



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 13, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Hearts Place - 120-122 E. Boeger Dr. - T1614
Amendment to Planned Unit Development, Final Plat of
Subdivision

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Hearts Place - 120-122 E. Boeger Dr. - T1614

Department: Planning & Community Development

Requested Action

1. An amendment to preliminary Planned Unit Development (PUD) Ordinance #17-028 to allow the construction of a two story, 18 unit supportive housing development, which amendment will constitute Final PUD approval.

2. Final Plat of Subdivision.

Variations Required

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.

2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Recommendation

The Staff Development Committee is generally supportive of the proposed PUD amendment, Final Plat of Subdivision, and density and parking variations, subject to the following items:

1. All items required for PUD approval, as outlined in Section 9.8 shall be provided within the PUD amendment application.

2. Compliance with all conditions of approval as outlined within Ordinance #17-028 shall be required, and details outlining compliance with these items must be provided as part of the proposed PUD amendment application.

3. Prior to consideration by the Village Board, the petitioner shall provide an update on communications with Popeye's relative to the driveway improvements that need to be constructed within the easement on the Popeye's property.

4. The petitioner shall provide details on resident population based on bedroom count at other similar developments.

5. These are preliminary comments only and should not be relied upon as

identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Variation Justification
Project Narrative
Site Plan
Overall Floor Plan
Unit Floor Plans
Updated Parking Study

Type

Board or Commission Report
Exhibits
Correspondence
Correspondence
Exhibits
Exhibits
Exhibits
Correspondence



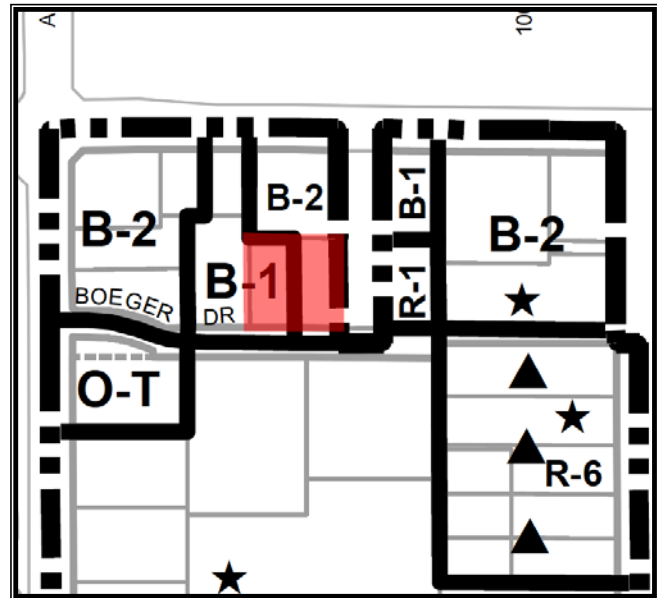
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1614
Project Title: Hearts Place PUD
 Amendment
Address: 120-122 E. Boeger Dr.
PIN: 03-08-100-053, 03-08-100-054

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 13, 2017
Date Prepared: December 8, 2017

Petitioner: Richard Koenig
 Housing Opportunities Dev. Corp.
Address: 2001 Waukegan Rd - PO Box 480
 Techny, IL 60082

Existing Zoning: I, Institutional District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

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2. Final Plat of Subdivision.

Variations Required:

1. Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum required lots size from 43,200 square feet to 40,435 square feet.
2. Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

Project Background:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). In July of 2017, the Village Board approved a Preliminary PUD to allow a 16 unit supportive living facility on the subject property, rezoned the property into the I, Institutional District, approved an amendment to the Comprehensive Plan to change the classification of the subject property from Commercial to Institutional, and granted Preliminary Plat of Subdivision to consolidate the two lots into one lot, and approved the following variations:

1. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
4. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
6. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

The original approval allowed a two-story building with 16 two-bedroom units, however, and the petitioner is proposing an amendment to the unit mix to allow 10 one-bedroom units and 8 two-bedroom units, for a total of 18 units (2 unit increase). Programing and use of the site would remain unchanged, and the facility would still provide a home for individuals living with disabilities that are in need of supportive services.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the preliminary PUD. This amendment can constitute final PUD approval if the petitioner provides all items necessary for PUD approval as outlined in Section 9.8 of Chapter 28. Additionally, final Plat of Subdivision approval must also be obtained, and if the petitioner submits all items necessary for final Plat of Subdivision approval, it can be granted in conjunction with the PUD amendment request.

As the Comprehensive Plan was amended during the preliminary PUD approval in July of this year, the proposed use complies with the reclassified Institutional designation.

The proposed amendment to increase the number of units to 18 will require a density variation as the I District regulations only allow 16 one and two-bedroom units as based on the size of the subject property. The petitioner has submitted written justification in support of this variation, which will be analyzed as part of the Plan Commission review process. Staff notes that the overall number of bedrooms in the development has decreased based on the unit mix, despite the overall increase in total number of units. Additionally, the overall number of allowable occupants within the development, as based on Building Code regulations, has also decreased from 64 people to 54 people.

The following table illustrates this relationship:

	16-unit Development	18-unit Development
Total Number of Bedrooms	32	26
Total Population allowed (per Building Code Occupancy Regulations)	64	52

The Staff Development Committee has asked the petitioner to provide details on expected population within the facility based on the typical number of people living in one and two-bedroom units found within similar developments in their portfolio. This data will help to understand how the change in bedroom mix and unit count may affect the overall population that will be living in the facility.

Site, Building, and Landscaping

The site will remain unchanged relative to the original approval as the proposed changes relate to the interior of the building. Therefore, the landscaping will also remain unchanged. Due to the increased unit count and layout of the units, there will be some minor changes to the elevations. The petitioner shall submit revised elevations as part of their Plan Commission application to determine if the proposed changes are substantial to an extent where Design Commission re-review will be required.

Staff notes that one of the conditions of approval of the preliminary PUD required the petitioner to coordinate with the property owner of the Popeye's restaurant (located north of the subject property) in order to provide the necessary improvements to the access easement on the Popeye's property which will allow for proper exiting for emergency vehicles from the subject property. Prior to consideration by the Village Board, the petitioner shall provide an update on their communications with Popeye's relative to this improvement, which improvement must be constructed on the Popeye's property.

Parking

Relative to parking, 37 spaces are now required due to the unit increase (33 were required under the 16-unit development proposal), and the provided parking remains unchanged at 33 spaces. Therefore, the following variation is required:

- Chapter 28, Section 11.4-1, Residential Uses, to reduce the off street parking requirements from 37 spaces to 33 parking spaces.

The petitioner has submitted their written justification addressing the variation approval criteria and provided a revised opinion from their parking consultant relative to expected parking demand. Both of these documents will be evaluated as part of the Plan Commission process. However, Table 1 of the parking analysis should be updated to reflect current conditions at Myers Place and PhilHaven, and should include Axley Place within the survey data as well.

Since residents living in supportive living facilities typically have a much lower parking demand than seen at a typical residential rental community, staff is generally supportive of the proposed parking variation pending the provision and review of the additional information as identified above.

RECOMMENDATION

The Staff Development Committee is generally supportive of the proposed PUD amendment, Final Plat of Subdivision, and density and parking variations, subject to the following items:

1. All items required for PUD approval, as outlined in Section 9.8 shall be provided within the PUD amendment application.
2. Compliance with all conditions of approval as outlined within Ordinance #17-028 shall be required, and details outlining compliance with these items must be provided as part of the proposed PUD amendment application.
3. Prior to consideration by the Village Board, the petitioner shall provide an update on communications with Popeye's relative to the driveway improvements that need to be constructed within the easement on the Popeye's property.
4. The petitioner shall provide details on resident population based on bedroom count at other similar developments.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 8, 2017

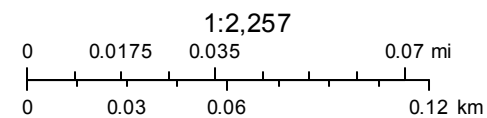
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File #1614

120-122 Boeger Dr - Aerial



February 3, 2017



Tab 10 – Written Justification for Requested Variations

Housing Opportunity Development Corporation (HODC) seeks an amendment to the ordinance approved on July 10th, 2017, which granted preliminary approval of a planned unit development in reference to the Heart's Place development proposal located at 120-122 Boeger Dr. We ask the Village to amend said ordinance to grant additional variances as required to allow for a shift in the unit mix to now include a total of eighteen (18) units, consisting of ten one-bedroom apartments and eight two-bedroom apartments for a total of twenty-six bedroom in the development. The preliminary approval from July 2017 included a unit mix of 16 apartments for a total of thirty-two (32) bedrooms. The additional variances requested are as follows:

1. A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum lot size per dwelling unit from 2,400 to 2,251 sq. ft.
2. A variation from Chapter 28, Section 11.4., Schedule of Parking Requirements, to reduce the parking requirements for the proposed project from 37 to 33 parking spaces.

Below please find a written justification to support the requested variances, as listed above.

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DEVELOPMENT DEPARTMENT

Variances

We respectfully request the following additional zoning variances for the project, based on the criteria identified under each respective variance:

1 A variation from Chapter 28, Section 5.1-8.4, Minimum Lot Size, to allow a reduction to the minimum lot size per dwelling unit from 2,400 to 2,251 sq. ft.

- a) *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

The scarcity of the state and local resources that will be employed to finance the construction of the proposed development demands that Heart's Place provide the maximum amount of dwelling units through the smallest possible investment of such scarce resources. The necessity to increase the unit count, and thus decrease the lot size per unit, derives from a need to decrease the overall development cost per unit in order to increase the efficacy, in terms of total dwelling units provided, of the public and private resources that have been investment in this project. A reasonable return on this investment therefore requires a reduction to the minimum lot size per dwelling unit.

