



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 9, 2014
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Quinlan & Fabish Music - 6/25/14

IV. PUBLIC HEARINGS

- A. Parkview Apartments - PC#14-013
212 N. Dunton Ave.
Preliminary Planned Unit Development

V. OTHER BUSINESS

VI. 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: Quinlan & Fabish Music - 6/25/14

Department: Planning & Community Development

ATTACHMENTS:

Description

Quinlan & Fabish Minutes - 6/25/14

Type

[Minutes](#)

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: QUINLAN & FABISH MUSIC; PC #14-012

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
25th day of June, 2014, at the hour of 8:23 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

DRAFT

CHAIRMAN LORENZINI: Okay. The third and final public hearing tonight is PC #14-012, Quinlan & Fabish. Is the Petitioner here? Bill, public notice has been given?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: And anybody else who's going to talk tonight, testify besides you?

MR. MOFFITT: I'm going to start. We have George Quinlan who is --

CHAIRMAN LORENZINI: Anybody else who may testify, why don't you all come up? We'll swear you in all at once.

MR. MOFFITT: And Cheryl Quinlan also may answer questions.

CHAIRMAN LORENZINI: Why don't you come on up, yes?

MR. MOFFITT: We'll try to keep this brief.

CHAIRMAN LORENZINI: Can you please right your hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. State your name, spell it for the court reporter and your address.

MR. MOFFITT: Thomas Moffitt, M-o-f-f-i-t-t, 55 West Monroe Street, Chicago 60603.

MR. QUINLAN: George Quinlan, Q-u-i-n-l-a-n, company of Quinlan & Fabish, 6827 High Grove Boulevard, Burr Ridge, Illinois 60527.

MRS. QUINLAN: Cheryl Quinlan, again Quinlan & Fabish, 6827 South High Grove, is it South High Grove?

MR. QUINLAN: It's just High Grove.

MRS. QUINLAN: Just High Grove, Burr Ridge, Illinois 60627.

CHAIRMAN LORENZINI: Thank you. Just give a brief presentation?

MR. MOFFITT: I'll give a brief overview, yes. We are seeking a land use variation to allow the retail sale of musical instruments in an M-2 District. Retail sales would only be a small portion of the business. Quinlan & Fabish is family-owned as you can see and have run the business, been in business for many years. And they offer music lessons, they'll be operating a music school in this location, and they'll also have administrative offices there and warehouse instruments there. And then there would also be some retail sales, and the portion of the building that would be devoted to the retail sales is about 18 percent of the building.

We've read the Staff Development Committee report prepared by Mr. Enright and we think it does a nice job of summarizing things and we certainly are in agreement with the conditions that are at the end of that report. So, we'll let Mr. Enright take over and if

there's any questions after that, we'll be willing to answer those.

CHAIRMAN LORENZINI: Thank you. Bill, would you give the Staff report?

MR. ENRIGHT: It has been a pleasure to work with the Quinlans on this project and Staff is fully supportive. About 18 percent of the square footage of the building is devoted to the retail sales, irrespective of what percentage that is of their profit as a company is really not relevant to the zoning matter. From a zoning and land use matter or how the land is utilized, again 18 percent is devoted to the retail sales, the rest of it is to uses that are actually permitted within the underlying zoning district.

Having said that, according to the Petitioner, one of the reasons they've chosen this location is to expand and have more space for their commercial school operation. And it appears to be a very good facility for that use and Staff is fully supportive. There is enough parking by code to meet the code requirement as well as the demand. They've given us parking information on their existing facility in Mount Prospect and we're certainly proud that they're selecting Arlington Heights to operate their business. It's a well-known business in the school districts and they provide a great service.

And they have agreed to register any sales, point of sales from this location in Arlington Heights so that the Village would capture the sales tax revenue. And having said that, Staff has no objections to this use. We think it fits in well with this industrial area and it's adjacent to commercial to the south and to the east as well.

CHAIRMAN LORENZINI: Thank you. Do we have a motion to include the Staff report in public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Very good, thank you. I'd like to go to the Plan Commissioners now for questions. Commissioner Drost?

COMMISSIONER DROST: Where is Fabish?

MR. QUINLAN: Pardon me?

COMMISSIONER DROST: Where is Fabish?

MR. QUINLAN: Fabish is no longer with us.

COMMISSIONER DROST: Were you in good terms with the Fabish family?

MR. QUINLAN: Pardon me?

COMMISSIONER DROST: Were you on good terms with the Fabish family?

MR. QUINLAN: In 1959. I think he left in 1969.

COMMISSIONER DROST: I just wanted to, you created a family and community, to welcome you. I don't have any questions. Sounds like a great product.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I really don't have any questions. I'm very supportive of the project. I know the property abuts the B-2 commercial zoning in which allows retail sales, so I think it's a great use for the building. I'm fully supportive of the project.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: No questions, I support it.

CHAIRMAN LORENZINI: Thank you. Commissioner Green?

COMMISSIONER GREEN: I think it's a great project and welcome.

MR. QUINLAN: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I think you adequately answered our questions at the Plat & Sub. I think it's great to see this property get back in use. And no questions.

CHAIRMAN LORENZINI: Thank you. Commission Warskow?

COMMISSIONER WARSKOW: I have no questions.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: I don't either. I echo what Commissioner Ennes said. We had probably more thorough discussions at Plat & Sub and you've taken care of all the issues as far as I know. I'm very supportive.

CHAIRMAN LORENZINI: And I just want to thank you for your service. My son played in grammar school and high school and used much of your services. I'm in favor of it also.

Anybody in the public want to say anything? Okay. Back to the Commissioners for further deliberation or a motion.

COMMISSIONER DROST: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-012, a Land Use Variation to allow retail sales of musical instruments in the M-2 District and a variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study.

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Development Committee report dated June 18th, 2014:

- 1. This Land Use Variation shall apply to Quinlan & Fabish only.**
- 2. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.**

3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second it.

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you have our unanimous. And the date with the Board of Trustees?

