



December 22, 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 7:00pm on December 20, 2017 in the Theater Room at the Arlington Ale House. Per the Village's requirements, all residents within 250' of the property received letters inviting them to the neighborhood meeting. In addition, additional invitations extended to the west, south and east of the property to encourage more owners of the single-family homes to attend. In all, 185 letters were sent.

General Information

- Around 40 residents were in attendance for the neighborhood meeting. The meeting started promptly at 7:00pm and ran until approximately 9:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures), Mark Hopkins (HKM Architects) and Eden Richards (HKM Architects) were all in attendance representing the petitioner.
- CA Ventures gave a quick overview of the purpose of the meeting. CA Ventures gave a quick overview of the project, including how a previous version of the project that started in June, 2017 was denied by the Village Board in October, 2017. CA ventures explained that significant revisions were made to the proposal and that the project appeared for early review with the Village Board on December 4, 2017. Attendees were made aware that CA Ventures plans to continue forward with the project but understands that the approval process is starting over.
- Mark Hopkins gave a 20-minute presentation that outlined the entire project since there may have been some attendees that may have been seeing the project for the first time. After the general overview, Mark Hopkins focused on explaining the specific revisions that

were made to the project since the last time the project was seen by the public. This included the revised density, parking ratio, street parking and massing of the building.

- After the presentation from CA Ventures and HKM, the meeting was opened to Q&A from the residents.

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

Meeting Notifications & Timing

- Some residents were upset with the timing and schedule of the neighborhood meeting. They felt the meeting invitation letters were received without enough notice. There were also concerns about having the meeting 5 days before Christmas.
 - The petitioner noted that letters were postmarked on Tuesday, December 12th. The petitioner also noted that the date of the meeting was set on a week where schools are still in session and occurred only 2 days after a Village Board meeting so they felt that the timing of the meeting was appropriate.
- A few residents claimed to have never received an invitation to the meeting and felt that the petitioner was trying to limit the invitations.
 - The petitioner noted that the Village requires all properties within 250' of the property line on all sides of the property be invited to the meeting. In this case, the petitioner explained that they went above and beyond the required boundaries to invite more than double the invitations that were sent out during the first neighborhood meeting in August 2017. Attached is an aerial image of the neighborhood showing the required distance highlighted in yellow. The area in light blue represents the residents that were sent letters. A spreadsheet of names, addresses, and PINs of all residents that were sent a letter can be provided by the petitioner upon request.

Building Parking

- One resident pointed out that there were only 119 parking spaces shown on the drawings
 - The petitioner stated that they will recount to confirm that there are indeed 120 parking spaces shown.
- A resident asked how the tandem parking spaces would work based on comments from the Village Board in previous meetings.
 - The petitioner commented that this was discussed in the early review meeting on December 4th and that since 45 units are either 2 or 3 bedroom units, the tandem spaces would be dedicated to those units with 2 cars.

- A resident asked if the turning radii for vehicles within the garage has been checked.

Street Parking

- There were several residents who were pleased with the additional street parking along Sigwalt St that results in a net gain of 6 spaces from the existing conditions.
- One resident was concerned with the loading zone being placed on Sigwalt. The concern was based on the disruption of traffic along Sigwalt and the visual appearance of trucks parked in front of the building.
 - The petitioner commented that the original proposal had the loading zone along Highland but due to other neighbor comments, as well as comments from commissioners and the Trustees, it was decided that moving the loading zone to Sigwalt was a much better option logistically.

Traffic

- Residents were concerned about what sort of impact the proposed development would have on the traffic in the area.
 - 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. The petitioner recommends that the Village looks into this issue more and offer a solution to the residents, outside of this development.

Exterior Appearance

- There were several residents that spoke out in support of the proposed design and thought that the 5th floor setback was a good attempt to reduce the massing.
- One resident agreed that the exterior material changes helped to soften the feel of the building.
- One resident asked what material would be provided at the roof level next to the 5th floor balconies. Now that the 5th floor units are recessed, would those residents be looking on to a standard roof membrane?
 - The petitioner responded saying that they are still looking in to options for this.
- 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.

