

CANTERA SUBAREA E – VINTAGE LUXURY HOMES

May 6, 2021

Project Number

2021-0011

Applicant

Vintage Luxury Homes

Property Owner

Axios Ventures, LLC

Location

28301 Ferry Road

Zoning

S-D Special Development District

Existing Land Use Designation

Office Park Use Area

Existing Improvements

Improved with 136,900-square foot office building, surface parking lot, and stormwater management detention facility

Comprehensive Plan

Office/Research

Approvals Sought

- Major Amendment to Cantera General Site Plan Documents
- Use Area Re-designation
- Revised Preliminary PUD
- Site Specific Amendments and Exceptions
- Revised Preliminary Plat of Subdivision



LOCATION MAP

INTRODUCTION

The current Applicant’s proposal includes redevelopment of an approximately 4.63-acre section of the existing surface parking lot located east of the existing office building at 28301 Ferry Road with a ten-building, 48-unit, townhouse complex, together with related surface parking, lighting, and landscaping improvements, and repurpose the existing 136,900-square foot three-story vacant office building for a co-op shared office space.

In order to implement this proposal, the Applicant has requested the following special approvals as reflected on the Preliminary Planned Unit Development (PUD) Application documents listed on attached Exhibit A:

1. Resubdivision of Cantera Subarea E, Lots 1A and 1B.
2. Major Amendments to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations (DCRs) to add “Multi-

PROJECT INFO

Existing Property

Two lots, total area: 19 acres

Proposed Improvements

- 10-building, 48-unit, three-story townhomes
- Parking lot modifications

Submittals

See Attachment A

Family Use Area” to the list of uses permitted within Cantera Subarea E.

3. Re-designation of an approximately 4.63-acre area of Cantera Subarea E from an Office Park Use Area to the Multi-Family Use Area.
4. Major PUD Amendment for a revised Preliminary PUD Special Use Permit for Subarea E.
5. Revised Preliminary/Final PUD for the 14.8-acre office lot.
6. Preliminary PUD for the 4.63-acre residential lot.
7. Site Specific Amendments to the following Multi-Family Use Area Design Standards contained in the Cantera DCRs:
 - a. To reduce the 20-acre minimum size of a Multi-Family Use Area (Section V.I.1) to 4.63 acres
 - b. To reduce the five-acre minimum development lot size for townhomes (Section V.I.2) to 4.63 acres
 - c. To increase the maximum allowed density of townhouse dwelling units per acre of net site area (Section V.I.2) from six to 10.3 units per acre
 - d. To allow parking within the 30-foot Perimeter Setback Area (Section V.I.7.a) for end-unit townhomes along the east property line
 - e. To reduce the 25-foot parking setback required between parking areas and townhouse buildings (Section V.I.7.b)2) to approximately four feet to accommodate “pocket” parking areas between buildings
 - f. To eliminate hip or gable roof, building height modulation, and dormers/chimney requirements for multi-family buildings (Sections V.I.9.b) and V.I.9.i) to accommodate the architecture illustrated on the submitted building elevations
 - g. To reduce or eliminate trim and shutter requirements around doors and windows in multi-family buildings (Section V.I.9.e) to accommodate the architecture illustrated on the submitted building elevations
 - h. To reduce the 40% minimum landscape coverage requirement (Section V.I.11) to approximately 34%.
8. Site Specific Amendment to Section VI.B.1 of the Cantera Development Control Regulations to reduce parking requirements for single-family attached dwelling units from four spaces to 2.8 spaces per unit, and for the office building from 473 to 425 spaces.
9. Site Specific Amendment to Section VI.B of the Cantera Development Control Regulations to allow the use of shared parking spaces to satisfy parking requirements for both the proposed commercial and residential uses.
10. Site Specific Amendment to the following landscaping requirements of the Cantera Development Control Regulations:

- a. Reduce 30-foot perimeter landscape area required around multi-family development parcel (Section VI.C.5.b)
- b. Increase landscape peninsula spacing requirements in the parking lot area (Section VI.C.3.a)3) from ten to 12 spaces.

