

HEARING DATE: October 16, 2024

DATE PREPARED: October 4, 2024

CASE NUMBER: P2403-01

TITLE: P2403-01 / WISE COMMONS / 300 W. Wise Road / Site Plan Approval, Special Use for a PUD, Rezone from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit

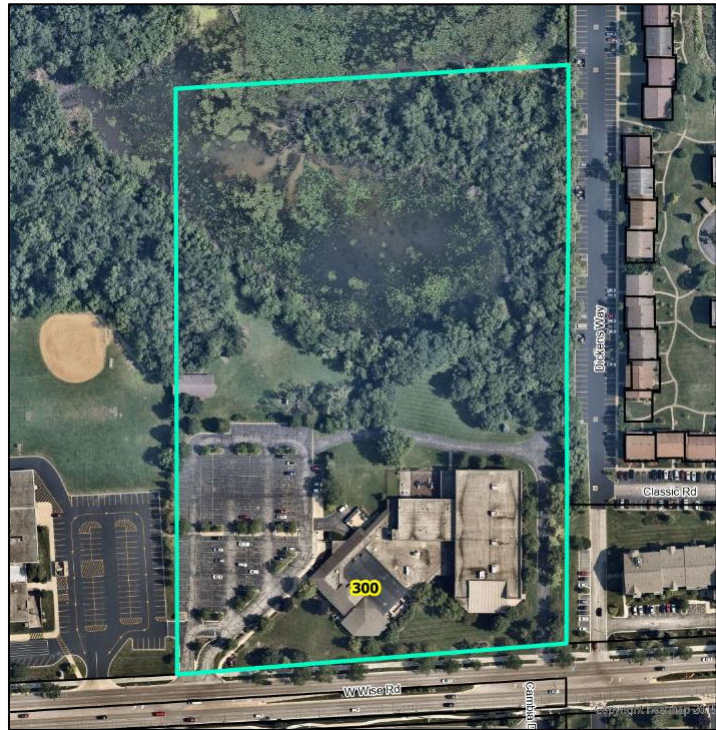
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- Variation to Reduce the Minimum Unobstructed Sight Distance from 200 feet to 120'10" feet [Title 15, Chapter 151, Section 151.06(P)(1)(g) of the Subdivision Control Ordinance]
- Building Height Credit to Increase Building Height from 35 feet to 42' feet [Title 15, Chapter 154, Section 154.108(1)(d)]
- 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 Site Plan Approval, Special Use for a PUD, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Building Setback Variations, and Building Height Credit for a new residential subdivision called "Wise Commons" to be located on the property at 300 W. Wise Road. The property commonly identified as the Schaumburg YMCA is located on the north side of Wise Road west of Roselle Road. The approximate 14.6-acre site is situated north of the Grove at Schaumburg apartments, west of Emerald Village apartments and east of Robert Frost Junior High School. The petitioner proposes to demolish the existing ±29,000 building and redevelop the property.



Special Use Approval - Residential PUD

The subject property is currently zoned as R-6 for single family residential and is comprised of one (1) single parcel. The petitioner is proposing to construct a residential Planned Unit Development (PUD) comprised of for sale townhomes.

Site Plan Approval

The subject site includes approximately 7 acres of wetlands and extensive landscaping on the top (north) half of the property. As a result, the proposed residential development will be located on the south side of the property. The proposed PUD will consist of fourteen (14) buildings with 68

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total dwelling units. Units per building will vary between 4 to 6 units. The buildings are arranged in a loop and linear pattern with an enclosed circular curved street. Additional private drive aisles are provided for the townhomes located on the east side. The proposed streets form a loop around the central area and provide circulation and access to all homes. The existing access to the site will be removed and one new public access point located approximately 100 feet east of the existing access point will be provided into the neighborhood from Wise Road. The current access drive between the subject property and the school on the west side will be removed. A parking agreement from 2000 was in place between the YMCA and the school district. The school district granted parking access to the YMCA as part of the agreement; however, the agreement expired in 2001 and was not renewed.



An emergency access point (gated) is provided on the east side of the property connecting to the Emerald Village apartments property. There will be a 6 foot tall solid wood fence installed on the east side of the property between the proposed and the existing apartment complexes.

The proposed rowhomes will be 3-stories tall. The petitioner is also proposing an optional fourth floor loft option to prospective buyers.

The proposed main circular street will be a public street, whereas the internal drive aisles will be private. On street parallel parking spaces are proposed on the north and south sides of the main circular street. These spaces are located within public right-of-way and will have overnight parking restrictions to be consistent with other village streets. Additional private on-street parking for visitors is provided on the south side of "Road A" as shown on the site plan. These are located outside the public right-of-way on property that will be owned by the homeowner's association. Parking stalls within private property allow for 24-hour parking to residents and visitors.

Consistent with the recreation requirements for a PUD, the proposed development will include a pocket park with some benches at the northwest corner of the development. Additionally,

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sidewalks are provided on both sides of the street for continuous access, and paths have been provided between lots and through common open space areas to create a pedestrian circulation system that is separate from the vehicular system. A continuous pedestrian path is also provided around the pond, as indicated as “Outlot B” on the site plan.

