

February 11, 2021

To: Joseph Elias

**RE: Sundance development application follow up**

Based on the review of the submitted documents and initial feedback received at the February 4, 2021, Plan Commission meeting, staff offers the following comments and requests or additional information:

*\*Responses provide by Vintage Luxury Homes 03/04/2021*

**1. Application Materials:**

a. *Detailed Phasing Plan:* Provide detailed information on project phasing.

*\*We anticipate three phases over an 18-month phasing plan. Three buildings will be built every six months over the 18-month period.*

b. *School District Boundary:* Illustrate exact location of the existing boundary line between School Districts 200 and 203.

*\*An exhibit is enclosed illustrating the school district boundary in the vicinity of the property.*

*[https://www.dropbox.com/s/fz7b5uu3romwq9i/20032-School%20District%20Exhibit\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/fz7b5uu3romwq9i/20032-School%20District%20Exhibit_2021-03-04.pdf?dl=0)*

c. *HOA Covenants:* Provide preliminary set of Covenants for the HOA that will be set up to maintain the various common site improvements proposed in this project.

*\*HOA Covenants Draft:*

*<https://www.dropbox.com/s/l43sdk5sqghdb9j/Sundance%20HOA%20Covenants%20-%20DRAFT.%202.25.21.pdf?dl=0>*

d. *Economic Impact Study:* Provide an Economic Impact Study that estimates the future market/assessed value and property tax generation for the residential subdivision project, the number of projected residents and the projected State per capita revenue Warrenville will receive as a result of these residents, and a breakdown of the number of projected school age children that would be generated by the proposed units. Please document expected sales price for the proposed townhomes.

*\*The Economic Impact Study will be provided prior to March 8<sup>th</sup>, 2021.*

e. *Office Building Layout:* Provide a detailed description and proposed floor plans that together clearly explain and illustrate how the existing office building will be reconfigured and used/operated in order to accommodate the proposed shared work environment.

*\*Co-Optim Warrenville Floor Plans:*

*<https://www.dropbox.com/sh/c6l74ym9g01hzry/AADfPnDQfBegu2i-QzqprguPa?dl=0>*

*The current office building layout lends itself perfectly to a coworking layout with a good mix of private office space and open work areas and meeting spaces with the reconfiguration of furniture and space planning with desks and work areas. The current building requires very minimal layout changes.*

f. *Townhomes Floor Plans:* Provide townhomes floor plans with dimensions and an accurate scale. Include internal garage wall to wall and garage door opening and outside building measurements.

*\*The floor plans provided include measurements, however they are still considered conceptual and preliminary. The full architectural construction drawings will be completed and submitted for review and building permit.*

- g. *Signage*: Please provide information on any planned new ground/monument signs proposed for the site or planned for the office building so that City staff can determine if any special zoning approvals would be required from the City in order for that signage to be installed.

*\*A monument sign exhibit has been provided.*

[https://www.dropbox.com/s/o209mp5icbq4890/20032-Monument%20Sign%20Exhibit\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/o209mp5icbq4890/20032-Monument%20Sign%20Exhibit_2021-03-04.pdf?dl=0)

**2. Traffic Circulation and Access:**

- a. *Circulation*: Provide vehicle travel path exhibits to demonstrate that fire trucks can satisfactorily circulate through the proposed townhome development. Use AutoTurn or similar software for the analyses.

*\*An exhibit showing the fire truck routing through the site has been provided.*

[https://www.dropbox.com/s/56a45095fdb0hpc/20032-Fire%20Truck%20Turning%20Exhibit\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/56a45095fdb0hpc/20032-Fire%20Truck%20Turning%20Exhibit_2021-03-04.pdf?dl=0)

- b. *Cross Access Connections*: Provide a narrative regarding the intended use of the existing (but currently closed) cross access connections to the Cornerstone development. Opening of the two cross access connections allows more vehicles to exit to westbound Ferry Road via the signalized Torch parkway intersection

*\*Access will remain open as cross-access connections. These accesses are temporarily chained to deter unauthorized access and loitering cars in the empty parking lot. All traffic has been addressed in our consultant's analysis.*

<https://www.dropbox.com/s/l69mz9ibhupro8m/Site%20Circulation%20and%20Parking%20Evaluation%20-%20Sundance%20-%202.16.21.pdf?dl=0>

- c. *Trash pickup*: Explain where residential trash bins will be stored and set out for refuse pickup. If placed in the alleys by the garages, illustrate how garbage pickup trucks be able to traverse the alleys.