MR. ENRIGHT: Hopefully July 7th at 8:00 p.m., depending upon the court reporter. Maybe we should just ask the court reporter. If we get the minutes back, we'll move forward with it, yes.

MR. QUINLAN: I have an important question for --

CHAIRMAN LORENZINI: Could you speak in the microphone please?

MR. QUINLAN: Your son, what instrument does he play?

CHAIRMAN LORENZINI: Trumpet, I mean saxophone.

MR. QUINLAN: And where does he go to school?

CHAIRMAN LORENZINI: Well, now he's at U of I, but he went to St. Viator.

MR. QUINLAN: Oh, St. Viator, excellent. Just curious.

COMMISSIONER ENNES: Does he still play?

CHAIRMAN LORENZINI: No.

COMMISSIONER WARSKOW: Well, thank you.

CHAIRMAN LORENZINI: Okay, thank you.

MR. MOFFITT: Thank you very much.

COMMISSIONER ENNES: You're welcome.

(Whereupon, the public hearing was adjourned at 8:30 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, SR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____

_____, A.D. 2014.

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Item: Parkview Apartments - 212 N. Dunton Ave. - PC14-013

Department: Planning & Community Development

Requested Action:

A Preliminary Planned Unit Development to allow the construction of a 7 story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 54 interior parking spaces.

Variations Required:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3";
2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor;
3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development;
4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 20' 2".

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to resolution of the following:

1. The Petitioner must provide a satisfactory solution addressing the guest parking arrangements for this development.
2. The southernmost window, along Dunton Street, proposed for the retail space should be vision glass and not spandrel glass.
3. The 19 units are to be maintained as affordable in perpetuity under the Village's affordable rental housing guidelines consistent with the Housing Commission recommendation.
4. The petitioner should continue to explore ways to expand the commercial space. The Petitioner should explore the possibility of expanding the commercial space westward and possibly locating portions of the utilities sub-grade in the south-west corner of the building to compensate for the expansion of the retail space.
5. Residential units are approved as rental apartments. Converting residential units to condominiums

shall require an amendment to the Planned Unit Development and compliance with the required parking standards.

6. An additional shade tree (Honeylocust) shall be provided on Dunton Avenue near the intersection between the crosswalk and the existing light pole.

7. Prior to the issuance of a building permit, the Petitioner shall provide a copy of the remediation plan approved by the Illinois Environmental Protection Agency (IEPA).

8. The Petitioner must provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.

9. Prior to Final Planned Unit Development approval, the Petitioner shall pay a fee in lieu of on-site detention, pursuant to the standards established by the Village of Arlington Heights.

10. Prior to Final Planned Unit Development approval, the Petitioner shall provide a confirmation letter from Commonwealth Edison stating that the overhead utilities can be engineered underground and are feasible to bury.

11. The Petitioner shall coordinate the burying of all the overhead utilities with Commonwealth Edison. In addition, all generators, transformers, switch gears, gas and electric meters, etc., shall be fully screened.

12. The Petitioner shall continue to work with the Village to develop an acceptable final construction schedule including a development-phasing plan that includes the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations, to be determined by the Village.

13. Delivery/loading operations shall be restricted as follows: Retail stores, 7:00 AM to 3:00 PM, Monday through Saturday with no deliveries on Sunday; and the residential, 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 2:00 PM on Saturday with no deliveries on Sunday.

14. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the developer shall make cash contribution in lieu of land for school, park, and library districts.

15. Future merchants/tenants commercial/retail tenant spaces shall procure permits, if available, from the Village for employee parking in the public parking garage.

16. The Petitioner shall comply with all conditions outlined in the May 27, 2014 Design Commission motion.

17. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Legal Notification

Notification Affidavit

Petitioner Letter

Plat & Sub Minutes

Type

[Report](#)

[Correspondence](#)

[Correspondence](#)

[Correspondence](#)

[Minutes](#)

DC Staff Report	Report
DC Minutes	Minutes
Housing Commission Report	Report
Housing Commission Minutes - 7/01/14	Minutes
Petitioner Response to Housing Commission	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence
Plat of Survey	Exhibits
Site Plan	Exhibits
Contextural Site Plan	Exhibits
Roof Plan	Exhibits
Staging Plan	Exhibits
Preliminary Engineering	Exhibits
Landscape Plan	Exhibits
Elevations	Exhibits
Rendering	Exhibits
Traffic & Parking Evaluation	Correspondence
Market Study	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 9, 2014
Date Prepared: July 3, 2014
Project Title: Parkview Apartments
Address: 212 N. Dunton Ave.