To enhance the visual appeal of the community, landscape treatments will be utilized including a mix of trees and shrubs. The proposed landscape design improvements will include decorative plantings around the perimeter of the property and foundation plantings around each building. A homeowner’s association (HOA) will be created for the proposed subdivision. A draft HOA declaration has been submitted for village review. The HOA will be responsible for various common area maintenance including but not limited to landscaping, snow removal, driveway repairs, retaining walls, lighting, stormwater facilities, etc. A Special Service Area (SSA) will also be created to ensure the common areas are maintained. If the HOA defaults, the SSA will allow the Village to levy a special tax on the property owners within the development for the maintenance of the common areas. The Village would then assume responsibility for maintaining the common areas. Lastly, the calculated impact fees listed as conditions of approval in this report are only estimates based on the unit breakdown and are subject to adjustment prior to issuance of each building permit.

Design Analysis

The PUD code requires high quality architecture with respect to the design, material, and fenestration of the buildings. The proposed development will include seven 4-unit buildings (along the east, west and north sides), two 5-unit buildings (one on north side and one on west side) and five 6-unit buildings (center of the site and one at the northeast corner of the site). The buildings have a classic, symmetrical layout, with repeated unit designs contributing to a cohesive appearance. The proposed townhomes feature a combination of horizontal siding along with a weight line of brick on the sides and rear elevations.



The front facades of the buildings will be primarily brick veneer with gable style bump outs constructed of siding to create additional geometry. The gabled roofs, multi-paned windows, and

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small front porches are reminiscent of traditional suburban townhomes. The design uses a combination of red brick and neutral gray tones for the façade. This contrast helps to break up the building visually, balancing warmth from the brick with cooler, modern tones from the siding. Decorative louvers adorn the gables along the front, sides, and rear of the buildings. The presence of front porches and rear balconies provides outdoor space for residents.



Overall, the design integrates traditional and modern residential elements, with a neutral color palette and a mix of materials for visual interest and practicality. The proposed architecture of the development is highly compatible with the surrounding properties and meets the PUD code architectural requirements.

Preliminary and Final Plat Approval

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.

Variations

The petitioner is requesting the following zoning and subdivision code variations:

Building Setback Variations

The PUD code includes setback requirements for buildings, parking, and structures. The petitioner is requesting two building setback variations.

Townhomes (to road) – the PUD code requires a minimum of setback of 20 feet, plus an additional 1 foot for every foot in building height over 28 feet. Since the proposed height of the buildings is 43 feet, the required setback between the internal main road and the homes is 35 feet. The smallest setback between the proposed townhomes and road is 19’4” as proposed in the center of the development at unit 45. The purpose of the required 35 foot setback is to ensure adequate space is dedicated for driveways, parking, aesthetics, and pedestrian safety. As illustrated, the setback in

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question here is between a home and a private road. No additional site components are present in the subject area which would be impacted with the requested reduction in the setback. The proposed internal private drive includes access to garage of the units and is supposed to serve as an alleyway rather than a street frontage.

There are a few other areas where the proposed townhomes are setback at various distances ranging anywhere between 20-33 feet. Staff worked closely with the developer to ensure full length driveways are provided. Additionally, the proposed building height for the townhomes is 43 feet. The fire code requires aerial access to buildings exceeding 30 feet in height. The aerial access must be located within 30 feet of the home. Shifting the homes away from the road would not provide the required fire department access to the homes, in case of a fire.

Townhomes (to structures) – the PUD code requires a minimum setback of 35 feet between a building and a structure. The proposed playground at the northwest corner of the development is considered a structure. As a result, the smallest setback of 23’9” is proposed between unit 9 (north side) and the playground. The intention of this requirement is more relevant for properties that abut rear yards with patios, and/or rear yards and side of a building. In this instance, the petitioner is proposing a playground as an added amenity to the residents. The proposed playground will include a typical setup of play structures, swing sets, slides, benches, etc. A circular pedestrian path is also provided around the playground. This area will enhance quality of life, particularly for the families with children expected to live in the neighborhood. The proposed 23’9” setback will still provide an adequate buffer between the playground and the townhome. The petitioner is also proposing to install 5 shade trees in the subject area to create additional buffer.

For the reasons mentioned above, staff is supportive of the requested building setback variations for the development.

Sight Distance

The petitioner is requesting a sight distance variation from 200 feet to 120 feet. The subdivision code requires an unobstructed sight distance of 200 feet for streets with a speed limit of 25-30 miles per hour (mph) for driveways with direct access to a street. A sight distance basically refers to an unobstructed view that motorists need to see approaching vehicles and traffic control devices. Staff is supportive of this variation for few reasons. First, the applicant has designed the roadway to be in conformance with the American Association of State Highway and Transportation Officials (AASHTO). AASHTO is a standards setting body which publishes specifications, test protocols, and guidelines that are used in highway design and construction throughout the United States. The petitioner anticipates posting a speed limit of 25 mph for the proposed roadway in the development. AASHTO requires a minimum of 115 feet of unobstructed sight distance for a street with a 25-mph speed limit. Second, the roadway is only proposed to serve the proposed development and is expected to have limited traffic. Third, consistent with the traditional compact design of the neighborhood, the proposed small roadway radius will naturally calm traffic to slower

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speeds. Fourth, the petitioner has provided additional public safety signage indicating stop-controlled intersections, and clear pedestrian crossings.

