

P2403-01 / WISE COMMONS / 300 West 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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The hearing was called to order at 7:00 p.m. by Chairperson David Utley.

ROLL CALL

Members Present: Chairperson David Utley, Don Watson, Dale Litney, Jeff Mytych, Richard Gerber, Dhitu Bhagwakar, David Piecuch, Steve Robles and Anil Barot

Members Absent:

A quorum was present.

Sworn in for testimony: Parth Joshi, Community Planner, AICP
Eric Prechtel, Rosanova & Whitaker
Russ Whitaker, Rosanova & Whitaker
Javier Millan, KOLA
Chris Morgart, Cemcon Limited
Matt Brolley, Pulte Home Company
Cathy Fritz

Chairperson Utley introduced the case being presented, P2403-01 / WISE COMMONS / 300 West 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

Chairperson Utley asked the Recording Secretary if public notice was given regarding the case. Ms. Kern stated that Staff and the petitioner have given proper public hearing notification.

Mr. Prechtel stated that Pulte is a publicly traded home building company that has been in business for 75 years and the last 50 has also been in Chicago. He stated the subject property is 15 acres and currently the YMCA is on the property. They are requesting a rezone from R6 to R6 PUD, which is consistent with property to the East and South. He stated the townhomes are an appropriate transition use along a major arterial roadway corridor. There are single family homes to the north and west and apartments to the east and south. The homes are situated on the south half of the property as the north is undeveloped wetland and there 68% of the property is open space. They are proposing 14 buildings ranging from 4-6 units each with an option of front or rear load townhomes. The four buildings central to the property are rear loaded and the remaining ten around the perimeter are the front-loaded option. Landscape will include parkway trees, shrubs and shade trees. A pocket park and a pedestrian pathway have been planned for at the northwest corner of the development.

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Mr. Prechtel stated the homes will feature a base of three bedrooms with square footage ranging from 2,200 to 2,600 square feet, two and a half bathrooms, two car garages and a second-floor outdoor balcony. Upgrades include a loft space, an additional fourth bedroom and bathroom, and an additional rooftop terrace.

Mr. Joshi stated the current property is the YMCA. The size of the parcel is approximately 14.6 acres and the existing size of the building is 29,000 square feet. The north half of the property includes approximately 7 acres of wetlands, which makes it non buildable that is why the proposed development is mainly focused on the South side of the property. He stated the existing zoning is R6 and the existing land use is a recreational center.

Mr. Joshi stated the requested actions are site plan approval for the townhomes, a special use approval is required for a Planned Unit Development (PUD), rezoning from R6 single family residential to R6 PUD, variation to reduce building setback from a townhome to a road from 35' to 19'4", additional variation to reduce the building setback between a townhome and a structure from 35' to 23' 9" inches, a couple of additional subdivision ordinance variations; one of them is the minimum width variation of pavement from 32' to 27', reduce minimum site distance from 200' to 120' 10", building height credit to increase from 35' to 43' and finally a preliminary and final plat of subdivision.

Mr. Joshi stated there will be 14 townhome buildings in the subdivision which will be called Wise Commons. A total of 68 units are proposed and will be three stories tall. The homes are located in a loop linear pattern around the perimeter of the site and some centered in the middle of the south end of the lot. There will be one access point in and out from Wise Road and there is an alternative emergency access point provided to the east side connecting to Emerald Village. That emergency access drive will not be open to the residents. It is only to be used in case of emergency and will have a fence, lock and gate and the key will be with the fire department. He stated street parking is provided in multiple areas. He stated a complete connection for pedestrians is provided for continued access between lots and common open space to create a circulation system that will be separate from the vehicular system. He stated a small tot lot has been provided at the northwest corner of the property along with a pedestrian connection to the pond at the northwest corner. Landscape improvements being proposed are shade trees, shrubs plantings around the foundation of the buildings and wetlands.

Mr. Joshi stated all Planned Unit Developments require a special use permit approval. He also stated it provides a better transition from the school and the single family to the west side going to the east side for more intensive apartments and then commercial at the corner of Roselle and Wise. There are existing PUD properties to the east side and south of the property, so compatibility is matched. The north section

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of the property is approximately 7 acres of wetlands which serves a distinction between the homes to the north.

