



August 25, 2017

Michael Porto
CA Ventures
130 E. Randolph Street
Suite 2100
Chicago, IL 60601

Re: 45 S. Chestnut – Neighborhood Meeting Summary

Dear Sam,

The following is a summary of the neighborhood meeting that was held at 7:30pm on August 21, 2017 at the Village of Arlington Heights Village Hall. All residents within 250' of the property received letters inviting them to the neighborhood meeting. The letter also encouraged residents to invite other neighbors that may not have received the letter.

General Information

- Around 40 residents were in attendance for the neighborhood meeting. The meeting started promptly at 7:30pm and ran until approximately 9:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures) and Mark Hopkins (HKM Architects) were all in attendance representing the petitioner.
- CA Ventures gave a quick overview of the purpose of the meeting and informed residents about the upcoming public meetings with the Village. Specifically, Design Commission Hearing on Tuesday, September 12, 2017 and the Plan Commission hearing tentatively scheduled for Wednesday, September 27, 2017.
- Mark Hopkins gave a 20-minute presentation that outlined the entire project, including some revised renderings and exterior elevations that address some of the concerns brought up in the Design Commission hearing on August 8, 2017.
- After the presentation from CA Ventures and HKM, the meeting was opened up to Q&A from the residents.

The following topics have been grouped together and summarized based on the questions and concerns of the residents.

Parking

- Residents were concerned with how parking on the surrounding streets and in the Vail St Parking Garage would be affected by the proposed development. The development team explained that it is their intention to apply for a variance that would allow a parking ratio of 1.25 parking spaces per unit (Village Code states 1.50). The 110 spots in the building would meet that proposed variance request.
- Residents were concerned with how overflow parking would be handled and where they would park.

Traffic

- Residents were concerned about what sort of impact the proposed development would have on the traffic in the area.
 - Residents explained that during rush hours, there is daily traffic back-ups on Chestnut.
 - The intersection of Highland and Sigwalt is of specific concern because parking is allowed on Sigwalt ,just east of Highland. With cars parked on the street, it becomes a blind intersection trying to turn out on to Sigwalt.
 - Residents had major concern about the increase in traffic in the neighborhood to the south of the property. There are 3 or 4 intersections along George St that do not have stop signs in either direction and there have been several accidents at those intersections recently.
 - The development team informed residents that a traffic study was recently completed for the new development and it did not indicate that any revisions be made to the adjacent intersections. Independent of this project, it does sound like the Village should study some of the intersections in the surrounding area to see if additional traffic control needs to be added.
- Residents asked if there would be any street closures once construction began on the project. The development team informed the group that the only time there would be a street closure would be when new utilities are being tied in to the existing utilities along Sigwalt. This would be coordinated with the General Contractor to limit the amount of time the street would be closed.

Exterior Appearance

- There were several residents that spoke out in support of the proposed design and thought it would be a great fit on the site.
- There were several residents that had concerns regarding the appearance of the building. The concerns are listed below.

- A lot of residences in the surrounding neighborhood are over 100 years old. There are concerns that the proposed solution does not contextually fit with those older residences.
- Even though the 2007 Downtown Master Plan calls for a 4-6 story building on this site, residents feel that the neighborhood has changed and don't feel that the proposed development is a good transition between residences and the downtown. The development team stated that the Planning and Community Development Department's published goals for 2017 includes encouraging development of Block 425
- Residents are concerned that the building is too tall compared to the surrounding buildings and does not address the neighborhood.
 - One suggestion was that the west half of the building drop down to 4 stories while the east half go up to 6 stories to help transition to the neighborhood.
 - One suggestion was to flip the 2nd floor outdoor amenity space and have it face the north side to help mitigate any noise that may be traveling to the neighborhood to the south.

Variations

- Residents were concerned that the development team is pursuing too many variations with the Plan Commission submittal.

Site Utilities

- Residents had concerns about how water would be controlled at the new development and if the neighborhood would be affected. The development team indicated that the MWRD and Village standards would actually help water in the neighborhood because the new project needs to meet these standards. The development team explained that the new site would be addressing volume control with a storm trap located on the northwest portion of the site.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on August 21, 2017.

Regards,



Michael Porto – CA Ventures
Project Manager