Variances

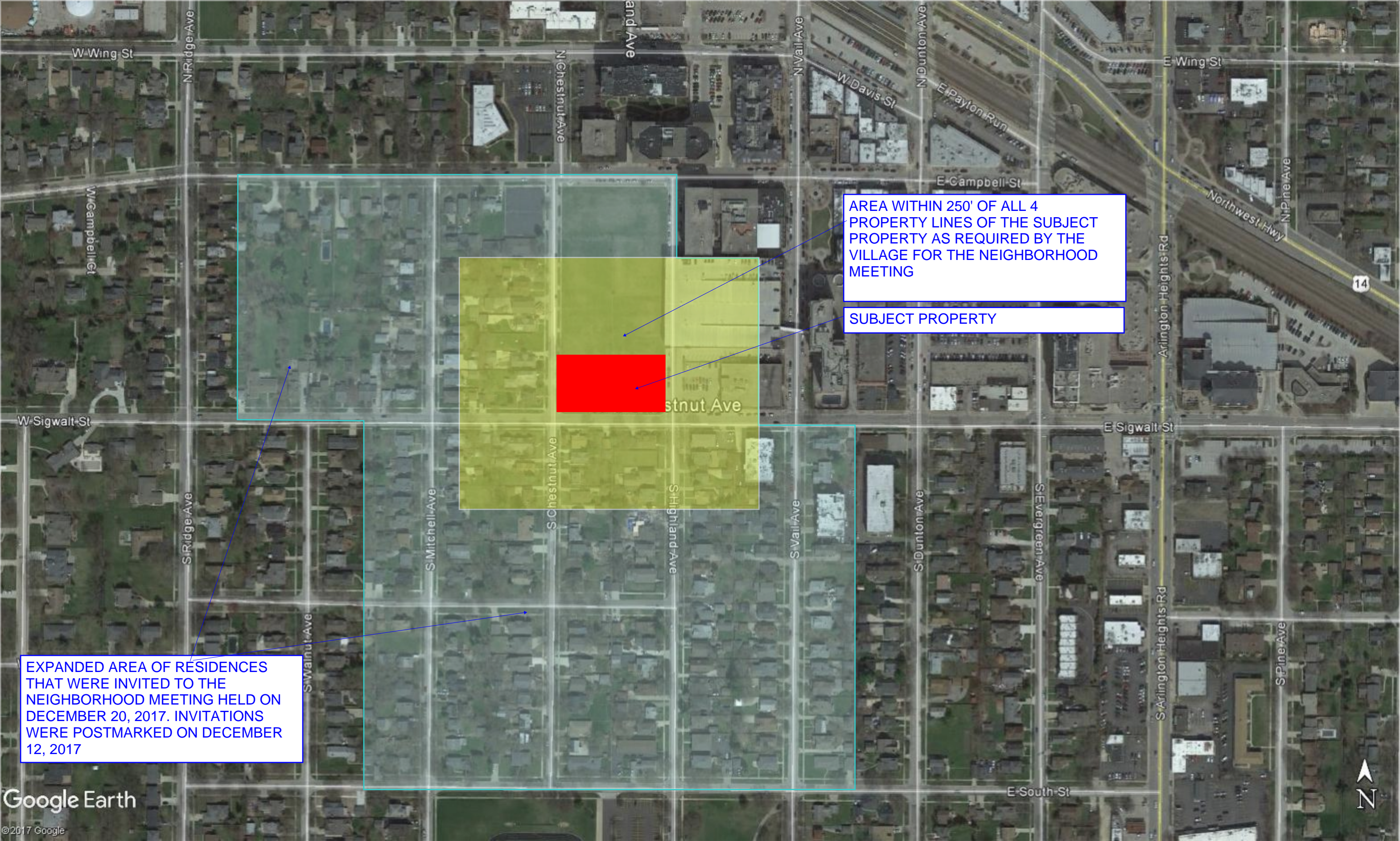
- Residents were concerned that the development team is pursuing too many variances with the Plan Commission submittal and wish that the petitioner would propose a project that fits in to what is stated in the municipal code.
- A resident asked if there was a 1-year waiting period for any denied variance before it can be requested again.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on December 20, 2017.

Regards,



Michael Porto – CA Ventures
Project Manager



AREA WITHIN 250' OF ALL 4 PROPERTY LINES OF THE SUBJECT PROPERTY AS REQUIRED BY THE VILLAGE FOR THE NEIGHBORHOOD MEETING

SUBJECT PROPERTY

EXPANDED AREA OF RESIDENCES THAT WERE INVITED TO THE NEIGHBORHOOD MEETING HELD ON DECEMBER 20, 2017. INVITATIONS WERE POSTMARKED ON DECEMBER 12, 2017