*\*Residential trash bins will be set at the end of the driveways for pickup. The new site plan allows for garbage truck access and turnaround. An exhibit has been provided illustrating the storage location of trash bins and garbage truck routing through the site.*

[https://www.dropbox.com/s/7ml78u1jwwyvyeg/20032-Garbage%20Truck%20Turning%20Exhibit\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/7ml78u1jwwyvyeg/20032-Garbage%20Truck%20Turning%20Exhibit_2021-03-04.pdf?dl=0)

**3. Parking:**

- a. *Parking Analysis*: Provide detailed parking analysis illustrating how the proposed on-site parking would be utilized to satisfy parking needs of the proposed office and residential components. Individual parking generation should be estimated for the proposed new townhomes and for the existing office. The proposed parking does not meet the Cantera Development Control Regulations (DCR) required number of spaces when computed separately for each use. A shared parking analysis should be provided, and any variations from the DCR should be justified. Note that the DCR shared parking methodology does not account for shared parking between residential and office land uses. The DCR methodology for shared parking generally assumes that all required office parking spaces will be occupied during the period from 7:00 AM to 6:00 PM on weekends.

*\*Site Circulation and Parking Evaluation:*

<https://www.dropbox.com/s/l69mz9ibhupro8m/Site%20Circulation%20and%20Parking%20Evaluation%20-%20Sundance%20-%202.16.21.pdf?dl=0>

- b. *Parking Sharing*: Provide a preliminary parking sharing and maintenance agreement that addresses the use and maintenance of parking and related drive aisles by the office tenants and homeowners.

*\*This has been addressed in our HOA Covenants*

<https://www.dropbox.com/s/l43sdk5sqghdb9j/Sundance%20HOA%20Covenants%20-%20DRAFT.%202.25.21.pdf?dl=0>

- c. *Parking Sharing Exhibit*: Provide an exhibit illustrating proposed shared parking spaces.

*\*A Parking Sharing Exhibit has been illustrated on C3.1 of the engineering plans.*

[https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng_2021-03-04.pdf?dl=0)

- d. *Parking Calculations*: The required parking for the office building should be based on the actual net floor area of the office building as defined in the Warrenville Zoning Ordinance, not the building's leasable floor area. Please update parking calculations in all application materials with your next submittal to reflect this change.

*\*Parking calculations have been addressed in our plans and the Site Circulation and Parking Evaluation.*

[\\*https://www.dropbox.com/s/l69mz9ibhupro8m/Site%20Circulation%20and%20Parking%20Evaluation%20-%20Sundance%20-%20202.16.21.pdf?dl=0](https://www.dropbox.com/s/l69mz9ibhupro8m/Site%20Circulation%20and%20Parking%20Evaluation%20-%20Sundance%20-%20202.16.21.pdf?dl=0)

[\\*https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng_2021-03-04.pdf?dl=0)

#### **4. Landscaping:**

- a. The Final Landscape Plan for the Subject Property approved as part of the existing PUD is attached. The property owner is obligated to maintain the landscaping on the Subject Property in accordance with the approved Final Landscape Plan unless an alternate plan is submitted and approved by the City.

With your next submittal please provide landscape plan for the entire property, including both the office and residential components. The Landscape Plan should be prepared in accordance with the requirements of the Cantera DCR and Landscaping and Screening Section of the Zoning Ordinance. Some of the existing plans are dead/dying, or overgrown and/or may no longer be appropriate for the space. Some plans have been recently removed. All plant materials that are removed and proposed for removal should be illustrated on the Landscape Demolition Plan.