Mr. Joshi stated there are a couple of building setback variations: building to road setback where the code requires 20' and increases one foot for every height of building over 28'. The proposed height of the homes is 43' and the calculated setback comes out at 35'. The smallest setback is at unit 45 and that is at the center of the development. In this case it is a driveway into an alley, and it includes a full driveway and are no additional site components are impacted by this requested variation. The second one is the building to a structure. Building number nine is setback 23' from the playground. Per code the playground is considered an accessory structure. The minimum requirement for a home to be away from a structure is 35 feet. In this case it is approximately 24'. The Petitioner has provided a continuous path for connection to the pedestrians and five shade trees provide buffer for screening and safety purposes.

Mr. Joshi stated there is a variation to reduce the minimum width of the roadway from 32' to 27'. The roadways have been designed to accommodate emergency vehicles to circulate around the site. Other PUD have similar variations with no issues. He also stated the second variation is the sight distance. The code requires an unobstructed sight distance of 200' for streets with a speed limit of 25 mph for driveways with direct access to a street. Staff has done additional research and are supportive for multiple reasons as the Petitioner has designed it to be in conformance with the American Association of State Highway and Transportation Officials (AASHTO) who sets specifications and guidelines that are widely used in the highway design across the country. According to AASHTO for a street to have 25 mph speed limit their sight distance recommendation is 115 feet. In addition, the proposed development is only supposed to serve the residents of the subdivision, and it is expected to have limited traffic. Consistent with the compact design of the neighborhood a smaller roadway variance would naturally have traffic with slower speeds. The Petitioner has also provided stop control intersections and clear pedestrian crossings for pedestrian safety as well. Staff has researched previous cases, and no known issues have come up. Therefore, staff is supportive of the proposed sight distance variation.

Mr. Joshi stated a final plat and plat of subdivision is proposed. A condition has been added to the staff report that the Plat of Subdivision be recorded with Cook County prior to the issuance of any permits.

Mr. Joshi stated PUD code requires high quality materials to be used. The majority of the front facades will have brick and additional gable bump outs to create additional geometry and additional design elements such as louvres, bump out features on rear and front elevations have been added. The front elevation will have ground level porches, and the rear elevation will have balconies for the residents for outdoor space.

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Mr. Joshi stated the Building Height Credit variance is due to the buildings being three stories tall and the maximum height in the PUD code is 35' whereas the proposed height of the homes is 43'. The majority of the homes are setback approximately 170' from Wise Road so the impacts of the taller buildings to Wise Road will be negated by the larger setback. The Village's code requires the home to be measured from grade to the soffit, which in this case it is 30' so they would technically comply; but in addition to the gable roof style the height is added approximately 13'. They have met design standards required for a PUD, so staff recommends approval of the building height credit.

Mr. Joshi stated overall staff recommends approval of the project subject to conditions listed in the Staff Report.

Chairperson Utley asked if there were any questions or comments from the public.

Ms. Fritz questioned if an administrator from Campanelli or any representative from the board from the YMCA was present.

Chairperson Utley and Mr. Prechtel stated no.

Ms. Fritz questioned if they were invited.

Chairperson Utley stated yes.

Hearing no further questions or comments from the public Chairperson Utley asked for questions from the Plan Commission.

Mr. Watson questioned if the fourth-floor loft was included in the size of the building.
Mr. Joshi stated correct.

Mr. Watson questioned the average setback for most of the homes abutting the internal street of the subdivision.
Mr. Joshi stated it ranges from 25-30'.

Mr. Watson questioned if there were any walkways from a garage door to a walkway.
Mr. Joshi stated yes, to the street.
Mr. Watson stated with the walkway that would be a shorter distance to the garage.
Mr. Joshi stated the walkway was counted in the measurement. Staff measures the distance between the roadway up to the building line for the home.

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Mr. Watson questioned in terms of safety if that was a problem with people backing out of garages.
Mr. Joshi stated the proposed driveways are full length code compliant 18' in depth.

Mr. Watson questioned if the line of sight was a problem in one area or across the whole complex.
Mr. Joshi stated what he illustrated was the shortest one, but the others have numbers more in line with 130-140' ranges.

