

From: Steve Lescohier

Date: January 23, 2018 at 3:26:47 PM CST

To: "thayes@vah.com" <thayes@vah.com>, "rbaldino@vah.com" <rbaldino@vah.com>, "cblackwood@vah.com" <cblackwood@vah.com>, "tglasgow@vah.com" <tglasgow@vah.com>, "rlabdez@vah.com" <rlabdez@vah.com>, "brosenberg@vah.com" <brosenberg@vah.com>, "jscalta@vah.com" <jscalta@vah.com>, "msidor@vah.com" <msidor@vah.com>, "jtinglia@vah.com" <jtinglia@vah.com>

Subject: CA Ventures - Sigwalt and Chestnut Jan 24th meeting

The area targeted by CA Ventures should be defined by a development plan vision conceived by the village through its planning and development process. I cannot imagine the building proposed is what village planners had in mind for the Sigwalt & Chestnut location. The area in question is most appropriate for construction of residential units more of a transitional nature than the building proposed. In other words, this site is right for townhomes, not a high rise apartment building.

I'm sure final rejection would be a disappointment to CA Ventures. This is proposed building looks like a high density campus housing project, which fits squarely in their wheelhouse. If you define a transitional vision CA Ventures could adapt, or another firm with more experience with townhome projects could make a proposal.

Don't accept a proposal which is a mismatch for the location. Reject apartment building proposals for this site and articulate a vision which offers a better planned transition from single family zoning to the west & the downtown area to the east.

I cannot attend the 1/24 meeting, so I'll send you this note.

Regards,

Steve

On Jan 23, 2018, at 1:44 AM, M Ryan

wrote:

I'd appreciate if you could kindly forward to the design commission members. I am unable to attend the design commission meeting of Jan 23, 2018.

I respectfully ask that the Sigwalt Apartments proposal be denied reconsideration. Despite the proposed changes, the changes are minimal at best. This design is still not harmonious to the immediate neighbors to the west and south, many of whom live in homes nearly, if not in excess of, 100 years old. The revised proposal would still require too many variances and I believe will make both vehicular and pedestrian traffic in the area unsafe. The Sigwalt Apartments are simply too large on too small a lot with too many variances.

Please be assured, I do support development of this area; however, I believe the Sigwalt Apartments will not be a beneficial addition to the downtown area. The master downtown redevelopment plan is dated and does not reflect the current immediate neighborhood, the improvements as well as investments homeowners have made over the course of the last ten years.

Although we may or may not agree on this issue, I sincerely thank you all for your service to the Village of Arlington Heights.

Mary Karavas
115 S. Chestnut Ave.
Arlington Heights, IL 60005

From: Garry Wicka

Date: January 24, 2018 at 10:07:47 PM CST

To: <thayes@vah.com>, <rbaldino@vah.com>, <cblackwood@vah.com>, <tglasgow@vah.com>, <rlabedz@vah.com>, <brosenberg@vah.com>, <jscaletta@vah.com>, <msidor@vah.com>, <jtinaglia@vah.com>

Subject: Growth in the Downtown area

To all: I am sure you are tired of getting communication or complaints about how horrible all the new development is going to be in the Arlington Heights area. So am I. This email is not to complain, but rather let you know that smart, sustainable growth in the village is very welcomed.

I believe there is a large portion of the Arlington Heights population that truly supports the village's long term growth plan and are excited to see that we are actually bringing in new development, unfortunately I believe this is being drowned out by a small portion of the residents who for some reason believe that any new development is horrible.

As you are looking at proposals for the downtown area continue to think about how we can increase the density, but please also ensure this comes with incremental parking, incremental traffic systems, incremental safety coverage (police, ambulance, safe drives home, etc...) If these can grow in unison we can continue to ensure that our village/town can continue to prosper. When we moved from Austin TX we picked Arlington Heights for several reasons, but one of the major ones is that there was a growing a prosperous downtown - this is truly one of the major assets of Arlington Heights.

So please do not let small majority ruin a great plan for continued growth in Arlington Heights.

Yours truly,
Garry Wicka

8 N Ridge Ave
Arlington Heights, IL 60005

From: Maria Vennewitz
Sent: Sunday, February 18, 2018 12:55 PM
To: Hayes, Thomas <thayes@vah.com>; John Peck
Subject: Re: Letter of concern for block 425 development

Dear Mayor Hayes,

To reiterate comments in my past submission re: parcel 425. I remain concerned regarding the absence of green space in this proposal. A recent post on Next Door is a fine example of current issues with other downtown residents that lack green space for their pets. I assume dogs/owners using Harmony Park are residents that live in neighboring high-rise buildings. And while this post is about not cleaning-up, another resident notes that dogs are not even allowed in the park. The lack of compliance here points to the absence of dog green space, as well as disregard for code.

Please recognize that the current situation does not accommodate dogs reasonably well and you have an opportunity to address this going forward with subsequent developments that allow dogs (i.e, CA Ventures). I urge you to consider this point, as well my other concerns, for the constituents that you represent. I appreciate the consideration.