The legal notice of public hearing for this project was published in the Daily Herald newspaper on January 20, 2021. **It is important to note that the public hearing for this project was held on February 4 and March 18, 2021, and continued to May 6, 2021. This staff report does not currently reflect any additional public input that might be provided at the May 6th continued public hearing, and therefore, should be reviewed with this fact in mind. Any additional information concerning the application that might be provided at the May 6, 2021, public hearing needs to be reviewed by staff before a revised recommendation can be made.**

BACKGROUND

Location and Current Improvements

The approximately 19-acre Subject Property is generally located on the south side of Ferry Road, west of Winfield Road, north of I-88, and east of the West Branch DuPage River. The property is zoned SD – Special Development district with an Office Park land use designation. The improvements on the property include an approximately 136,900-square foot, three-story office building, and associated parking lot with 616 parking spaces, lighting, stormwater management, and landscaping improvements. The Subject Property was previously owned by BP and was referred to as the BP training center. The building was vacant for the last approximately five years.

Courtesy Review

In March 2020, the Plan Commission conducted a virtual Courtesy Review of the Applicant's initial concept plan for the Subject Property. The Plan Commission was supportive of the idea of repurposing the existing parking lot and the new townhouse development and provided detailed input and specific recommendations to the Applicant, which were summarized in the Staff Memo dated April 1, 2020, previously distributed to the Plan Commission.

Public Hearing Input

The Applicant revised plans to incorporate revisions based on the Plan Commission and public input received at the February 4 and March 18, 2021, public hearing meetings. The current Applicant's proposal also implements recommendations outlined in the February 11, 2021, Staff Review Memo. The revisions resulted in reduction of the amount of pavement on the property, reduction in the number of townhouse units from 57 to 48, and additional on-site parking for townhomes. Details of the current proposal are outlined in the Analysis section of this staff report.

ANALYSIS

The documents listed on the attached Exhibit A have been distributed to the Plan Commission with the May 6, 2021, Plan Commission agenda packets and posted on the City website under Business/Private Development Projects/Cantera Riverview West Lot C2, or at <https://www.warrenville.il.us/802/Vintage-Luxury-Homes>.

I. Revised Preliminary/Final Plat

This request does not require a formal public hearing.

Although the Subject Property is developed with an office building and associated surface parking lot, it consists of two lots of legal record, Lot 1A and 1B. Lots 1A and 1B were created in January 2000, to accommodate additional development. Specifically, it was anticipated that Lot 1B would be developed with a hotel building and associated parking lot; however, such development did not materialize, and additional surface parking serving the BP training facility was constructed instead.

As illustrated on the Preliminary Plat of Subdivision, prepared by Haeger Engineering, dated April 16, 2021, the Applicant is proposing to resubdivide Lots 1A and 1B into Lots 1 through 12, as follows:

- Lots 1-11, encompassing approximately 4.63 acres, to accommodate the proposed townhouse development, and
- Lot 12, encompassing 14.8 acres, to accommodate the existing office, surface parking lot, and stormwater management facility.

Staff reviewed the Preliminary Plat of Subdivision and found that it complies with applicable Subdivision Control Ordinance requirements.

It is important to note that the Plan Commission makes recommendations to the City Council on Plat of Subdivision approval requests.

Based on staff's detailed review of the various application documents listed on attached Exhibit A, staff recommends the Plan Commission recommends City Council approval of the revised Preliminary Plat of Subdivision prepared by Haeger Engineering, dated April 16 2021, subject to the conditions outlined in Section IV of the Analysis component of this Staff Report.

II. PUD and Other Special Approvals

These requests require a formal public hearing before the Plan Commission.

