

Sundance Preliminary Staff Review 2.11.21 – Responses

**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.

1. Design and offer “live-work” floor plans that would cater to small professional home offices or design studios on the first floor and residential living quarters upstairs. This type of unit typically includes an inviting “store front” access and convenient visitor parking.\

*\*Our rowhome concept offers ground floor home offices but we discourage the use as commercial storefront access which would be counter productive to a peaceful and residential feel and may potentially disturb neighbors.*

2. Incorporate carefully designed pocket park amenities within the project to provide places for residents to sit, relax, enjoy attractive landscaping, and interact with their neighbors.

*\*We have several areas within the development which address this comment.*

3. Provide a contiguous system of pedestrian walkways that connect all of the units in the project and provide safe and convenient access to the nearby bicycle path.

*\*We have addressed this in our site plan.*

4. Incorporate high-quality materials and design elements into the buildings. This includes items such as:

- Providing a material amount of articulation in the façades and eave lines of the buildings along with incorporating interesting masonry/stone design elements at a level that would exceed that of a typical conventional development.
- Flat roofs with roof top decks and/or exterior balcony options that would differentiate this project from other existing and currently under construction attached single-family housing in the area.
- Constructing buildings that meet high energy efficiency standards and offering renewable energy options.

*\*All of the above are incorporated in our plan.*

5. Avoid a traditional suburban “greenfield” row home subdivision layout, or architectural designs, and price points that would directly compete with other townhome projects currently under construction in Warrenville at this time.

*\*We have addressed this in our design and price-point.*