As part of the analysis, staff also reviewed previously approved similar residential developments in the village with reduced sight distances. Those developments along with their sight distances are listed below –

Development	Sight Distance
90 North District	180' – 200'
Pleasant Square	116' – 140'
Olde Schaumburg	169' – 222'
Georgetown	168' – 200'
Waterbury	94' – 154'
Wise Commons	120' – 131'

There have not been negative impacts in these other developments. Staff is supportive of the proposed reduced sight distance.

Roadway Width

The petitioner is requesting a public roadway width variation to reduce the required pavement from 32 feet to 27 feet in width. This reduction creates a more intimate streetscape and shifts the focal point of the streetscape from the pavement to the building architecture. The proposed roadway has been designed to accommodate a fire truck and to meet the width requirements for fire vehicles. This design is consistent with the overall objective of the development to reflect a traditional compact neighborhood and does not compromise public safety. Additionally, similar width variations have been approved for the public streets in Pleasant Square PUD, Waterbury PUD and Olde Towne Rowhouses PUD. Staff supports a reduced public roadway width at this proposed PUD to maximize green space for plantings, grading and storm water infiltration.

Rezoning

The petitioner is requesting approval to rezone the subject property from R-6 (Single Family Residential District) to R-6 PUD (Planned Unit Development). Staff is supportive of the proposed rezoning to a residential PUD for several reasons. First, providing a multi-family PUD buffer to the existing school and single-family homes to the west allows for a transition to the more intense residential uses (apartments) to the east. Second, the presence of an existing junior high school on the west side warrants a residential development as a natural adjacent land use

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beneficial for walkability of prospective students. Third, the existence of various multi-family housing options in and around the subject site include Emerald Apartments and Pickwick Place Apartments on the east side, and the Grove at Schaumburg Apartments on the south side of Wise Road will allow the proposed development to be highly compatible with the surrounding properties. Lastly, the proposed rezoning will not have any impacts on the single family subdivision to the north due to the approximate 7 acres of wetlands which differentiates the lots.

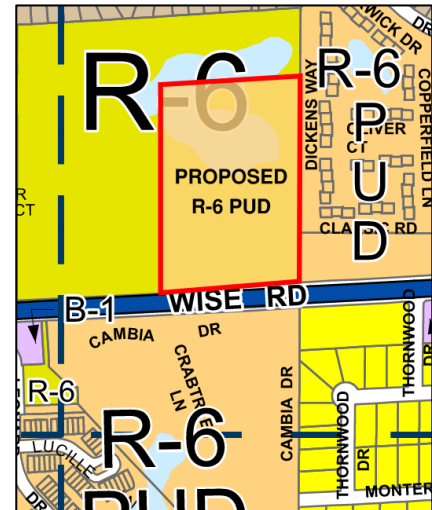
Therefore, staff is supportive of the proposed rezoning of the parcel from R-6 to R-6 PUD.

Per the code, requests for rezoning must be considered by the Plan Commission. The zoning code lists three findings that must be met to rezone a property. Those findings and their application to the requested rezoning are as follows:

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 current R-6 zoning designation of the property is proposed to be rezoned to R-6 PUD to facilitate a townhome development community. It will complement the multi-family units in the area and provides for additional housing diversity within the Village near existing and future major employment and entertainment centers.

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 proposed rezoning will not negatively impact traffic flow on Wise Road, existing adjacent uses, or be detrimental to the health, safety, morals, or general welfare of persons working or living in the vicinity. Since the proposed use conforms to the R-6 PUD district requirements, there are no findings or evidence that the rezoning will be injurious to property value or improvements in the vicinity. The properties on the east side of the subject parcel are zoned R-6 PUD.

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. The proposed amendment conforms to the regulations and conditions of the code. Multifamily housing is a special use in the R-6 zoning district requiring approval of a PUD. With the exception of the requested variations to the PUD



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ordinance (which have been evaluated and are recommended for approval), the development conforms to the regulations included in the zoning code. Furthermore, the property owner has requested the rezoning.

Building Height Credit

Special use for a Planned Unit Development (PUD) is required. The purpose and intent of a PUD is to permit and encourage a more creative, imaginative, and desirable approach to certain residential, commercial, and industrial developments, than is generally possible under conventional zoning regulations. Flexibility is given to PUD developments to allow for open space and site layout. All multi-family developments in the Village are zoned as a PUD. As proposed, the petitioner requests a building height credit as part of the Special Use for the PUD. The additional building height would be incorporated into the approved PUD special use.