BACKGROUND INFORMATION

Petitioner: Parkview Dunton LLC
Address: 900 W. Jackson, 2W
Chicago, IL 60607

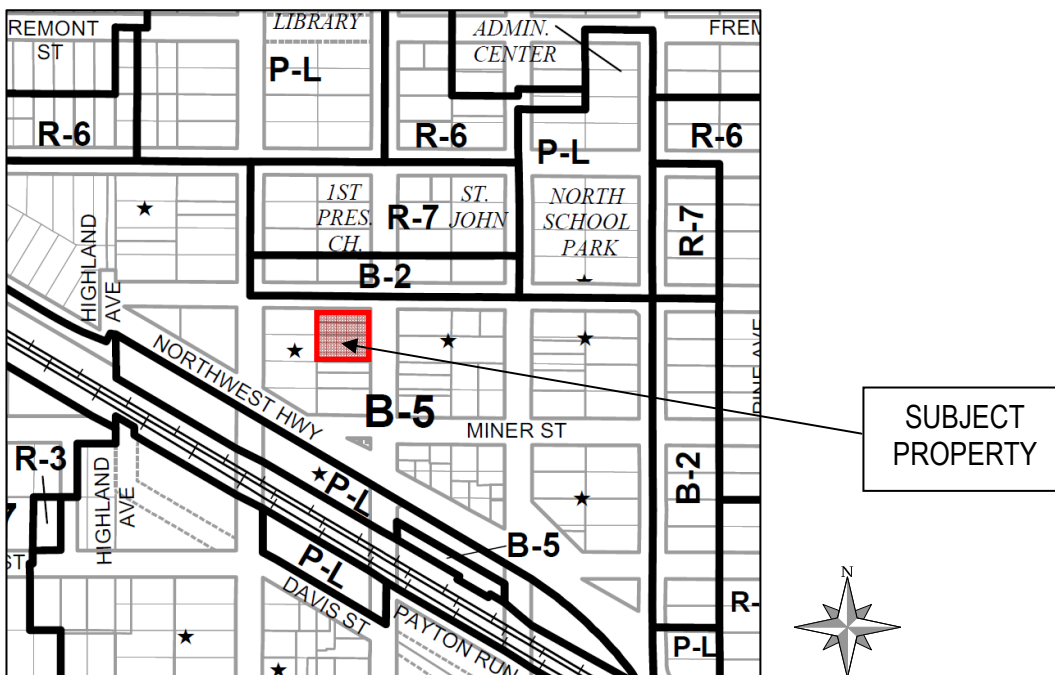
Existing Zoning: B-5, Downtown Business

Requested Action:

- A Preliminary Planned Unit Development to allow the construction of a 7 story mixed use building that has a total of 45 residential rental apartment units, 1,254 square feet of commercial/retail space on the first floor, and a total of 54 interior parking spaces.

Variations Required:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3";
2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor;
3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development;
4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 20' 2".



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Religious Institution	Government
South	B-5, Central Business District	Commercial	Mixed Use
East	B-5, Central Business District	Multi-Family Residential	Mixed Use
West	B-5, Central Business District	Multi-Family Residential	Mixed Use

Summary:

The subject site, which is currently zoned B-5, Central Business District, consists of three land parcels that have a combined area of approximately 0.4 acres (17,424 square feet). The proposed action, if approved, would allow the petitioner, Parkview Dunton LLC, to redevelop the site with a mixed-use residential/commercial development. The plan as proposed would include a total of 45 dwelling units (16 one-bedroom, 24 two-bedroom, 5 three-bedroom) that would be located on floors three through seven as well as approximately 1,254 square feet of leasable commercial space on the first floor. Parking is located on the first and second floors. The proposed commercial space would encompass the northeast corner of the building with frontage along Dunton Avenue and Eastman Street. Access to the garage would be provided in two locations, one each on Dunton and Eastman.

The following chart provides a breakdown of the proposed development versus the previous development that received Preliminary PUD approval in 2007:

Table I: Development Characteristics

	CURRENT PROPOSAL	PREVIOUS PLAN
Floors	7	8
Dwelling Units	45 rental	49 condo
Parking	54	75
Commercial Space	1,254 SF	3,778 SF
Variations Chapter 28	South Setback; West Setback; Loading Space; Drive Aisle Width.	South Setback; West Setback; Density.

Plat and Subdivision Committee

The Committee met on May 14, 2014 to discuss this project. The Committee was generally supportive of the request but advised that additional commercial space and on-site parking should be explored. A copy of the minutes has been included in the Plan Commission packet.

Neighborhood Meeting Summary

The Petitioner held a neighborhood on May 20, 2014 to discuss the project with area residents. Approximately 30 people attended the meeting. Several items were discussed including the building material, building height, setbacks and parking. Other issues discussed included impact of any excavation, construction noise and mess, project cost, impact on the value of surrounding properties, etc. The Petitioner felt that development team answered the questions to the satisfaction of the attendees.

Zoning and Comprehensive Plan

A Preliminary Planned Unit Development for this property was approved previously by the Village Board in 2007, however that PUD has since expired. This plan has many similarities in terms of massing, architecture, and density, but it does vary from the previous plan in that this is a rental apartment building with less parking and less commercial square footage. The previous development was proposed to have two levels of underground parking, retail space on the first floor and residential units on floors two through eight.

The petitioner has indicated that 19 units in this development will be available at affordable rates, consistent with Village Policy. To confirm the correct zoning classification for this project, staff asked the petitioner to verify that this project would be a mixed-income, mixed-use apartment development and not an Institutional development. The petitioner verified in writing that the project is proposed as a mixed-income, mixed-use apartment development. During the Housing Commission meeting on July 1, 2014, the petitioner stated that they will have "on-site managers". As a result, staff has requested detailed clarification from the developer regarding how many on-site managers will be present, where they will be located, the hours they will be present and what services would be provided?

For the Commission's reference, the terms 'Apartment' and 'Residential Institution' as defined in the Zoning Ordinance are listed below:

Apartment: A room or suite of rooms in a multiple-family structure, which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen and bathroom facilities, permanently installed, must always be included for each apartment.

Institution, Residential: A housing facility owned, supervised, managed or controlled by an organization that qualifies as "institutional-non-residential." Such housing facility shall be used for dwelling purposes only and be limited to members of, or persons under the supervision or control of the institutional organization such as, but not limited to elderly, students, clergy, disabled, etc.

Two variations are being sought for the south and west setbacks, and a third variation is being sought for drive aisle width. The setback variations are substantially similar to the previous approval with the exception of the expansion of the second floor in the current plan. The residential units for the previous development were located on floors two through eight. Therefore, greater setbacks of 24'-11" on the south side and 24' on the west side were provided for the earlier development starting on the second floor. The petitioner must provide written justification for each variation based on the hardship criteria that is outlined in the Village's Zoning Ordinance, more specifically:

- **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 plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

The proposed action is consistent with the goals and objectives of the Village's Comprehensive Plan, which designates the subject site as Mixed Use, as well as the Downtown Master Plan, which was approved by the Village Board in January 2007.

Building Design

The project was reviewed by the Design Commission on May 27, 2014. Overall, the design is a very nice traditional composition with good massing and rich materials and in keeping with the Design Guidelines. The petitioner has incorporated architectural details which fit in nicely with the Downtown environment. Massing has been addressed by providing context appropriate setbacks along the south and west property lines. The proposed palette of exterior materials is rich and nicely coordinated. The Commission recommended the use of a darker mortar color in the brick sections

Density

The plan as proposed offers a variety of different size dwelling units and interior layouts, which adds to the uniqueness and character of the development. According to the Village's Zoning Ordinance the maximum number of units allowed is based on the bedroom mix and the size of the property. Based on the Petitioner's bedroom mix, which consists of 16 one-bedroom units, 24 two-bedroom units and 5 three-bedroom units, a lot area of 16,900 square feet is required in the B-5, Central Business District. The lot size of the proposed development is 17,424 square feet.