Townhouse Development

The proposed residential development includes the following components and characteristics:

- Ten buildings with four to five townhouse units in each building, 48 townhomes total
- Approximately 2,400 square feet of living space floorplans
- Four-story units, including:
 - The ground level provides access to the two-car rear-loading garage and also includes a study, powder room, mudroom, and utility room
 - The second level includes the kitchen, dining room, and great room, along with a powder room
 - The third level includes the master bedroom, two additional bedrooms, master bath, additional full bath, and laundry area
 - The fourth level offers a large loft space, powder room, covered terrace, and outdoor terrace

- Architectural rendering illustrates significant architectural articulation and detailing
- Building exterior finishes include slate, limestone, and brick, carriage house-style single-car garage doors with glass window openings
- Walkways and sidewalk connections are proposed throughout the development
- Subdivision amenities include open space areas and one centrally located pocket park/gathering area feature between Buildings 4 and 5
- A new access drive is proposed between the existing main parking lot and the turnaround east of the office building.

Office Concept

Per the Applicant, the existing 136,900-square foot office building would be repurposed to accommodate a co-op shared office space.

Access and Circulation

The development would be accessed off Ferry Road via the existing signalized intersection. The proposed Site Plan eliminates the existing southern cross access with the property to the east and modifies the southern cross access (east of proposed townhouse Building 3) into emergency access only. A traffic analysis illustrating the anticipated traffic patterns and projections would need to be provided by the Applicant for Consulting City Traffic Engineer review and evaluation.

Parking

The Applicant is requesting a Site Specific Amendment to the Cantera DCRs to reduce the required number of parking for each component of the project. Detailed parking calculations are outlined in Table 1 below.

30 spaces located on the office building property (proposed Lot 12) are proposed to be shared with the townhomes. Staff recommends the proposed nine parallel parking spaces north of the proposed shared parking spaces and also located on Lot 12 would also be shared between the office and townhomes.

The Applicant has provided a detailed professional parking analysis prepared by KLOA dated February 16, 2021, which concludes that the proposed parking supply and parking sharing would be adequate in accommodating the average peak parking demand for both residential and office land uses based on the ITE Parking Generation Manual, 5th Edition.

It is important to note that since the preparation of this parking analysis, the revised plans reduced the number of residential units from 57 to 48 and provided additional parking spaces, which resulted in an increased number of parking spaces available for this development.

Table 1. Parking Calculations

Use	Parking ratio requirement	Required parking	Proposed parking	Required parking reduced by
48 Townhomes	4 spaces per unit	192 spaces	135 spaces, including 96 spaces in the garage and 39 guest parking spaces	57 spaces
136,900-square foot office building	4 spaces per 1,000 SF of the first 30,000 SF office space and 3.3 spaces per 1,000 SF for the remaining building	473 spaces	425 spaces	48 space
TOTAL:		665 spaces	560 spaces	105 spaces

Landscaping

The Applicant provided a Preliminary Landscape Plan illustrating alternative landscape design along Ferry Road frontage of the townhouse property and additional landscaping along the east property line. Detailed PUD Landscape Plan confirming compliance with various quantitative and qualitative requirements of the DCRs and Warrenville Zoning Ordinance would need to be provided by the Applicant as part of Final PUD approval process.

Utilities: The proposed development would be connected to City sanitary sewer and water mains. Based on the submitted calculations, the proposed project slightly exceeds the sanitary sewer treatment capacity that was previously paid for and allocated to this site. Additional sanitary treatment sewer capacity may need to be purchased by the Applicant from the City of Naperville.

Stormwater Management: The development would be served by the existing detention pond on the Subject Property. The improvements associated with the proposed development would reduce the total impervious surface on the Subject Property, therefore stormwater management Best Management Practice requirements would not apply to this project.

III. PUD Approval Criteria

In recommending approval or conditional approval of a site specific amendment/exception, the Cantera DCRs and the City of Warrenville Zoning Ordinance require the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below, or will meet them when in compliance with the Plan Commission's conditions. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met, or will be met, with the conditions to which the approval is made subject are in compliance:

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Staff finds the proposed Sundance project, including its land use allocation, building positioning, existing parking reconfiguration, and pedestrian system:

- *Represents a creative, attractive, functional, high quality, and integrated design.*
- *Considering the relatively high office vacancy rates that have persisted in the western section of the I-88 corridor for more than a decade, the proposed residential use would enhance the long term economic vitality within the overall Cantera project, effectively co-exist with the surrounding office development, and compliment the Riverview West mixed-use development currently under construction along the north side of Ferry Road. While the proposed townhome use represents a major deviation from the Cantera General Site Plan developed and approved in the mid-to-late 1990s, the project is beneficial to the City in that it is redeveloping underutilized asphalt parking with new, unique, high quality housing that would further diversify housing options in the City of Warrentville.*
- *Is consistent with the high quality development already existing in Cantera.*
- *Reflects the use of high-quality building construction materials and incorporates attractive architecture that is appropriate given the location and context of the site.*
- *Represents a higher level of design and amenity than would be achieved under standard City regulations.*

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Provided the various proposed preliminary PUD plans and documents listed on Exhibit A are revised and implemented in accordance with the staff recommended approval conditions, the proposed project will satisfy the Planned Unit Development requirements set forth in the Warrentville Zoning Ordinance and would result in a high quality, creative, and coordinated mixed-use project.

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The City's Comprehensive Plan shows Cantera Subarea E being developed with an office. A multi-story hotel building was previously approved for the site in early 2000, however was not

constructed. While the proposed townhome use represents a major deviation from the Cantera General Site Plan developed and approved in the mid-to-late 1990s, considering the changed conditions since its adoption, including continuous high office vacancy rates in the I-88 corridor and based on the information provided by the Applicant, the proposed residential use is supported by the current market trends. Staff finds the proposed Sundance project is consistent with the land use objectives contained in the Comprehensive Plan and advances OBJECTIVE #4 (Plan for and Encourage High Quality, Appropriately Scaled and Located, New Higher Density Residential Development Including Multiple-Family Housing) and OBJECTIVE #5 (Facilitate Additional Complementary Development in the Cantera Development) of the City's 2015 Economic Development Plan.

4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Based on City staff and traffic engineering consultant's thorough review of the project documents and careful consideration of the testimony provided at the public hearing for this project, staff finds no evidence that the proposed PUD will be detrimental to the health, safety and welfare of the general public. If the project is approved and implemented in conformance with the staff recommended approval conditions, staff fully expects the project to have a positive impact on the Community's long-term health and welfare.

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

The City's consulting traffic engineer has confirmed that the traffic generated by the proposed project, including its office and residential components, would be significantly less than what would have been generated if the property was developed with office use in compliance with applicable PUD approvals for this site, and can be effectively and safely accommodated on the existing roadway network on surrounding the site. If the project is approved and implemented in conformance with the staff-recommended approval conditions, staff finds that the project will not impair local property values or environmental quality in the adjacent areas of Cantera or be injurious to the use and enjoyment of other properties in its vicinity.

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The Subject Property is part of a reclaimed gravel quarry. Staff finds the proposed project (i) reuses the existing asphalt parking lot, (ii) expands the existing open space and provides high-quality landscaping improvements, and (iii) respects the existing environmental character of the area.

7. CIRCULATION

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe, efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

Staff finds:

- *The proposed site layout would ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows.*
- *The proposed pedestrian walkway system is effectively connected to the existing pedestrian network and trail improvements in and adjacent to Cantera.*
- *The Applicant’s Site Circulation and Traffic Evaluation report, and City staff’s independent analysis of the proposed parking sharing, confirm the proposed reduced number of required parking spaces for the townhouse and office uses is warranted and would be sufficient to serve the proposed project.*

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by firefighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects of the development.

The proposed project converts portion of the existing parking lot into an open space, which would be enjoyed by the new residents and office users. Staff finds the open space and landscape amenities proposed in this project are consistent with the higher standards of design and amenity required of a PUD.

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium association, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is

necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

The Applicant has submitted a Declaration of Property Ownership and of Easements, Restrictions and Covenants for the Sundance Townhouse Subdivision, which establishes the governing rules, ownership and maintenance obligations for the project, its common space, and the private infrastructure improvements contained in it. The Declaration will be refined and recorded with the DuPage County Recorder's Office with the Final Plat of Subdivision. The final set of covenants will provide for the efficient and appropriate maintenance of all private improvements in this subdivision, and effectively control the exterior design and improvement of structures in the subdivision.