Mr. Watson questioned if there had been thought to reducing the number of units so variations and the building would not be so high.
Mr. Joshi stated staff worked closely with the Petitioner and initially the unit count was much larger than what has been proposed tonight.

Mr. Watson stated it seemed like a lot was being pushed into a small area.
Mr. Joshi stated partially because of the geometrical difficulty of constructing anything in the wetlands.

Mr. Watson questioned if that was also the reason the road sizes were squeezed a little bit.
Mr. Joshi stated correct.

Mr. Watson questioned if there was any concern of flooding from the wetlands.
Mr. Joshi stated there are setback requirements that they must comply with. There are buffers between the wetlands and the home.
Mr. Morgart stated they had a couple basins at the south and a couple basins at the north and then they are high enough with the foundations to have proper flood protection.
Mr. Watson questioned if it is expected to flood in that area.
Mr. Morgart stated it all flows to the northwest corner, so the flood elevations are high enough to minimize flooding.

Mr. Watson questioned which units would have the lofts.
Mr. Prechtel stated it could be any one of the units, the owner would have to elect to have a loft, and they expect 40% will elect to.

Mr. Litney stated his question was yes or no, if Pulte read the current regulations before they plan something.
Mr. Brolley stated yes.
Mr. Litney again stated his question was yes or no, if he knowingly designed something that does not meet the regulations.

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Mr. Brolley stated standard zoning, yes and they are requesting a PUD.

Mr. Litney stated you know there are rules, so you personally do not follow them because you are asking for nine changes, had you followed the rules, none of them would need to happen yes or no?

Mr. Brolley stated they are requesting a PUD this evening which does- -

Mr. Litney stated yes or no.

Mr. Brolley stated your code actually requires a PUD for multifamily.

Mr. Litney questioned if you knew before what the regulations were so why didn't you design it for 30 units that fit all that criteria?

Mr. Brolley stated a couple of things one- -

Mr. Litney stated yes or no.

Chairperson Utley stated Mr. Litney let him answer.

Mr. Brolley stated a couple of things, one is economic viability. The second one they like to do with their three-story product is there needs to be some density with it. This is a three-story urban townhome that has to have a feel to be in a neighborhood closer together. If you end up spacing it out, we have site plans drawn that shows the limited number of buildings you can get on the site. It doesn't feel right when you are in a three-story townhome and there are only a couple of you on 14 acres. They were a little pinched on the site with the 7 acres of wetland on the north side so they did have to get creative on the southern end while additionally providing detention and the one access point off of Wise Road. He stated the first meeting with staff was about a year ago and they did ultimately lost nine units on the site after significant rounds of revisions with the staff to get to the plan presented today.

Mr. Litney questioned what are the price points?

Mr. Brolley stated \$500,000 starting.

Mr. Barot questioned if you had to go within code what would the number of units look like?

Mr. Brolley stated because of the singular access point to wise and then the fire access and a public road no buildings would be in the middle and half as many on the site with a project that financially doesn't work.

Mr. Barot questioned the fencing provisions.

Mr. Joshi stated a fence is not required per code, but the petitioner is providing a fence along the east property line to obviously delineate the property lines and the maintenance between the two properties and there is also a smaller fence inland between the tot lot and the parking lot for the school to the west side.

Mr. Barot questioned if there was a fence in the front on Wise Road.

Mr. Joshi stated no.

Mr. Barot questioned if there was on street parking allowed after 10:00 pm.

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Mr. Joshi stated the parking spaces on public roadway will follow the Village's on street parking rules where you cannot park overnight from 2:00 am to 6:00 am. There are 14 spaces north of the detention area that fall on the private property side so those will be allowed to have 24-hour parking.

Mr. Barot questioned provision for the subdivision name.

Mr. Joshi stated the Village Code doesn't regulate that.

Mr. Barot questioned if it could be put anywhere at the entrance.

Mr. Joshi stated they have proposed a monument sign on the westside as you come in from the roadway.

Mr. Robles questioned if the total area of the land purchase is 14 acres and then of those 10 acres is being dedicated for open space, storm water all of that so then it reduces the developmental area. He stated if they didn't have the storm water requirements and the wetlands, they would be able to meet all the restrictions.

