



June 12, 2017

Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 45 S. Chestnut – Project Description

Dear Plan Commission,

CA Ventures/CA Residential is proposing a new multi-family residential project to be located on the property along Sigwalt Street between Highland Avenue and Chestnut Avenue. The property is currently vacant.

Part of the development will include rezoning the property from R3 to R-7 multiple family, Planned Unit Development, which is consistent with the Village's Comprehensive Plan. The Comprehensive Plan designated the site as High Density Multi Family.

The development includes 88 rental apartments in a 5-floor building with a basement. The basement will include parking, storage, mechanical and electrical spaces. The first floor will include parking, residential units and the lobby to the building. The second floor is a mix of residential units and amenity spaces such as a community room, fitness room and an outdoor roof deck. The third, fourth and fifth floor are all residential units.

The design of the building is contemporary and will mesh with both the residential neighborhood to the west and south as well as the more urban feel of the mixed-use downtown area. The exterior materials of the building include a mix of utility size face brick, cast stone and metal panels. The first floor units will have patios facing the street, which will help to activate the street levels and engage the community. In addition to the patios, landscaped planters and bike racks will help to activate the street level, especially on Sigwalt.

110 parking spaces will be provided in the basement and first floor parking areas. This equates to a 1.25 ratio of parking stalls per unit.

The height of the building to the roof deck line is 58 feet, which meets the R-7 height limit of 60 feet. The U-shaped nature of the floor plan allows the second floor roof deck to be formed along the south façade of the building. This helps to reduce the overall massing of the building along the major elevation on Sigwalt street.

In response to the Village's Affordable Housing Policy, CA Ventures/CA Residential is proposing to contribute \$25,000 per required affordable unit towards the Village's affordable housing trust. This equates to \$325,000 total.

There are several variations that we are seeking for this development. Please refer to the separate Justification for Variation letter for further detail.

We are very excited about this project and look forward to working with the Village throughout this entire process.

Regards,

A handwritten signature in black ink, appearing to read "M. Porto", with a long horizontal stroke extending to the right.

Michael Porto
Project Manager
CA Ventures