- **Green space-** the development lacks reasonable green space, and will host pets. These two don't environmentally add-up for the neighborhood. I urge you to stand at the corner of Dunton Tower apartments any day of the week and count the number of residents that flood to the single family homes to relieve pets. This is not hygienic for homeowners, and could be abated with proper planning.

Regards,
Maria Vennewitz



Marcie Fleming, Arlington Hts Pioneer Pk



Dog Poop

I know it's cold outside. I know there are times when the grass and sidewalks are covered in snow. But, please...pick up your dog's poop after they potty outside in public spaces. It may seem like an inconvenience to you, but it's not that difficult. I pick up after my puppy EVERY TIME. I even knocked on a neighbor's door to get a bag when I forgot to bring one with me. The downtown area, where Santa was set up during Christmastime, was covered in dog poop yesterday because the snow had melted. It was disgusting and unsanitary. Please be considerate of your neighbors. Thank you! Ok, I'm done with my rant. Enjoy the rest of your weekend :-)

30m ago · 29 neighborhoods in General

On Mon, Oct 16, 2017 at 10:36 AM, Maria Vennewitz

wrote:

Dear Mayor Hayes,

I am a home owner in Arlington Heights for the past 14 years; currently living at 39 South Mitchell Avenue near the central business district. This letter stands to inform you of my concern with the development proposal for block 425. This development is ~150 feet East of my single family home. And while I'm eager for development, I regret I cannot support this given the current proposition:

- **Density-** plan exceeds ideal size of a building on a lot size of such; set back and height are primary worries. While similar rental residences have been sited, none are positioned with balconies that face single family homes, or were built in the past decade where city planning should be committed to historic properties.
- **Central Business District rental vacancies-** this proposal does not address an unmet need in apartment rentals in the neighborhood. Approximately 50 apartments are vacant this morning on Zillow.
- **Luxury vs. mid-tier housing-** while the developer boasts luxury, this is actually a mid-tier rental given the amenities and price point.
- **Revenue-** mid-tier renters spend greater share of their income on core needs, such as housing, transportation, and food, than higher-income renters. This income bracket is less likely to drive growth in the central business district on discretionary items and drive growth that is needed to maintain and grow Arlington Heights.
- **Parking-** Overflow parking will impact the narrow neighboring streets that currently allow only one car passing when parking on both sides.
- **Green space-** the development lacks reasonable green space, and will host pets. These two don't environmentally add-up for the neighborhood. I urge you to stand at the corner of Dunton Tower apartments any day of the week and count the number of residents that flood to the single family homes to relieve pets. This is not hygienic for homeowners, and could be abated with proper planning.
- **Design-** The neighborhood is not modern, nor even slightly transitional. My home is ~90 years old and we've invested money to maintain the look and feel of the historic area.

- **Comprehensive Plan-** The lack of visibility to the greater comprehensive plan seems financially unfair. With each investment in my home, and subsequent building permit, it would have been helpful to best know my investment was at risk for resale.

While I understand the value of development, and wish to see this happen sooner than later, I believe this opportunity is not correct as positioned. My solutions include reducing the foot print of the proposal to address parking, set-up and create a green space. And while this may reduce the short term profit, it may then create a luxury rental that has the discretionary income spend that will drive growth in Arlington Heights.

Thanks for your prompt attention.

Kind regards,
Maria C Vennewitz

Theresa Jordan
125 S. Chestnut Ave.
Arlington Heights, IL 60005

February 20, 2018

Village of Arlington Heights President and Board of Trustees
Mayor Thomas Hayes (thayes@vah.com)
Trustee Richard Baldino (rbaldino@vah.com)
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Trustee John Scaletta (jscaletta@vah.com)
Trustee Mike Sidor (msidor@vah.com)
Trustee Jim Tinaglia (jtinaglia@vah.com)

RE: Block 425 Development Proposal by CA Ventures

Dear Mayor Hayes and Village Board Members:

As a 17-year resident of Arlington Heights and an Environmental, Health and Safety Engineer, with children in the public schools, **I am writing to you to ask the Village Board to vote not to approve the Proposal by CA Ventures for a 5-story apartment building on Block 425 when it comes before you.** While I fully support development of the vacant land on Block 425, it must be appropriate to the neighborhood and add value to the community. The current proposal does neither, whereas a smaller, more high-end development would be an asset to the Village.

The proposed development will have 80 units, and require 12 variances to a wide variety of Village requirements¹. I have attended several public meetings at which the renderings of the building and its appearance have been presented and have directly spoken with the developers and the architect. Based on this information, I am writing to you to express the following serious concerns with the proposal, its impact on the surrounding neighborhood and the greater Village of Arlington Heights community.

1. An increase of traffic will pose safety threats to the neighborhood and worsen the availability of parking that is already scarce.