Mr. Whitaker stated when we had lots of farmlands it was easy to take the strictures of the code that was meant to address every situation across the village and be able to lay things out in a very meaningful fashion. We are at a point in the Chicagoland region, in Schaumburg where there is not a lot of infill development. We've come a long way in determining how to develop property. Historically what we would have done is encroach the wetlands and spread everybody out and everybody would have their space. But overtime we have understood the impacts to those natural features. What we try to do today is we take a condensed space, and we have 10 acres next to it nobody is bothering so it will have a much better ecological function, it will have wildlife habitat, insects, birds, bees, etc. It has better storm water function; it will improve infiltration and limit flooding. If this was 1970, we would have been spreading out and meeting all the strictures of what is a very traditional, very old zoning ordinance but this is 2024 and infield development. We have apartments next to it, a school next to it, wetlands it impacts, a high impact road adjacent and this is a transitional property between commercial and apartments with single family and schools to the north and west and these townhomes fit in the middle. But to make the townhomes fit in the middle we need to respect the natural features of the property, so it is a cluster development.

Mr. Robles stated the streetlights are very utilitarian and not reflective of a residential neighborhood and questioned if it was a final design on the pole fixture or a more residential fixture would be more appropriate. Mr. Prechtel stated they would be open to the prospect of changing the lighting if the Village would like them to change it.

Mr. Robles stated Summit Grove had the specific Schaumburg lighting fixture and questioned if there were differences in areas that dictate streetlights.

Mr. Joshi stated no, the Summit Grove project was discussed at the Zoning Board there was more support for a more decorative and traditional small type of lighting installed. Staff worked with the Engineering and Public Works Division to come up with a design that would comply with the Village Ordinances and

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while it still functions and provides the purposes of what it is installed for. Mr. Joshi stated if that is something that the commission feels should be incorporated with this plan then staff can look into that. Mr. Robles stated it seems more commercial and less residential.

Mr. Robles stated he saw ingress egress easement provisions on the Plat, but he didn't see any ingress easement and wondered what they were for. He questioned since it was a public road if it was just carryover. Mr. Whitaker stated on the east side of the property where there are dead ends those are private road sections to the ingress egress easement provision would apply there.

Mr. Robles stated he also didn't see storm water management provisions on there either and stated that should be cleaned up.

Mr. Robles questioned if the adjacent property owners authorized the emergency access and shifting of parking.

Mr. Prechtel stated they have authorized it, and they have a signed agreement.

Mr. Robles questioned why the fence on the east property line went so far north.

Mr. Whitaker stated the parking on the adjacent apartment site that will face the development has a 6 ft board on board fence and the school side a split rail fence. They were taking it up to provide necessary buffer from the lights to the north of this. He also stated they have coordinated closely with the school with respect to the elimination of the access and the curbing of the return on their property, landscaping and fencing along their property. He stated the split rail fence was to delineate the edge of the school property.

Mr. Robles questioned if the notation to parkway trees was by code or practice.

Mr. Joshi stated the Petitioner is going to install the trees in the parkway otherwise if they denied installing the trees then a tree contribution is collected, and the Village installs the trees.

Mr. Robles questioned if a typical mailbox cluster would be used.

Mr. Prechtel stated they would be cluster.

Mr. Robles stated he appreciates the combination of front and rear loaded townhomes. He commends Pulte and the team for working with staff and doing that where it is appropriate.

Mr. Mytych had no questions.

Mr. Gerber stated he did agree with the lighting comment. He stated the storm water sewers all look like they go to the detention ponds not the wetland areas and asked if that was correct.

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Mr. Whitaker stated that is correct. He stated the detention basins on Wise Road would create a bunch of open space on Wise Road where there is a building today you will have 170 feet of wetland plantings upgraded vegetation in that area. He stated they would not be draining into the wetland unless it was overland flow as it exists today into the wetland.

Mr. Gerber stated as far as the landscaping if the HOA used herbicides, pesticides and insecticides would it flow into the neighborhood or possibly go into the wetland area.