The petitioner requests an increase in building height for the proposed townhome buildings. The maximum height for a building in a PUD is 35 feet; however, Section 154.108(A)(1)(d)(1) of the PUD Ordinance allows the Village to 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 building height for the townhomes is 43 feet which is a request to increase the building height by 8 feet. Except for the building with units 41-44, all the other buildings are setback with an at least 170 feet from Wise Road. The building with 41-44 units is setback approximately 45 feet from Wise Road. The height of the homes as measured from grade to the soffit (exclusive of roof) is 29'7". However, the total height of the building adds up to 43' since the homes have been designed with a gable roof style, which by nature, add additional height. Consistent with the overall purpose of the design and appearance of the development, the proposed gable roofs create an attractive and traditional residential feel. In addition, the adjacent 4 story tall Emerald Village apartment complex was granted a height variance from 35 feet to 54 feet. Furthermore, the adjacent school on the west side will be separated from the nearest townhome by approximately 250 feet along with a surface parking lot, such that the height of the proposed homes will not have any negative impacts on the school. Finally, the height of the proposed homes will not impact the single-family homes to the north, as the properties are separated by over 7 acres of wetland.

Previous requests to increase building height were approved, at North 680 PUD (from 35' to 52 feet) and for The Quin (from 35' to 55'10"). Those buildings are set back from Algonquin Road 65'-68', and from adjacent multi-family apartment buildings 66' to 68'. The impact of the additional building height is mitigated by the distance between it and adjacent parcels and streets. The proposed development conforms to the PUD design standards; therefore, staff is supportive of the increased building height.

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

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four bedrooms require 3 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
68 Townhouse Units (assuming maximum all 4- bedroom option)	3 spaces per unit	204 spaces	272 spaces (136 garage + 136 driveway)
Street Parking (extra daytime spaces)			25 on-street spaces
Guest Spaces	1 space per every 20 required for residential spaces	11 spaces	16 off-street spaces (overnight parking permitted)
Required Parking		215 spaces (204 residential + 11 guest)	
Provided Parking		288 spaces (136 garage spaces + 136 driveway spaces + 16 visitor spaces)	
Residential Parking Surplus		73 spaces	

The overall development will exceed total parking requirements by 73 spaces (68 residential + 5 visitor). The surplus 68 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 25 on-street parking spaces on public roadway and 16 off-street parking spaces on private property. Given the available driveway and on & off-street parking surpluses, staff is comfortable with the proposed parking for the development.

Zoning History:

Originally the property was zoned R-5 – Single Family Residential and YMCA received a land use variation for the construction of their office and a recreational facility in 1976. (Case No. Z0376, Ordinance No. 1334). The original approval included a future phase II plan for a building addition, additional parking spaces, roadways, and fire access, which received approval in 1986 (Case No. SP8606-05). The property was then rezoned from R-5 to R-6 as a village initiative in 1993 (Case No. Z9307-06, Ordinance No. 93-119). In 2001, the Village Board granted approval of a site plan amendment for a 26,280 square foot field house on the east side of the current building and a 2,800 square foot teen/senior center building addition on the south side of the current building. (Case No. SP0103-03, Ordinance No. 01-70). In August 2002, the Village Board granted approval of a special use for a day care center for the Create and Play Early Childhood Discovery center (Case No. Z0206-04, Ordinance No. 02-110). In December 2006, the Village Board granted

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approval of a site plan amendment for relocation of mechanical equipment and landscape modifications (Case No. SP0611-01, Ordinance No. 06-260).

Surrounding Zoning and Land Uses:

North: R-6 Single Family (Robert Frost Junior High School)

South: R-6 Single Family, PUD Planned Unit Development
(The Grove at Schaumburg Apartments)

East: R-6 Single Family, PUD Planned Unit Development
(Emerald Village Apartments and Pickwick Place Apartments)

West: R-6 Residential (Robert Frost Junior High School)

Compatibility with Surrounding Land Uses:

With an existing school within walking distance, the proposed multi-family residential use is compatible with the adjacent uses which include other multi-family 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 "Public/Semi-Public." This category consists of parks which include areas designated for passive and active recreation, typically hosting fields, facilities, and supporting amenities related to athletics and public gathering. In addition, open space areas include portions of the community that remain undeveloped due to development constraints or important environmental features, including wetlands. Consistent with the operations of the YMCA and the existing wetlands on site, the 2018 Comprehensive Plan recommends the property maintains the designation of a similar land use. At the time of the Comprehensive Plan was adopted, it was assumed that the subject property would remain under use by the YMCA. However, the current operator of the land has decided to evaluate their business operations which includes a relocation to a different property. While the proposed land use is not consistent with the Comprehensive Plan designation, the requested planned unit development designation is similar to and compatible with surrounding properties.

The Vision and Goals in chapter 2 of the Comprehensive Plan suggests the village provide a diverse range of quality housing options that allow the village to remain and attract residents that contribute to the local economy. Staff recognizes the increasing demand for diverse housing options and believes that the proposed townhome development will address this recommendation. Additionally, the petitioner is not proposing to modify the existing wetlands on-site. Staff believes the proposed residential PUD will not have any negative impact to the surrounding areas and is the most compatible land use compared to the "Public/Semi-Public" land use as stipulated in the Comprehensive Plan residential designation.