10. PUBLIC SERVICES

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

The proposed preliminary plans illustrate an addition of residential development, which is consistent with the anticipated land uses reflected in the City's comprehensive plan. Staff finds:

- *The number of projected new students is relatively low due to the type of housing being proposed.*
- *The School District has the capacity to effectively handle these new students.*
- *The City has sufficient sanitary sewer and water capacity to serve the proposed project.*
- *The proposed development will not have an undue effect or inordinately high demand on City, Fire Protection, Police, or Public Works services.*

11. PHASING

Each development phase of the PUD can, together with any phases that precede it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein, even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Six townhomes along Ferry Road would be constructed in Phase I and the remaining four buildings would be part of Phase II. Staff finds the preliminary phasing schedule to be acceptable. The Applicant is obligated to post City-required development sureties before the City issues permits for any construction on the project.

IV. STAFF RECOMMENDED APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive Plan Commission recommendation on the requested approvals for the Sundance Project:

1. **Documents:** The development on the Subject Property shall be consistent with the plans and documents listed on the attached Exhibit A as may be revised to address the approval conditions outlined in this Staff Report.
2. **Engineering Review:** The Applicant shall comply with the review comments and recommendations outlined in the review memo from the City Senior Civil Engineer, dated April 29, 2021, attached as Exhibit B.
3. **Building Materials:** The exterior building materials shall be consistent with those illustrated on Sundance Architectural Rendering, 2 pages, submitted 3-8-21.
4. **Solar Ready:** The buildings shall be constructed to be “Solar Ready.” At a minimum, this shall include (i) providing a conduit between the electrical service panel and the attic space and (ii) locating roof penetrations in a manner that maximizes the amount of roof area available for future solar panel installation.
5. **Electric Vehicle Charging Ready:** The buildings shall have a dedicated electrical box installed in the garage that is connected by conduit to the electrical panel and capable of providing 220 V electrical service for a future electric vehicle charger.
6. **South Cross Access:** If the south cross access is to be eliminated, prior to Final PUD approval of this project, the Applicant shall (i) prepare and submit a traffic analysis for the Consulting City Traffic Engineer review and evaluation, and (ii) coordinate and secure necessary agreements with the owners of the adjacent to the east property (Cornerstone).
7. **North Cross Access:** The north cross access, proposed to be converted to an emergency access, shall be modified as recommended by the City Engineer in the review memo dated April 29, 2021, attached as Exhibit B.
8. **Conflicting Plans:** Final PUD plans should eliminate conflicts between the proposed underground utilities and landscaping (trees).
9. **Subdivision Amenity:** Final design and layout of the common space between Buildings 4 and 5 shall be coordinated with City staff during the Final PUD approval process for this project.
10. **Landscape Islands between Garages:** Proposed ornamental trees are in conflict with sanitary sewer maintenance structures proposed in some of the islands between garage doors. The Final PUD Landscape Plan shall be revised to eliminate the conflicts and consider alternative plant materials instead of ornamental trees, i.e., ornamental grasses or small shade-tolerant shrubs.
11. **Shared Parking Agreement:** Shared parking agreement and access shall be prepared and finalized prior to Final PUD approval for this project.

