



January 26, 2018

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

Re: 45 S. Chestnut – Condo Meeting Summary

Dear Sam,

The following is a summary of the condo meeting that was held at 6:30pm on January 25, 2018 in the Theater Room at the Arlington Ale House. The purpose of this meeting was to meet with several of the nearby condominium buildings to explain the project and answer any questions that residents had.

As a reminder, there was a neighborhood meeting held on December 20, 2017 that invited residents living within 250' of the property as well as expanded boundaries to the west and south for the single-family homeowners. At that meeting, it was pointed out that the invitations did not extend to any of the nearby condo buildings to the north and east of the property so we decided to hold another meeting that gave people in the condo buildings a chance to learn about the project.

For the meeting held on January 25, 2018, invitations were not sent directly to residents of the condo buildings; instead, an invitation letter was sent to the property management company to distribute to the residents at their discretion. An invitation letter was sent to the management company at 1 S. Highland (Metropolis Place), 200 W. Campbell and the Metro Lofts at 10 S. Dunton.

#### General Information

- Around 25-30 residents were in attendance for the neighborhood meeting. The meeting started shortly after 6:30pm and ran until approximately 8:00pm.
- Michael Porto (CA Ventures), Matt Katsaros (CA Ventures), Mark Hopkins (HKM Architects) and Mike Firsel (Firsel Ross) were all in attendance representing the petitioner.

- CA Ventures gave a quick overview of the purpose of the meeting. Mike Firsel gave a 20-minute presentation that outlined the entire project since more than half of the people in attendance were seeing the project for the first time. The presentation focused on both the history of the project to date as well as the major revisions that the team has made throughout the process.
- After the presentation from the Petitioner, 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.

#### General Information

- Several residents asked about the unit mix, lease lengths and approximate rents for the proposed apartments.

#### Existing Utilities

- Several residents asked how the new development would impact the surrounding utilities in the neighborhood and downtown, specifically as they relate to floodwater and electricity. The residents pointed out that there are constant brownouts in their condo building and the problem seems to be getting worse.
  - The petitioner commented on how storm water would be controlled on the project site through underground storage tanks on the north and west sides of the property. It was explained that the storm water and volume control on the site would meet all MWRD standards.
  - The petitioner was surprised by the news of the electrical issues in the downtown as was glad that the residents brought this issue up. It's recommended that the Village, Public Works and ComEd look at this area of the downtown and address these issues.

#### Adjacent Properties

- Several residents asked about the future plans for the northern 2/3 of the property as well as plans for the vacant AT&T building that is for sale.
  - The petitioner explained that they do not have much information regarding future plans for those buildings except that they are currently zoned B-5. The petitioner also stated that they knew the northern 2/3 of the site is shown in the Village's Downtown Masterplan, which recommends buildings between 6-8 stories with

retail. The petitioner explained that the R-7 zoning on the proposed site is meant to be a transition down from larger buildings on the northern half of the site.

#### Building Height

- One resident asked why the petitioner felt that it wouldn't be feasible to either sink the building lower into the ground or take off a floor of units to reduce the overall size of the building.
  - The petitioner explained that they looked at several ways to reduce the height of the building but unfortunately, the costs of lowering the building deeper into the ground would significantly affect the financial feasibility of the project. The petitioner also explained that reducing square footage by removing the 5<sup>th</sup> floor does not directly correlate to a reduced cost of construction where it would still be financially feasible for the petitioner.

#### Building Management

- Residents asked how garbage pick-up for the building would work.
  - The petitioner explained that the dumpsters would be located inside the building and would be taken out for collection on the specific garbage day, which is similar to how it works at other condo buildings. The petitioner said they will work out the logistical issues with the collection company and the building management company.
- Residents asked how move-ins would work. Would these be at the loading zone on Sigwalt or by the garage entrance on Highland?
  - The petitioner stated that this was still being discussed because several options are available. The loading zone along Sigwalt is provided for short-term deliveries such as UPS and FedEx. The petitioner said that smaller moving vans would be able to enter into the parking garage for move-ins but larger move-in vehicles would have to be coordinated with the Village.
- Residents asked how the building would be managed and staffed
  - The petitioner explained how the building would be managed by a third-party operator. They are looking at local management options that are familiar with Arlington Heights and the logistics of downtown.
- Residents asked how security and package delivery would work inside the building

- The petitioner said that they have worked with several package locker companies on larger developments in Chicago and would implement something similar on this project.

The topics listed above represent a summary of the major items discussed between the development team and residents at the neighborhood meeting on January 25, 2018.

Regards,

A handwritten signature in black ink, appearing to read 'M. Porto', with a long horizontal line extending to the right.

Michael Porto – CA Ventures  
Project Manager