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Developer Contributions

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 \$17,000.00 (68 units x \$250.00/unit = \$17,000.00).
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 \$13,600.00 (68 units x \$200.00 = \$13,600.00).
3. Prior to the issuance of permits for each building, the petitioner shall make a School District contribution of \$248,500.00 or \$3,654 per unit, based on total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (71 students x .02 acres per student x \$350,000 per acre of land x 50% = \$248,500.00). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.
4. Prior to the issuance of permits for each building, the petitioner shall make a Schaumburg Park District contribution of \$243,512.50 or \$3,581 per unit, based on 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% (253 residents x .0055 acres per resident x \$350,000 per acre of land x 50% = \$243,512.50). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.

Planning

1. Prior to the issuance of a land development permit, the Final Plat of Subdivision shall be recorded and placed on file with the Cook County Recorder of Deeds.
2. The PUD is approved with a maximum height of 43 feet for the townhome buildings.
3. Prior to the issuance of any building permits for any of the proposed lots, the Declarations for the development shall be recorded against the property prior to the first Certificate of Occupancy.
4. A dormant Special Service Area (SSA) will be created upon approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, HOA Park, and paths, in the event that the Homeowners' Association fails to do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the village for the cost of creating the dormant special service area.
5. Proposed fence on the east and south sides of the property must be installed within 6" of the property line.
6. Sheet 4 of 4 of the plat of subdivision shall be revised to say "Plan" instead of "Planning".
7. Page 3 of the Grant of Emergency Access Easement document shall be revised to say "Seven" new parking spaces.
8. No signage is approved with this request. Separate sign permits will be required, including signs installed during construction.

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Engineering

1. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
2. Other required permits include MWRD, IEPA and Cook County Highway Department. Any off-site improvements on Wise Road will require a Cook County permit.
3. A Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of the land development permit. The Security must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which should include landscaping and site lighting. Sample forms of the project security can be found on the village's website or are available upon request.
4. 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.
5. 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.
6. Prior to the issuance of a land development permit, the petitioner must provide a wetland buffer mitigation plan. The landscaping plans must identify areas of native plantings, and provide a 3-year maintenance and monitoring plan with performance standards for the proposed native plantings.
7. Prior to the issuance of a building permit, the applicant should provide a long-term maintenance and monitoring plan that must be executed by the HOA for the life of the development.

Transportation

1. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.

Building

1. Provide ceiling height for the loft area in all proposed models.

Public Works

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

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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. Clarify if the proposed water service will be for each unit or shared.

Landscaping

1. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
2. Label all plantings on the typical foundation planting plan as to type required (i.e.: "Deciduous Shrub - Medium", "Deciduous Shrub - Small", "Perennials", etc.) to avoid any confusion.
3. Provide complete native planting schedule for area including seed mix, plug plantings, erosion blanket, and nurse cover crop.
4. MWRD detail shows 18" soil media for bioretention facility, not 12" as indicated. Increase depth to meet MWRD requirements and provide complete native planting schedule for area including seed mix, plug plantings, erosion blanket, and nurse cover crop.
5. Indicate with graphic legend what shaded area means, as shown in detention basins.
6. The landscape code requires detention basins to be designed to resemble natural landforms, whenever possible. Round out corners of basins and provide more naturalistic curves in basins.
7. Remove several existing shrubs on the west end of the Wise Road median and replace with lower perennials (i.e.: Stella D'Oro Daylily, Purple Palace Coral Bells, etc.) for better vehicular visibility.
8. All buildings shall have front yard landscaping, including parkway trees installed prior to issuance of a certificate of occupancy, weather permitting. Such landscaping shall be installed by the developer and shall be comprised of a combination of trees, shrubs, perennials and ground cover, as shown on approved plans.

RECOMMENDATION

Staff has reviewed the proposed plans and is supportive of the petitioner's request. Therefore, staff recommends **approval** of a Site Plan Approval, Special Use for a PUD, Rezoning from R-4 (Single Family Residential) to R-6 PUD (Residential Planned Unit Development), Preliminary and Final Plat Approval, Building Setback Variations, and Building Height Credit for Wise Commons, located at 300 W. Wise Road, Case No. P2403-01, 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 \$17,000.00 (68 units x \$250.00/unit = \$17,000.00).
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 \$13,600.00 (68 units x \$200.00 = \$13,600.00).