- b. The proposed building foundation landscaping for the townhomes is not consistent with the building elevation drawings that have been submitted to date: i.e., the proposed retaining walls illustrated on the elevation renderings would require a different building foundation landscape design than what is currently proposed. Please update and correlate these design documents with the next submittal.

- c. Provide a more detailed landscape design along Ferry Road frontage of the property, including the office and residential fronts of the site. It is expected that the landscape design be prepared by a professional landscape architect, be coordinated with the landscape design existing along Ferry Road corridor in Cantera and consist of high quality plant materials.

*\*All items will be addressed in our landscaping plans to be provided prior to March 8<sup>th</sup>, 2021.*

**5. Architecture:**

- a. Provide renderings of the rear and side building elevations.

*\*Sundance Architectural Rendering - Front View:*

<https://www.dropbox.com/s/yb6o97nclppgs10/Sundance%20Architectural%20Rendering%20-%20Rear%20View.pdf?dl=0>

- b. Provide an exhibit that illustrates height of a townhome building with a roof top terrace.

*\*Sundance Architectural Rendering - Rear View:*

<https://www.dropbox.com/s/yb6o97nclppgs10/Sundance%20Architectural%20Rendering%20-%20Rear%20View.pdf?dl=0>

- c. The proposed building elevations note that the roof top terraces would be offered as options, which means some buildings may not have roof terraces or have them on select units only. Provide building elevations that reflect how an individual townhouse with a mix of units, some with roof top terraces and some without, would look. Also clarify if those units without covered roof top terraces would still have an open roof top deck.

*\*All buildings have rooftop terraces.*

- d. Clarify where external HVAC equipment will be located on or near the townhouse buildings.

*\*HVAC equipment will either be located on the rooftop or side elevation adjacent to the building.*

**6. February 4, 2021, Plan Commission Requests:**

- a. Provide detailed information on the residential lifts referred to at the initial public hearing.

*\*<https://homeelevators.com/shaftless-elevators/>*

*\*<https://www.stiltzlifts.com/residential-elevator/>*

- b. Provide examples of townhouse projects in the Chicago suburban area that have two-car garages and no driveway parking spaces.

*\*<https://www.drhorton.com/illinois/chicago/schaumburg/northgate-at-veridian/floor-plans/vd04>*

- c. Provide written responses to the staff and Plan Commission comments contained in the Courtesy Review Memo dated April 1, 2020.

*\*We have provided responses to these items.*

*<https://www.dropbox.com/s/gahz2ga2dhmjgix/Prelim%20PUD%20Staff%20Review%202.11.21%20-%20Response%20-%2006.%20A-C.pdf?dl=0>*

**7. Engineering/SWM:**

- a. Provide a preliminary grading plan with foundation elevations of the main floor and garage, spot elevations to ensure max 3:1 slopes and spot elevations to show overland flow direction to ponds.

- b. Update the sanitary sewer population equivalent calculations to 3.5 PE per unit and provide updated document with your next submittal.

*\*These have been addressed in our plans.*

- 8. Staff Recommended Site Plan Revisions:** Please note that City staff is reviewing the building, drive aisle, and parking layout illustrated on the initial PUD submittal that was distributed to the Plan Commission in advanced of the February 4, 2021, meeting and intends to provide the applicant with an initial set of recommended site plan revisions before the end of the week of February 19<sup>th</sup>.

*\*We have provided updated site plans.*

*[https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng\\_2021-03-04.pdf?dl=0](https://www.dropbox.com/s/l1ctaa35mss1u66/20032-Prelim%20PUD%20Eng_2021-03-04.pdf?dl=0)*

Please prepare and submit the plans and documents as noted above. Let me know if you have any questions.

Sincerely,

**Natalia Domoessova | Senior Planner**

CITY OF WARRENVILLE

3S258 Manning Avenue | Warrenville, IL 60555

P: 630-836-3030 | F: 630-393-1531

