

Requested Use Deviations and Standards for Approving a PUD Deviation

A. Use Deviation for a Major Change to the Iron Gate Motor Condos PUD:

1. The requested deviation would not undermine but, in fact, be supportive of and a compliment to the existing PUD and to the intent and purposes of the underlying I Zoning District while achieving a land use goal of the City by providing a live / work residence component; and
2. The requested deviation will not be a detriment to the provision of municipal services and infrastructure which would complete the looping of the water system and entail services no different than the existing PUD; and

3. The deviation requested would contribute planned unit development features with a superior level of design which will afford enhancements to the vitality of the community through inclusion of a live / work residential environment but in a car condo setting within the existing PUD.
4. In each building type, and in each unit, there will be just one Owner / Resident who will own the lower-level garage / workspace. No other individual would be able to run or lease a business in these spaces per covenants to be recorded.
5. There is one collective trash enclosure noted for the proposed 51 units and the P.O.A. under currently operating procedures may provide weekly pick up of trash and recycled materials in front of each unit. Otherwise, the unit owners will deposit trash and recyclables in the dumpsters.

B. Use Deviation for permissible land uses per Amendment Exhibit B to allow single family attached residential units and live / work units per Section 6-8A-3.5 of the Municipal Code:

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2. The requested deviation will not be a detriment to the provision of municipal services and infrastructure which would complete the looping of the water system and entail services no different than the existing PUD; and
3. The deviation requested would contribute planned unit development features with a superior level of design which will afford enhancements to the vitality of the community through inclusion of a live / work residential environment but in a car condo setting within the existing PUD.
4. In each building type, and in each unit, there will be just one Owner / Resident who will own the lower-level garage / workspace. No other individual would be able to run or lease a business in these spaces per covenants to be recorded.
5. There is one collective trash enclosure noted for the proposed 51 units and the P.O.A. under currently operating procedures may provide weekly pick up of trash and recycled materials in front of each unit. Otherwise, the unit owners will deposit trash and recyclables in the dumpsters.

C. Use Deviation to allow relaxation of the 50% masonry requirement for the three building types in Phase 2B subject to review by both the Building Review Board (BRB) and PZC for the following reasons:

Architectural Review Response

Particular staff comments regarding the requested Deviation to allow the relaxation of the 50% masonry requirement for each of the three proposed building product types requested that, "additional information would be helpful", as you complete your review process. To that purpose we provide the following as requested:

Our Initial design direction, and parameters, regarding the proposed Architecture were to integrate into the existing IGMC Community a common sense of neighborhood, not only by the obvious shared lifestyle interests, but, through the use of sympathetic building massing, including expanding on the use of the existing scale, intensity of use, and a style and use of material previously established on the IGMC s' initial phases. It is our belief, and our design goal that by incorporating such a IGMC

community wide approach, to contribute to, and enhance both the value of the adjacent property Owners condominiums, and seamlessly provide a welcome addition to the existing community and lifestyle.

Comparatively speaking in regard to scale and massing, the average maximum height of the proposed structures is 37.5 - 38', by comparison the existing IGMC construction maximum height is 38-39'. Building widths on the existing IGMC structures are consistently, with few exceptions 80', with the proposed structures ranging from 43' for the Live/Work, 65' for the Glencoe, and 80' for the Kenilworth buildings. More subtle is the consistent attention to maintaining the floor-to-floor heights from the existing to new product holding at 11' at first floors, and 10' at all subsequent levels, at new and old. By attention to proportion, we are assuring a visual flow from residence to car condo and vice-versa that is gradual from existing to proposed and will create an attractive transition neighborhood to neighborhood.

Some enhancements more unique to the residential character of this Phase, and Architectural expressions common to housing have been included, principally they are; the addition of slightly steeper roof planes 6/12 in general, with fly/shed style dormers w/ 3/12 pitch reflective of the existing buildings roof pitches, the inclusion of "Architectural Style" and deep profile shingle roofing in lieu of metal seamed roofs, and a more intense use of exterior trim products, i.e. heavy frieze boards, window head and jamb trims, and a reliance on the increased number of windows that comply with current housing codes, create an appearance more commonly identified with residential construction

Some existing common material/elements to be utilized in creating the unified neighborhood we desire, are a similar concrete horizontal siding profile, window manufacturer, window muntins, identical exterior railings and deck materials, identical stone/masonry and sill construction of approximate percentage of use as well as application as a wainscot. Subtle consideration to the existing and the lifestyle IGMC offers are the oversized garage doors, and social nature of the community enhanced by the common areas along the "Nature Preserve Area" to the south of the Glencoe product, the inclusion of a shared "Rooftop Amenity Deck", on the Kenilworth product, and the siting of the new Wilmette "Live / Work" product in an area with great parking and good visibility to the north, all the while providing 1800+ square foot of beautiful living space, both practical and convenient for today's lifestyles, part of the vibrant IGMC community and lifestyle.

We have tabulated the % of masonry for each product shown below and have calculated that it is a slightly greater percentage being proposed than that which was utilized on the prior phases of our North Shore neighbors, in this case stone, with continuous cast stone sill profile, thickness and of a complimentary color to that of the existing IGMC building product will be used. Tabulations have been calculated based on the weighted average of the "4-side" elevations provided in this submittal for each product. All openings + additional trim packages deducted from the surface area remaining to be clad.

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| Glencoe | 7.5% |
| Kenilworth | 8.3% |
| Wilmette | 9.5-10% |

* Please reference the additional information requested, that has been provided by IGMC earlier:

- 4 sided colorized elevations for each product, Glencoe, Kenilworth & Wilmette

Standards for Approval

1. The requested Use Deviation would not undermine the existing PUD in that the architectural massing and layout of building would replicate those already constructed in Phase 1 as well as materials of construction, albeit with enhanced finishes and features such as steeper roof pitches and dormers more expressive of a residential character. In that regard, the incorporation of somewhat distinctive architectural features, while maintaining the scale and

material composition of the existing Phase 1 and Phase 2A, will both enhance the existing community and provide a complimentary addition to the IGMC project and lifestyle (see above Architectural Review).

2. The requested deviation would in no way be detrimental to the provision of municipal services and infrastructure as the proposed utility systems and design standards would replicate the already successful and functioning system in Phase 1 and Phase 2A and provide similar facilities for the provisions of municipal support services.
3. The requested Use Deviation would contribute to the diversity of uses available in the IGMC project and offer a superior level of design, architectural features and amenities particularly suited to the residential character of Phase 2B such as rooftop amenity decks, multiple windows with window treatments, more intense uses of exterior trim and architectural style roof shingles which will enhance the vitality and variety of existing uses in IGMC, while providing a live / work environment to cater to today's lifestyles in an already vibrant community.

The requested deviations would not undermine but, in fact, be supportive of and a compliment to the existing PUD and to the intent and purposes of the underlying I Zoning District while achieving a land use goal of the City by providing a live / work residence component; and