

Developer's Responsive Comments to the Informal Board Input Regarding Developer's Initial Concept Plans for Block 425

The purpose of this document is to provide Developer's responses to the various comments as relayed to us from the Village Staff, which they received from their informal discussions with the members of the Board.

General Comments to Proposed Plan

The development team is committed to excellence and plans to do all that it can to earn the confidence and positive support from all commissions and the entire Village Board. We will work closely with staff over the next few months to achieve this goal.

Building Heights

Campbell Street Building 8-Stories:

The developer is requesting approval for 358 units for the entire project. This fits within the zoning regulations for the lot area, and no variation for density is required. We have been very careful to adjust heights on each of the three buildings so that appropriate levels can be placed on each street frontage while maintaining the allowable unit counts. We believe 8-stories is the appropriate solution for the Campbell Street Building as this is very similar or identical to the multi-family B-5 buildings to the north and east.

Chestnut Building - 5-Stories:

As noted above and on staff comment responses, the Chestnut building is purposefully designed to be the smallest of the three buildings. We believe 5-stories facing the street is reasonable and a good transition to 8 stories immediately adjacent on Campbell Street.

Highland Avenue Building - 12+ Stories:

The development team needs to maintain the allowable density of 358 units. In order for us to provide lower height buildings at Chestnut and Campbell, it is necessary to design a taller building adjacent to the Village parking garage along Highland. The existing Village parking garage, which is built all the way to the developer's property line, makes it impossible to use the first 6 floors for any residential use, or anything other than additional parking. Therefore, 6-stories of residential units are proposed above the approximately 450 stall garage, and the top floor will include building amenities and possibly a restaurant with spectacular views. Including all allowable height bonuses, this building is under the allowable Village Code maximum zoning height for this parcel.

Building Architecture

Our comments regarding architectural design, character, scale and materials are discussed in the staff letter responses. The development team has given considerable thought to the entire concept of all three buildings and received very favorable responses at the neighborhood meetings, which approximately 200 residents attended.

Affordable Housing

Affordable housing is very important to the Developer and will be included within this development. Please see staff's letter and responses.

Traffic Parking Loading & Pedestrian Access

A loading and unloading zone will be provided in a recessed area along Chestnut. We will be submitting a full traffic study addressing the concerns regarding pedestrian and traffic movements within and around the Project. All loading and unloading, deliveries, trash removal and move-in and move-outs will be internal and carefully planned and reviewed.

Storm Water Detention and Utilities

Developer' civil engineer, Spaceco is in discussions and coordinating with Village Engineers in order to facilitate proper designs with existing and proposed Village infrastructure in the area. 100% of all stormwater detention will be on-site and will be mitigated appropriately.

Rooftop Restaurant

The rooftop restaurant will be included if an appropriate restaurant operator is identified and properly financed for the construction and operation of a restaurant. The facility will not be a bar; it will have a full kitchen with black iron to the roof, and all necessary amenities. Conversations are on-going, and we are hopeful that this element will be included.

R-6 Property at Southwest Corner at Campbell and Chestnut

The southwest corner of Campbell and Chestnut will be considered for development at a later date. All appropriate concerns will be identified and addressed as necessary with staff in the future.