- b) *The plight of the owner is due to unique circumstances.*

While the proposed owner of the lot in question, Heart's Place, LP, has successfully obtained the necessary funding commitments for the construction of the project, it also has the responsibility of making sure public resources are utilized in an efficient manner. The owner has thus committed to reducing, inasmuch as possible without impacting the quality of the final product, the per unit cost of the proposed housing project. Protecting public resources is a concern that most developers do not face; this is a unique circumstance of the project that creates the need for the requested variation. Heart's Place meets the goals of the local affordable housing ordinance as well, which can be a contradictory to the local zoning code when not amended.

- c) *The variation, if granted, will not alter the essential character of the locality.*

The approved PUD ordinance allows for the development of a building containing 16 two-bedroom units. Per the Village's own calculations, that equates to a maximum occupancy of 64 persons – assuming the maximum occupancy of two individuals per bedroom. The currently proposed configuration includes 10 one-bedrooms and 8 two-bedrooms, for a total of 26 bedrooms. This would translate to a maximum occupancy of 52 persons, a near 20% drop in human density. While the local code is written to only

analyze density by dwelling units, that does not account for the family size and impact on the site. The new proposed configuration would therefore create an even smaller stress on the area's existing infrastructure than the proposal that was approved on July 10th. It will not, therefore, alter the essential character of the locality.

2. A variation from Chapter 28, Section 11.4., Schedule of Parking Requirements, to reduce the parking requirements for the proposed project from 37 to 33 parking spaces.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

As highlighted above, the property is highly unlikely to yield a reasonable return on the investment of public and private resources that make it possible without an increase in the number of units. As discussed during the preliminary PUD approval process, the total acreage of the site make it impossible to provide more than the proposed 33 parking spaces while still abiding by the required setback, landscaping, and building design requirements. This variation on minimum parking requirements thus becomes necessary for the unit increase, on which the reasonability of this project's return on investment depends, to be feasible.

- b) The plight of the owner is due to unique circumstances.*

Section 11.4 of the zoning code does not explicitly specify a minimum parking requirement for Permanent Supportive Housing ("PSH") developments or for Care Facilities, a category which the Village of Arlington Heights staff indicated PSH Developments fall under. Rather, it specifies that "[f]or uses not listed heretofore [...], parking spaces shall be provided on the same basis as required for the most similar listed uses." The current requirement for two spaces per dwelling unit is based on the requirement for Multiple Family Dwellings in the R-6 Zoning District, but this is not an accurate approximation given the differing driving and parking needs that can be expected from the future residents of the project. As the enclosed update to the parking study details, it is highly unlikely that the parking demand of the project will exceed 33 units at any point during its lifetime. Since there are no explicit parking requirements for PSH developments and the currently imposed requirements do not accurately reflect the proposed land use, the owner is faced with a unique circumstance that requires this variation on parking requirements.

- c) The variation, if granted, will not alter the essential character of the locality.*

As explained in the above-mentioned parking study, the automobile traffic and parking demand generated by Heart's Place will be minimal

based on lack of car usage. In fact, as demonstrated by the low rate of automobile ownership among residents of this type of development, the traffic and parking demands generated by Heart's Place is likely to be significantly lower than that generated by the surrounding businesses, health care facilities, and multifamily residences. Heart's Place will not create a demand for parking greater than the off-street parking spaces it supplies, and as such will not create spillover parking on the street and thus will not alter the essential character of the locality.



Sam Hubbard
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: PUD Amendment proposal for Heart's Place – 120 W. Boeger Dr. & 5 W. Dundee Rd.

November 14, 2017

Dear Sam,

Please find enclosed a set of documents for your preliminary review. These pertain to a request that we intend to make for an amendment to the Preliminary PUD ordinance that was approved in July 10, 2017. As discussed previously, we envision a modification to the unit mix, to result in 10 1-bedroom units and 8 2-bedroom units (total of 26 bedrooms), from the original 16 2-bedroom units (total of 32 units). The site plan remains virtually identical besides small changes to the building footprint, with all setbacks, landscaping, parking, and other commitments remaining as they were during Preliminary PUD.

Enclosed, for your review, you will find the following (plans are in 11x17 size but will be submitted in full size at application):

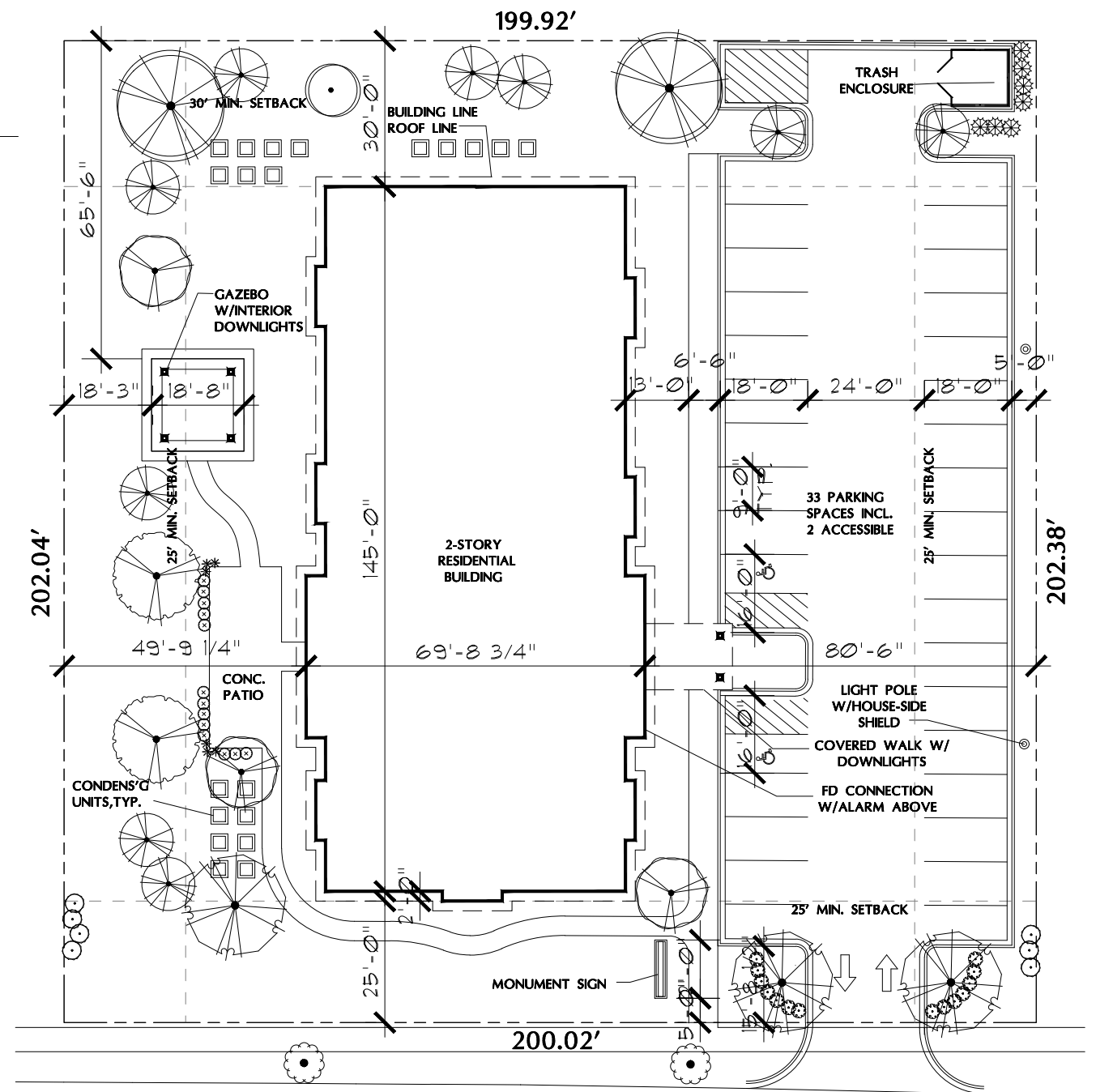
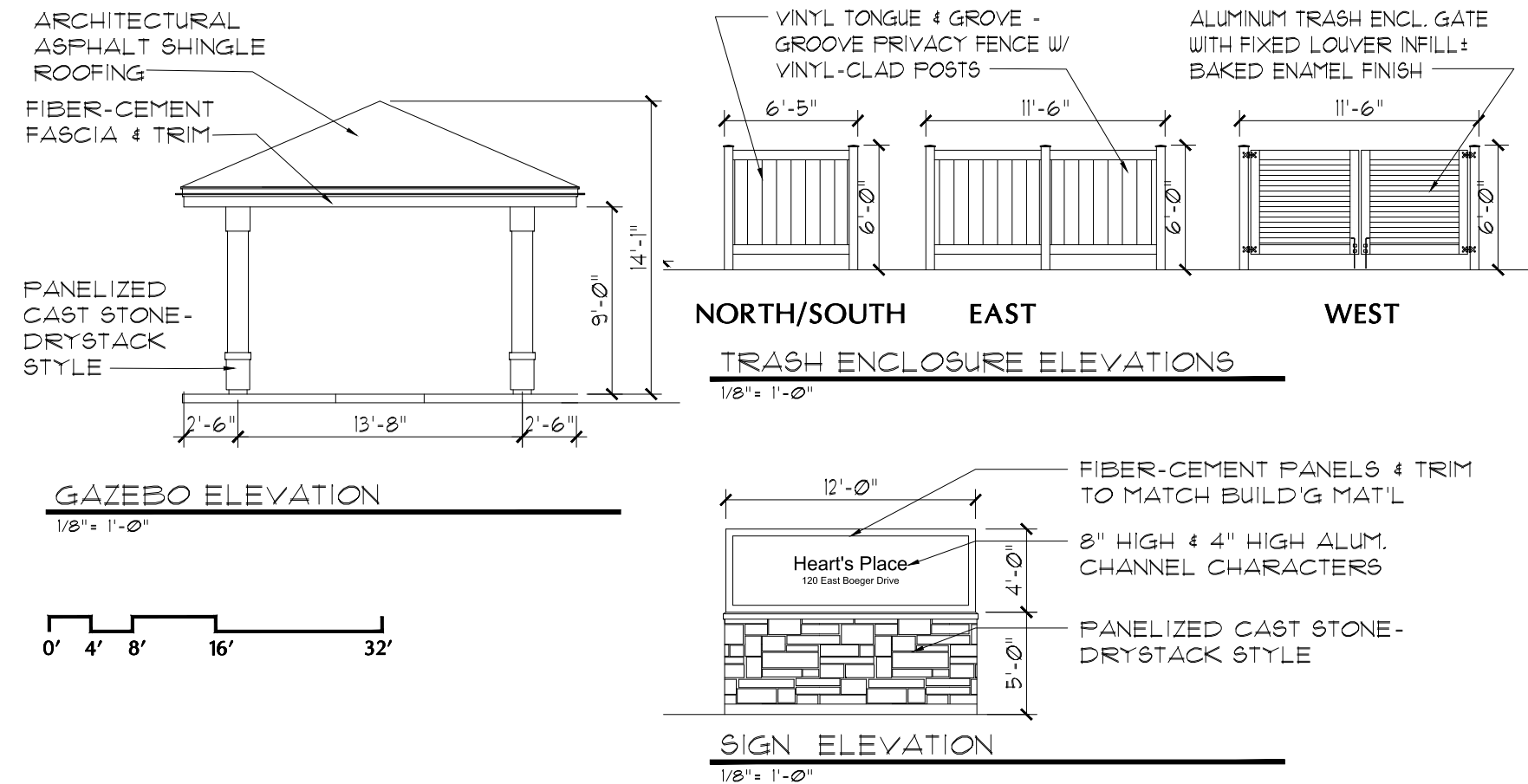
- Updated Site Plan
- Updated Floor Plan
- Updated Unit Plans
- Written Justification for Requested Additional Variations
- Updated Parking Study