Building Height

The code allows a maximum 90-foot building height. The proposed height of this project is 88' 8". In addition to meeting code for height, the upper levels 3 to 7 are setback some 25 feet from the west and from the south lot lines, thus providing open space between the proposed building and 201 N. Vail to the west.

Building Setbacks

With respect to the yards, there is no required setback from the front (north and east) property lines. However, the Petitioner is seeking the following variation from the required side yard (south) setback:

- **A Variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required side yard (south) setback from 39.6 feet to 1'3".**

Downtown developments need to provide a combined side yard setback that is not less than 30 feet or less than 30% of the average width of the lot, whichever is greater. The linear frontage for the entire site is 132 feet along Eastman Street and 132 feet along Dunton Avenue. Therefore, the side yard setback requirement is 39.6 feet from the south property line. The proposed development does not have any windows or openings on the first two levels of the south façade. Any future development on the property to the south will be required to comply with exterior wall fire rating, opening protection, etc. as stipulated in the Building and Fire Codes. Staff does not object to this variation as the upper levels 3 to 7 are setback 24' 9". However the petitioner shall respond to the variation criteria to justify said variation.

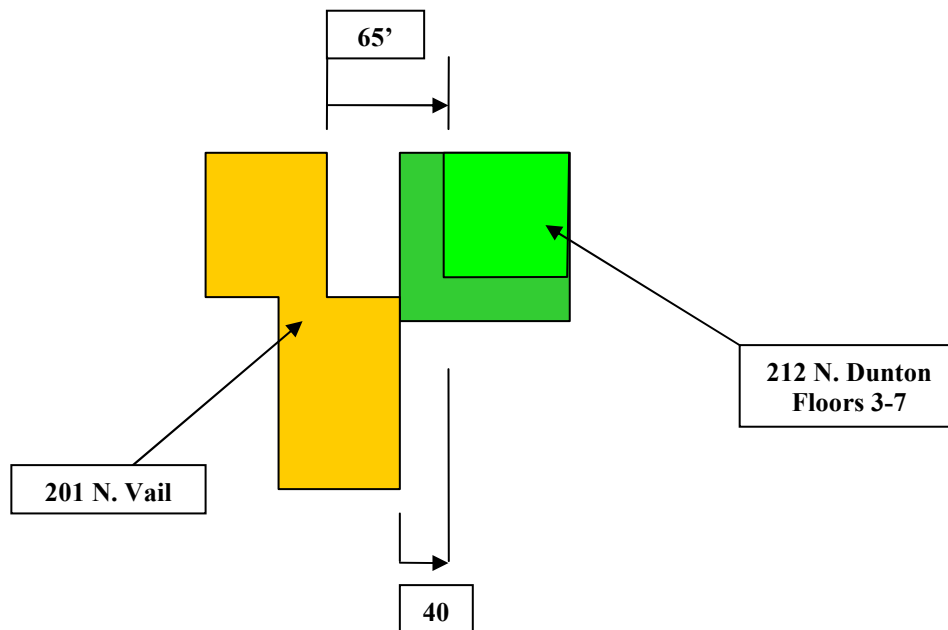
The proposed upper level residential (as measured at the southwest corner of the building) will be approximately 40 feet from the nearest corner of the 201 N. Vail Building. When compared to other developments in the Downtown, the Village Green on Vail Avenue building is approximately 39 feet at its closest point from the adjacent Village Green-Campbell Courte Building.

In addition to the side yard setback, the Petitioner is also seeking the following variation to the rear yard setback:

- **A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard (west) setback from 30 feet to 25'4".**

Downtown developments are required to provide a rear yard setback for residential uses located above the first floor that is no less than 30 feet in depth, which would be the required setback from the west property line. Pursuant to the site development plans, the proposed setback for floors 3 – 7 is 25' 4". Staff does not object to this variation as the proposed upper level residential setback along the west property line would provide a building separation of approximately 65 feet from the adjacent 201 N. Vail Avenue Building. As previously mentioned, other high quality developments in the Downtown, such as the Village Green Development, have less separation than what is currently being provided by the Parkview development. The petitioner must provide a response to the variation criteria in order to justify the variation.

Setback Diagram: Relationship of Proposed Building to 201 N. Vail



Drive Aisles

The interior drive aisles are less than the required 24 feet, thus the following variation is required:

- **A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24 feet to 20' 2".**

The petitioner shall respond to the variation criteria to justify said variation.

Commercial Tenant Space

The petitioner has provided 1,254-square-foot commercial space at the corner of Dunton and Eastman, which is significantly less than the previous development plan, which was 3,778 square feet. Providing viable commercial/retail space on the north side of the Downtown is necessary in order to maintain retail continuity as well as to expand the economic base of the Downtown. Further, it is important to eliminate a dead zone in the retail street fabric. Staff as well as the Plat and Subdivision Committee recommended to the petitioner that the proposed commercial space should be expanded by reconfiguring the first floor parking. Since the parking provided is exactly at code, additional parking could be provided by moving some of the mechanical space to a basement level.

The petitioner has indicated that in order to maintain appropriate construction costs, which will facilitate reasonable rents and a large affordable component - all construction means and methods must be justified. Because of the previous contamination on this site, the addition of a basement for mechanical equipment would add additional costs and concerns including soil conditions, underpinning for neighborhood building structures, and required additional stairs and elevators. Additionally, the petitioner feels that the proposed retail fulfills the goal of bringing life to this corner, without unduly compromising the financial viability and affordable component of the project.

Staff recommends that the petitioner should continue to explore ways to expand the commercial space. Petitioner should explore the possibility of expanding the commercial space westward and possibly locating portions of the utilities sub-grade in the south-west corner of the building to compensate for the four parking spaces that must be relocated.

