



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION SITE PLAN ADDENDUM – RESIDENTIAL

Amendment  Concept  Preliminary  Final

## I. DESCRIPTION OF PROJECT:

### A. ATTACH A NARRATIVE FOR THE PROPOSED PROJECT ON A SEPARATE SHEET

- ✓ Article 10-6 of the Subdivision Code details the application process and required submittal documents. For relevant items, provide detailed information as part of the project narrative.

B. With respect to this project’s compatibility with adjacent land uses, address the following in the Project Narrative: Building Scale, Architectural Materials, Coordinated Color Scheme, Existing and Planned Areas of Visual Interest, Design Concept and Relationship of Building Materials to one another.

C. Estimated construction start date: \_\_\_\_\_ Estimated construction duration: \_\_\_\_\_  
Include a phasing schedule in the narrative, if applicable.

D. Floor Area Ratio (FAR) for entire project: \_\_\_\_\_ Site Area: \_\_\_\_\_ Acres

E. Height of tallest building (including antennas, hvac, etc.): \_\_\_\_\_ feet

F. Will these units be intended for individual ownership or rental or a mix?  
Include additional information in the narrative.

G. Will this project seek FHA/VA approval? Yes  No

H. Does the property contain flood plain lands or wetlands? Yes  No   
If yes, please address as part of the narrative.

I. Is there any historical or archeological significance to the existing structures or features of this site or the surrounding sites? Yes  No   
If yes, please address as part of the narrative.

J. Are there any endangered, threatened, or unique plants or animals located in or near the area?  
Yes  No   
If yes, please address as part of the narrative.

K. Total Number of Principal Residential Buildings: \_\_\_\_\_ Accessory Buildings: \_\_\_\_\_

Single Family Detached:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

Single Family Attached:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

Multiple Family:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

Other:

Type	Number of Units	Square Footage	Base Price
One Bedroom			
Two Bedroom			
Three Bedroom			
Four Bedroom			
Other			

L. Open Space: Public Open Space \_\_\_\_\_ acres Private Open Space \_\_\_\_\_ acres

M. Estimate how many school aged children will be generated by this project – attach method of calculation using Section 10-9 of the Subdivision Code.

Elementary School	Junior High	High School	Total:
_____	_____	_____	_____

**II. FINANCIAL CONSIDERATIONS**

A. Current assessment value of the property: \$ \_\_\_\_\_

B. Estimated cost of construction: \$ \_\_\_\_\_

**C. Village Property Tax:**

Note: The Village's Fiscal Year coincides with the Calendar year. The figures used are from 2010 levy, which apply to taxes due in 2011.

The rates are updated annually in July.

Market Value (Individual Unit):		
Multiplied by Assessment Level:	.16	
Equals:	\$	Assessed Value
Multiplied by multiplier:	<b>3.30</b>	
Equals:	\$	Equalized Assessed Valuation
Divided by:	<b>100</b>	
Multiplied by Village Tax Rate:	<b>0.986</b>	
Equals:	\$	Village Property Tax

**III. TRAFFIC/PARKING CONSIDERATIONS**

**A. Parking ratio per unit:**

Guests: \_\_\_\_\_ Residents: \_\_\_\_\_ Enclosed Spaces: \_\_\_\_\_ Total number of spaces: \_\_\_\_\_

**B. Number of visitor/guest parking spaces provided:**

On Street: \_\_\_\_\_ Off-Street: \_\_\_\_\_

**C. Will this project involve construction of new rights-of-way or alteration or connection to existing rights-of-way? Yes  No**   
If yes, please address as part of the narrative.

**D. As part of the narrative or in a separate report provide estimated trip generation and other traffic related information as required by Section 10-6 of the Subdivision Code.**

**IV. RECYCLING AND GREEN INITIATIVES**

**A. Article 9 of The Municipal Code of the Village of Hoffman Estates requires that businesses maintain an effective recycling program. Address any unique recycling plans as part of the project narrative.**

**B. The Village supports and promotes sustainability. Please address any planned green or sustainability initiatives as part of the narrative.**

- C. Do you anticipate submitting this project for LEED certification (or any other similar certifications)?  Yes  No  
If yes, please address as part of the narrative.

## V. GENERAL CONSIDERATIONS

- A. Please list examples of similar developments (including name and location) in the area that can be used for comparison by the Village:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

- B. Will this project contain any noise generators that will adversely affect surrounding areas?

Yes  No

If yes, please address as part of the narrative.

- C. Is there anything included in this project that may be sensitive to surrounding noise generators?

Yes  No

If yes, please address as part of the narrative.

- D. In the project narrative, please list and explain anything involved in this project that is not covered in this application that should be brought to the Village's attention. Also address any unusual circumstances or needs related to this project.

Please contact the Planning Division with any questions:

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