Mr. Whitaker stated they can control what is being used and all would be commonly maintained, and they wouldn't disturb the wetlands. They will put easements on the wetland to the north so that nobody is in or touching that wetland.

Mr. Gerber stated there was a comment the foundation was high enough there wouldn't be flooding, but if the runoff is going into the wetland, chemicals would be put in the wetland.

Mr. Whitaker stated the top of foundation is 8'15" and the wetland is 8'11" so the lowest opening will be four feet over the elevation of that wetland. Normal requirement would be 2'.

Mr. Morgart stated there are no basements and stated the majority of the site drains to the south so there is not a lot of water that goes in the basin at the northeast corner. It was just the way the existing drainage divides are Cook County DOT does not allow them to increase the amount of drainage area to their right of way, so they had to maintain that drainage divide and that is why that basin is there. He stated the basin is a naturalized basin that is supposed to help filter the pollutants before they into the wetlands. He stated V3 is the wetlands consultant, and they have geared the plantings to help with that sort of situation.

Mr. Gerber stated with regards to traffic there was a school and 2 PUDs within a 300-yard stretch of Wise Road and there was a lot of traffic there.

Mr. Millan stated they conducted a traffic study, and it was reviewed by staff. He stated they did a comparison of the YMCA in its hay day, and it is about a third to 50% less traffic. When they did the counts, they counted from 7:00 am. to 9:00 am. and 2:00 pm to 6:00 pm. They chose 2:00 to 6:00 pm. to see what happens when the school lets out. All the intersections operate at an acceptable level of service. They analyzed to the year 2030 and all the intersections will continue operating at a good level of service. One of the things in the traffic study there is a two way left turn lane on Wise Road right now to accommodate the left turning traffic. They recommended that the left turn lanes be extended to also serve the proposed access drive so then you are able to have a left turning vehicle without blocking through traffic which is the same way that the school operated. They also looked to see if right turn lanes were warranted, and they were found not to be warranted.

Mr. Gerber questioned if there was a higher volume left turn right turn coming out of the subdivision.

Mr. Millan stated not everyone leaves at the same time. He stated attached single family homes generate less traffic than single family homes. He stated during the peak hour there would probably be 20-25 vehicles exiting during that hour. He stated approximately 13 of those vehicles would be making a left. He stated

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people can make the turn because of the gaps in the through traffic string that are created by the signals on either side.

Mr. Whitaker stated there was a significant complication to this. He stated there is a large apartment community to the south and the access is in-between the school access and the YMCA access. So you have an access point on the north, an access point on the north and an access point on the south. He stated he wanted to align driveway accesses across roadways, so people aren't making conflicting left turns and crossing paths. They decided they need more separation and moved the access point further to the east to create separation to the south on Wise Road and the school so there aren't various movements in one small area. They also had people watching school traffic yesterday morning and this evening to have a very current evaluation. He also stated that people do drop off and pick up through the YMCA. He said they have public roads throughout the subdivision and between the on-street parking and the 90-degree stalls facing Wise Road are more than sufficient to accommodate the few people who use the adjacent parcel to avoid the school drop off.

Mr. Piecuch questioned what the school can do to alleviate as they will have a bigger problem getting kids picked up and dropped off as that additional parking is not available.

Mr. Whitaker stated they recognize that happens today and will probably continue to happen. He stated he was pointing out there are on street parking spaces on the southern section of the east west road that will facilitate that. He stated there is a parking space a parent can sit and wait, there is a sidewalk connecting to the school. He stated they won't do anything to advertise and encourage it; but they can't stop it as it is on public streets. Mr. Whitaker stated when the measured pickup and drop off yesterday it was 10 minutes.

Mr. Piecuch stated he suggests they talk to the school to make sure they have a plan in place to address this as he foresees a backup on Wise Road for people waiting to get in to do drop off and pick up.

Mr. Whitaker stated people operate on convenience. He stated the parking lot isn't full in the morning, and it isn't that people can't get into the parking lot, they choose not to get into the parking lot because they find a path of least resistance. Every year the first week of school everyone figures out how am I dropping off my kids, what's the timing, how do I manage this, and they find the path of least resistance very quickly. He stated the first day of school there may be some backup after this is developed, but people will figure out how to manage very quickly.

