



January 26, 2018

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 entire block is currently vacant but this proposed project would be located at the southern portion of the site.

A previous version of this project was presented to the Village Board on October 16, 2017, which resulted in a denial. Most of the concerns that the Village Board had related to density, parking, loading, traffic, mass and scale. Since that meeting, the project has undergone significant revisions to address these concerns.

Part of the new 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 now includes 80 rental apartments in a 5-story 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/public spaces. 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 and the feel of the mixed-use downtown area. The exterior materials of the building include a mix of utility size face brick, cast stone and fiber cement siding. The Village Board had concerns with the previous submittal regarding the mass of the building as it relates to the surrounding neighborhood.

The new proposal includes a 10-foot setback of the 5<sup>th</sup> floor on the east and west elevations. In addition, the 5<sup>th</sup> floor is now partially set back 10 feet along the north elevation and 13 feet along the south elevation.

Sustainability is also an important aspect of this project and multiple elements have been incorporated into the design of both the site and building. Due to the location of the site, the project will have a very pedestrian-focused approach. 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 bicycle racks near the main entrance will help to accommodate pedestrians, especially along Sigwalt. The entire site will be designed with low maintenance and drought-tolerant landscape elements, helping to reduce water consumption.

The building itself will also incorporate several sustainable elements. The HVAC system will be a high-efficiency system and LED lighting will be implemented on both the exterior and interior. Plumbing fixtures will be high efficiency/low-flow to help reduce water consumption. In addition, the design team is still considering potential sustainable options such as adding a car charging station and purchasing Energy Star rated appliances.

120 parking spaces will be provided in the basement and first floor parking areas. This equates to a 1.50 ratio of parking stalls per unit, which meets the Village's Municipal Code. In terms of street parking, 3 of the 5 existing parking spaces along Highland Ave will remain. In addition, 7 more parking spaces and a loading zone will be provided along Sigwalt St intended to be used for both guest parking and general public parking.

The height of the building is approximately 57'-3" above grade on the west side and approximately 60'-0" above grade on the east side. This elevation varies because the site grading slopes down from west to east. 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. As previously mentioned, the new proposal includes setbacks of the 5<sup>th</sup> floor on all 4 sides of the building to reduce the bulk of the building.

In response to the Village's Affordable Housing Policy, CA Ventures/CA Residential has gotten approval from the Housing Commission to contribute \$25,000 per required affordable unit towards the Village's affordable housing trust. This equates to \$300,000 total.

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

Throughout this entire process, the project is intended to be sensitive to the concerns of the neighborhood while still maintaining the goals that the Village has identified for this site. The revisions that have been made address the major concerns that the Village Board had relating to parking, density, traffic, mass and scale.

We are very excited about the new version of 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 flourish extending to the right.

Michael Porto  
Project Manager  
CA Ventures