12. **Parallel Parking Width:** The width of the proposed parallel parking spaces shall be reduced to nine feet.
13. **New Drive:** The proposed new drive connecting the existing parking lot east of the office building and the circular turnaround east of the office building shall be constructed as part of the first phase of the project.
14. **Building Articulation:** Architectural projections and elements that distinguish individual units on the garage side of the building shall offset in a manner consistent with the proposed Preliminary PUD site plan in order to avoid plain and monotonous façade look.
15. **Warrenville Fire Protection District Review:** The Applicant shall address and comply with City Code-supported comments outlined in the Warrenville Fire Protection District’s review memo dated April 26, 2021, attached as Exhibit C.
16. **Declaration:** The Declaration of Property Ownership and of Easements, Restrictions and Covenants for the Sundance Townhouse Subdivision submitted by the Applicant shall be reviewed and approved by the City Attorney prior to Final PUD approval for this project.
17. **Landscape Covenant Agreement:** A Landscape Covenant Agreement satisfying the requirements of Section 11.B. 4 of the Zoning Ordinance shall be prepared, executed and recorded with the DuPage County Recorder’s Office prior to the first Certificate of Occupancy issuance for this project. Both the approval Final PUD Landscape Plan and Long-Term Maintenance Plan shall be referenced in, and become a part of, the Landscape Covenant Agreement.
18. **School, Park and Library Contributions:** The Applicant shall pay all required school, park and library contributions for the subdivision at the time of building permit issuance for each townhouse unit.
19. **Fees and Security Guaranteeing Completion of Public Improvements:** The Applicant shall pay/submit all applicable final review and inspection fees and the required security guaranteeing completion of public improvements prior to the recording of the Final Plat of Subdivision and Ordinance approving the Final PUD for this project.
20. **DuPage County Traffic Impact Fee:** Required DuPage County Traffic Impact Fees must be paid prior to the City’s issuance of individual building permits for this project.

CONCLUSION

Based on the information and findings outlined in this Staff Report, staff recommends the Plan Commission pass the following motions:

1. ***The Plan Commission recommends City Council approval of the Preliminary Plat of Sundance prepared by Haeger Engineering, dated April 16, 2021; and***

2. *The Plan Commission recommends City Council approval of the following, subject to the conditions contained in Section IV of the ANALYSIS component of the same Staff Report:*
- a. *Major Amendments to the Cantera General Site Plan Documents and Section IV.C. of the Cantera Development Control Regulations (DCRs) to add “Multi-Family Use Area” to the list of uses permitted within Cantera Subarea E.*
 - b. *Re-designation of an approximately 4.63-acre area of Cantera Subarea E from an Office Park Use Area to a Multi-Family Use Area.*
 - c. *Major PUD Amendment for a revised Preliminary PUD Special Use Permit for Subarea E.*
 - d. *Revised Preliminary/Final PUD for the 14.8-acre office lot.*
 - e. *Preliminary PUD for the 4.63-acre residential lot.*
 - f. *Site Specific Amendments to the Cantera Development Control Regulations detailed in Table 2 below:*

Table 2. Site Specific Amendments

REF. LETTER	APPLICABLE CANTERA DEVELOPMENT CONTROL REGULATIONS SECTION	STAFF RECOMMENDATIONS	LOCATION ON SITE PLAN or PLAT OF SUBDIVISION
Multi-Family Use Area Design Standards			
A.	V.I.1	Reduce the 20-acre minimum size of a Multi-Family Use Area to 4.63 acres	Lots 1 through 11
B.	V.I.2	Reduce the five-acre minimum development lot size for townhomes to 4.63 acres	Lots 1 through 11
C.	V.I.2	Increase the maximum allowed density of townhouse dwelling units per acre of net site area from six to 10.3 units per acre	48 townhouse units on 4.63 acres
D.	V.I.7.a	Allow parking within the 30-foot Perimeter Setback Area	24-foot setback for parking near end-unit townhomes along the east property line, 17-foot setback for parking west of Building 1

REF. LETTER	APPLICABLE CANTERA DEVELOPMENT CONTROL REGULATIONS SECTION	STAFF RECOMMENDATIONS	LOCATION ON SITE PLAN or PLAT OF SUBDIVISION
			13-foot setback for pocket and parallel parking within the internal drive west of Buildings 7-10
E.	V.I.7.b)2)	Reduce the 25-foot parking setback required between parking areas and townhouse buildings to approximately four feet	"Pocket" parking areas between buildings
F.	V.I.9.b) and V.I.9.i)	Eliminate hip or gable roof, building height modulation, and dormers/chimney requirements for multi-family buildings to accommodate the architecture illustrated on the submitted building elevations	All townhouse units
G.	V.I.9.e	Reduce or eliminate trim and shutter requirements around doors and windows in multi-family buildings to accommodate the architecture illustrated on the submitted building elevations	All townhouse units
H.	V.I.11	Reduce the 40% minimum landscape coverage requirement to approximately 34%	Proposed site impervious coverage is 65.9%
landscaping requirements			

