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April 12, 2019

Mr. Terrence Ennes and
Members of the Plan Commission of the
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005-1403

Re: Request of Taylor Morrison of Illinois, Inc. (“Petitioner”) for Plan Commission Hearing and Recommendation – Sigwalt 16 – Proposed Rowhome Development in Downtown Arlington Heights

Dear Chairman Ennes and Plan Commission Members:

Please consider this letter the formal request of Taylor Morrison of Illinois, Inc., on behalf of SSO Arlington, LLC, the owner of the property referenced herein, to present Petitioner’s proposed project known as “**Sigwalt 16**” before the Plan Commission of the Village of Arlington Heights for review and recommendation to the Village Board.

Petitioner is proposing a new “Class A” rowhome residential development on the 41,939 square foot parcel of vacant land identified as the southern portion of “Block 425” in the Village Downtown Master Plan (the “**Property**”), located between Sigwalt Street on the south, Highland Avenue on the east, and Chestnut Avenue on the west. The Property is south of and directly adjacent to the proposed “Arlington 425” development. The undersigned has been authorized to submit this letter to the Village for and on behalf of the Owner/Petitioner of the Sigwalt 16 project (the “**Project**”).

The Project will involve the construction of three new residential rowhome buildings on the currently vacant Property. Each will be a four-story, rowhome style residential building containing 2-3 car rear-loaded garages. Each building will also have balconies on the top floor adjacent to the public streets, thereby reducing the mass of the fourth floor of the buildings.

The first building, located at the northeast corner of Chestnut Street and Sigwalt Street (the “**Chestnut Building**”), will contain six rowhomes. The second building, located at the northwest corner of Highland Avenue and Sigwalt Street (the “**Highland Building**”), will contain five rowhomes. The third building located between the Chestnut Building and Highland Building along Sigwalt Street (the “**Sigwalt Building**”), will contain five rowhomes. The total number of rowhomes in this development is sixteen, evoked by the subdivision name: “Sigwalt 16”. Each building will include tastefully landscaped grass front yards ranging in size from twelve to twenty feet from the property line following required additional right-of-way dedications on Chestnut and Highland.



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Sidewalks will be constructed on the border of the entire development to provide for easier foot transportation and access for pedestrians.

It is currently contemplated that the Project will be constructed in three phases, with the first phase to include the five unit Highland Building as well as all onsite improvements. Petitioner hopes to break ground early fall of 2019.

Taylor Morrison is very responsive to the many environmental issues connected with new construction and development, and the need to use sustainable elements in its developments whenever and wherever possible. Attached to this letter are many of the presently contemplated sustainable elements of Sigwalt 16. Wherever possible additional sustainable elements will be added.

The parcel on which the Project is located currently consists of 6 lots, all of which are zoned R-3. Petitioner is seeking to consolidate the 6 lots into a Planned Unit Development initially containing four lots, all with R-7 as the underlying zoning for the entire Property. The four lots will consist of the three phases of buildings referenced above, and the fourth lot will be the common area of the project. As each residence phase is completed it will be divided into separate townhome fee simple lots for each unit so that each owner has its own indefeasible fee simple interest in the residence.

Petitioner is seeking very few variances to the Village's Zoning Code, each of which Petitioner vetted carefully with Village Staff, and believes are justified and necessary. Please see Petitioner's "**Written Justification for Land Use Variations**" for a more in-depth explanation of the necessity of these variances.

Petitioner is not seeking any height, density or parking variances. Based on the number and type of residential units being proposed, 24 parking spaces are required for the Project. Petitioner currently plans to provide a minimum of 40 parking spaces with 2 spaces (plus a possible third tandem space) in each garage and 8 surface parking spaces. The surplus of 16 spaces is well in excess of code requirements, and does not include the optional third-car tandem garage space, which may be selected by prospective homebuyers.

Petitioner looks forward to presenting this project before the Village Plan Commission and Board of Trustees for review and approval.

Sincerely,

A handwritten signature in blue ink that reads 'Michael D. Firsell'.

Michael D. Firsell

Sigwalt 16 – Proposed Sustainable Elements
4/12/19

Location and Transportation

- Avoiding environmentally sensitive land (farmland, wetlands, etc.).
- Infill development to avoid dependency on vehicles.
- Compact development to conserve land.
- Proximity to community resources, stores, restaurants, services, public amenities.
- Walkable access to mass transit.

Sustainable Sites

- Construction activity pollution prevention via erosion and sedimentation control
- Multiple trees and native landscape plantings along exterior streets and the internal courtyard, all as depicted in Petitioner’s landscape plans;
- Rainwater management through use of water-efficient landscaping, permeable pavers, and detention system to allow infiltration and control volume of rainwater runoff from site.
- The siding of all buildings will be LP SmartSide which is pest resistant which goes through an extensive energy seal process that includes, sealing all exterior penetrations via flashing, non-expansive foam, approved drainage plane tape, penetration flashing as well as window and door flashing.

Water Efficiency

- Indoor water use reduction through use of high-efficiency/low-flow plumbing fixtures.
- Outdoor water use reduction with efficient landscape design and no irrigation system.

Energy and Atmosphere

- Inherently energy efficient building style of rowhomes with shared walls for greatly reduced heat loss.
- Exterior joints and penetrations sealed against air leakage for an energy efficient building envelope. We will execute an extensive energy seal process that includes, sealing all exterior penetrations via flashing, non-expansive foam, approved drainage plane tape, penetration flashing as well as window and door flashing.
- Favorable wall-to-window ratio, thermally broken windows, insulated low-E glass.
- Majority of appliance options offered will be ENERGY STAR qualified.
- High-efficiency HVAC systems.
- Programmable thermostats and/or smart home system will be offered. A programmable thermostat will be included as well as the option to buy the Alarm.com package which will enable the homeowner to create a “Smart Home”.
- No CFC-based refrigerants in HVAC systems.

- LED light fixtures will be used interior and exterior to reduce energy consumption and extend lifespan of fixtures;

Materials and Resources

- Environmentally preferable products, no tropical wood or materials from endangered forest areas.
- Durable building enclosure to prevent water infiltration with low-maintenance, long-life exterior cladding materials and minimized areas of painting to reduce on-going material waste. The majority of the façades will be masonry. The small sections of the exterior cladding that is not masonry will be LP SmartSide.
- Indoor moisture control with water-resistant building materials at sensitive areas. All tile locations will be installed with the Schluter drainage plane system.
- Construction waste reduction with material-efficient, panelized and prefabricated structural components, and recycling construction debris when possible. Roofs and floor systems will be built with premanufactured floor trusses. Over 95% of the waste removed from the site will be recycled.
- Building materials with sustainable attributes.
- Developer will continue to promote and implement green features and sustainable design elements during the final planning and design process.
- All required above-ground utilities will be properly screened;

Indoor Environmental Quality

- Ventilation with outdoor air to improve indoor air quality. Developer will either install a continuous ventilation system or use a mechanical damper at the furnace to ensure indoor air quality.
- Carbon monoxide monitoring.
- Reduce exposure to indoor pollutants by weather-stripping doors between the garage and conditioned spaces.
- Air filters with minimum MERV 8.
- Low-emitting (low-VOC) materials.
- Windows will meet minimum U-factors per the energy code;