces per unit and is significantly more than required. Further, assuming between 170 to 204 base parking spaces are required and all excess spaces are allocated to guest parking, the development will provide between 110-144 guest parking spaces, which equates to 1.62 to 2.12 guest parking spaces per unit.

ZONING REQUESTS AND STANDARDS

1. Approval of a Final Plat of Subdivision.

Petitioner has submitted herewith a Final Plat of Subdivision for the Property. As the proposed Plat of Subdivision is compliant with the Village's Code, Petitioner requests the Plat of Subdivision be approved.

2. Approval of a Site Plan.

Pursuant to Village Code Section 154.46(F), the site plan shall be drawn to ensure the following have been addressed:

- a. General Welfare: The proposed development should not under the circumstances of the particular case be detrimental to health, safety, morals or general welfare and should be designed to avoid or mitigate possible adverse impacts.*

The proposed development is not detrimental to the health, safety, morals or general welfare and has been designed to avoid or mitigate possible adverse impacts. The proposed development is consistent and compatible with the surrounding uses, including the detached

single-family homes to the north, apartments to the east and south, and Robert Frost Junior High School to the west. The proposed Wise Commons development will provide a natural and logical transition between the lower density detached single-family homes to the north and the higher density apartments to the south and east. Further, residential development is a natural adjacent use to the school, providing walkability for prospective students and reduced transportation costs.

Townhomes are an appropriate transitional use along a major arterial roadway corridor like Wise Road. Whereas Roselle Road is generally commercial, the Wise Road corridor is more residential in nature. The development's walkability to the nearby commercial uses will help support the existing shopping center district at the intersection of Wise Road and Roselle Road and enhance the Village's revenue streams through new property, utility, and sales taxes.

The Property features over 6 acres of wetland and existing foliage, which Petitioner has taken care to preserve. To utilize the Property's unique natural setting, wetland area, and extensive foliage at the rear of the Property, Petitioner proposes a pedestrian trail around a naturalized stormwater basin to the northwest of the townhomes and an adjacent a park site that will feature a "tot lot" and pergola. The pedestrian trail and adjacent park site have been positioned to maximize views to the detention and wetland area.

b. Compatibility: That the proposed arrangement of buildings, off-street parking and loading facilities, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The proposed arrangement of buildings, off-street parking and loading facilities, access, lighting, landscaping, and drainage is compatible with adjacent land uses. As mentioned, Wise Commons is consistent with surrounding uses and development in the area, which includes detached single-family homes to the north, apartments to the south and east, and the Robert Frost Junior High School to the west.

Wise Commons will consist of one primary access point off Wise Road. Pursuant to the traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. ("KLOA") and submitted herewith, the access point will adequately accommodate site-generated traffic and ensure that efficient access to and from the site is provided. Further, the traffic study found that the area roadway system has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development, and no roadway improvements or traffic control modifications are required.

In addition, the development will provide sufficient parking for both its residents and their guests. The 68-unit townhome community will feature a mix of 3- and 4-bedrooms units. Depending on the ultimate bedroom makeup, 170 to 204 base parking spaces will be required. The amount of guest parking required is calculated as a ratio of the number of required base parking spaces, which means the number of required guest parking spaces increases proportionately to the number of base parking spaces. With the number of guest spaces included, 179 to 215 total parking spaces will be required depending on the ultimate bedroom makeup.

Even assuming the max number of required parking spaces (215), the proposed development meets the Code's parking requirements. Each unit will feature 2 driveway parking spaces and 2 garage spaces in addition to the 42 street parking spaces that will be provided throughout the development, meaning the development will have 314 total parking spaces. This equates to 4.62 parking spaces per unit and is significantly more than required. Further, assuming between 170 to 204 base parking spaces are required and all excess spaces are allocated to guest parking, the development will provide between 110-144 guest parking spaces, which equates to 1.62 to 2.12 guest parking spaces per unit.

In addition, landscape treatments will be utilized to enhance the visual appeal of the

community, including a mix of parkway trees, shade trees and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Property and foundation plantings around each building. Existing landscape buffers will be preserved and enhanced throughout the perimeter of the community to create the feel of a residential enclave. In total, the stormwater management, open space, and common area total 10.04 acres and make up approximately 68% of the Property, providing more than sufficient open space and buffer area throughout the development.