Site Related Issues

The key site related issues identified include storm water detention, the burying of overhead utilities, loading requirements, and construction staging and phasing.

Storm Water Detention

The Petitioner shall pay a fee in lieu of on-site detention pursuant to the standards established by the Village of Arlington Heights. Paying a fee in lieu of on-site detention is typical of Downtown developments.

Utilities

There are seven overhead utility poles in the rear (west) yard that are located on and off site between the subject site and adjacent property (201 N. Vail Avenue) to the west. The Petitioner shall bury the overhead utilities, however this may require obtaining approval from the ownership of the 201 N. Vail Avenue Building before any of the off-site utilities can be buried. This must also be coordinated with Com Ed. In addition, all generators, transformers, switch gears, gas and electric meters, etc. be fully screened.

Loading Requirements

The proposed development is required to provide one, 10 foot by 35 foot loading berth. Since a dedicated loading berth is not proposed, the following variation is required:

- **A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.**

The Staff Development Committee supports the aforementioned variation for the following reasons: 1) delivery vehicles and residential move-ins can use Eastman Street; and 2) given the size of the commercial space the number of deliveries will be minimal. However, consistent with the previous approval for this property and as has been done with other developments in the

Downtown, such as Metro Lofts and Metropolis, the Staff Development Committee would recommend that delivery/loading operations shall be restricted as follows: *Retail stores*, 7:00 AM to 3:00 PM, Monday through Saturday with no deliveries on Sunday; and the residential, 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 2:00 PM on Saturday with no deliveries on Sunday.

Construction Staging and Phasing

The Petitioner has provided a preliminary construction staging plan. A final staging plan must be provided with the Final PUD submittal. The petitioner expects construction to commence in early 2015 after permits are issued and expects the construction to last approximately 12 months.

Environmental Remediation

The Village assisted the property owner with certain costs associated with the remediation which took place in 2009/10. A focused 'No Further Remediation' letter was issued by the IEPA; however any future development of the site will require compliance with the terms of the NFR letter. The petitioner shall provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.

Traffic and Parking

A traffic and parking evaluation which updated the previous study provided based on the previous plan was completed by KLOA provided as part of this application.

Parking

The proposed development requires a total of 54 spaces. The plan as proposed has a total of 54 parking spaces, thereby meeting code.

Table II: Parking Summary

Parkview Condominiums			
	Square Area / # of Dwelling Units	Parking Required	Parking Proposed
Retail space	1,254 SF	0 Spaces	0 Spaces
1 Bedroom Units	16 units	16 Spaces (1.00/unit)	54 Spaces (1.2 /unit)
2 Bedroom Units	24 units	30 Spaces (1.25/unit)	
3 Bedroom Units	5 units	8 Spaces (1.5/unit)	
TOTAL	45 units	54 Spaces	54 Spaces
Surplus (Deficit)		0 spaces	
Average Spaces/Unit: 1.2			

Parking for the retail customers is available on street or within the Village garage, which is located at the northwest corner of Arlington Heights Road and Miner Street. Future merchants/tenants will need to procure permits, if available, from the Village for employee parking within a public parking garage. Day-time parking for employees should be accommodated within the development. The proposal does not include any guest parking. KLOA has indicated that that though there are no formal guidelines on guest parking, the general rule is 10% of total parking demand, which translates to 5 guest spaces for this development. Since the North Garage is at capacity for overnight residential parking, the petitioner has indicated that they are pursuing partnerships with surrounding property owners for overnight guest parking access. The petitioner shall provide updated information regarding the overnight guest parking access at the meeting.

Market Study

The Petitioner has provided a market study for the proposed development. The report indicates that the proposed development provides a very desirable product and would fill a much needed gap in the provision of affordable housing in Arlington Heights. The petitioner has indicated their intent is to apply for an allocation of Low Income Housing Tax Credits (LIHTC) to provide financing for this project. The parameters of the affordable housing component of the project are based on the requirements of the LIHTC program. Out of the 45 rental units, 19 units (42%) will be available as affordable units, for residents with a maximum income of 60% of Chicago Area Median Income. The LIHTC program also provides minimum income levels for units in order to insure affordability. Financing through the LIHTC program would result in affordability guidelines that are consistent with those

of the Village and the added benefit that the program would be carefully monitored by the Illinois Housing Development Authority and the Internal Revenue Service for the first 15 - 30 years of the building's operation.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval subject to resolution of the following:

1. The Petitioner must provide a satisfactory solution addressing the guest parking arrangements for this development.
2. The southernmost window, along Dunton Street, proposed for the retail space should be vision glass and not spandrel glass.
3. The 19 units are to be maintained as affordable in perpetuity under the Village's affordable rental housing guidelines consistent with the Housing Commission recommendation.
4. The petitioner should continue to explore ways to expand the commercial space. The Petitioner should explore the possibility of expanding the commercial space westward and possibly locating portions of the utilities sub-grade in the south-west corner of the building to compensate for the expansion of the retail space.
5. Residential units are approved as rental apartments. Converting residential units to condominiums shall require an amendment to the Planned Unit Development and compliance with the required parking standards.
6. An additional shade tree (Honeylocust) shall be provided on Dunton Avenue near the intersection between the crosswalk and the existing light pole.
7. Prior to the issuance of a building permit, the Petitioner shall provide a copy of the remediation plan approved by the Illinois Environmental Protection Agency (IEPA).
8. The Petitioner must provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.
9. Prior to Final Planned Unit Development approval, the Petitioner shall pay a fee in lieu of on-site detention, pursuant to the standards established by the Village of Arlington Heights.
10. Prior to Final Planned Unit Development approval, the Petitioner shall provide a confirmation letter from Commonwealth Edison stating that the overhead utilities can be engineered underground and are feasible to bury.
11. The Petitioner shall coordinate the burying of all the overhead utilities with Commonwealth Edison. In addition, all generators, transformers, switch gears, gas and electric meters, etc., shall be fully screened.
12. The Petitioner shall continue to work with the Village to develop an acceptable final construction schedule including a development-phasing plan that includes the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations, to be determined by the Village.
13. Delivery/loading operations shall be restricted as follows: *Retail stores*, 7:00 AM to 3:00 PM, Monday through Saturday with no deliveries on Sunday; and the residential, 7:00 AM to 6:00 PM, Monday through Friday and 9:00 AM to 2:00 PM on Saturday with no deliveries on Sunday.
14. Pursuant to Section 29-401 of the Arlington Heights Municipal Code, the developer shall make cash contribution in lieu of land for school, park, and library districts.
15. Future merchants/tenants commercial/retail tenant spaces shall procure permits, if available, from the Village for employee parking in the public parking garage.
16. The Petitioner shall comply with all conditions outlined in the May 27, 2014 Design Commission motion.
17. The Petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

