



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

April 17, 2017

8:15 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Farwell, Glasgow, Tinaglia, Rosenberg, Scaletta, Sidor and Blackwood.

Also in attendance were: Randy Reckalus, Ben Schuster, Robin Ward, Tom Kuehne, Charles Perkins and Becky Hume.



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XIV. REPORT OF THE VILLAGE MANAGER

A. CA Ventures - Sigwalt Apartments - Early Review

Mr. Perkins said CA Ventures is proposing a 5 story, 86 unit apartment development with onsite parking. They are seeking a number of variations and asking for 31 parking spaces in the Vail Avenue garage. The development is consistent with the comprehensive plan and a transition site to the neighborhood. The developer is seeking Early Review for Board feedback.

President Hayes asked about the parking. Mark Hopkins of HKM Architects said there are 86 units and 94 parking spaces. Overflow is scheduled for the Vail garage. Mr. Perkins said the staff conducted counts in the garage two times during the night and there is more than adequate parking available to accommodate these spaces. Both Metro Lofts and Metropolis Lofts were required to pay a financial contribution for parking spaces.

President Hayes asked how many tenants would have two cars. Matt Katsaros of CA Ventures said their study estimated 1.1 and 1.25 spaces of parking per unit. They are seeing a decline for the need of cars. They have done comps on other like buildings and don't expect more than 1.25 spaces will be necessary per unit.

Mr. Perkins said that the parking spaces would not be designated, but issued by permit in an open garage format. Staff will have to monitor the number of spaces permitted so the garage is not oversold. Metro Lofts has not needed to use all that they were allotted.

Mr. Katsaros said there will be 1 and 2 bedroom units that will range from 754-867 square feet for the one bedroom units and 1089-1237 square feet for the two bedroom units.

President Hayes said he would love to see development in the area but is a

little concerned with the number of variations. He is anxious to bring more residents into the downtown area.

Trustee Rosenberg asked about the fees for the parking spaces. Mr. Perkins said the total charge would be around \$175,000 for the spaces. Trustee Rosenberg asked if the building could go higher or lower to create additional parking versus using the Vail garage. He was concerned that the northern part of the lot may be developed and need parking. He cited the Metropolis Ballroom expansion, the Ale House and new restaurants which are all putting pressure on the Vail garage. He doesn't want people to be discouraged with a lack of parking. He said he liked the concept and it is a great looking building.

Mr. Perkins said the formal process will require significant data on parking. The Village collected counts in early March on level 4, which had 78 and 190 spaces available at 10 pm and 2 am respectively. That analysis still needs to be vetted and staff will need to take into account future needs.

Trustee Rosenberg said he would like more space available for the public versus the permits. Mr. Katsaros said it is challenging and extremely expensive to add another full underground level. Some parking is built into the first and second floors and units surround it so the building is not garage like in appearance. They are pushing as far as they can before the parking imposes visibly to the street. They plan on providing a more detailed parking report. They do not wish to take up much of the Village's garage.

Trustee Farwell said he liked the look and the number of 86 units is okay. Density makes suburban downtown's work. He concurred with the concern of taking spaces out of the public domain. He would like to know what the parking ratio is in the Village. He also would like to see what might happen on the other 2/3 of the block as there may some economies of scale would make for a better block.

Trustee Sidor said it is hard to find parking on the 4th floor of the Vail garage on given days. He said it seems like the Village is volunteering this parking for so many projects. He said he had huge concerns with any overflow into the Vail garage. He said it would be great to add 86 apartments. He asked what the rent would be. Mr. Katsaros said approximately \$2.40 per square foot.

Trustee Blackwood asked if there was a safety provision for those parking in the Vail garage. Mr. Katsaros said they had looked at a bridge, but it was very expensive. The plan is to have one space per unit in the building and then for those units that have two cars, keep the car used less frequently in the Vail garage. The building has 1.1 spaces for each unit; his study says that they need 1.1 to 1.25 spaces per unit.

Trustee LaBedz asked if these were luxury apartments. Mr. Hopkins said

they were and the building has fire pits, a roof deck, an outdoor kitchen, a fitness center and a large bike storage room. Trustee LaBedz said she would like to know what the projected household sizes are. Mr. Hopkins said the prediction is that 80% of the units will be housed by singles. Household sizes are getting smaller in all age groups.

Trustee Tinaglia said it was a good looking building. He said if it went up a floor, they would need a height variation and if it goes over 60', it would need to meet high rise standards. He suggested space could be used on the first or second floor that could be banked parking and if it was not needed, be converted into units. Mr. Hopkins said he thinks when they have hard numbers they can demonstrate the parking capacity is okay. They will look at practical approaches to self-contain it.

Trustee Scaletta said the downtown continues to fill up and he wants to make sure we have enough parking. He said he thinks the developer should provide parking for the property. He said the units were pretty small for condos. Mr. Katsaros said the sizes are very typical in the marketplace right now. They are a rental builder. To design larger units in case of a future conversion would cause them to lose a significant footprint in the units. They are a long-term-hold developer and not looking to flip the property. He said they have talked to the neighboring property owner, but there are no firm plans for that site yet.

Trustee Scaletta asked about visitor parking. Trustee Sidor said overnight parking stickers can be purchased for the Vail garage and any building downtown can use the stickers. Trustee Scaletta said there also is not a place to drop someone off at the building and a place for loading. He said they should look at the number of variations they are requesting and the degree to minimize where possible.

Mr. Perkins said this is a residential transition site so R7 is the most appropriate zoning. There is no retail.

Trustee Glasgow asked if expanding the Vail garage was a possibility. Mr. Perkins explained that it was not unless they moved into space on the other side of Highland when the block is expanded. Mr. Katsaros said he could not speak to the other property owner's plans and he has no control over them. Trustee Glasgow said it was a nice idea and he wanted to hear more.

President Hayes said as this was Early Review, there is no obligation for the Board to vote one way or another based on what was said. The building will still have to go through the process.

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