- c. Conformance: That the site plan shall conform to all applicable village policies and ordinances.*

Except for the variance request set forth herein, the Site Plan conforms to all applicable Village policies and ordinances.

3. Map Amendment to Rezone the Property from the “R-6” Single-Family Residence District to the “R-6 PUD” Single-Family Residence Planned Unit Development District.

The requested zoning map amendment from “R-6” Single-Family Residence District to the “R-6 PUD” Single-Family Residence Planned Unit Development District meets the requirements for a rezoning pursuant to Village Code Section 154.43(G) and is appropriate based upon the following factors:

- a. General Welfare: That the proposed zoning classification at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The proposed zoning classification requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The existing zoning designation for the Property is R-6. Petitioner seeks to rezone the Property to R-6 PUD to facilitate development of a townhome

community. The proposed townhomes will serve as a logical transition between the existing homes to the north and the apartments to the south and east. Further, residential development is a natural adjacent use to the school to the west, providing walkability for prospective students and reduced transportation costs.

As noted in the Village of Schaumburg's Comprehensive Plan adopted March 2018 (the "Comprehensive Plan"), the majority of the Village's housing was constructed between 1960 and 1990. The detached single-family homes in the Weathersfield subdivision to the north of the Property were developed in the 1970's. The Pickwick Apartments to the east were built in 1978. The Emerald Village Apartments also to the east were built in 1997. The Grove at Schaumburg Apartments to the south were built in 1973. As such, Petitioner seeks to provide the Village with a new and attractive housing opportunity that will enhance the Village's overall housing stock.

Further, whereas Roselle Road is generally commercial, the Wise Road corridor is more residential in nature. The development's walkability to the nearby commercial uses will help support the existing shopping center district at the intersection of Wise Road and Roselle Road and enhance the Village's revenue streams through new property, utility, and sales taxes.

b. Desirability: That such zoning classification will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvements in the vicinity.

The zoning classification will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.

The development of Wise Commons will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and

sales taxes. Further, the proposed Wise Commons subdivision will provide a seamless transition between the surrounding residential uses. The townhomes will feature 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor outdoor balcony. Upgrades and options will include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications, making the townhomes suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters. Accordingly, the proposal will not be detrimental to the property values within the neighborhood.

c. Conformance: That the amendment shall conform to the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the village board.

Except for the variance request set forth herein, the amendment shall conform to the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board.

4. Approval of a Special Use for a Planned Unit Development.

Pursuant to Section 154.44 of the Village Code, the approval of a Special Use Permit for a planned unit development is appropriate based on the following factors:

a. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community; and

The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The purpose of the PUD regulations set forth in the Village Code is to provide a procedure under which land can be redeveloped to encourage more creative, imaginative and desirable

developments than would generally be possible under conventional zoning regulations. Petitioner seeks to do just that. Petitioner seeks approval of a townhome development consisting of sixty-eight (68) townhomes to be known as Wise Commons. The development will provide a natural transition between the homes to the north and apartments to the south and east, and will be suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters. Further, residential development is a natural adjacent use to the school to the west, providing walkability for prospective students and reduced transportation costs.

The proposed development is situated to provide desirable housing options in the interest of the Schaumburg public and will contribute to the general welfare of the community and support the existing commercial uses in the area, including the existing shopping center district at the intersection of Wise Road and Roselle Road. The development of Wise Commons will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes.

The proposed development is consistent with current market trends in the area. The architecture is modern American, blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature three-story streetscapes consistent with market trends in the area and consumer demand. The development will feature two building options, including front loaded and rear loaded townhomes, each with multiple floorplan options. The townhomes will feature a base model of 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor outdoor balcony. Upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at

different price points and specifications. Architectural enhancements include architectural asphalt shingling, composite trim, fiber cement paneling and lap siding, vinyl windows, and brick facade, enhancing the character of the area and overall community. Accordingly, the proposal will enhance the general welfare of the neighborhood and Village.

b. Such use will not, under the circumstances or the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity; and

Such use will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

The development of Wise Commons will improve the Village's housing stock, serve under-represented demographics, and create new revenue streams through property, utility, and sales taxes. Further, the proposed Wise Commons subdivision will provide a seamless transition between the surrounding residential uses while appropriately complementing the school to the west. The townhomes will feature 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor outdoor balcony. Upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications, making the townhomes suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – millennials, young professionals, and empty nesters. Accordingly, the proposal will not be detrimental to the property values within the neighborhood.

c. The proposed use will comply with the regulations and conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the village board.

