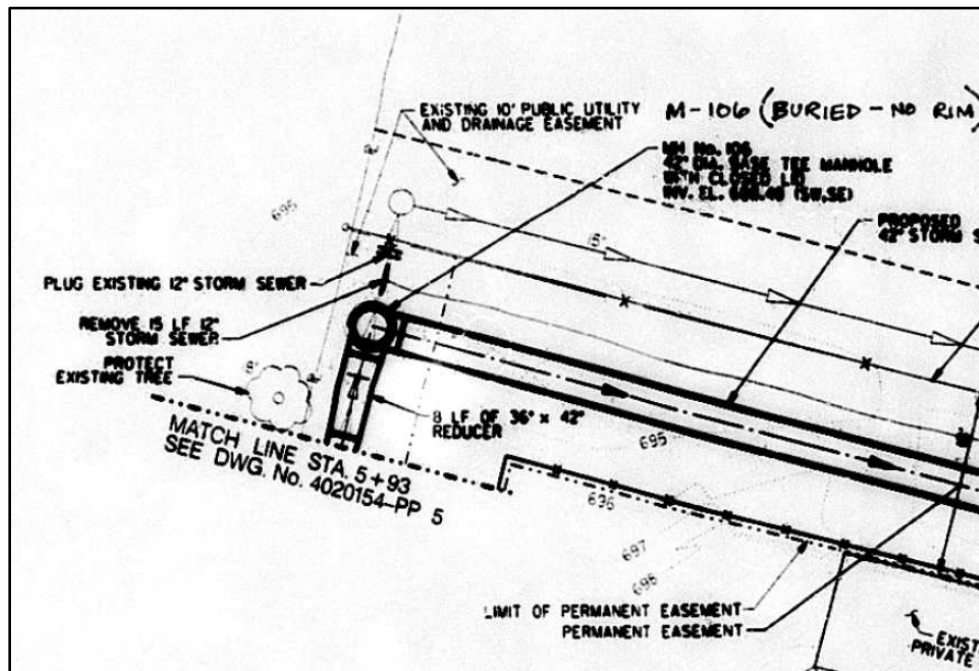


PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 3 Preliminary Plat

53. The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.
54. A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.
55. The petitioner's response to comment no. 42 is noted.
- a) The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = \$8,146 as fee-in-lieu of detention.
 - b) The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.
 - c) The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.



56. The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.
57. The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.

Planning & Community Development Dept. Review

April 1, 2024



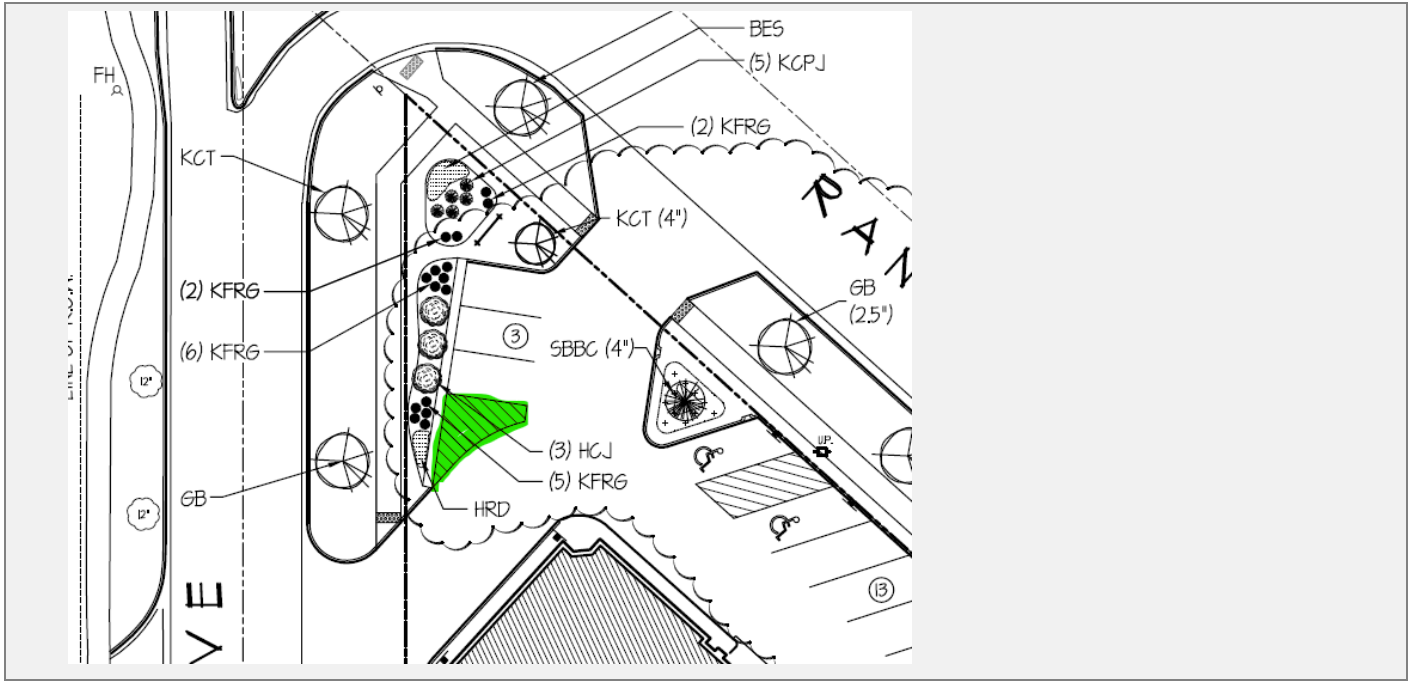
REVIEW ROUND 3

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

Case Number: PC 23-011

General:

50. The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.
51. The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:
- a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
 - b) 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.
 - c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
 - d) Special Use Permit to allow Minor Auto Repair on Lot 1
 - e) 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'.
 - f) 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'.
 - g) 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'.
 - h) 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'.
 - i) Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
 - j) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
 - k) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.
52. The response to comment #41 is noted. If the configuration of the lots/subdivision changes as part of the Final Plat of Subdivision process to where each townhome is located on its own platted lot of record, then a draft of the Covenants, Conditions and Restrictions must be provided as part of the Final Plat of Subdivision approval process.
53. The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.
54. The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.
55. The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).



Prepared by: SAM/UBBARI

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

April 2, 2024

Landscape Comments

1. The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.
2. Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.