

April 19, 2021

**RE: Sundance development staff review comments #2 – \*VINTAGE LUXURY HOMES - RESPONSES**  
4/19/21

Based on the review of the revised and additional documents and feedback received at the March 18, 2021, Plan Commission meeting, staff offers the following comments and requests or additional information:

**Co-working building layout:** The NAI Hiffman office building floor plans provided with the Applicant's last submittal seem to illustrate how work space in the building is currently configured based on the needs of the immediate past occupant. Please provide more details on how you intend to reconfigure the work spaces in this building.

*\*The current configuration of the building lends itself perfectly to co-working with no physical change to the space. The floor plans are already nicely divided into work pods on four levels which can be configured as needed with simply repositioning work desks and furniture. There are also several large rooms which will be utilized as meeting and training rooms for co-working members and teams. Co-Optim will have memberships available for single individuals and teams alike.*

*In today's new post covid work environment space configuration and open space requirements are already met with the many large open areas and inherent nature of the building's current atrium design.*

**Shared parking:** Please prepare and provide an exhibit that clearly illustrates which parking spaces on the office building lot the owners, occupants, and visitors to the townhome units will have a legal right to use. This exhibit should make it clear that the townhome units have the legal right to use the proposed new parking spaces that will be installed along the south side of the existing east/west access drive located south of townhome buildings 4 and 5. As part of the Final PUD/Platting process for this project the Applicant will need to prepare and submit for City approval and recording a detailed parking easement agreement and/or plat that will document the rights and responsibilities the townhome project has for the use and maintenance these off-site parking spaces. Any responsibilities the townhome HOA has for the maintenance of these off-site parking spaces shall be reflected in the HOA documents for the townhomes.

*\*An updated parking exhibit has been provided. The HOA documents have been updated accordingly.*

**Cross Access Easements:** The proposed property line separating the townhouse lot from the office building lot is located down the middle of the access drive system that serves both of these projects and accommodates vehicular traffic from the adjacent office property to the ease. As part of the Final PUD/Platting process for this project, the Applicant will need to prepare and submit for City approval and recording a detailed cross access easement agreement of plat that will document:

- The rights and responsibilities the townhome project and the ownership of the office building have for the use and maintenance these shared access drives.
- The right of the owners, tenants, employees, and visitors of the adjacent off-site office buildings in Subarea E to use these driveways.

Any responsibilities the townhome HOA has for the maintenance of these off-site parking spaces or the shared drive system shall be clearly reflected in the HOA documents for the townhomes.

*\*A Cross Access Agreement had been provided.*

**Laube Consulting Group LLC Fiscal Impact Analysis:** Please revise the Laube information you previously submitted to address the following questions/issues:

- Update the analysis to make it clear that it is not a “DRAFT”
- Change all references to “Village” to “City”
- Table 1 refers to “Village of Glenview”. Please correct this reference.
- Table 4 FMV Assumptions: Under the “Market Rate Units” section, please clarify what is meant by the word “Chunk Price”. Also, it appears as if the “Affordable Unit” information on the bottom half of this table is related to a different development project and therefore should be removed.
- Most of the Tables and the second bullet point under “Key Assumptions” assumes that there will be an annual reassessment growth of 2.5%. Please clarify if the calculations in this report assume the 2.5% growth is compounded annually. Based on the valuations of other attached housing products in the City of Warrenville, including the existing townhomes in the Cantera project near the southwest corner of Warrenville and Winfield Roads, a 2.5% annual reassessment growth is extremely aggressive and most likely unrealistic. Please provide data to support the 2.5% assessment growth assumption or revise the report and its conclusions to be more in line with what actually has or is occurring in the area market. Provide data to support whatever reassessment number that is used.
- Section V. School District 203 Costs, third Key Assumption bullet point (page 7). Please identify the actual inflation rate that was used and explain why you did not use the actual average rate of per student increased operational costs experienced in District 203 each year over the past 5 years. Revise the report to use the average increased costs over the last 5 years in District 203.

*\*These updates will be sent on 04/20/2021*

**Existing asphalt parking lot/shared access driveway repair and maintenance plan:** Significant areas of the existing asphalt parking lot and shared access driveway are in very poor condition. As part of the Final PUD/Platting process for this project, the Applicant shall prepare and submit for City review and approval a detailed pavement rehabilitation plan and timing commitment.

**Staff Recommended Site Plan Modifications:** The following site plan revisions were originally recommended by staff in the [2.19.2021 Community Development Department Staff Recommended Revisions and Modifications to Proposed Sundance Townhomes Preliminary Site Plan review memo and graphic exhibit](#) previously provided to the applicant. Staff will continue to strongly recommend these revisions be incorporated into the proposed project:

- Eliminate and replace the proposed “Y” driveway connection between buildings 6 and 7 on the **engineering plan** with a new community open space element and additional 90 degree guest parking similar to what is provided between buildings 8 and 9.
- Shift the locations of buildings 9 and 10 to the north in order to increase the amount of landscape space located between the front of building 10 and the adjacent driveway interconnection with the adjacent office building parking lot.
- Shift building 6 to the east to allow for a new circulation drive interconnection between the existing shared drive located along the south side of buildings 4 and 5 with the proposed internal drive between buildings 2 and 5. This new drive interconnection should be located between the west side of building 6 and the east side of building 5.
- Reduce the width of the driveway entrances into the garage courts located between buildings 7/8 and 9/10 to 20’ between the existing shared access drive and the most western units in these buildings.

- Adjust the location/size of Buildings 4 and 5 in order to create a usable and inviting neighborhood gathering space. This space should be improved with high quality neighborhood amenities such as an outdoor fireplace, seating walls, specialty pavement, decorative landscape lighting, a pergola or shade structure, and detailed landscaping that would provide significant color and texture throughout the year.
- Convert the existing northern driveway interconnection between the proposed townhome project and the adjacent office building parking lot into a gated emergency vehicle only access point.

*\*An updated site plan has been provided.*

**Landscaping:**

- Significantly increase the number of evergreen trees provided along the east property line of the proposed townhome project and the existing adjacent off-site office building parking lot to the east.
- As part of the Final PUD/Platting process for this project the Applicant should prepare and submit for City approval a detailed and comprehensive automatic irrigation system for the Townhome component of this project.

*\*An updated landscaping plan has been provided.*

**Questions from Plan Commission:**

- The provided elevator systems travel seems to be limited to two floors. Please explain if the residential elevators could be potentially installed to service all levels of the proposed residential units.

*\*Elevators will not be provided. They are available to owners upon request.*

- Clarify if the project could be built to incorporate the usage of solar energy, or would be built solar-ready.

*\*The project will not be built to incorporate solar energy.*

**Engineering Review:**

- Address engineering review comments outlined in memo dated March 25, 2021.

Please prepare responses and additional/revised documents to address the above-listed staff comments. Let me know if you have any questions. Note, staff will not be in a position to make recommendation on this request at the April 8, 2021, Plan Commission meeting, as some of the documents would have to be further revised and submitted for staff review. The public hearing would have to be continued to a future date. I will give you a call tomorrow morning to discuss the next step and a reasonable date for the future public hearing.

Sincerely,

**Natalia Domovessova | Senior Planner**

CITY OF WARRENVILLE

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