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3. Prior to the issuance of permits for each building, the petitioner shall make a School District contribution of \$248,500.00 or \$3,654 per unit, based on total students x acres of school land per student (2 acres/100 students) x fair market value per acre of land x 50% (71 students x .02 acres per student x \$350,000 per acre of land x 50% = \$248,500.00). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.
4. Prior to the issuance of permits for each building, the petitioner shall make a Schaumburg Park District contribution of \$243,512.50 or \$3,581 per unit, based on 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% (253 residents x .0055 acres per resident x \$350,000 per acre of land x 50% = \$243,512.50). A calculation will be done based on the number of bedrooms for each unit prior to issuance of each building permit.
5. Prior to the issuance of a land development permit, the Final Plat of Subdivision shall be recorded and placed on file with the Cook County Recorder of Deeds.
6. The PUD is approved with a maximum height of 43 feet for the townhome buildings.
7. Prior to the issuance of any building permits for any of the proposed lots, the Declarations for the development shall be recorded against the property prior to the first Certificate of Occupancy.
8. A dormant Special Service Area (SSA) will be created upon approval of the plat of subdivision, and prior to the issuance of any building permits, except building permits issued for the construction of model homes, so that the Village has the right, but not the obligation, to perform maintenance work relative to common areas maintained by the Homeowner's Association, including but not limited to wetlands, detention ponds, landscaping, retaining walls, HOA Park, and paths, in the event that the Homeowners' Association fails to do so, and can recoup the costs of doing so through a SSA tax levy. The developer will reimburse the village for the cost of creating the dormant special service area.
9. Proposed fence on the east and south sides of the property must be installed within 6" of the property line.
10. Sheet 4 of 4 of the plat of subdivision shall be revised to say "Plan" instead of "Planning".
11. Page 3 of the Grant of Emergency Access Easement document shall be revised to say "Seven" new parking spaces.
12. No signage is approved with this request. Separate sign permits will be required, including signs installed during construction.
13. A land development permit is required prior to commencing any site work, and prior to receiving any building permits for the site. Separate permits are issued for the site work and the building; therefore, separate applications and separate sets of plans are required.
14. Other required permits include MWRD, IEPA and Cook County Highway Department. Any off-site improvements on Wise Road will require a Cook County permit.
15. A Project Security in the form of a Letter of Credit or Bond must be submitted prior to issuance of the land development permit. The Security must be written for a period of 2 years in the amount of 50 percent of the approved construction cost estimate, which should include landscaping and site lighting. Sample forms of the project security can be found on the village's website or are available upon request.

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16. 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.
17. 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.
18. Prior to the issuance of a land development permit, the petitioner must provide a wetland buffer mitigation plan. The landscaping plans must identify areas of native plantings, and provide a 3-year maintenance and monitoring plan with performance standards for the proposed native plantings.
19. Prior to the issuance of a building permit, the applicant should provide a long-term maintenance and monitoring plan that must be executed by the HOA for the life of the development.
20. Prior to the issuance of a permit, a recorded traffic agreement is required. Traffic agreements between the Village and the property owner allow the village to enforce parking and traffic regulations on the property, including but not limited to, speed of vehicles, reckless driving, stop signs, fire lanes, loading zones, handicap parking, and the prohibition, restriction, or limitation of the stopping, standing, or parking of vehicles in and upon said property.
21. Provide ceiling height for the loft area in all proposed models.
22. 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.
23. Provide an easement for public water main since it is looped, as it will be needed for VOS IEPA Permit approval.
24. Clarify if the proposed water service will be for each unit or shared, on the land development permit submittal.
25. Provide an itemized landscape cost estimate at the time of Land Development Permit review. The estimate shall include an itemized listing for each plant, all mulched areas, turf, hardscape, tree removals, site furnishings, etc.
26. Label all plantings on the typical foundation planting plan as to type required (i.e.: "Deciduous Shrub - Medium", "Deciduous Shrub - Small", "Perennials", etc.) to avoid any confusion.
27. Provide complete native planting schedule for area including seed mix, plug plantings, erosion blanket, and nurse cover crop.
28. MWRD detail shows 18" soil media for bioretention facility, not 12" as indicated. Increase depth to meet MWRD requirements and provide complete native planting schedule for area including seed mix, plug plantings, erosion blanket, and nurse cover crop.
29. Indicate with graphic legend what shaded area means, as shown in detention basins.
30. The landscape code requires detention basins to be designed to resemble natural landforms, whenever possible. Round out corners of basins and provide more naturalistic curves in basins.

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31. Remove several existing shrubs on the west end of the Wise Road median and replace with lower perennials (i.e.: Stella D'Oro Daylily, Purple Palace Coral Bells, etc.) for better vehicular visibility.
32. All buildings shall have front yard landscaping, including parkway trees installed prior to issuance of a certificate of occupancy, weather permitting. Such landscaping shall be installed by the developer and shall be comprised of a combination of trees, shrubs, perennials and ground cover, as shown on approved plans.
33. 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. Show edge to edge (E-E) lane widths on all typical sections.
 - b. ROW widths should be determined from 1' behind sidewalk to 1' behind sidewalk.
 - c. Sidewalk adjacent to parallel parking spaces must be 6' minimum/7' preferred to keep pedestrian/bicycles away from parked vehicles.
 - d. Sidewalk adjacent to perpendicular parking must be 6' wide/7' preferred, to account for vehicle overhang.
 - e. There are 10 units that have shared driveways. There must be some sort of delineation between neighboring driveways (concrete strip, decorative pavers, short grass strip).
 - f. All wet utilities must be kept 10 from all building edges.
 - g. Units 29-36 have steep driveways which may be able to be lessened with a building elevation adjustment.
 - h. Move MH #26 slightly to the north, then a curb inlet could be placed as structure top to the manhole.
 - i. Add curb inlet on the south side of the road near building five. There is a long stretch of roadway draining without inlets.
 - j. There appears to be a large offsite area of pavement from the adjacent property that would drain into the emergency access court (bldgs. 41-44). All of this flow would have to travel to CB 19 to be captured. Consider maintaining the existing depressed curb or V-gutter across the emergency drive which would keep the offsite flow offsite.
 - k. There is a typo for the invert elevation of the outlet pipe for Stormwater Management Facility No. 002 (806.00 ft vs. 806.50 ft).
 - l. There were minor discrepancies noted between the plans and storm sewer calculations for the pipe segments from Storm MH #3 and FES #1.
34. Prior to the issuance of a land development permit, the petitioner shall submit a revised copy of the Photometric Plans to the Community Development Department which include the following:
 - a. The loop road (road A) and entry road (road B) will be public roads not private.
 - b. The light poles are spaced too close together (two are shown as close as 80 feet apart). Space poles out further to target the Village's ordinance of at least 150 feet apart.
 - c. Luminance calculations provided show a 210-foot pole spacing. This spacing is much larger than the layout and must be revised.