REF. LETTER	APPLICABLE CANTERA DEVELOPMENT CONTROL REGULATIONS SECTION	STAFF RECOMMENDATIONS	LOCATION ON SITE PLAN or PLAT OF SUBDIVISION
I.	VI.C.5.b)	Reduce 30-foot perimeter landscape area required around multi-family development parcel	Parking pockets are located 20 feet off the east property line, 18 feet of landscaping is provided west of Buildings 8-10, 26 feet of landscaping is provided south of Buildings 4 and 5
J.	VI.C.3.a)3	Increase landscape peninsula spacing requirements in the parking lot area from ten to 12 spaces	12 spaces are proposed in the parking rows west of townhouse Buildings 7-10
Parking			
K.	VI.B.1	Reduce parking requirements	For single-family attached dwelling units from four spaces to 2.8 spaces per unit, and for the office building from 473 to 425 spaces
L.	VI.B	Allow the use of shared parking spaces to satisfy parking requirements for both the proposed commercial and residential uses	30 parking spaces along the north side of the parking lot east of the building would be shared

ATTACHMENTS

EXHIBIT A: List of submitted documents.

EXHIBIT B: Review Memo from City Senior Civil Engineer, dated April 29, 2021.

EXHIBIT C: Warrenville Fire Protection District Review Memo, dated April 15, 2021.

EXHIBIT A**VINTAGE LUXURY HOMES****Submitted Documents**

1. General Application, 4 pages, prepared by Naim Elias, dated 1-13-21
2. Application for Major Amendment in SD District, 5 pages, prepared by Naim Elias, dated 1-13-21
3. Application Form D for Preliminary/Final PUD, 10 pages, prepared by Naim Elias, dated 1-13-21
4. Illustrative Typical Cross Section, 1 sheet, prepared by Haeger Engineering, dated 10-29-20
5. Sundance Preliminary Plat of Subdivision (PDF), 2 sheets, prepared by Haeger Engineering, sheet 1 dated 12-10-20, sheet 2 dated 12-9-20, resubmitted 1-20-21
6. Special Warranty Deed, 7 pages, prepared by FDS Cantera LLC, dated 7-20-20
7. Open Space Statement, 1 page, prepared by Sundance, submitted 1-13-21
8. Sundance Architectural Rendering, 2 pages, submitted 3-8-2
9. ALTA/ACSM Land Title Survey, 1 sheet, prepared by V3 Consultants, dated 4-24-15
10. Written Statement, 1 page, submitted 1-13-21
11. Sundance Floor Plans, 5 sheets, submitted 1-15-21
12. Analysis of Market Potentials, 9 pages, prepared by Development Planning Partners, dated 1-2021
13. Access and Parking Easement, 18 pages, prepared by Buckley Fine, LLC, submitted 4-19-21
14. Fire Truck Turning Exhibit, 1 sheet, prepared by Haeger Engineering, dated 4-16-21
15. Preliminary Engineering Plans, 5 sheets, prepared by Haeger Engineering, dated 4-16-21
16. Preliminary Engineering Report, 2 pages, prepared by Haeger Engineering, dated 4-16-21
17. Preliminary Plat, 2 sheets, prepared by Haeger Engineering, dated 4-16-21
18. Responses to Staff Review Comments No. 2, 5 pages, prepared by Vintage Luxury Homes, dated 4-19-21
19. Shared Parking Exhibit, 1 page, prepared by Haeger Engineering, dated 4-16-21
20. Economic Impact Projections, 19 pages, prepared by Laube Companies, submitted 4-20-21
21. Fiscal Impact Report, 9 pages, prepared by Laube Consulting Group, LLC, dated 4-20-21
22. Response to City Financial Questions, 2 pages, prepared by Vintage Luxury Homes, submitted 4-20-21
23. Final Landscape Plan, 4 sheets, prepared by J. Davito Design, Inc., submitted 4-22-21