


PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 2

40. The petitioner's response to comment nos. 11-14, 17-19, 23, 25, 28, 30-32, 34, 36, 37 and 39 are acceptable.
41. The petitioner's response to comment no. 15 is noted. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.
42. The petitioner's response to comment no. 16 is not acceptable.
 - a) The preliminary stormwater calculations for the site development area are acceptable, however; the report does not address the area of the auto site that is not tributary to the proposed detention facility that currently sheet drains to Rand Road and is unrestricted.
 - i. The pavement in the parkway should be removed.
 - ii. The existing conditions allow for vehicles to regularly block the public sidewalk. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median.
 - iii. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.
 - iv. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. The vault release rate plus the unrestricted flow release rate cannot exceed the calculated maximum allowable release rate for the site. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road. In the event that the required additional storage cannot be provided in the proposed detention facility or other detention facilities such as bioswales, documentation must be provided to verify the infeasibility.
 - b) In reviewing the existing storm sewer rims and inverts shown on the plans and comparing to the Village's GIS database, staff has noticed that the Village's historical database in the vicinity of Rand/Chestnut is inaccurate and that revisions may be required for the connection to the Village storm sewer. The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin will be provided directly to the Engineer.
43. The petitioner's response to comment no. 20 is noted. Provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.
44. The petitioner's response to comment no. 21 is noted. Provide the heavy-duty pavement cross section for the fire lanes.
45. The petitioner's response to comment no. 22 regarding the fire truck exhibits is noted.
 - a) The entrance off of Chestnut Ave could be problematic during winter months. Widen the entrance off of Chestnut Ave.
 - b) Provide additional exhibits for a southbound fire truck for both the sites.
46. The petitioner's response to comment no. 24 is noted. Constructing the wall on the property line and regrading will require work on the adjacent property. Permission from the adjacent property owner must be granted.
47. The petitioner's response to comment no. 27 is not acceptable. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.

- 48. The petitioner's response to comment no. 29 is noted. The angled parking requires one-way traffic circulation. Show the signage on the plan
- 49. The petitioner's response to comment no. 33 is noted. The note to verify the condition of the storm manhole is not shown on the utility plan. Provide the note.
- 50. The petitioner's response to comment no. 35 is noted. Indicate on the plan the section of sanitary sewer to be constructed of watermain quality pipe.
- 51. Remove and replace the sidewalk along Rand Road.

Preliminary Plat of Subdivision:

- 52. The petitioner's response to comment no. 38 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:
 - a) Provide the name of whom prepared the Preliminary Plat.
 - b) Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.

 01-26-24

Michael L. Pagonis, F.E. Date
Village Engineer

Planning & Community Development Dept. Review

January 25, 2024



REVIEW ROUND 2

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

33. The response to the following comments is acceptable: 11, 15-18, 22, 23, 30-32.
34. The response to comment #7 is noted. The following approvals must be reviewed by the Plan Commission and approved by the Village Board:
- Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
 - Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
 - Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
 - Special Use Permit to allow Minor Auto Repair on Lot 1
 - Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
 - Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
 - Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
 - Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
 - Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
 - Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
 - Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
 - Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.
35. The response to comment #8 is noted. Other than removal of certain pavement areas and restoration with landscaping, along with compliance with Village and MWRD stormwater regulations, no sustainable/green design features have been identified.
36. The response to comment #9 did not address the comment. For clarity, please revise the Written Justification document, dated August 31, to provide justification for the variations identified in 34i and 34l. The justifications for each variation, as well as the special use permit, should reference the specific approval criteria for variations and special uses. See Section 12.2 (variations) and Section 8.5-1 thru 8.5-3 (special uses) for further details.
37. The response to comment #10 is not acceptable. A Plat of Survey is required for all PC applications, which must be provided to verify whether any easements are located within the site, and the legal description is used for the required public notice that must be placed within the newspaper. Please make sure the Plat of Survey contains a legal description and provide the legal description in Microsoft Word format as well.

38. Please ensure that all plans to be resubmitted as a result of the Round 2 Department review comments include a revision date.
39. The response to comment #12 is acceptable. Please ensure that your forthcoming Round 3 response, along with any required modifications to the plans, is provided both electronically and as a full-sized hard copy.

Townhome Use/Auto Repair Use:

40. The response to comment #13 is noted.
41. The response to comment #14 is noted. Based on the response, it appears that the rowhome units will not be separately subdivided and will all be located on a singular platted lot.

Streetscape/Landscaping:

42. The response to comment #19 is noted. However, the Staff Development Committee is recommending that the entire asphalt area be replaced with a landscaped parkway and that the striped pavement adjacent to the northwest Rand Rd. entrance be converted to a landscape island including a shade tree. If the Lot 1 site does not have the necessary land to accommodate for deliveries and loading, then the Plat of Subdivision process is the appropriate time to address this constraint via additional land added to Lot 1 to allow these functions to occur onsite, along with full with restoration of the parkway and compliant onsite landscaping.
43. The response to comment #20 is noted, however, no modification to the drive aisle has been shown. As a condition of any approval, the Staff Development Committee will recommend that a revised engineering and landscape plan be provided as part of Final Plat of Subdivision review, which shall show a slight shift of the driveway to the north for enhanced landscaping along the eastern property line.

Arlington Performance Site:

44. The response to comment #21 is noted. Please coordinate with IDOT and provide an update documenting their preliminary review of the improvements proposed within their ROW.
45. The response to comment #24 is noted, however, the Zoning Code requires compliance with the Illinois Accessibility Code and the Village does not have the authority to waive the State's requirements. Staff has checked with Felicia Burton, Accessibility Specialist with the Capitol Improvement Board, who has clarified that all onsite parking spaces, regardless of whether they are used for vehicle storage, must be factored into the required number of ADA accessible parking stalls.
46. The response to comment #25 is noted. The fence detail and elevation are acceptable, however, no detail was provided on the proposed dumpster enclosure. Please provide details on the proposed height and materials for the enclosure. Additionally, please note that the fence location shown on the architectural site plan is different from the location shown on the engineering site plan. Additionally, the northern terminus of the fence must be revised to comply with the site visibility requirements of Section 6.13-3b.3 of the Zoning Code.
47. The response to comment #26 is noted. Final details on the block retaining wall shall be provided at time of Final Plat of Subdivision application (manufacturers spec's, color, material for blocks).

Townhome Site:

48. The response to comment #29 stated that the existing lights on the APC site will remain as is. Given that a variation has been requested to waive the requirement to submit a photometric plan, please show the location of the existing lights on the APC building.

Plat of Subdivision:

49. The response to comment #32 is acceptable. At time of Final Plat of Subdivision, an extra sheet shall be required, which shows each lot without the existing and proposed underlying improvements, for better visual clarity.

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

January 18, 2024

Tree Preservation

1. Please provide a tree survey that includes the size, species, condition and disposition for each tree.

Please note that pursuant to Chapter 28, Section 6.15-5 a tree survey is required. Please provide the code required tree survey.

Landscape Comments

1. Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.
This is public right of way. Please restore the area with turf and parkway trees.
2. Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.
The Staff Development Committee continue to recommend that this area be converted to a landscape island including a shade tree, as is required per code.
3. Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.
Response noted.
4. Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.
Response noted.
5. Provide foundation plantings on the south elevation of the townhomes.
Response noted.
6. Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.
Response noted.
7. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.
Response noted.