Mr. Joshi stated there was an agreement in place between the YMCA and the school years ago that expired in 2001 which was never renewed. The applicant has contacted the school district and provided them with the pertinent information of the agreement indicating that it has expired.

Mr. Prechtel stated they have a signed letter from the school stating it is no longer effective.

Mr. Piecuch questioned if 4 acres was what would be developed on.

Mr. Prechtel stated it is close, about 4-5 acres for development.

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Mr. Piecuch stated the YMCA had a footprint right now and questioned how much additional green space that is there now will be taken up by new development.

Mr. Prechtel stated very little. He stated there are some trees at the north end of the development that is south of the wetland basin that are being removed at the request of the Village as they are scrap trees.

Mr. Piecuch questioned if there needed to be any consideration that Frost is a polling location.
Mr. Joshi stated staff that the village does not regulate that.

Mr. Bhagwaker stated the agenda stated on the description it stated R4 to R6 PUD.
Mr. Joshi stated that was a typo.

Mr. Bhagwaker questioned what the zoning is.

Mr. Joshi stated it will be zoned R6 and there are different uses that the R6 District uses such as places of worship, recreation centers that are much less used compared to a shopping center and are more community use based.

Chairperson Utley questioned how the school district contribution was divvied up between 54 and 211 since there are two school districts there.

Mr. Joshi stated they do collect a total fee collection based on the new formula the Village just adopted but then staff will do a separate calculation to make the distinction of what amount goes to what school district. There is an additional formula that will break down these total numbers so the Village can disperse the amounts to the appropriate taxing bodies.

Chairperson Utley stated recently architectural designs were shown for Everly, Roselle Central and Loeber and they all looked just like this. He questioned if this was the common design feature being used now.

Mr. Brolley stated this is unique to Schaumburg for them. He stated they have done this floorplan in other communities in the last five years; but have redesigned the front, sides and rear of this elevation specifically for the site.

Chairperson Utley questioned if what he was telling him was this was the common architecture being sold right now.

Mr. Brolley stated specifically for Pulte, yes.

Mr. Whitaker stated this is a very common design for what the marketplace is asking for today.

Mr. Watson questioned if any single-family homes had ever been presented for this.

Mr. Joshi stated never.

Mr. Barot questioned the next steps regarding lighting going back to staff to non-industrialize.

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Mr. Robles stated that condition would be incorporated into the full recommendation.

Chairperson Utley stated it would be part of the motion to approve and then add the additional condition.

Hearing no further questions or comments Chairperson Utley asked if there was a motion to close the hearing.

A motion was made by Mr. Gerber, seconded by Mr. Mytych to close the hearing.

MOTION CARRIED: Vote 9-0 with 0 members absent.

A poll was taken:

Mr. Don Watson	– Yes
Mr. Dale Litney	– Yes
Mr. Jeff Mytych	– Yes
Mr. Rich Gerber	– Yes
Mr. Dhitu Bhagwakar	– Yes
Mr. David Piecuch	– Yes
Mr. Steve Robles	– Yes
Mr. Anil Barot	– Yes
Mr. David Utley	– Yes

A motion was made by Mr. Gerber to recommend approval of Site Plan Approval, Special Use for a PUD, Rezoning from R-6 to R-6 PUD, Building Setback Variations, Preliminary and Final Plat Approval, Building Height Credit for property located at 300 West Wise Road, case number P2405-03 subject to staff conditions and have staff revisit the lighting component, seconded by Mr. Robles.

MOTION CARRIED: Vote 6-3 with 0 members absent.

A poll was taken:

Mr. Don Watson	– No
Mr. Dale Litney	– No
Mr. Jeff Mytych	– Yes

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Mr. Rich Gerber	– Yes
Mr. Dhitu Bhagwakar	– Yes
Mr. David Piecuch	– No
Mr. Steve Robles	– Yes
Mr. Anil Barot	– Yes
Mr. David Utley	– Yes

The hearing was adjourned at 8:17 p.m.

Parth Joshi

Parth Joshi, Community Planner, AICP

I have reviewed the minutes, and they accurately represent the actions taken by the Plan Commission

Trisha Kern

Trisha Kern, Secretary
Plan Commission