Site Location and Design Process

Site Location:
It was our goal was to select and create a site that would truly match the definition and purpose of the R-2 attached residence district as defined in 8.1.C in the Village code in that "the R-2 district is established… to promote attached housing…but are *transitions* between areas of commercial or multi-family uses and areas of predominantly single-family detached dwellings."
We selected this site which allows for "continuous" townhouses starting from the existing townhome development at Park Ave. & Wilmette Ave. and, by doing so, is not a "mid-block" development sandwiched between single family homes on both sides. By doing so, this becomes an actual continuous transitional area between the VC zoning district east of Park Ave, and single-family detached housing to the west of the Site.

Design Process:
   a) Number of units proposed

When designing our site plan layout, we first looked at the number of allowed townhome units per code. Per code, there is a minimum land area of 3,000 sq. ft. per unit. So, for our lot size of just over 48,000 sq. ft., there are 16 units allowed. However, we went one step further and performed a density analysis (attached) of (4) existing townhome developments within 400' of our site and determined that the average area of land per unit of the existing townhomes was 3,396 sq.ft.
So, in order to conform to the existing developments in our area, we reduced the number of units to 14, which then yielded 3,442 sq. ft. land per unit for our proposed 14 unit site.
By reducing the total number of units from 16 to 14, we are matching the character of existing townhomes in the neighborhood in regards to density.

   b) Neighborhood character & context

We will have a presentation at the Board meeting to illustrate how our proposed development fits in the existing neighborhood character.

c) Design Criteria

In consideration of the neighboring properties and the neighborhood as a whole, we set several design criteria that would have the greatest benefit & least impact to the neighbors & neighborhood and that would also promote a beautiful and functional design to the site itself as listed below:

- One entry/exit drive off Wilmette Ave. and one exit only drive to alley. Offset exit only drive to alley so drivers on Wilmette ave. will not be tempted to cut through. Also, a traffic study (attached) was completed that shows our proposed development will have a minimal impact to traffic conditions in the area.
- Design a U shape site layout to maximize the amount of sunlight received into the site from the southern exposure and to create a community atmosphere.
- 2 car attached garages and 2 parking spaces in front of each garage for the (2) 4 unit buildings and 2 car detached garages for the 6 unit building,
- Front door entry doors located on same side as garage door (on 4 unit bldgs.) for ease of access (except the (2) end units have front entry door facing Wilmette Ave.)
- Face all garage doors toward the interior of the site (and alley) and away from neighboring properties so that neighbors see minimal car activity.
- Design the (2) street facing end units to look like single family homes to maintain the single family look along Wilmette Ave.
- Maximize Green space around all (4) sides of the site to provide a buffer for neighbors and also introduce green space within the interior of the site with parking islands and trees.
- Provide a complete underground stormwater detention system so there will be no open detention basins, etc…
- Enhanced Landscape plan (attached) to provide a buffer to neighboring properties and general beautification to the streetscape.
- Private patios and yard space for all units.

Summary: Our proposed 14 unit development fits in well with the neighborhood both in character and density. The site plan has all the design features important to us and that also gives the maximum benefit to neighboring properties and provides for a beautiful, spacious and nice functioning site in regard to access, parking, openness and green space.