



Memorandum

To: Charles Witherington-Perkins, Director of Planning & Community Development
From: Sam Hubbard, Development Planner
Date: 3/16/2018
Re: PC #17-016: Sigwalt Apartments Proposed Design Changes and Landscape Enhancements

Background:

The petitioner has provided conceptual renderings and elevations depicting a more traditional architecture and design for the proposed Sigwalt Apartment building. On March 15th, the petitioner submitted to the Village a formal request to move forward with this traditional design, instead of the previously proposed design as depicted on the elevations provided to the Plan Commission. An elevation showing the newly proposed traditional design is attached to this memo.

Additionally, after conclusion of the Plan Commission hearing on February 28, 2018, the petitioner worked with staff to make certain landscape enhancements to the site, specifically, additional ornamental trees, perennials, and shrubs have been proposed along Sigwalt Street, and a more appropriate species of street tree has been proposed along Chestnut Street.

Recommendation:

If the Village Board wishes to consider the request from the petitioner to move forward with the modification to a more traditional design for the building, staff recommends the following conditions in addition to those as recommended by the Plan Commission:

1. Prior to issuance of a Building permit, the landscape plan shall be revised in accordance with Staff Exhibit A (attached).
2. Petitioner shall address final design detail with staff on the traditional design prior to issuance of a building permit.

Attachments:

- 1) Petitioner request to proceed with traditional design
- 2) Staff Exhibit A
- 3) Exterior elevation depicting traditional design concept



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March 15, 2018

President Thomas Hayes and
Board of Trustees
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005-1403

**Re: Sigwalt Apartments / CA Ventures – 45 S. Chestnut Ave.
PC No. 17-016**

Dear President Hayes and Board of Trustees:

This letter will serve to confirm that the Petitioner in the above-referenced matter has agreed to include the modifications to the landscape plan for the project suggested by the Village staff as part of the PUD. We agree that these modifications are appropriate and will properly benefit the appearance and sustainability of this project.

In addition, we also want to confirm that the latest exterior elevations and renderings of the project are what we are proposing, and request be approved. These were made available to all of you prior to the scheduled March 5, 2018 Board meeting, and I wanted to clarify that this revised exterior is the final proposed exterior of the building for the project.

We look forward to seeing you all Monday evening, and presenting this project for review and approval.

Very truly yours,

A handwritten signature in dark ink that reads 'Michael D. Firsell'.

Michael D. Firsell

MDF/djm

45 S. Chestnut Avenue

PC #17-016

March 9, 2018

Revised Landscape Plan Dated: February 20, 2018

1. Along the south elevation there are gaps that previously included shrubs and perennials. Provide shrubs and perennials where there are gaps in order to infill the areas where there is no landscaping along Sigwalt Street.
2. Provide 4 additional ornamental trees along the south elevation along Sigwalt Street.
3. In place of the proposed Autumn Blaze Maples along Chestnut Avenue provide 4 Honeylocust trees. Space the trees so that they are approximately 35 - 40 feet apart.



Trees + Ornamentals			
sym	Botanic Name	Common Name	Size
11 AF	Acer freemanii	Narrow Maple	3" BB
3 GB	Ginkgo biloba 'Magyar'	Male Ginkgo	2.5" BB
8 HV	Hamamelis vernalis	Vernal Witchhazel	6' BB
8 MD	Malus 'Donald Wyman'	White Crabapple	M-Stem 8' Ht. BB
2 TT	Tilia tomentosa	Silver Linden	3" BB
7 UM	Ulmus 'Frontier'	Frontier Elm	3" BB

Shrubs			
sym	Botanic Name	Common Name	Size
26 BG	Buxus x 'Glencoe'	Glencoe Boxwood	24" BB
24 EA	Euonymus alatus 'Compactus'	Dwarf Burningbush	30" BB
31 HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24" BB
64 IV	Itea virginica 'Morton'	Morton Sweetspire	24" BB
12 RI	Ribes alpinum 'Green Mound'	Alpine Currant	24" BB
57 SG	Spiraea 'Goldflame'	Goldflame Spirea	18" BB
15 VD	Viburnum dentatum 'Morton'	Northern Burgundy Viburnum	4' BB
7 TH	Taxus x media 'Hicksii'	Hick's Yew	3' BB
5 VJ	Viburnum x 'Juddii'	Judd Viburnum	4' BB

SUBSTITUTE THE 4 PROPOSED MAPLES ALONG CHESTNUT WITH 4 HONEYLOCUST TREES THAT ARE SPACED 35-40 FEET APART

SHADE TREES PER THE PROPOSED PLAN

ORNAMENTAL TREES PER THE PROPOSED PLAN

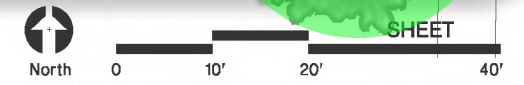
NEW PROPOSED ORNAMENTAL TREE



Sigwalt Apartments
Arlington Heights, IL

Landscape Plan

STAFF EXHIBIT A



43 South Vall Avenue
Arlington Heights, Illinois 60005
Job No. 16031 © 2018



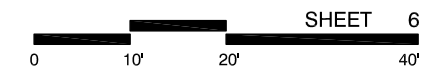
February 20, 2018 ARCHITECTS + PLANNERS, INC.



South Elevation



Sigwalt Apartments
Arlington Heights, IL



43 South Vail Avenue
Arlington Heights, Illinois 60005
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February 23, 2018 ARCHITECTS + PLANNERS, INC.