We welcome all and any feedback regarding the above plans and documentation, as we prepare to submit the application for the amendment. Please do not hesitate to contact me if you have any questions.

Sincerely,

Alex Pereira
Project Analyst
UP Development, LLC
(312) 451-7308
alex@updevelopers.com

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DEVELOPMENT DEPARTMENT



PROJECT DATA			
ZONING DISTRICT	EXISTING	PROPOSED	BUILDING CODE DATA
	B-1 BUSINESS, LIMIT'D RETAIL B-2 GENERAL BUSINESS	I-1 INSTITUTIONAL	
	REQUIRED/ALLOWED I-1 INSTITUTIONAL	PROPOSED I-1 INSTITUTIONAL	CONSTRUCTION TYPE: VB
MIN. LOT SIZE	2 ACRES	0.93 ACRE	MAXIMUM HEIGHT: 2 STORIES / 40'
MIN. LOT AREA/UNIT	2400 SF	2251 SF	TABULAR AREA: 4500 SF PLUS INCR.
MAX. BLDG COVERAGE	40% = 16,160 SF	24% = 9,605 SF	PERIMETER INCREASE: $(\frac{215}{430} - 0.25) \times \frac{30}{30} = .25$
REQ. YARDS	25' FRONT 30' REAR 25' SIDE	25' FRONT 30' REAR 80'-6" EAST SIDE; 49'-9 1/4" WEST SIDE	SPRINKLER INCREASE: $4500 + (4500 \times .25) + (4500 \times 2) = 14,625$
MAX. FLOOR AREA RATIO	1.0 = 40,400 GSF	0.47 = 18,800 GSF	ALLOWABLE AREA: 14,625 SF
MAX. BLDG. HEIGHT	45'	24'-6"	
MIN. PARKING REQ.	2 SPACES/UNIT = 37	33 SPACES	
MIN. UNIT SIZE	650 SF/1-BR UNIT 750 SF/2-BR UNIT	MIN. 665 SF MIN. 761 SF	

SITE PLAN
1/32" = 1'-0"