Except for the variance request set forth herein, the proposed use will comply with the regulations and conditions specified in the Village Code for such use and with the stipulations and

conditions made a part of the authorization granted by the village board.

5. Approval of a Variance to § 154.108 to Permit a Building Setback of 12.6'

Section 154.108 of the Village Code states that all buildings or structures shall be set back a minimum of twenty feet (20') from a local street right-of-way or private drive plus an additional one foot (1') back for every foot in building height over twenty-eight feet (28') in height. Section 154.45 permits variances to the Village Code based upon the following standards:

a. That the plight of the owner is due to unique circumstances;

The plight of the owner is due to unique circumstances. The Property is generally located on the northwest corner of Wise Road and Dickens Way. Petitioner seeks a variance to permit a building setback of 12.6' as depicted on the Site Plan submitted herewith. The Property is unique in that approximately half of the Property consists of wetland and existing trees, limiting the potential space for development. As a result of the confined space and to preserve the existing wetland and foliage, a townhome use is logical on the Property to develop it with its highest and best use. By nature, townhomes typically have smaller setbacks than other housing types such as single-family homes. At the expense of smaller setbacks and to promote viability of the proposed development, the townhomes have been designed in closer proximity to the private and public roads internal to the development given the limited space for development on the Property.

b. That the variation, if granted, will not alter the essential character of the locality.

The variation, if granted, will not alter the essential character of the locality. The requested variance is necessary to facilitate development of the Property. As mentioned, the proposed development is consistent and complementary to the surrounding area. The proposed development is less dense than the Emerald Village apartment complex to the east. The adjacent school building

will be separated from the nearest townhome by almost 250' and a parking lot, such that the requested variance will have no impact on the school or its operations. Finally, the requested setback variance will have no impact on the single-family homes to the north, as those homes and the proposed townhomes are separated by over 6 acres of wetland.

c. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were called out;

The particular physical surroundings and topographical conditions of the Property bring a hardship upon the Petitioner, as distinguished from a mere inconvenience. As mentioned, approximately half of the Property consists of wetlands and existing foliage, limiting the potential space for development. Petitioner intends to preserve the wetlands and existing trees on the Property.

d. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district. The Property is unique in that approximately half of the Property consists of wetland and existing trees, limiting the potential space for development. Further, Wise Road is transitional in nature. The townhomes are setback 45' from Wise Road in full compliance with Village Code. As a result, the proposed townhomes will be consistent with the area and development on other properties within the same zoning district is not generally restricted in this manner.

e. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The purpose of the variation is not based exclusively upon a desire to make more money out of the Property. Instead, the variation request is driven by physical conditions on the Property

and Petitioner's desire to provide the Village and prospective homebuyers with an attractive, aesthetically pleasing townhome offering.

f. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

The alleged difficulty or hardship has not been created by any person presently having an interest in the Property. The Property was first developed in 1976 and received approval for the construction of a recreation facility and a special use in the then R-5 zoning district. In 1986, YMCA obtained approval for expansion of the facility which added a fitness center, storage space and additional locker rooms on the Property. In 1993, the Property was rezoned from R-5 to R-6. The Property has existed in that condition since.

g. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The proposed development is consistent with the surrounding uses, including the detached single-family homes to the north and apartments to the south and east. The proposed Wise Commons will provide a natural and logical transition between the lower density detached single-family homes and the higher density apartments. Further, residential development is a natural adjacent use to the school to the west, providing walkability for prospective students and reduced transportation costs. Whereas Roselle Road is generally commercial, the Wise Road corridor is more residential in nature. The development's walkability to the nearby commercial uses will help support the existing shopping center district at the intersection of Wise Road and Roselle Road and will enhance the Village's revenue streams through new property, utility, and sales taxes.

h. That the proposed variation will not impair an adequate supply of light and air to

adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; or

The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. The proposed development will be constructed in accordance with all modern safety and construction codes of the Village of Schaumburg. Despite the requested variance, the proposed development will feature 10.01 acres (68.53%) of open space.