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- d. Provide sidewalk illuminance calculations. The sidewalk illumination grid should be performed for one pole cycle similar to the luminance calculation provided.
35. Prior to the issuance of a Land Development Permit, the petitioner shall submit a revised copy of the Landscape Plans to the Community Development Department which include the following:
- a. Sheet L.107
 - i. Provide side elevation of the monument sign.
 - ii. Show locations and diameter of drilled shaft foundations.
 - iii. Indicate color and texture of Architectural Precast.
 - iv. Indicate color and size of brick veneer.
 - v. Indicate type of wood used for board-on-board fence.
 - vi. Indicate which side of the property that the board-on-board panels are to be placed.
 - vii. Indicate post length.
 - b. Sheet L.108
 - i. Indicate depth of Wood Fiber Surfacing for playground.
 - ii. Revise detail to indicate type of 'nonwoven' geotextile fabric.
 - iii. Indicate depth of CA-7 drainage layer.
 - iv. Will the playground have an underdrain? If so please show its layout and where it ties into the stormwater system.
 - v. Provide a detail of the interface between the concrete sidewalk and the play surface.
 - vi. Provide a cut sheet for the bike racks and indicate their mounting method.
 - c. CEMCON, Ltd Plans; Sheet 13 of 27 - The plan indicates a 'Volume Control Area' with a hatch pattern. It is assumed that this corresponds with the 'Bioretention Facility Detail' shown on the lower right of the same sheet. Please specify the plants that are to be installed within the facility.
36. Prior to the issuance of a Land Development Permit, the petitioner shall submit a revised copy of the Plat of Subdivision to the Community Development Department which include the following:
- a. Sheet 2 of 4. There is a missing bearing & distance on the south line of Outlot A.
 - b. Sheet 2 of 4. There is double text for the minutes and seconds on the bearing on the south line of Outlot A with a distance of 173.76.
 - c. Sheet 3 of 4. Show a distance from the southeast corner of Lot 8 to the northeast corner of Lot 5.
 - d. Sheet 3 of 4. Show a distance of the east extension of the south line of Lots 63 thru 68 to the west right-of-way line of the proposed street and from the intersection point to the point of the curve of the 22.50 radius curve.
 - e. Sheet 3 of 4. Show a distance from the northeast corner of Lot 62 to the south right-of-way line of the proposed street.
 - f. Sheet 3 of 4. Show a distance of the southeast corner of Lot 45 to the north right-of-way line & west right-of-way line of the proposed street.

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- g. Sheet 3 of 4. Provide a name for the proposed street.
 - h. Sheet 3 of 4. Revise the “Hereby Dedicated” label to be “Hereby Dedicated to the Village of Schaumburg for Public Roadway Purposes”.
 - i. Sheet 4 of 4. Revise the Surveyors Certificate to a typical surveyor’s subdivision certificate.
 - j. Sheet 4 of 4. Add Permission to Record Certificate to this sheet.
 - k. Sheet 4 of 4. The Cook County Clerk Certificate can be removed being they use their own stamp for approval of the plat.
 - l. Sheet 4 of 4. Add Stormwater Management Easement Provisions to this sheet.
37. Prior to the issuance of a Land Development Permit, the petitioner shall submit a revised copy of the Traffic Study to the Community Development Department which include the following:
- a. Page 13 – clarify if the projected volumes are year 2029 or year 2030.
 - b. Wise Rd & Mitchell Rd Timing (Synchro) – AM and PM cycle length are 100 second. Traffic impact study has it as 90 (AM) & 110 (PM).
 - c. Wise Rd & Mitchell Rd – green times (splits) do not match controller programming in the field – AM & PM. Please clarify.
 - d. Wise Rd & Mitchell Rd Timing (Synchro) – AM and PM – part of a coordinated system. Traffic impact study has it listed as actuated-uncoordinated.
38. The following plans shall be adopted as part of the governing ordinance:
- a. ALTA Land Title Survey, Sheets 1-3, prepared by CEMCON, Ltd., dated November 8, 2023, and received by the Community Development Department on August 29, 2024.
 - b. Architectural Elevations and Floor Plans, pages 1-12, prepared by Pulte Group Design, dated August 21, 2024, and received by the Community Development Department on August 29, 2024.
 - c. Auto Turn Exhibit, Sheets 1-2, prepared by CEMCON, Ltd., dated August 6, 2024, and received by the Community Development Department on August 29, 2024.
 - d. Title Sheet, Sheet 01, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
 - e. Village of Schaumburg Construction Specifications - General Notes, Sheet 02, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
 - f. MWRD Construction Specifications - General Notes, Sheet 03, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
 - g. Construction Specifications - General Notes, Sheet 04, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
 - h. CCDOTH Construction Specifications - General Notes, Sheet 05, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.