NOVEMBER 13, 2017

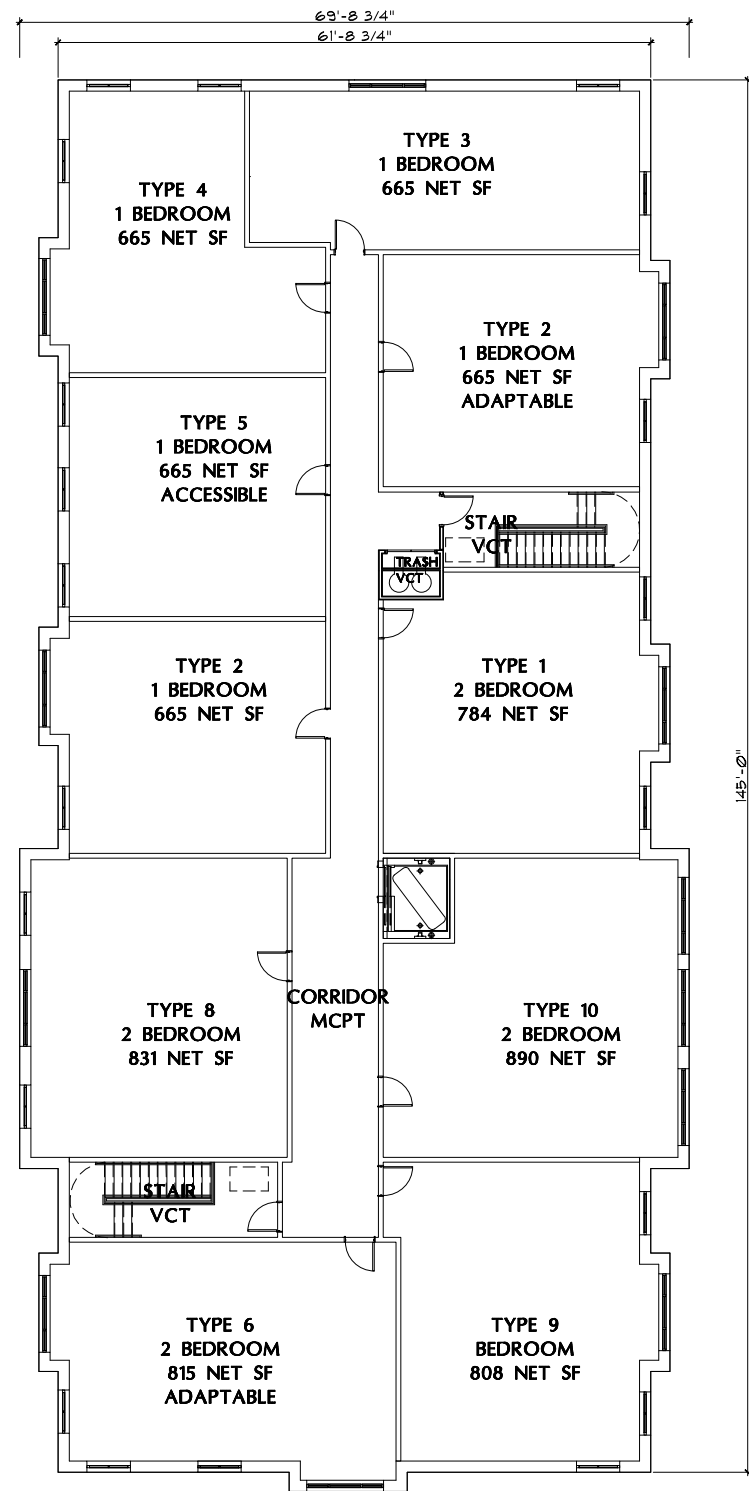


UP Development, LLC

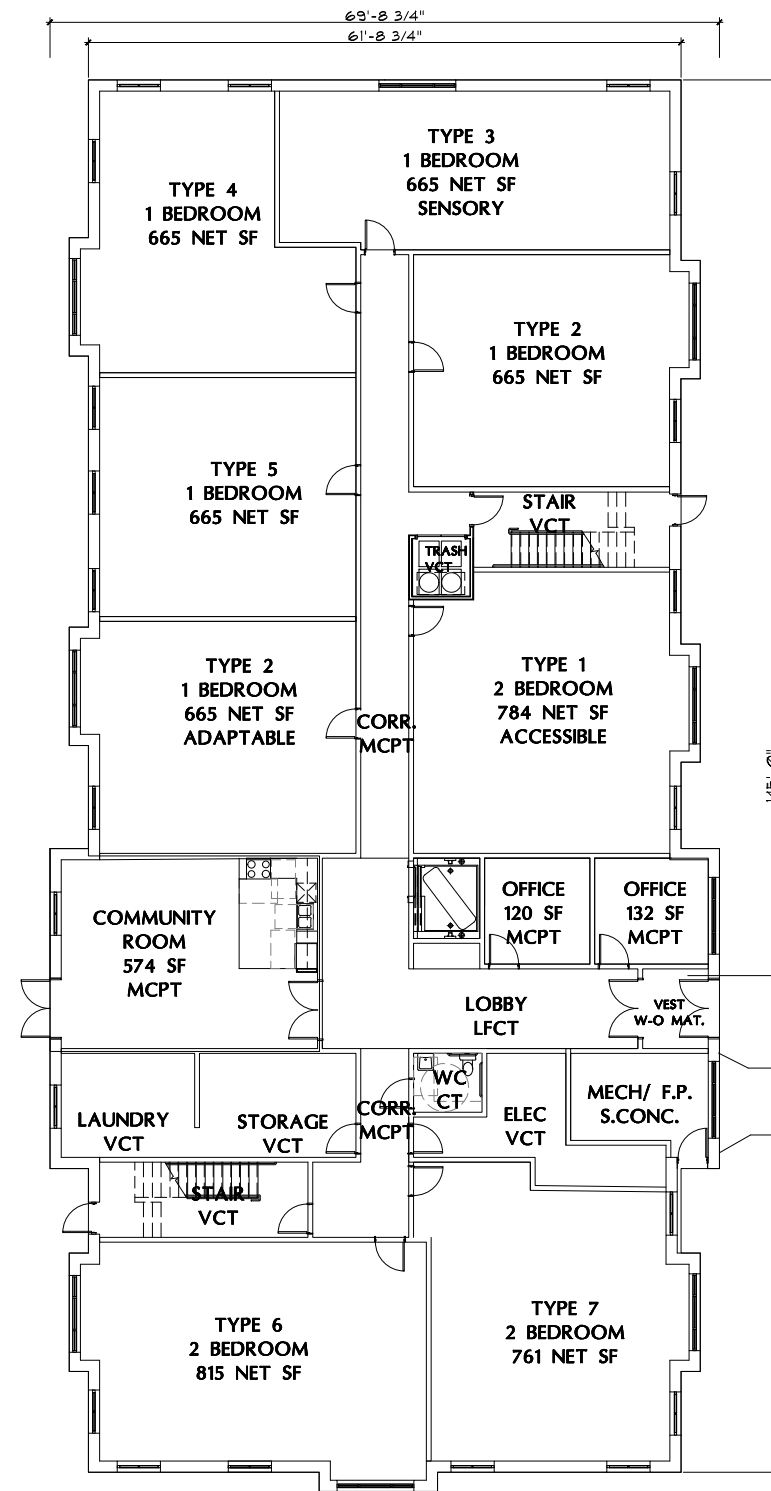
HEART'S PLACE

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS



SECOND FLOOR PLAN
1" = 20'-0"



FIRST FLOOR PLAN
1" = 20'-0"

- ANNUNCIATOR PANEL IN VESTIBULE
- KNOX BOX ON EXTERIOR WALL
- FD CONNECTION W/ALARM ABOVE

ROOM FINISH LEGEND	
VP-	LUXURY VINYL PLANK
CT-	CERAMIC TILE
MCPT-	MODULAR CARPET
LFCT-	LARGE FORMAT CERAMIC TILE
VCT-	VINYL COMPOSITION TILE
S.C.-	SEALED CONCRETE

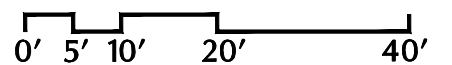
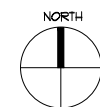
NOVEMBER 13, 2017



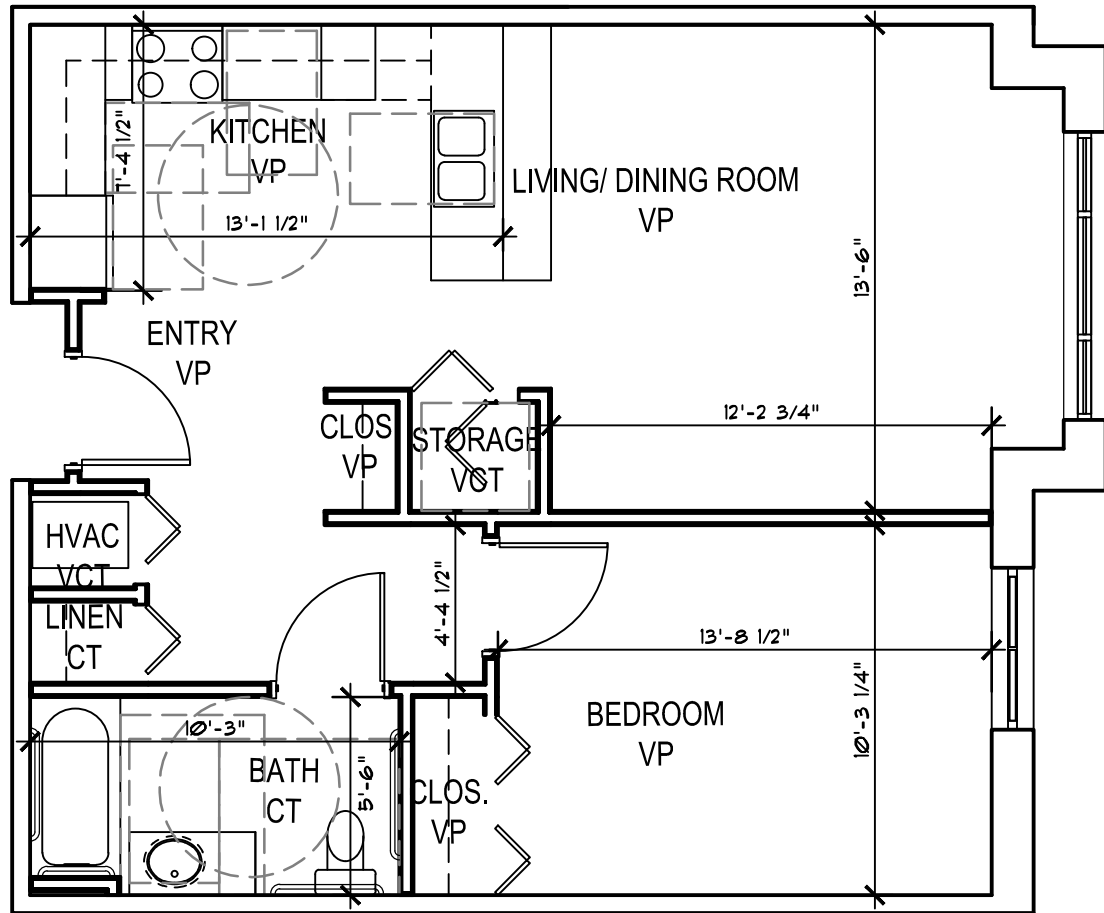
UP Development, LLC

HEART'S PLACE

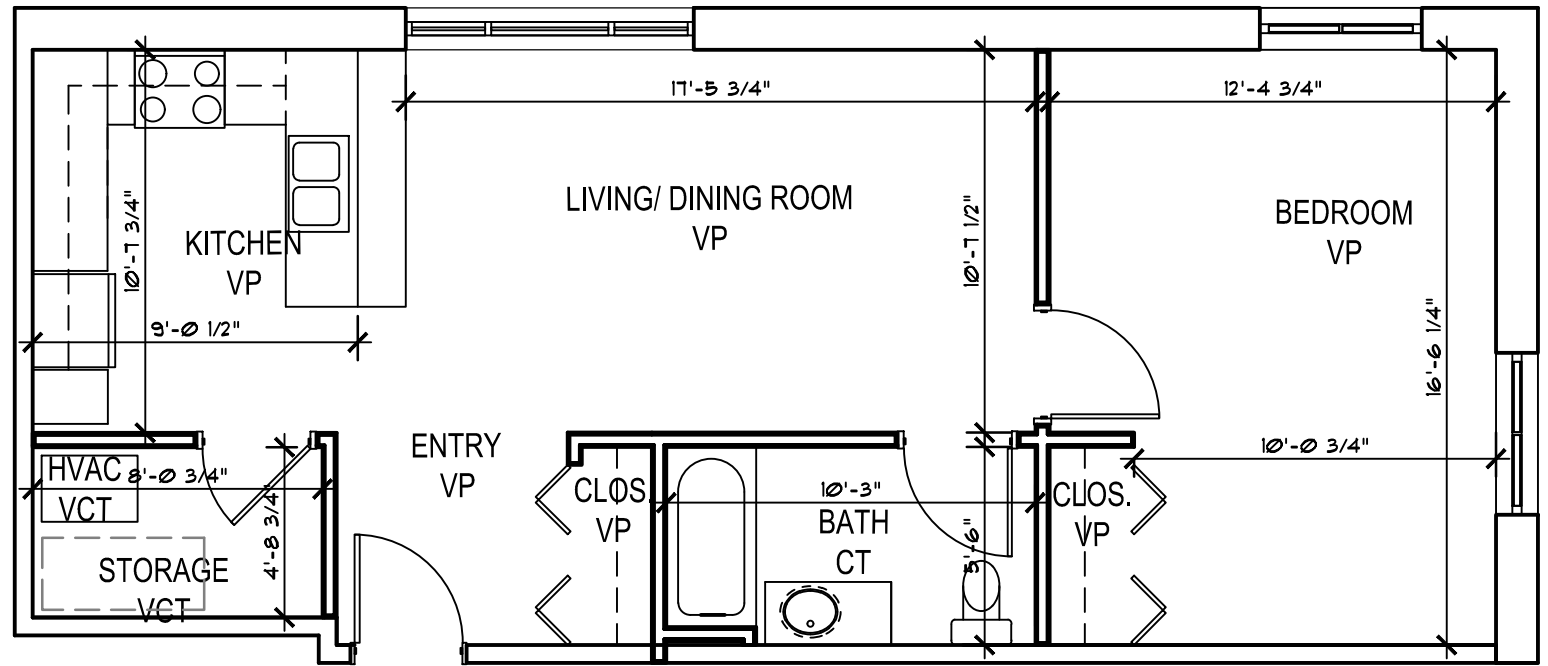
120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS



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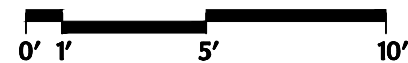


UNIT TYPE 2



UNIT TYPE 3

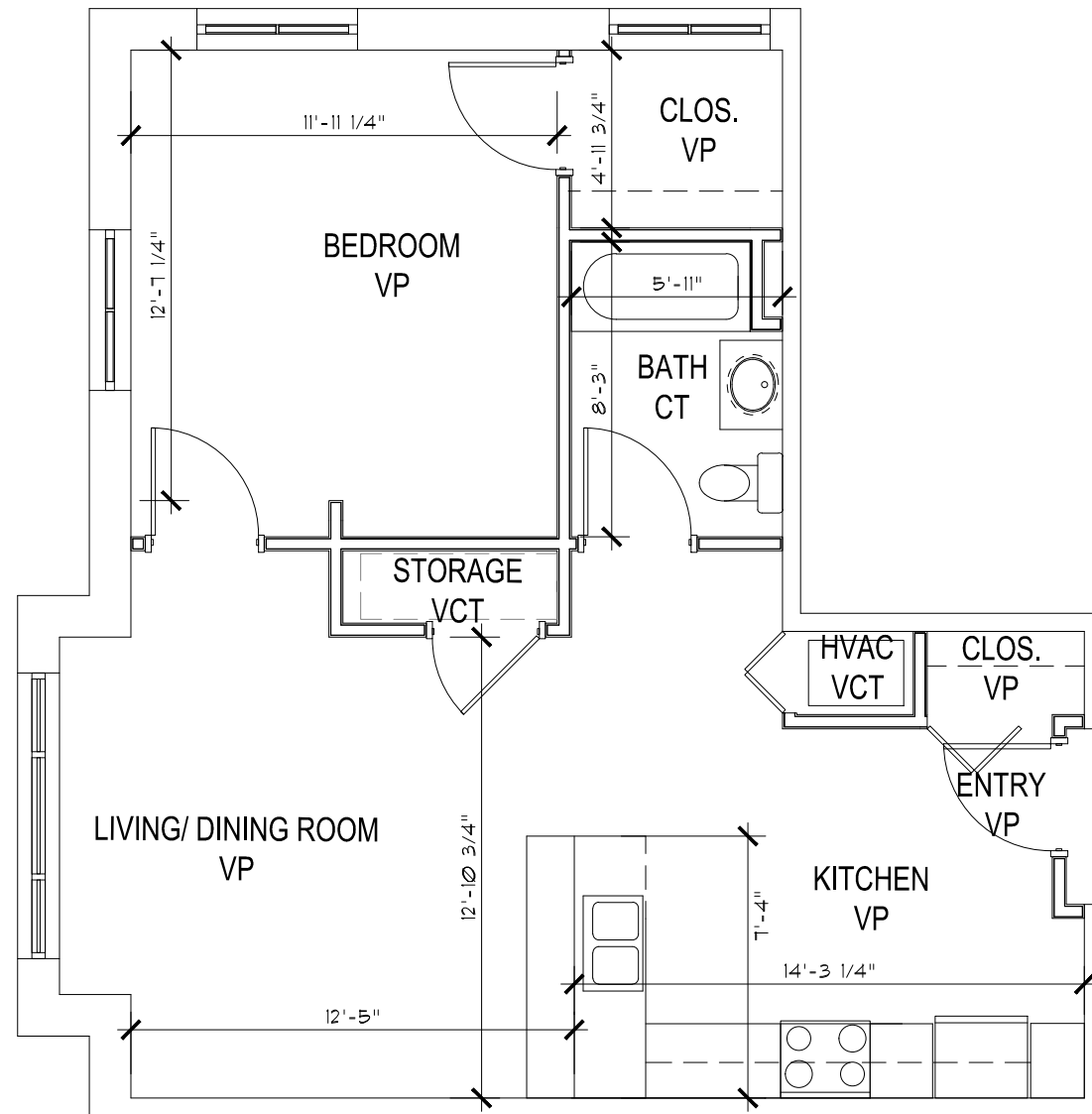
ROOM FINISH SCHEDULE
VP- LUXURY VINYL PLANK
CT- CERAMIC TILE
VCT- VINYL COMPOSITION TILE



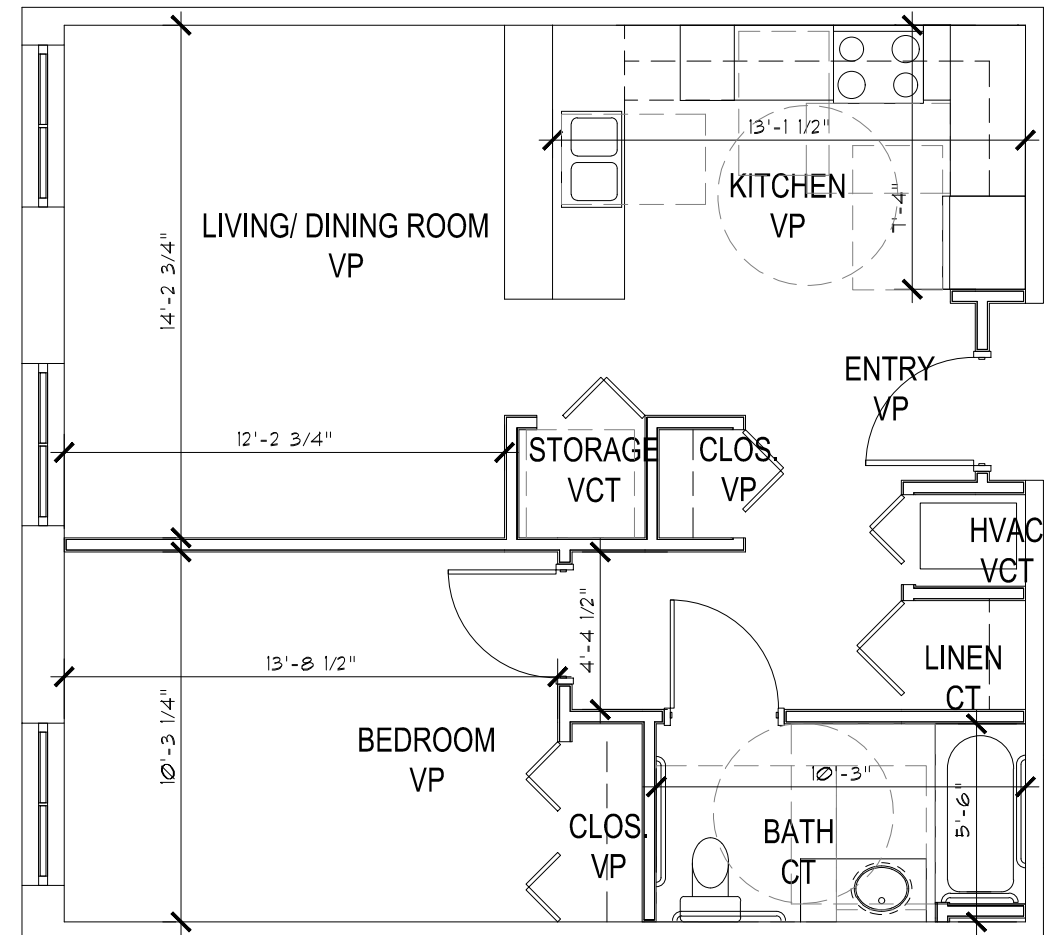
NOVEMBER 13, 2017



HEART'S PLACE 120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS		TITLE: UNIT PLANS <u>CORDOGAN CLARK & ASSOCIATES, INC.</u> ARCHITECTS • ENGINEERS	SHEET: A6.0
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UNIT TYPE 4