The townhomes will feature 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor outdoor balcony. Upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications. Architectural enhancements include architectural asphalt shingling, composite trim, fiber cement paneling and lap siding, vinyl windows, and brick facade, enhancing the character of the area and overall community. Accordingly, the proposal will enhance the property values and general welfare within the neighborhood.

i. That the granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.

The granting of the variation will not confer on the applicant any special privilege that is denied by this chapter to the lands, structures, or buildings of the same district.

6. Approval of a Building Height Credit.

Pursuant to § 154.108 of Village Code, the Village may approve a credit to increase the maximum building height provided the PUD meets the general design standards and conforms to the Village's Comprehensive Plan. The proposed height credit conforms to the Village's Comprehensive Plan and meets the standards and criteria for a PUD as follows:

a. Planning Goals: The PUD is compatible with the planning goals of the Village as contained in the various elements of the Comprehensive Plan and related policy resolutions. The existing zoning designation for the Property is R-6. Petitioner seeks to rezone the Property to R-6 PUD to facilitate development of a townhome community. The proposed townhomes will serve as a logical transition between the existing homes to the north and the apartments to the south and east. Residential development is also a natural adjacent use to the school to the west, providing walkability for prospective students and reduced transportation costs.

The Comprehensive Plan notes the majority of the Village's housing was constructed between 1960 and 1990. The detached single-family homes in the Weathersfield subdivision to the north of the Property were developed in the 1970's. The Pickwick Apartments to the east were built in 1978. The Emerald Village Apartments also to the east were built in 1997. The Grove at Schaumburg Apartments to the south were built in 1973. As such, Petitioner seeks to provide the Village with a new and attractive housing opportunity that will enhance the Village's overall housing stock.

b. Open Space: The PUD is sensitive to the natural environment through the preservation and incorporation of open space, natural landforms and native plantings. The Property features a unique natural setting, including 6.22 acres of existing wetlands and extensive foliage at the rear of the Property. In total, the stormwater management, open space, wetland, and common area will total 10.04 acres and will make up approximately 68.5% of the Property, preserving the existing wetlands and providing more than sufficient open space and buffer area throughout the development. Petitioner has also included a tree preservation and replacement plan with the submittal material. The preservation plan will enhance the existing buffer condition along the wetland area by providing for removal of invasive species and replacing with new, native trees.

A 3-year management and monitoring plan (MMP) will be put in place to monitor the native species and ensure their success.

c. Amenities: The PUD provides exceptional site amenities. Wise Commons will be well served by active and passive recreational opportunities on the Property. The Property features a unique natural setting, including 6.22 acres of existing wetlands and extensive foliage at the rear of the Property. To activate and utilize this otherwise unproductive area, Petitioner proposes a pedestrian trail around a naturalized stormwater basin located to the northwest of the townhomes and an adjacent park site that will feature a “tot lot” and pergola.

d. Landscaping: The PUD provides superior ornamental landscaping, screening plantings and/or native plantings. Landscape treatments will be utilized to enhance the visual appeal of the community, including a mix of parkway trees, shade trees and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Property and foundation plantings around each building. Existing landscape buffers will be preserved and enhanced throughout the perimeter of the community to create the feel of a residential enclave.

e. Architecture: The PUD offers high quality architecture and structures will be compatible with surrounding buildings and harmonious with the character of the existing neighborhood. The architecture of the townhomes will be modern American, blending a variety of design features to create an attractive facade. The use of quality and low maintenance materials ensures the development will withstand the test of time. The townhomes will feature three-story streetscapes consistent with market trends in the area and consumer demand. The development will feature two building options, including front loaded and rear loaded townhomes, each with multiple floorplan options. The townhomes will feature a base model of 3 bedrooms, square footages ranging from 2,219 – 2,403 square feet, 2.5 bathrooms, a 2-car garage, and a 2nd floor

outdoor balcony. Upgrades and options include a loft space, additional bedrooms and bathrooms, and a rooftop terrace to meet buyer needs at different price points and specifications. Architectural enhancements include architectural asphalt shingling, composite trim, fiber cement paneling and lap siding, vinyl windows, and brick facade.