The streets in this neighborhood, such as South Chestnut Ave, are more narrow than the current Village standard. In addition, many nearby side streets have uncontrolled intersections, or intersections controlled with only Yield signs or 2-way stop signs. The increase in traffic due to this proposal will result in a large increase in the number of cars driving thru the immediate and surrounding (e.g., Pioneer Park) neighborhood every day – a neighborhood that includes two schools (Wayside and South Middle

¹ CA Ventures letter to "Neighbors" dated December 11, 2017

School). In the past six months alone, there have been at least three serious accidents within two blocks of this location (to the west and south), with cars that have been totaled, flipped, and even one with a driver who had to be cut out of their car by first responders. We can expect that these incidents will increase with increased traffic, posing serious threats to the safety of all pedestrians but especially the numerous neighborhood children – children who play outside and walk to and attend local schools. In addition, public parking in this neighborhood is already scarce and the additional parking load that will be drawn by this development cannot be accommodated.

2. Overload of the existing storm/sanitary sewer system will increase the likelihood of sewer back-ups and flooding of homes and property, resulting in unnecessary costs and a burden to current residents.

The impact of 80 additional toilets, showers, dishwashers and washing machines discharging daily into the current combined storm/sanitary sewer system in this part of the Village will increase the likelihood of sewer backups in the neighborhood. My house, along with many others nearby, has experienced multiple sewer backups in the last 6 years, resulting in raw sewage flooding our homes. These incidents create a burden of costs for clean-up and restoration that can run into thousands of dollars, not to mention the time and effort involved. The only current remedy is for individual homeowners to install Sewer Backup Prevention systems which can cost up to \$15,000 per house. The Village currently will reimburse homeowners up to \$11,250 if they choose to do this. Requiring residents and the Village to pay for mitigation of stormwater management issues created by overly-large developments such as this is completely unacceptable and fiscally irresponsible.

3. The beauty of the neighborhood will be diminished by such a large, out-of-place building
Downtown Arlington Heights is filled with beautiful buildings and thoughtfully-planned public spaces such as Harmony Park. This has drawn many people who wish to live close to these vibrant areas, and as a result, homeowners have invested significant amounts of money in remodeling older homes as well as building new single-family homes on the streets surrounding block 425. A 5-story building will be a visually-jarring, out of place addition to this neighborhood. It is simply too tall and too dense for this location, especially given it would be surrounded by single-family homes on two sides. It is also plain and unadorned in design, giving it a “cheap” appearance that is not at all in keeping with other newer buildings closer to the downtown area.

4. The current Comprehensive Plan for this area is out-of-date and mis-leading and will contribute to ill-informed decisions about this proposal.

The 11-year-old Comprehensive Plan that shows a multi-unit building in this location amidst “single family attached” and “multi-family” homes is out of date and no longer reflects the reality of how the Village has grown. Reviews of the current proposal which include this Comprehensive Plan mis-lead Village staff, Commission members, and Trustees into thinking that this type of building is appropriate to the location, when in reality it would negatively impact the community. A proposal that consists of smaller buildings with more expensive detailing and finishes is a better fit for this location. It would make a more appropriate transition between taller buildings to the north and east and the single family homes which are immediately to the south and west of this block. It would also have a much smaller impact on public utilities and local traffic.

5. Arlington Heights Building Code is not met and the large number of variances requested are not justified per Village ordinance

This proposal requires variances from 12 different elements of the Arlington Heights Building Code. The variances requested are for significant elements of the design, including lot size, lot coverage, building height, massing, building setbacks, loading zones, and more. The excessive number of variances requested is a clear indication that this proposal does not fit with this location. Furthermore, the Village of Arlington Heights Municipal Code, Chapter 28 "Zoning Regulations" states that variances from zoning regulations should be authorized only when conformance would impose "unusual practical difficulties or particular hardship" to the applicant. With regard to the current proposal, this is simply not the case. The criteria for determining such hardship are defined in the regulation, which states: *"In its consideration of the standards of practical difficulties or particular hardship, the Plan Commission shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulation in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated."* In the case of this proposed development, **none** of these conditions are met. In fact, there are several alternative development scenarios which would generate profit for the owner given current market conditions. Right across the street at 26 S. Chestnut Ave, for example, a newly-built single-family home was sold on January 4, 2018 for \$840,000; it was built on an empty lot that was purchased in 2015 for \$200,000. This clearly demonstrates that these properties can be feasibly developed **without hardship** under existing zoning as single-family homes, as the 3 lots on Chestnut Ave included in this proposal were purchased by the current owner for \$157,000, \$215,000 and \$232,000. Additionally, this proposed development **would** "substantially alter the essential character of the locality," given it would be surrounded by single-family homes on 2 sides. Therefore, there is no justification for authorizing the variances requested.

In closing, I would like to thank you for your consideration of the information and the views I have presented in this letter. Once again, I urge the Village Board to vote to **not approve this proposal** and instead encourage the Village to support more appropriate development for Block 425 that will enhance the beauty of the neighborhood and serve as an asset to our community.

Sincerely,



Theresa Jordan

CC:

Mr. Charles Witherington-Perkins, Director of Planning and Community Development
Mr. Randy Recklaus, Village Manager