

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

CC: Randy Recklaus, Village Manager

From: Bill Enright, Deputy Director Planning and Community Development

Date: April 12, 2017

Re: Early Review – CA Ventures: Sigwalt Apartments

Village Board meeting April 17, 2017

Please find attached information regarding CA Ventures proposed residential development: Sigwalt Street Apartments. Attached is a letter dated March 31, 2017 from Mark Hopkins, HKM Architects, who are facilitating the project on behalf of the developer. Also included is a conceptual site plan and elevations for the proposed development along Sigwalt Street between Highland Avenue and Chestnut Avenue.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The subject property is located along Sigwalt Street between Highland Avenue and Chestnut Avenue, and is currently vacant. The developer proposes to rezone the property to R-7 multiple family, Planned Unit Development, consistent with the Comprehensive Plan which designates the site as High Density Multi Family. One of the Board's 2017 Strategic Priorities is to facilitate development of this block.

The proposal includes 86 rental apartments in a five floor building. Parking will be included in the building with one level underground with additional parking on levels one and two. Additional parking can be provided in the Vail Avenue municipal garage per Chapter 28 Section 11.3-2. Variations requested include density, floor area ration, building lot coverage, as well as setbacks along the east, west and north property lines. The Sigwalt setback meets code. The height of the building is approximately 60 feet and will need to be verified by providing the average grade at the front of the building. The developer will be required to dedicate 8 feet of property along both Highland and Chestnut for public right of way, which

increases the variations due to the loss of land privately held. Table A attached outlines the site zoning requirements.

The developer is proposing to contribute \$25,000 per required affordable unit towards the Village's affordable housing trust. This equates to \$325,000. In addition, the Village required the developer of Metro Lofts to pay a one time up front fee to the Village for each parking space in the Vail garage that was required for that development. This fee in lieu of providing on site parking compensated the Village for costs to expand the Vail Avenue garage.

Site Related Issues

Storm Water Detention

The developer must provide storm water detention on site. However as a possible alternative, a portion of the storm water detention may be able to be provided by upsizing new storm water pipes that the Village is exploring to address storm water concerns in the neighborhood. If feasible the developer would pay for the cost to upsize. Timing may be an issue as well. In addition, staff is reviewing what will be required for fire lanes to service the building.

Density

The developer is seeking a variation to density. The site can currently allow 59 units. After 8 feet is dedicated on both Highland and Chestnut for additional Village right of way, the allowed density decreases to 55 units. The developer is seeking 86 units. The developer shall provide data to support the variation for density. Housing trends include smaller unit household size and smaller unit sizes given that there are more single persons than historically.

Parking

The developer is proposing 94 on site parking spaces for 1.14 per unit. Code requires 1.5 per unit therefore an additional 31 spaces will be required in the Vail garage. Recent parking counts in the garage indicate that the 31 additional spaces can be accommodated for the proposed development. As the garage is adjacent to the development, code allows for parking in the garage, therefore no variation is required. The Village would enter into an agreement with the developer to require that 31 permits are purchased from the Village annually, in addition to a one time fee similar to Metro Lofts in lieu of providing parking on site.

Conclusion

It is recommended that the Village Board evaluate the conceptual site plan and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically, as it relates to the proposed site plan and density variation.

Table A - Zoning Analysis

Setbacks	Code	Staff Recommendation	Staff Recommendation after Dedication of 8 feet	CA Ventures Proposal
Sigwalt	20 feet	20 feet	20 feet	19.9 feet
North side	35 feet	20 feet	20 feet	18.4 to 19.9 feet
Highland	45 feet	20 feet	12 feet	8.5 to 10.7 feet
Chestnut	45 feet	20 feet	12 feet	13.7 to 15.6 feet
Height	60 feet	60 feet	na	59 feet to be verified by average grade at front
Parking	1.5 per unit 129 total	1.5 per unit 129 total	na	1.14 98 on site
Building Lot Coverage	45%	67%	na	64% per dedication 67% after dedication
Floor Area Ratio	200%	244%	na	230% prededication 244% after dedication