July 3, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: *Diana Mikula, Interim Village Manager*
All Department Heads

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
JULY 9, 2014 AT 7:30 P.M. in
the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 14-013, a Preliminary
Planned Unit Development
to allow construction of a 7-
story mixed used building
that has a total of 45 residen-
tial rental apartment units,
254 square feet of commer-
cial/retail space on the first
floor and a total of 54 inter-
ior parking spaces in the B-5
district. The subject site is
located at 212 N. Dunton Av-
enue, Arlington Heights, IL.
As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:
Chapter 28, Section
5.1-14.6, Required
Minimum Yards, to allow
a reduction to the
required combined side
yard (south) setback
from 39.6' to 1' 3";
Chapter 28, Section
5.1-14.6, Required
Minimum Yards, to allow
a reduction to the
required rear yard
setback (west), from 30'
to 25' 4" for the residential
units above the first floor;
Chapter 28, Section 11.7,
Schedule of Loading
Requirements, to waive
the required loading berth
for the development;
Chapter 28, Section 11.2-8
Horizontal Width of Drive
Aisles, to allow a
reduction to the required
two way drive aisle from
24' to 22' 6".
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
688-5760, TDD# (847) 368-
1794.
Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
June 24, 2014 (4377715)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 24, 2014 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz
Authorized Agent

Control # 4377715

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JUN 26 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, Amy Labadie hereby certify as follows:

1. That on the 24th day of June, 20 14, affiant caused to be mailed in the Post Office of Chicago, IL, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Amy Labadie
Signature

Subscribed and Sworn to before me
this 25th day of June, 20 14.

Katherine Kreifels
Notary Public



RECEIVED

JUN 26 2014

Acosta Ezgur, LLC
217 N. Jefferson St., Suite 601
Chicago, IL 60661

Author's Contact:
(312) 636-6937
Fax: (312) 253-4440
e-mail: rolando@acostalawpc.com

VIA Hand Delivery

May 23, 2014

Mr. Bill Enright
Deputy Director
Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Parkview, 212 N. Dunton Avenue

Dear Mr. Enright:

On behalf Parkview Dunton, LLC ("Petitioner") we are please to submit the enclosed application materials, the required PUD fee and provide the following information in furtherance of the Petitioner's request for a Planned Unit Development. This submission is substantially similar to your previous Planned Unit Development for the property adopted as Ordinance 07-044 ("PUD 07-044"). The proposed development as now proposed comprises a seven-story building with 45 residential units, which compares favorably to the eight-story building with 49 units approved under PUD 07-044.

Variation Request Justification

Three variations are required in connection with the current proposal, as follows:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards to allow a reduction to the required combined side yard (south) setback from 39.6 ft. to 1.75 feet.

The requested variation is due to unique circumstances based on the conditions of the site including environmental conditions which hinder the ability to cost effectively excavate the site, the varying topography of the property and the desire

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MAY 27 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Acosta Ezgur, LLC

to maximize parking on the ground floor. The requested variation will not alter the essential character of the locality and is in keeping with the spirit and intent of the Village's downtown ordinance as well as the surrounding properties. It is noteworthy that above the second

Floor, the proposed building's setback is increased to 24 ft. 9 in. Furthermore, the building as proposed will be forty feet from the nearest point of the nearest neighboring building at 201 N. Vail.

2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards to allow a reduction to the required rear yard (west) from 30 feet to 25 feet 4 inches for the residential units above the ground floor.

The requested variation is due to unique circumstances based on the conditions of the site, including the previously mentioned environmental and topographical conditions. The variation is minor in degree and will allow the units in the development to be properly configured. The requested variation will not alter the essential character of the locality and is in keeping with the spirit and intent of the Village's downtown ordinance as well as the surrounding properties. The building as proposed will still result in an approximately 65-foot separation from its neighbor, 201 N. Vail. Such separation between buildings is greater than is provided in other high-quality developments in the Village such as the Village Green Development.

3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berths for the development.

The requested variation is due to unique circumstances based on the conditions of the site including environmental conditions which hinder the ability to cost effectively excavate the site, the varying topography of the property and the desire to maximize parking on the ground floor. Due to the limited scope of the project in terms of units and retail space, a loading berth is not necessary to accommodate the building's occupant's needs. The requested variation will not alter the essential character of the locality and is in keeping with the spirit and intent of the Village's downtown ordinance as well as the surrounding properties.

4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles to allow a reduction to the required two way drive aisle from 24 feet to 22.5 feet.

The requested variation is due to unique circumstances based on the conditions of the site, including the previously mentioned environmental and topographical conditions. The variation is minor and the resulting aisle width is still sufficient to allow two-way traffic. The variation is internal to the development and will not

Acosta Ezgur, LLC

affect other properties. As a result, it will not alter the essential character of the locality. It also is in keeping with the spirit and intent of the Village's downtown ordinance as well as the surrounding properties.