f. Energy Efficiency: The PUD allows for energy efficient building and site design. The internal roadway has been designed to efficiently circulate vehicle traffic through the development. The site has been planned to preserve the existing wetland areas while maximizing use of the Property. Carriage walks and sidewalks throughout the development will connect the residences to the existing walkways along Wise Road, providing walkable access to the commercial development at the intersection Wise Road and Roselle Road without having to drive. Further, the development's proximity to the neighboring school provides walkability for prospective students and reduced transportation costs and emissions.

g. Stormwater Management: The PUD includes contemporary techniques for the conveyance, storage and release of stormwater. Three naturalized stormwater detention basins are planned for the development that will be sufficient to serve Wise Commons and will implement water quality best management practices.

h. Historic Sites: There are no historic buildings, structures, sites on the Property.

i. Traffic Design: The PUD includes traffic design appropriate to the development which includes a separation of vehicular, pedestrian/bicycle traffic circulation systems which are sensitive to safety, convenience and aesthetics. Carriage walks and sidewalks throughout the Property will provide interconnectivity to the surrounding area and commercial and retail uses along Wise Road and Roselle Road. Crosswalks will be included within the development to ensure pedestrian safety.

7. **Variances to Subdivision and Land Development Requirements.**

- Variance to § 151.06 Street and Subdivision Requirements to permit a minimum unobstructed line of sight distance of 120.8 feet. Given the nature of the roadway, we anticipate a posted limit of 25mph. At 120.8', the roadway is designed consistent with American Association of State Highway and Transportation Officials (AASHTO) standards for a 25-mph speed limit. This is also a closed loop road serving only 68 single-family townhomes that will have very limited traffic. The smaller roadway radius (which results in the minimum sight distance of 120.8') will naturally calm traffic to slower speeds and promote pedestrian safety and a more neighborhood feel. Finally, given that 42% of the site is undevelopable wetland, strict adherence to the 200' requirement would render development of the middle portion of the Property nearly impossible.
- Variance to § 151.06 Street and Subdivision Requirements to permit a minimum right-of-way width of 41.5' and minimum face of curb to face of curb width of 26' (27' back of curb to back of curb as depicted on the plans). As mentioned, this is a closed loop road that will serve only the individual residents of the 68 single-family townhomes and will have very limited traffic. Further, the ROW in the development is variable. The ROW at the entrance is 64' (37' back of curb to back of curb). Where no street parking is provided, the back of curb to back of curb measurement is 27' (54' ROW), providing 13.5' through lanes in either direction consistent with the intent of the Village Code. Where parallel street parking is provided on one side of the street, the back of curb to back of curb measurement is increased to 35' to account for on-street vehicle parking. Where the ROW width is at its minimum of 41.5' on the south side of the

development, back of curb to back of curb is still 35' to account for parallel parking on the north side of the street. On this same stretch of ROW and at the direction of the Village, perpendicular street parking was provided outside of the ROW on private property along the south side of the street. Finally, appropriate space for utilities has been provided for in the ROW and is further accommodated by additional blanket utility easements located throughout the development.

WHEREFORE, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the Village take the necessary steps for i) approval of a Final Plat of Subdivision (“Final Plat”); ii) approval of a Site Plan (“Site Plan”); iii) approval of a zoning map amendment rezoning the Property from “R-6” to “R-6 PUD”; iv) approval of a Special Use Permit for a Planned Unit Development (“PUD”); v) approval of a variance to permit a building setback of 12.6’ from local street right-of-way or private drives; vi) approval a of a height credit; and vii) approval of such other relief from the Village Code as may be deemed necessary and appropriate to develop the Property.

RESPECTFULLY SUBMITTED this 4th day of October, 2024.

PETITIONER:

PULTE HOME COMPANY, LLC

Eric M. Prechtel

Attorney for Petitioner

EXHIBIT "A"
Legal Description

LOT 2 IN BLOCK 12 IN BRANIGAR'S MEADOW KNOLLS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTH 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 07-27-301-003

COMMONLY KNOWN AS: 300 W WISE ROAD, SCHAUMBURG, ILLINOIS