

**PUBLICATION OF:**

**ORDINANCE NO. 22-074**

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 154 (ZONING) PERTAINING TO  
THE CREATION OF THE WOODFIELD HUB OVERLAY DISTRICT**

**CASE NO. Z2208-04**

**ADOPTED: OCTOBER 11, 2022**

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION  
OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG  
ON  
OCTOBER 12, 2022**

**ORDINANCE NO. 22-074**

**AN ORDINANCE AMENDING TITLE 15, CHAPTER 154 (ZONING) PERTAINING TO THE CREATION OF THE WOODFIELD HUB OVERLAY DISTRICT**

**WHEREAS**, the Village of Schaumburg, as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, the Board of Trustees of the Village of Schaumburg adopted a Comprehensive Plan in March of 2018; and

**WHEREAS**, the Comprehensive Plan includes Framework Plans that identify focus areas of the Village; and

**WHEREAS**, the Woodfield Hub is one of the Framework Plans identified within the Comprehensive Plan; and

**WHEREAS**, the Village desires to amend its zoning regulations to create the Woodfield Hub Overlay District which will codify the Village's vision for the Woodfield Hub moving forward; and

**WHEREAS**, on September 7, 2022, the Zoning Board of Appeals considered the proposed amendments, and recommended the changes set forth herein; and

**WHEREAS**, the President and Board of Trustees of the Village of Schaumburg desire to amend the Village Code to reflect these changes, and have determined that amending the Village Code to provide for these changes is in the best interest of the Village;

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG:**

**SECTION ONE:** The recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

**SECTION TWO:** Title 15, Chapter 154 of the Schaumburg Village Code is hereby amended to add a new Section 154.199 to read in its entirety as follows:

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**“§ 154.199 – WOODFIELD HUB OVERLAY DISTRICT.**

- A. **General Purpose:** The purpose of the Woodfield Hub Overlay District is to provide guidelines and standards for development projects in the Woodfield Hub. The Comprehensive Plan recommends creating the Woodfield Hub to introduce mixed use and high-density residential to the regional center in an incremental manner. The primary objective of the overlay is to create regulations that will guide mixed use development in the district. It aims to leverage the Northwest Transportation Center to maximize its transit-oriented development potential by creating regulations for infill development.
- B. **Boundaries:** The Woodfield Hub Overlay District boundaries are shown on the map in Figure 1. The geography of the district includes all properties south of Woodfield Road, east of Schaumburg Corporate Center, west of Martingale Road and north of Higgins Road.
- C. **Application of District:** The provisions in this Woodfield Hub Overlay District shall serve as a supplement to the underlying zoning district regulations. Except where specifically altered in this Woodfield Hub Overlay District, the uses, minimum lot size, minimum lot width, yard requirements, lot coverage, floor area ratio, and maximum height shall be determined by the regulations applicable to the underlying zoning district. Where a conflict exists between the provisions of this section and those of any underlying zoning district, the Woodfield Hub Overlay District provisions shall apply.
- D. **Design standards:** The Woodfield Hub overlay district is located within the Woodfield Regional Center and, therefore, all new developments and/or redevelopments shall comply with Section 154.53 pertaining to Woodfield Regional Center Design Review.
  - 1) **Building Height:** Residential and mixed-use residential buildings must be at least seven (7) stories in height.
  - 2) **Floor Area Ratio:** An increase to the floor area ratio may be allowed by the village board, acting upon the recommendation of the plan commission.
  - 3) **Building Materials:** Buildings should incorporate high quality building materials that promote a contemporary design. The use of EIFS is prohibited residential buildings.
  - 4) **Building Entrances:** Buildings are encouraged to showcase well-defined entrances. Entrances should be articulated as focal elements of the building mass with architectural elements that are integral to the overall design and style of the building.
  - 5) **Sustainability:** Buildings should incorporate sustainable practices into their design. Green roofs, electric vehicle charging infrastructure, solar panels, permeable pavers and other sustainable best management practices are strongly encouraged.

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- E. Garage Design: Structured parking is encouraged. Vehicular access to garages must be provided internally from the site, no curb cuts will be permitted for garage access from a public street. Garages should offer articulated facades on all sides that are visible from a public street. Façade articulation can include a variety of elements including the following:
- i. Wrapping garages with residential units or habitable spaces
  - ii. Variations in depth, patterning, or fenestration
  - iii. Use of rhythmic bays, planar breaks, curtain walls, window systems, entry features
  - iv. Incorporation of cornices, horizontal banding, articulated columns and vertical elements, variations in wall plane and roof features, articulated entrances, awnings, and canopies
  - v. Articulation of walls using windows, pilasters, reveals or other details
- F. Connectivity: The Comprehensive Plan recommends breaking up the existing blocks to improve the walkable neighborhood in the district. Improving connectivity could include enhancing streetscapes, extending drive aisles to adjacent properties, or adding new streets to reduce the block lengths. All developments must evaluate connectivity to adjacent parcels. This evaluation is critical and must be provided for consideration as a part of the development review process.
- G. Integrated Amenities and Recreation Areas: For all residential developments at least one (1) area of active and one (1) area of passive recreation shall be provided which conforms to the following:
- 1) Active recreation areas are defined as those areas where people can voluntarily undertake physical activity in their leisure time, often involving team participation, for the purpose of mental and physical satisfaction. Active recreation areas may include but are not limited to, playgrounds, tennis courts, basketball courts, swimming pools, and walking/jogging trails. Active recreation areas can be provided on rooftops, indoors or outdoors. Activation of rooftops is encouraged.
  - 2) Passive recreation areas are defined as those areas which offer constructive, restorative, and pleasurable human benefits, often fostering the appreciation and understanding of open space, for the purpose of mental satisfaction. Passive recreation areas may include but are not limited to, benches, gazebos, pergolas, decks, patios, and fire pits.”

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**SECTION THREE:** Title 15, Chapter 154, Appendix A of the Schaumburg Village Code is hereby amended to add the following use, at their proper alphabetical location, as a special use within certain zoning districts as follows:

**APPENDIX A: SUMMARY OF PERMITTED AND SPECIAL USES  
BUSINESS DISTRICTS**

(P – Permitted uses) (S – Special Uses)

<b>USES</b>	<b>B-1</b>	<b>B-2</b>	<b>B-3</b>	<b>B-4</b>	<b>B-5</b>
<b>Residential</b>					
Multiple-family dwellings in the Woodfield Hub		S	S	S	

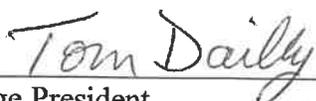
**SECTION FOUR:** That this Ordinance shall be in full force and effect after passage, approval and publication as required by law.

**AYES:** (6) Trustee: Kozak, Clar, Sullivan, Dunham, Madej, Bieschke

**NAYS:** (0) None

**ABSENT:** (0) None

**ADOPTED** this \_\_\_\_\_ 11<sup>th</sup> \_\_\_\_\_ day of \_\_\_\_\_ October, 2022.

  
\_\_\_\_\_  
Village President

**ATTEST:**

  
\_\_\_\_\_  
Village Clerk