Community Neighborhood Meeting

A neighborhood meeting was held on the evening of May 20, 2014 at the Arlington Heights Memorial Library. Notice was provided to all property owners within 250 feet of the subject site. There were approximately 30 owners in attendance, most from the condominium building next door to the subject site. It was an informative and productive meeting for all, and the following is a representative list of the questions received:

1. What are the building materials and quality of construction?
2. How tall is the building and will this block some of our views?
3. Is there an appropriate set-back allowing light for both buildings?
4. How many parking spots will there be and can we fit more?
5. What can we do about the parking problem in the downtown area?
6. Why do we need more commercial in the area?
7. What is the impact of any excavation and construction noise and mess?
8. Will the mechanicals on the roof be visible?
9. Will we hear the air conditioning compressors?
10. Will the power and phone wiring be buried?
11. Are rentals appropriate and do we want more people living in town?
12. What is the project cost and investment in the community?
13. Will we have to pay for any infrastructure?
14. Will this negatively impact our value?

All of these questions were answered thoughtfully by the development team, and a majority of the owners were satisfied and either supportive or neutral to the project.

Affordable Housing Assessment

Petitioner is pleased to comply with the Village's Affordable Housing Ordinance. Third party market analysis indicates there are over 9,000 households in the Primary Market Area seeking quality affordable rentals. To address this need, the project will exceed the 15% minimum guideline of the Ordinance. The unit mix will provide a total of 19 units with rents below the maximum rent levels identified in the Ordinance. These units will provide high quality new construction rental housing to working individuals and families who desire easy access to community amenities and public transportation options.

Acosta Ezgur, LLC

PARKVIEW UNIT MIX

Size	Type	# Units	%	SF	Rent*	Max Affordable Rent
					<i>*Includes tenant utility allowance</i>	
1BR/1BA	Affordable	12	75%	750	\$1,300	NA
1BR/1BA		4	25%	750	\$774	\$828, VAH
		16				
2BR/1BA	Affordable	12	50%	1000	\$1,600	NA
2BR/1BA		12	50%	1000	\$929	\$994, VAH
		24				
3BR/1.5BA	Affordable	2	40%	1200	\$2,100	NA
3BR/1.5BA		3	60%	1200	\$1,072	\$1,148, VAH
		5				
	Total DU	45	58%			
			42%	<15% VAH guideline for affordable units		

Responses to Preliminary Staff Comments

The proposed development currently includes 1,254 sq. ft. of retail space on the first floor. Petitioner acknowledges the Village's desires for additional retail space. Notwithstanding the current design however, given the project's location and prevalence of commercial/retail vacancies in the downtown area, Petitioner would be willing to eliminate the retail space proposed and instead provide four additional parking spaces for the project. This would be responsive and consistent in addressing the parking concerns voiced by residents at the community group meeting on May 20, 2014, and would be begin to address similar comments made by Village staff relative to the need for guest parking.

Additionally, in response to staff's comment regarding overnight guest parking, Petitioner intends to pursue partnership with neighboring property owners for overnight guest parking access.

Finally, Petitioner has engaged KLOA, Inc. to complete an update amendment to the traffic and parking study and we will submit to the Village as soon as it is complete.

Acosta Ezgur, LLC

The project team looks forward to working with the Village in bringing this high quality and attractive new development to fruition. Should you have any questions or desire additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Acosta', with a long, sweeping horizontal line extending to the right.

Rolando R. Acosta
Attorney for Petitioner

Enclosures

Bhide, Latika

To: DiMatteo, Pat
Subject: FW: FW: Parkview Apartments - 212 N. Dunton

From: Michael Ezgur [<mailto:michael@acostaegzur.com>]
Sent: Monday, June 30, 2014 1:48 PM
To: Bhide, Latika
Subject: FW: FW: Parkview Apartments - 212 N. Dunton

Latika,

See answers to your questions below in red, that I just received.

Thanks.

Michael Ezgur
Acosta Ezgur, LLC
217 N. Jefferson St.
Suite 601
Chicago, IL 60661
Direct: 312-327-3350
Cell: 312-617-8900
michael@acostaegzur.com

> From: Bhide, Latika [<mailto:lbhide@vah.com>]
> Sent: Thursday, June 26, 2014 2:39 PM
> To: Michael Ezgur
> Subject: Parkview Apartments - 212 N. Dunton

> Good Afternoon Mr. Ezgur,

> As we begin to prepare the Plan Commission report for the Parkview Apartments, there were a couple of matters that we were seeking information about and confirmation of the correct zoning action.

> - In order to confirm the correct zoning classification, could you please verify that the development is a mixed income apartment development as opposed to Institutional Residential
This is a mixed income, mixed use apartment development.

> - The Parking and Traffic Evaluation by KLOA discusses that residential guests/visitors would use the on-street parking surrounding the development. Can KLOA also address what guest parking demand is generated by this development?
KLOA responded that there are no formal guidelines on guest parking, but the general rule is 10% of total parking demand, so roughly 5 guest spaces for Parkview.

> - Lastly, reading through the project file, I saw that in Mr. Acosta's letter to Mr. Enright, dated May 23, 2014, there was reference made regarding pursuing partnerships with surrounding property owners for overnight guest parking access. Have any agreements been reached?
We are actively working on this. I don't have anything definitive to report yet, but will keep everyone updated in the week ahead.

> As always, if I can help with anything else, please feel free to contact me at any time.

> Regards,

> Latika Bhide, AICP, LEED Green Associate

> Development Planner

> Village of Arlington Heights

> 33 S. Arlington Heights Road

> T: 847.368.5223

> F: 847.368.5988

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

May 14, 2014

Project Title: Parkview
Address: 212 N. Dunton
Petitioner: Michael Ezgur
Acosta Ezgur, LLC
217 N. Jefferson Street, Suite 601
Chicago, IL 60661

Requested Action:

1. A Preliminary Planned Unit Development

Variations Required:

1. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3";
2. A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor;
3. A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development;
4. A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22' 6".

Attendees: Robert Losselyoung, Tinaglia Architects .
Kelle Bruckbauer, Tinaglia Architects
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Deputy Director Planning and Community Development

Project Summary

The petitioner is proposing a seven floor, 45 unit apartment building at 212 N. Dunton, located at the southwest corner of Dunton and Eastman, with both market rate and affordable rental units. The development is similar to the previously approved condominium development, which was 8 floors and 49 units, all of which were condos. In addition the previous development included about 3,700 square feet of commercial space on the first floor, whereas this petition includes 1,254 square feet. The variations sought are similar in terms of south and west setbacks. This petition also includes a variation for drive aisle width. The project includes 54 parking spaces on levels one and two with the rental units on floors three through seven.

