

PROJECT DESCRIPTION

1306 - 1318 Wilmette Avenue Townhome PUD

Sam Gambacorta, representing the Gambacorta Family Limited Partnership, LLC (GFLP), is proposing a 14-unit townhome Planned Unit Development (PUD) on the properties located at 1306 through 1318 Wilmette Avenue just west of downtown Wilmette, Illinois. The project reflects the Village's vision for townhomes adjacent to downtown captured in the 2000 Comprehensive Plan and is consistent with several existing attached single-family developments in the neighborhood.

One 100'-wide lot and two 50'-wide lots will be consolidated to create a 1.1-acre development site. The underlying zoning "R-2 Attached Residence District" allows sixteen units on the site by right (1 DU/3,000 SF in lot area). The fourteen townhouse units proposed by the GFLP is under the allowable density and optimizes use of the site with an effective site plan.

Three buildings are proposed: two 4-unit buildings and a six-unit building. All face inward on the property, reducing the impact of garage doors and pedestrian activity on adjacent properties. Primary access to the lot is on by Wilmette Avenue, though a connection to the public alley behind the lot provides a second point of entrance/exit. The alley connects to Park Avenue and Prairie Avenue, and is already in regular use by nearby properties for access. A request will be made to purchase a portion of vacated alleyway behind the development to improve functionality and access behind the townhouse units.

BUILDING DESIGN

The townhouse units are 2.5 stories, have enclosed two-car garages, and feature a range of materials on the exterior: stone veneers, Hardiboard siding, standing-seam metal roofing, and asphalt shingling.

The design of the units is intended to reflect the scale and character of the single-family neighborhood. Prominent gables, welcoming entryways, and arched dormers all contribute to the units' approach to contextual design.



LIGHTING & LANDSCAPING

Accent lighting is proposed on the exterior of the townhouse units. Fixture details and photometric information will be provided as part of the full PUD application. A comprehensive landscaping plan is proposed with the development. It provides screening to adjacent residential properties, an attractive entrance from Wilmette Avenue and addition to the streetscape, and beautification within the development itself.

ZONING RELIEF

Several elements of zoning relief are requested to help achieve the vision for this residential development. These include front yard setback relief, combined side yard setback relief, rear yard setback relief, maximum floor area, and rear yard structure coverage. Please refer to a summary of applicable zoning regulations and modifications to them in the application materials.

SUMMARY

The Gambacorta Family Limited Partnership has worked to create a project that is consistent with the Village's comprehensive plan and adds residential density near the downtown. Care has been given to design a development that contributes to the character of the neighborhood and the vibrancy along Wilmette Avenue. We are excited about this development and looking forward to working with the Village to make the project a success.

