

Project Narrative and Variation Request

P2309-02 / Loeber Farm Redevelopment

Nitti Group, LLC proposes to construct 357 luxury rental dwellings and related improvements (the “Proposed Development”) on the 32.81-acre property commonly known as Loeber Farm, located on S. Meacham Road in the Village of Schaumburg (Proposed Development Property).

The Proposed Development Property consists of six lots (parcels) of record and is vacant with no structures. The Proposed Development Property is located adjacent to, and to the north of, the International Village Apartments and adjacent to, and to the East of The Treehouse of Schaumburg Luxury Apartments and adjacent to, and to the South and West of residential dwellings which reside in the Village of Rolling Meadows.

For reference purposes, the Proposed Development is made up of a North and South Phase with Salt Creek splitting the two phases (See Site Plan Rendering & Phasing Map Ex C). The Proposed Development will be a professionally managed, single owner rental community.

The South Phase consists of six, four story buildings totaling 270 luxury apartments, a 5,068 square foot clubhouse and multiple landscaped amenity areas. The clubhouse includes a pool, fitness center, lounge/great room, leasing center and locker rooms. The clubhouse and all amenities are open and available for use by residents of both phases.

Each apartment building contains 45 one- or two-bedroom units, 18 single car garages, 14 storage closets, and a lobby with resident mailboxes. The buildings are designed so that the tuck-under garages and storage closets can be leased by any resident in each building.

Apartment units are 1 – 3 Bedrooms and range from 698 Sf – 1,285 Sf

The outdoor amenities feature seating areas with firepits, grilling stations, a dog run and pocket parks. The lush landscaping plans include many new trees, native plantings, ornamental grasses, groundcover, and many types of perennials. A tree preservation plan has been adapted and extensive planning was put into saving high priority trees.

Parking meets and exceeds the requirements; Parking comprises of Tuck-under garages, detached garages, and surface parking.

- 105 Tuck- under garages spaces (18 per building)
- 370 Surface parking spaces
- 80 Detached garage parking spaces (5 – 10 per detached garage building)
- 555 Total parking spaces on the South Phase
102 Parking spaces more than the required 453

Garage space is an additional fee. Electric car charging will be provided per code. Secure bicycle storage will be provided in select dedicated garages for an additional fee.

The North Phase consists of luxury rental townhomes and rowhomes.

The Townhomes are two-stories with rear yards. A fence, newly planted trees, and landscaping buffer the existing residential along the property's perimeter. This creates a more eased progression from the adjacent single-family residences. The exterior elevations feature different architectural styles and color palettes.

The Townhomes are available in two configurations.

- Three Bedroom Townhomes
 - o 2.5 Bathroom
 - o 2,010 livable square feet
 - o Two car garage attached garage.
 - o Front porch entry and 2nd floor terrace
- Two Bedroom plus loft Townhomes
 - o 2.5 Bathroom
 - o 1,624 livable square feet
 - o One car garage.
 - o Front porch entry and 2nd floor terrace

Garage space and private drive are included in base rent. Electric car charging will be provided per code. Bicycle storage will be provided in select dedicated garages for an additional fee.

The Rowhomes are three-stories with rear load two car garage. They feature front porches, outdoor terraces and are situated amongst walking paths and outdoor amenities.

The Rowhomes are available in four configurations.

- Three Bedroom w/ study or Three Bedroom Rowhomes
 - o 2.5 Bathroom
 - o 1,955 (w/study) or 1,851 livable square feet
 - o Two car attached garage
 - o Rear yard access with patio or deck
- Two Bedroom Townhome plus loft
 - o 1,618 (w/study) or 1,310 livable square feet
 - o 2.5 Bathroom
 - o Two car attached garage.
 - o Rear yard access with patio or deck

Both the rowhome and townhome layouts have been meticulously designed to suit an array of living conditions and will appeal to a variety of household types.

Parking meets and exceeds the requirements; Parking comprises of attached garages, private driveway, and street parking.

- 63 Townhome Private Garage Stalls
 - 63 Townhome Private Drive Stalls
 - 20 Rowhome Private Garage Stalls
 - 100 Rowhome Private Drive Stalls
 - 57 Guest Street Parking
 - 303 Total parking spaces on the North Phase
98 Parking spaces more than the required 205
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Variation Requests:

- (1) 154.108(A)(1)(c), minimum yard requirements - Peripheral parking setback requirement of 5.2 feet in lieu of required 20 feet.

The parking encroaches into the 20' parking setback on part of the south phase, western and southern property lines. All areas where this encroachment takes place are adjacent to existing parking from the west and south properties. The variance requested is in character with the adjoining properties.

- (2) 154.108 - SITE AND STRUCTURE PROVISIONS. (d)Maximum Building Height: No principal building shall exceed thirty-five feet (35') in height.

Request to approve a credit increasing the building height (South Phase only) to 61 feet.

- (3) 154.108 (A)(1)(c)(1)– SITE AND STRUCTURE PROVISIONS – Min. Yard/ Req - Buildings Abutting Roads: All buildings or structures shall be set back a minimum of twenty feet (20') from a local street right-of-way. Building 6 currently meets the setback requirements.

Request to approve a 10' setback along the Meacham Road ROW. This is being requested from the Village for future expansion plans.

- (4) 154.108 (A)(1)(c)(1)– SITE AND STRUCTURE PROVISIONS – Min. Yard/ Req - Buildings Abutting Roads: All buildings or structures, shall be set back a minimum of twenty feet (20') from a local street right-of-way or private drive or thirty feet (30') from the right-of-way of a collector street, plus an additional one foot (1') back for every foot in building height over twenty-eight feet (28') in height.

Rowhomes R-1, R-2 and R-7 encroach on the required 33.50' setback. Request to approve 20' Setback for R-1, R-2, and R-7. This variance is requested to maximize the property perimeter landscape buffer. The current setback is 30' – 34'+-. Required setback is 16.5'. To maximize the buffer, we request this variance be granted.

- (5) 154.190.4(F)(3) - ROWHOUSES. For Type 1 and Type 2 rowhouses, guest parking shall be provided in shared parking areas to the rear of the rowhouses on a private driveway with a minimum depth of eighteen (18) feet behind the unit garage. Parallel parking behind a unit that blocks the garage is not allowed.

Rowhomes R-3, R-4, R-5, and R-6 driveways are 9.0' in length behind the unit garage. Request to approve 9' driveway length for R-3, R-4, and R-5. This variance is requested to maximize the property perimeter landscape buffer.

Raised concrete barriers will be installed between each unit to prevent parallel parking behind a unit that blocks the garage.

Ample street guest parking is close to all rowhomes to encourage the use of the front entries and greenspace walkways.
