

February 10, 2021
 Timberleaf Subdivision
 Roselle, IL
 Haeger Project no. 19-202

Preliminary PUD Plan Approval Supporting Documents

Zoning Comparison and Exception Table					
Exception Requested	Village Requirement	R-3	PUD	Proposed	Impacted Buildings
	Minimum Lot Area (ac.)	No Minimum	5	34.36	
	Minimum Lot Area - s.f./ unit	3,000		23,282	
	Minimum Lot Width	100'		970'	
	Yards				
Yes	Front Yard	25'	30'	17'	Bldg. 2
				20'	Bldg. 6
	Side Yard, Interior	8' min. 20' combined	30'		
Yes	Side Yard, Corner	10' interior, 25' corner		17'	Bldgs. 1, 2, 8, 9
				15'	Bldgs. 4, 5, 6, 7, 10
Yes	Rear yard	30'		18'	All Bldgs.
	Transition Yard	= adjacent R-1 or R-2		N/A	
	Off-Street Parking SF (1 home)	2		4	
	Driveway Width Maximum	24'		17'	
Yes	Maximum Building Height	30'		32'-6"	All Buildings
	General Provisions Section 4.16				
	Lot Coverage	40%		3.7%	
	Floor Area Ratio	0.4		0.1	
Notes: Exceptions requested are delineated per Village review and comments.					

December 4, 2020
 Timberleaf Subdivision
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Quantitative Summary		
Per Appendix A, Section 12.04.A(2)c.		
	ac.	s.f.
Acreage and Square Footage of the Subject Parcel	34.36420	1,496,904
Residential Density	64 Units @ 1.9 DU/Ac.	
Total Square Footage of Coverage by Principal Buildings		54,751
Total Square Footage of Coverage by Accessory Buildings		N/A
Square Footage of Roads		64,091
Square Footage of Exterior Parking Area		N/A
Number of Parking Stalls	128 @ 4:1	
Interior Parking Spaces	64 @ 2:1	
Driveway Spaces	64 @ 2:1	
Percentage of Ground Cover		
Buildings (<i>including stoops</i>)	3.7%	55,786
Roads (<i>including driveways</i>)	4.3%	64,091
Sidewalks	0.9%	12,948
Total Percentage of Gound Cover	8.9%	
Square Footage of Uncovered Ground		1,364,080
Square Footage of Commonly Owned and Maintained Open Space*		1,311,980
<i>*Calculated as "net site area exclusive of public rights of way, pavement and buildings. Fifty (50) percent of the area of dry water detention areas may be used in calculating common usable open space." per PUD Standards 12.07 (B) (1). (Detention outlot areas have not been included.)</i>		