UNIT TYPE 5

ROOM FINISH SCHEDULE
VP- LUXURY VINYL PLANK
CT- CERAMIC TILE
VCT- VINYL COMPOSITION TILE



NOVEMBER 13, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

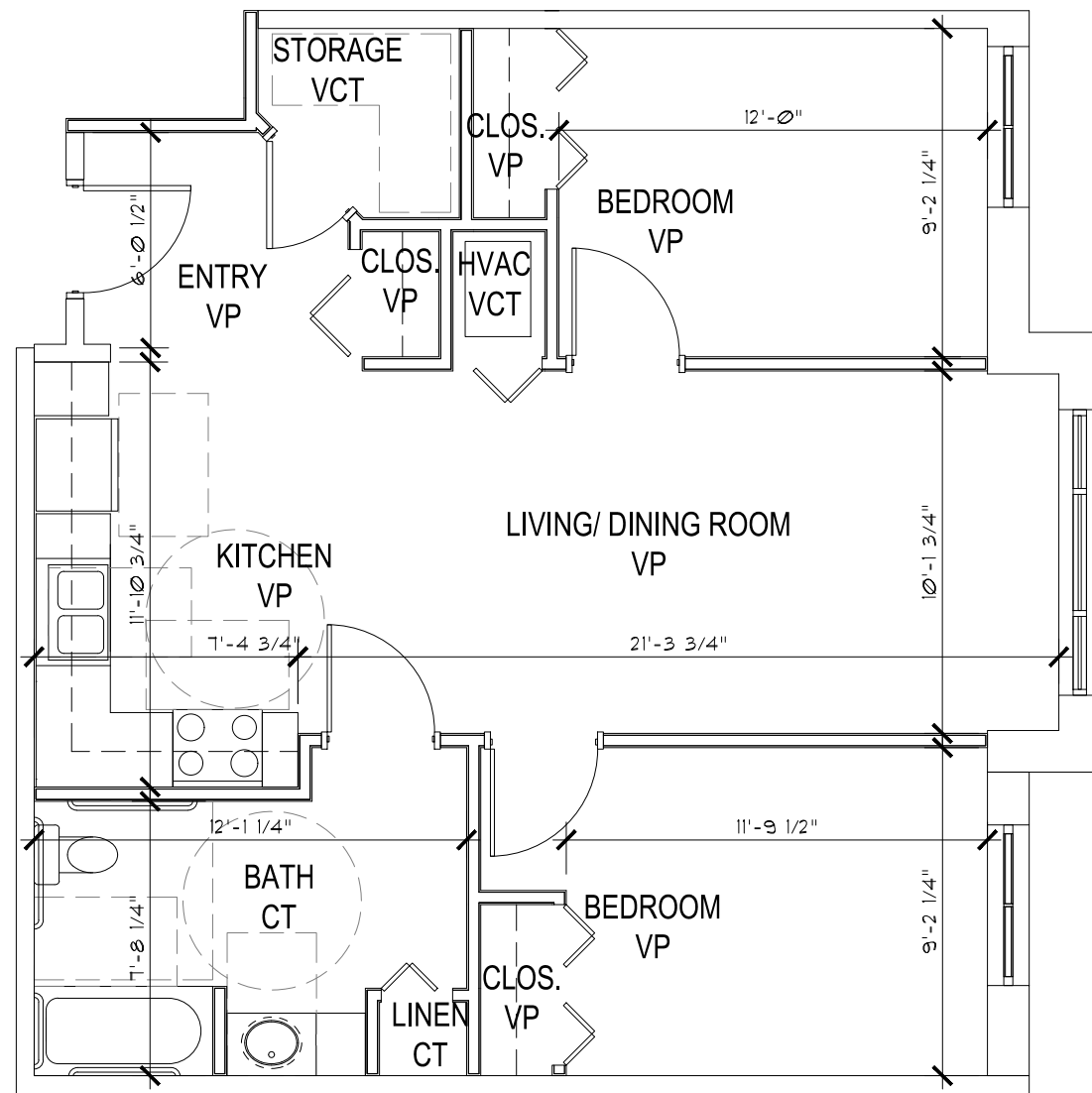
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UNIT PLANS

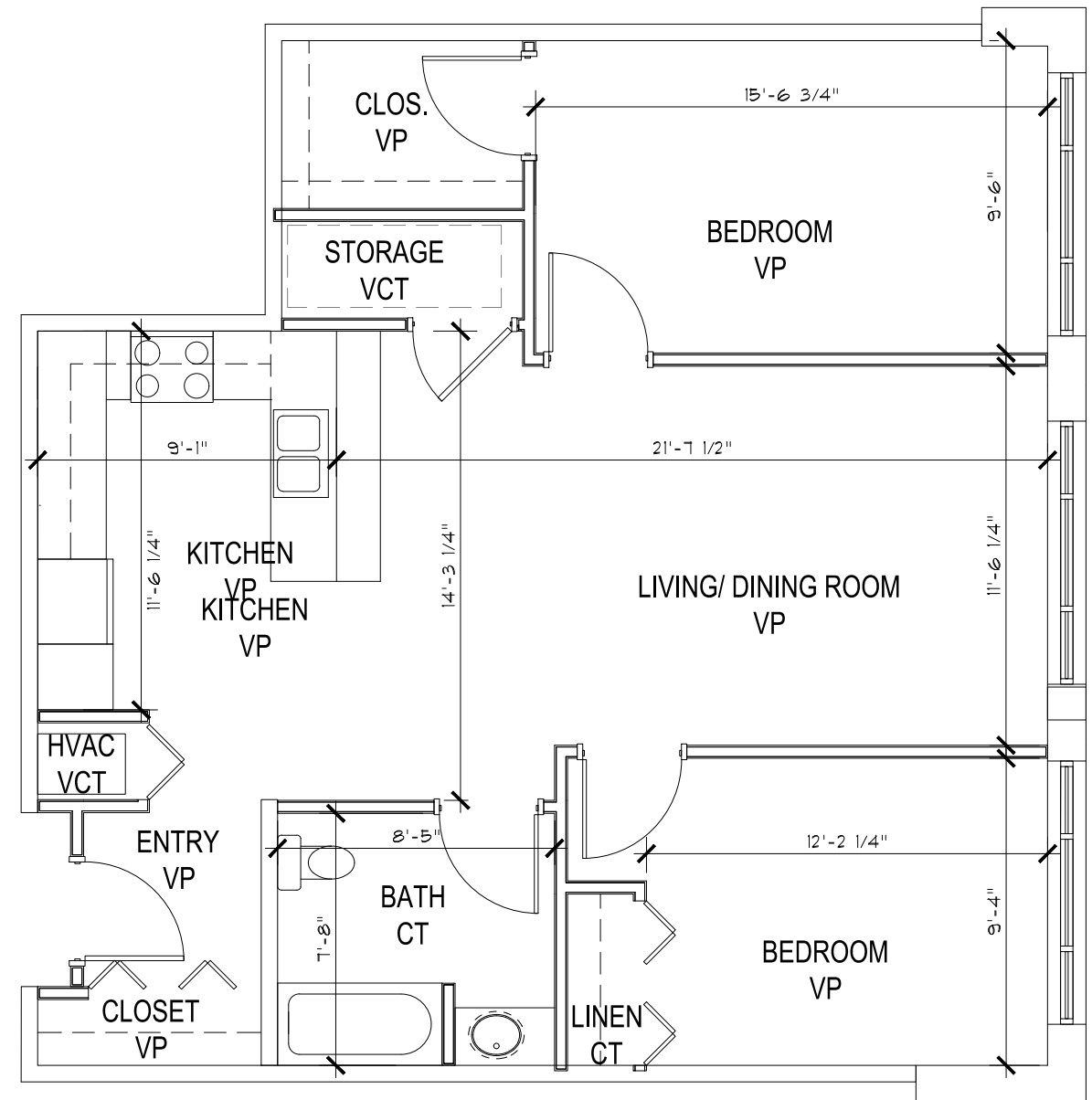
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SHEET:

