
SOUTHEAST LENGL DRIVE CONCEPT PLAN

Approximately 1.03 acres situated on two residential lots is located at the northeast corner of Lengl Drive and Illinois Avenue. The purpose of this concept plan is to amend the Village Comprehensive Plan and provide direction in the design of high quality single-family residential homes that meet the spirit and intent of the Olde Schaumburg Centre Historic District. The plan is not intended to supplant Village Codes, but to augment those ordinances and to provide a common platform of understanding from which the Village Board, Zoning Board of Appeals, Plan Commission, Olde Schaumburg Centre Commission and staff can make judgment on development proposals.



Existing Conditions

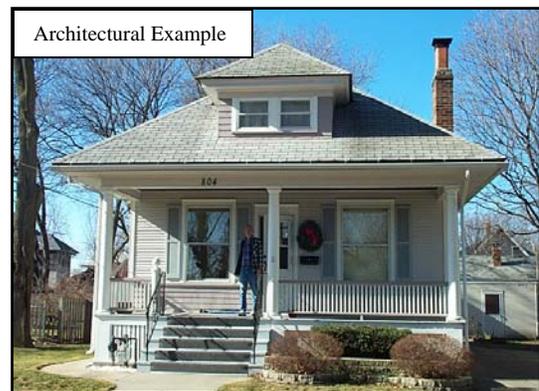
1. The concept plan area is located in the the Olde Schaumburg Centre (OSC) District and currently contains a single-family house, detached garage, and shed situated on two lots. Village records indicate that these structures were built in the late 1950s.

Site Design/Zoning Guidelines

1. It is important to retain the single-family residential characteristics of Lengl Drive; therefore, only single-family residences should be constructed on the subject lots should redevelopment occur.
2. The existing zoning for the concept plan area is R-6 (Single Family Residence District). Each of the subject lots are approximately 0.5 acres in area, for a combined total of about 1.03 acres. Typical lot sizes in the R-6 district are 10,000 square feet for interior lots and 12,500 square feet for corner lots. Should redevelop occur on the subject lots, there should be a re-subdivision for larger lots than the standard R-6 lot size to mirror the larger lots on the west side of Lengl Drive. Three single-family lots ranging between 14,000 and 15,000 square feet would fit in the concept plan area.



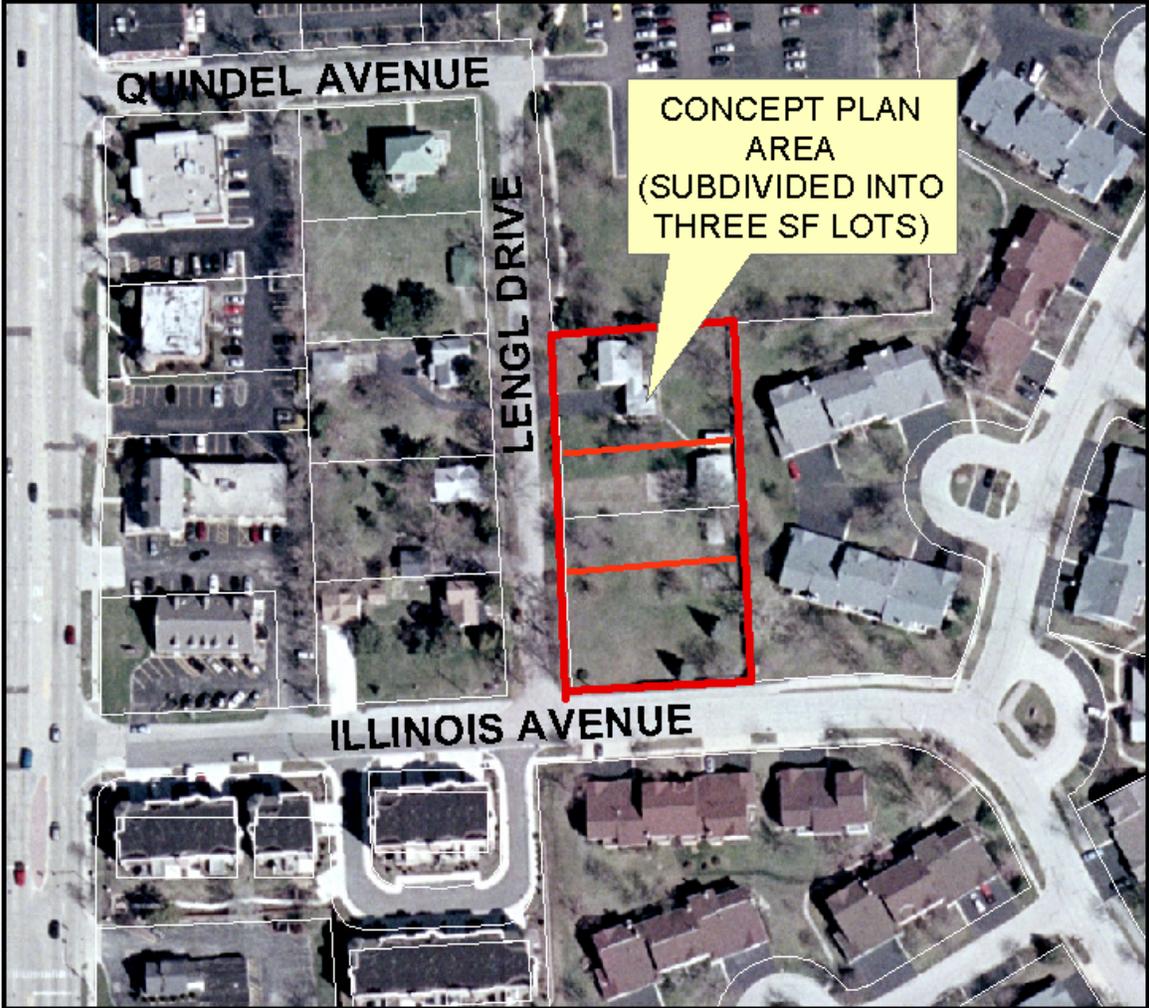
3. A public sidewalk should be extended along the west side of the subject lots to connect to the existing sidewalks at the north and south ends of the concept plan area.
4. There are several existing trees of importance in the subject area which should be preserved with any proposed redevelopment, including two specimen Blue Spruce trees near the southwest corner of the property, two Catalpa trees near the northwest corner of the property, and two Silver Maple trees, along the middle of the north and south property lines.
5. Driveway access for all three lots should be located along Lengl Drive, and not along Illinois Avenue.



Architectural Guidelines

1. Future single-family home design styles should abide by architectural provisions set forth in the OSC Design Manual. Emphasis should be placed on appropriate architectural design which enhance and reflect the historic nature of Lengl Drive and the OSC District as a whole.
2. Quality and suitable building materials should be utilized for new construction to respect the District's historic appearance.

CONCEPT PLAN MAP



**SOUTHEAST LENGL
DRIVE
CONCEPT PLAN**

*Prepared By: The Village of Schaumburg
Community Development Department*