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- i. Street Pavement Design and Details, Sheet 06, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- j. Existing Conditions and Demolition Plan, Sheet 07, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- k. Geometric and Site Plan, Sheet 08, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- l. Master Utility Plan, Sheet 09, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- m. Street Lighting Striping and Signage Plan, Sheet 10, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- n. Drainage and Grading Plan, Sheets 11-15, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- o. ADA Ramp Detail, Sheets 16-17, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- p. Plan & Profile: Road B And Private Drive E, Sheet 18, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- q. Plan & Profile: Road A - Sta. 10+00 To Sta. 16+00.00, Sheet 19, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- r. Plan & Profile: Road A - Sta. 16+00.00 To Sta. 19+8g.58, Sheet 20, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- s. Plan & Profile: Private Drive F And Private Drive D, Sheet 21, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- t. Plan & Profile: Private Drive C And Offsite and Onsite Watermain, Sheet 22, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- u. Plan & Profile: Wise Road, Sheet 23, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- v. Cross Section: Wise Road Sta. 101+00 To Sta. 104+00, Sheet 24, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- w. Cross Section: Wise Road Sta. 104+50 To Sta. 107+00, Sheet 25, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- x. Sanitary Sewer and Watermain Construction Details, Sheet 26, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.

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- y. Drainage Structure Details, Sheet 27, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- z. Soil Erosion and Sedimentation Control Plan, Sheet ER01, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- aa. Soil Erosion and Sedimentation Control Details, Sheet ER02, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- bb. Stormwater Pollution Prevention Plan, Sheet ER03, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- cc. P1 Photometric Plan, Sheet, prepared by V3 Companies, Ltd., dated August 23, 2024, and received by the Community Development Department on August 29, 2024.
- dd. Final Plat of Subdivision and Signature Page, Sheets 1-4, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
- ee. Landscape Development Plan, Cover Sheet, prepared by Signature Design Group, dated August 26, 2024, and received by the Community Development Department on August 29, 2024.
- ff. Landscape Development Plan, Sheet L.100 Overall Landscape Plan, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- gg. Landscape Development Plan, Sheet L.101 Final Landscape Plan - NW, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- hh. Landscape Development Plan, Sheet L.102 Final Landscape Plan - NE, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- ii. Landscape Development Plan, Sheet L.103 Final Landscape Plan - SW, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- jj. Landscape Development Plan, Sheet L.104 Final Landscape Plan - SE, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- kk. Landscape Development Plan, Sheet L.105 Typical Townhome Planting Plans, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
- ll. Landscape Development Plan, Sheet L.106 Plant List & Planting Details, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.

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- mm. Landscape Development Plan, Sheet L.107 Monument Sign & Fence Detail, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - nn. Landscape Development Plan, Sheet L.108 Park Details, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - oo. Market Study, Pages 1-3, prepared by Pulte Group Design., dated August 21, 2024, and received by the Community Development Department on August 29, 2024.
 - pp. Photometric Plan, Sheet P1, prepared by V3 Companies Ltd., dated August 23, 2024, and received by the Community Development Department on August 29, 2024.
 - qq. Site Plan, prepared by CEMCON, Ltd., dated August 27, 2024, and received by the Community Development Department on August 29, 2024.
 - rr. Topographic Survey, Sheets 1-2, prepared by CEMCON, Ltd., dated February 19, 2024, and received by the Community Development Department on August 29, 2024.
 - ss. Tree Survey and Preservation Plan, Sheet TS.100 Existing Overall Tree Survey, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - tt. Tree Survey and Preservation Plan, Sheet TS.101 Existing Tree Survey - NW, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - uu. Tree Survey and Preservation Plan, Sheet TS.102 Existing Tree Survey - NE, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - vv. Tree Survey and Preservation Plan, Sheet TS.103 Existing Tree Survey - SW, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - ww. Tree Survey and Preservation Plan, Sheet TS.104 Existing Tree Survey - SE, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - xx. Tree Survey and Preservation Plan, Sheet TS.105 Existing Tree Inventory, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - yy. Tree Survey and Preservation Plan, Sheet TS.106 Existing Tree Inventory & Notes, prepared by Signature Design Group, dated February 28, 2024, and received by the Community Development Department on August 29, 2024.
 - zz. Project Narrative, received by the Community Development Department on October 4, 2024
- pc: Petitioner
Owner