A6.1



UNIT TYPE 1



UNIT TYPE 10

ROOM FINISH SCHEDULE
VP- LUXURY VINYL PLANK
CT- CERAMIC TILE
VCT- VINYL COMPOSITION TILE



NOVEMBER 13, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

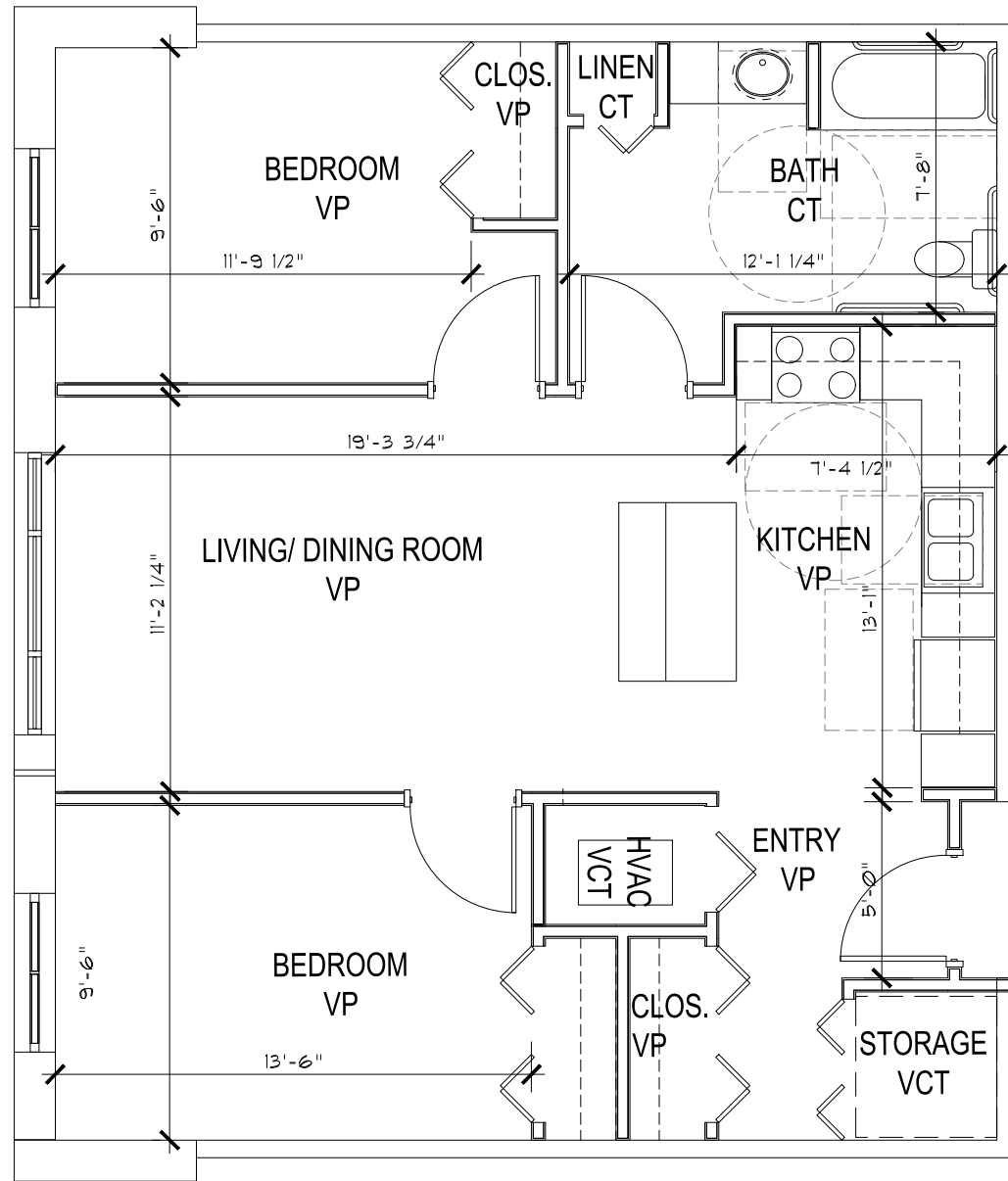
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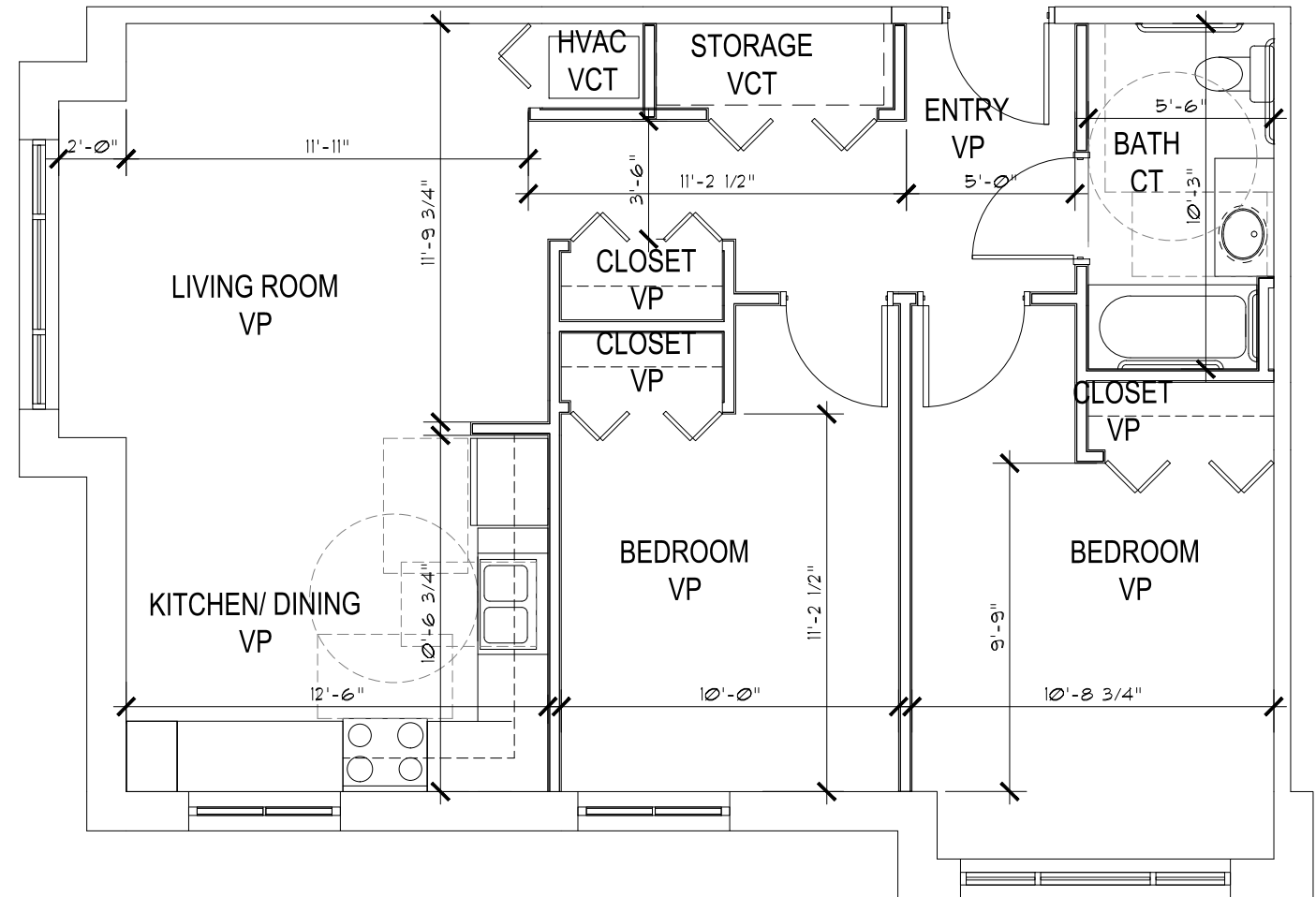
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SHEET:

A6.2

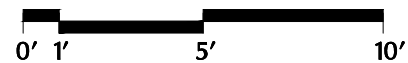


UNIT TYPE 8

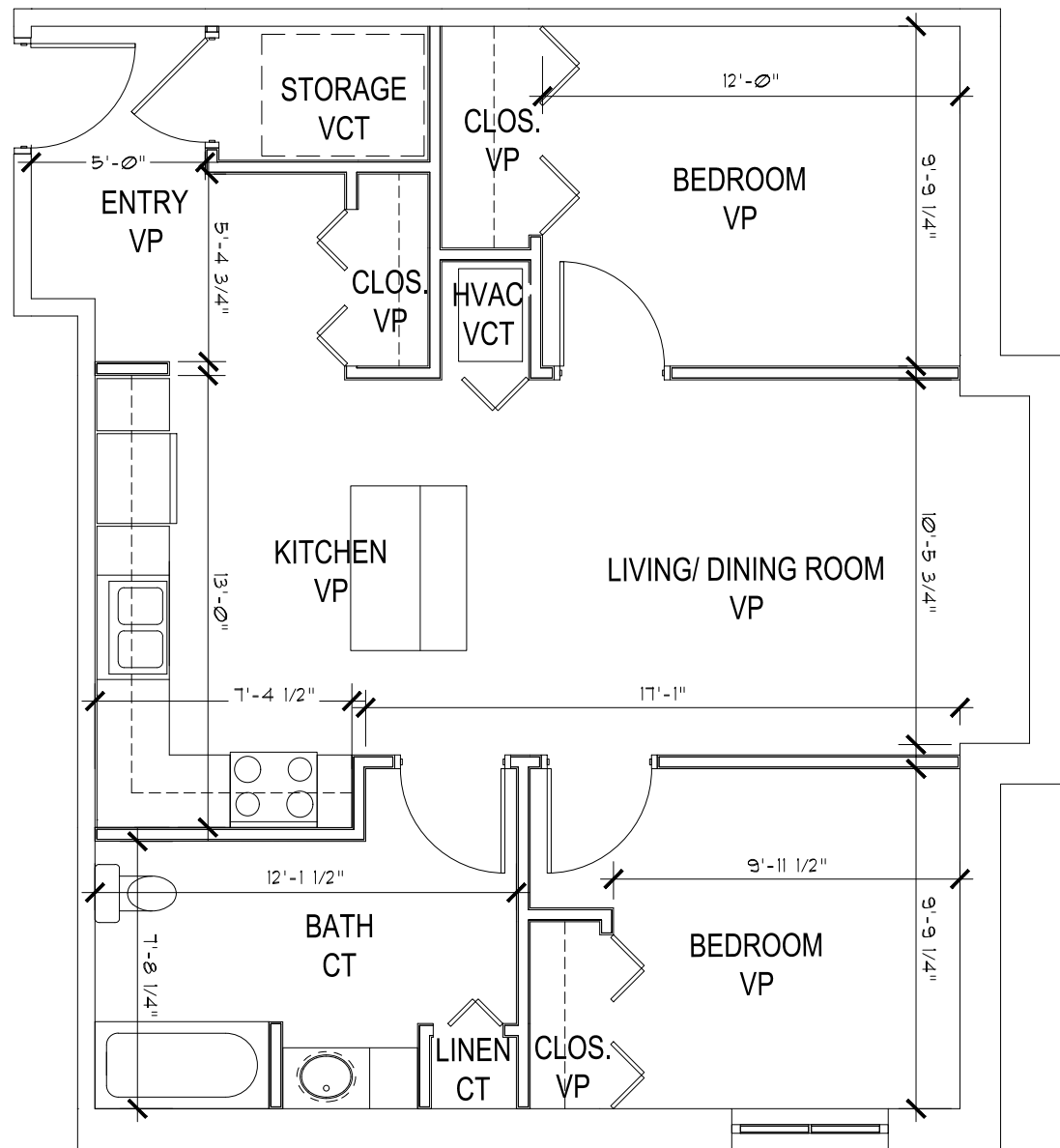


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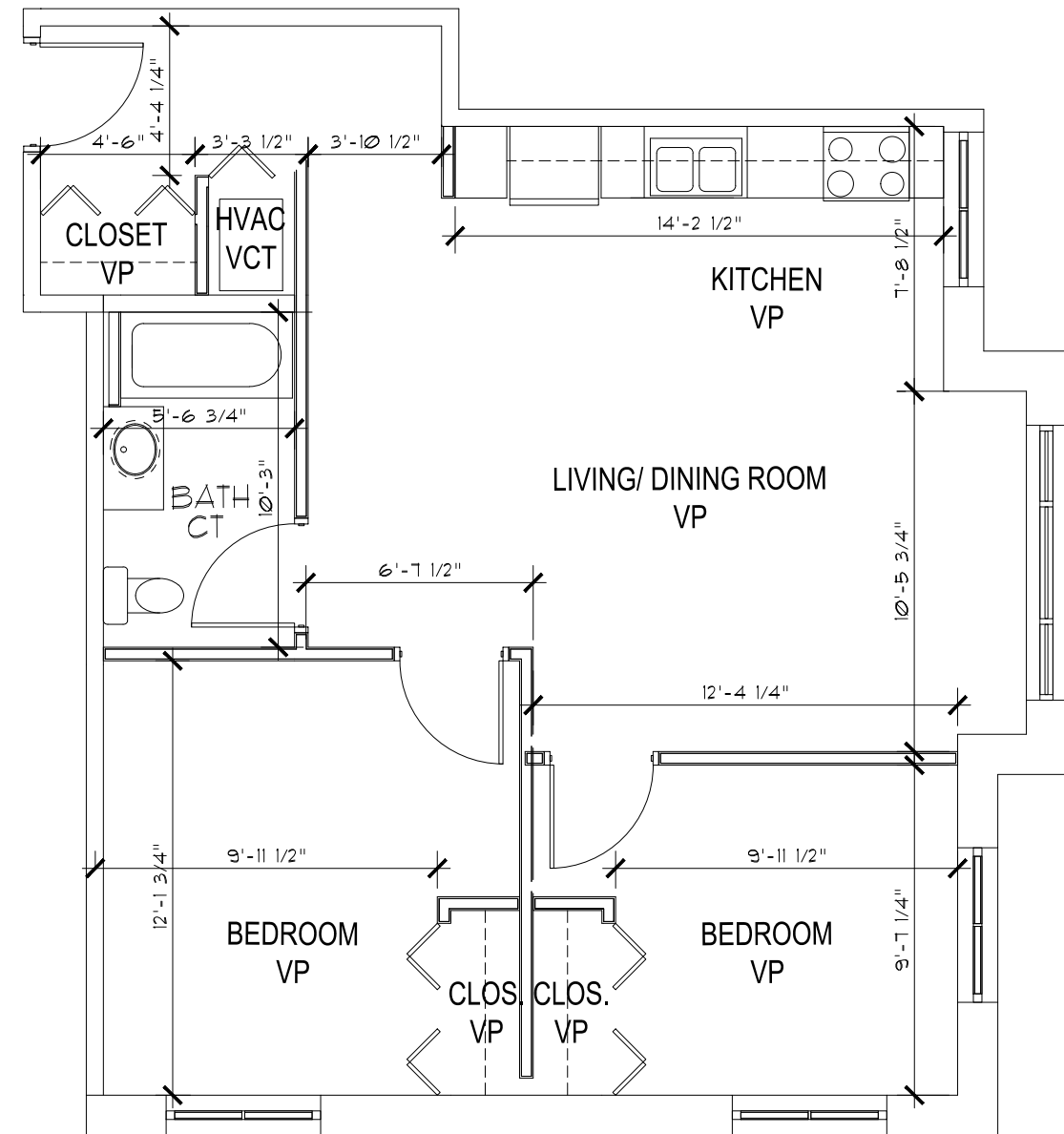
ROOM FINISH SCHEDULE
VP- LUXURY VINYL PLANK
CT- CERAMIC TILE
VCT- VINYL COMPOSITION TILE



NOVEMBER 13, 2017



UNIT TYPE 9



UNIT TYPE 7

ROOM FINISH SCHEDULE
VP- LUXURY VINYL PLANK
CT- CERAMIC TILE
VCT- VINYL COMPOSITION TILE



NOVEMBER 13, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

TITLE:

UNIT PLANS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A6.4

MEMORANDUM TO: Alex Pereira
UP Development, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 30, 2017
Revised November 13, 2017

SUBJECT: Parking Evaluation
Heart's Place
Arlington Heights, Illinois

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Heart's Place supportive housing development to be located in Arlington Heights, Illinois. The site of the proposed development is located on the north side of Boeger Place just east of Arlington Heights Road. Heart's Place is proposed to provide a total of 18 apartments units for people who are living with disabilities. As proposed, the development is to provide a total of 33 parking spaces for a parking ratio of 1.83 spaces per unit. In addition, the development will have two offices with a total of 252 square feet that will be used by the property manager, a part-time maintenance person, and one to two case workers that will be at the development at any one time.

Village of Arlington Heights Parking Requirements

The Village of Arlington Heights Zoning Code requires 2.0 parking spaces per dwelling unit for residential developments regardless of the number of units and one space per 200 square feet for office space and medical or dental clinics. With a total of 18 units, the proposed development is required to provide a total of 36 parking spaces for the residential use and two parking spaces for the office use for a total of 38 parking spaces.

Projected Parking Demand

While the 33 parking spaces to be provided as part of the development do not meet the Village's parking requirements, a review of the development's proposed operation as well as previous parking surveys performed at similar developments demonstrate that the 33 parking spaces will be sufficient to meet the peak parking demand of the supportive housing development.

KLOA, Inc. Transportation and Parking Planning Consultants

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Operational Analyses. Supportive housing developments have greatly different parking characteristics than a typical residential development. The majority of the residents in supportive housing developments do not own a vehicle due to their financial limitations, even though they may have a driver's license. This is evident in **Table 1** which shows that similar supportive housing developments had a 0.08 to 0.35 vehicle ownership per occupied unit ratio. In addition, supportive housing developments typically have a limited number of employees. The proposed development is expected to have a maximum of two employees working at one time and two case workers at the facility at any one time. As such, it can be seen that the development would have a peak demand of approximately 10 vehicles (six for residents' vehicles and four for employee/case workers' vehicles) which is significantly lower than the 33 parking spaces that are proposed to be constructed as part of the supportive housing development.

Table 1
SURVEY OF RESIDENTS THAT OWN A VEHICLE
AT OTHER SUPPORTIVE HOUSING DEVELOPMENTS

Development	Occupied Units	Residents With Vehicles	Vehicles Per Occupied Unit
PhilHaven – Wheeling, Illinois	40	14	0.35
Myess Place – Mt. Prospect, Illinois	39	12	0.31
Independence Center – Waukegan, Illinois	44	4	0.091
English Manor – Waukegan, Illinois	14	2	0.143
Grand Apartments – Rockford, Illinois	45	5	0.111
Spaulding and Trumbull Apartments – Chicago, Illinois	25	2	0.080
New Hope Apartment Building – Peoria, Illinois	79	7	0.089

Parking Surveys of Supportive Housing Developments. The following summarizes previous parking surveys performed at several similar supportive housing developments:

- **Table 2** illustrates the results of parking surveys conducted by KLOA, Inc. in 2010 at the Independence Center located in Waukegan, Illinois. The surveys were conducted every two hours from 7:00 A.M. to 7:00 P.M. on a weekday and a Saturday. From Table 2 it can be seen that the development had a peak parking demand of four vehicles or a maximum parking ratio of 0.09 vehicles per unit.

- **Table 3** illustrates the results of the parking surveys conducted by the operators of the Spaulding and Trumbull Apartments in Chicago, Illinois and at the New Hope Apartment Building in Peoria, Illinois. It should be noted that both of these developments also contain office space similar to the proposed development. The surveys were conducted on a Monday and Wednesday in 2010 during the evening (7:00 P.M. to 8:00 P.M.). From Table 3 it can be seen that the developments had an evening parking demand of between 0.08 to 0.13 vehicles per occupied unit.

From Tables 2 and 3 it can be seen that the three existing supportive housing developments had a peak parking demand well below the 33 parking spaces to be provided as part of the proposed supportive housing development.

Table 2

PARKING SURVEYS - INDEPENDENCE CENTER, WAUKEGAN, ILLINOIS

Time	Number of Parked Vehicles	
	Saturday, January 30, 2010	Tuesday, February 2, 2010
7:00 A.M.	4	4
9:00 A.M.	4	2
11:00 A.M.	3	1
1:00 P.M.	3	1
3:00 P.M.	1	1
5:00 P.M.	0	2
7:00 P.M.	1	4
Note: Independence Center has a total of 44 units that are currently all occupied.		

Table 3

PARKING SURVEYS - SUPPORTIVE HOUSING DEVELOPMENTS

	Occupied Units	Monday		Wednesday		Vehicles per Occupied Unit (maximum)
		7:00 P.M.	8:00 P.M.	7:00 P.M.	8:00 P.M.	
Spaulding and Trumbull Apartments ¹	25	2	2	0	1	0.080
New Hope Apartment Building ¹	79	8	10	8	10	0.126
¹ = Parking surveys performed by operators of the developments.						

Other Parking Surveys. It should be noted that parking rates for supportive housing developments are not provided in either the *Parking Generation Manual*, 4th Edition, published by the Institute of Transportation Engineers (ITE) or the *Shared Parking Manual* published by the Urban Land Institute (ULI). The land use most similar to supportive housing developments that is included in the publications is assisted living facilities. Based on the ITE *Parking Generation Manual*, assisted living facilities have an average peak parking demand of 0.41 vehicles per unit, which is considerably less than the 1.83 parking spaces per unit ratio to be constructed as part of the proposed supportive housing development.

Conclusion

Given the parking characteristics of supportive housing developments, the 33 parking spaces to be provided by Heart's Place will be sufficient to meet the total parking demands of the supportive housing development. This is due to the very low number of residents that own a vehicle and the limited number of employees and case workers (one to two). Further, the parking surveys at similar developments provide further evidence to the limited parking demand experienced at a similar supportive housing development.