Meeting Discussion:

K. Bruckbauer provided a summary of the project in terms of height, density, parking. Also the variations sought are in keeping with the original project that was preliminarily approved 2007. The parking is located on floors one and two due to environmental issues with the site in certain locations. Therefore excavation will be limited in depth as digging deeper would require additional remediation and be cost prohibitive.

B. Enright indicated that the Village staff is generally supportive of the project but that additional commercial space should be explored. One option is to expand the commercial space to the west which would eliminate about three parking spaces. Staff suggests constructing a basement level where its less contaminated and relocate utility rooms which are currently located on level one. The parking lost for additional commercial could then be added. Staff does not have concerns with the variations as the building design steps back the upper levels beginning at floor three. He added that the Village Affordable Housing Guidelines call for 15% of units to be affordable. This is not a code requirement but rather a policy.

Commissioner Jensen stated that the commercial space is small, and asked if it was market conditions that led to the space size? Also is this small of space sensible?

R. Losselyoung indicated that the developer originally did not want to include any commercial space but that staff had requested some commercial. This is the maximum that could be included without more significant changes to the plans.

Commissioner Jensen added that he would like to see an analysis on whether this space is viable at the proposed size. He also asked if the bike racks in the building are being provided voluntarily?

R. Losselyoung stated that the bike racks are an amenity for tenants that the developer wants to include.

Commissioner Ennes indicated that he would prefer to see some underground parking in order to allow for commercial space on the first level. He concurred that a market study should be done for the commercial space. Also he asked what was the source of contamination of the property? Also how many rental vs. condos do we have on the north side of downtown?

B. Enright indicated that there are about 430 rental units and 61 condos on the north side of downtown.

R. Losselyoung indicated that there was a dry cleaners on site that is the source of the contamination. The site was remediated but the IEPA accepted a remediation plan that allowed some contamination to remain so long as there was an engineered barrier. The property owner removed some soils and capped the contaminated property about five feet below the surface with asphalt. New soils were then provided above the capped barrier. Regarding underground parking, he stated that it would cost about \$3.3 million for underground parking given construction and remediation costs. In addition, the developer is working with the church to the northeast on guest parking.

Commissioner Sigalos added that he would like to see more commercial on the first floor with an underground garage. He understands the environmental issues, but also like to see more parking as well as commercial. He asked if underground parking is not feasible? Also what are the expected rental rates?

R. Losselyoung indicated that underground parking is not feasible as it's cost prohibitive.

B. Enright indicated that the petitioner had indicated that rents would be in the \$830 to \$1,300 per month range.

R. Losselyoung indicated that since the developer is seeking State housing funds, that a certain percentage of the units will be required to be affordable.

Commissioner Lorenzini asked if the developer had done a market study for the apartments? Also can certain utilities go underground to accommodate more commercial?

R. Losselyoung indicated that the developer is conducting a market study for the project.

Commissioner Green added that he felt it was important to have a good commercial presence as it helps the vitality of the location and downtown in general and indicated that he would like to see what can be done in order to address this comment and the desire for more guest parking. The developer needs to explore moving some of the building utility rooms underground to free up space on the first level. Overall he likes the project.

RECOMMENDATION

The Plat & Sub Committee generally supported the project but did advise that more commercial space should be explored as well as onsite guest parking.

Commissioner Green adjourned the meeting at 7:10 PM.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Bill Enright, Recorder

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Parkview Apartments
Project Address: 212 N. Dunton Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 21, 2014

PETITION INFORMATION:

DC Number: 14-040
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Highway
Arlington Heights, IL 60004
Meeting Date: May 27, 2014

Requested Action(s):

1. Approval of the proposed architectural design for a new Mixed-Use apartment building with indoor parking and retail space located in the Downtown (B-5) Zoning District.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is seeking approval of the architectural design for a new Mixed-Use apartment building including indoor parking and retail space. The proposed location is a vacant site on the north end of the Downtown (B-5) Zoning District at the corner of Dunton Avenue and Eastman Street. The proposed development will be seven stories in height with 45 residential apartment units occupying floors three through seven. The first and second stories will contain indoor parking for use by the apartment residents. The petitioner is also proposing 1,254 sf of retail space located at sidewalk level, at the northeast corner of the first floor.

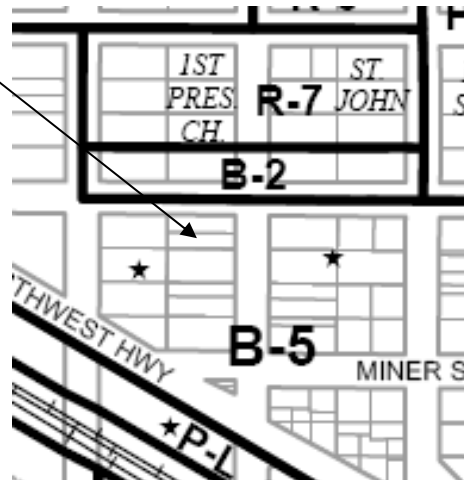
The proposed development does comply with the B-5 zoning requirements for building height and density, however this project does require approval as a Planned Unit Development through the Plan Commission process. A previous version of this proposal, which was eight stories in height and had 49 residential units, did receive Design Commission and preliminary PUD approval in 2007.

SITE ANALYSIS



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-5, Downtown District	Vacant	Mixed Use
North	B-2, General Business District	First Presbyterian Church	Institutional
South	B-5, Downtown District	Hornak Home Improvement	Mixed Use
East	B-5, Downtown District	Hancock Square Apartments	Mixed Use
West	B-5, Downtown District	Multi-Family Condominium	Mixed Use

Architectural Design:

The proposed design is a very nice traditional composition with good massing and rich materials. The design is largely in keeping with the previously approved design from 2007 with some revisions. Primary changes are as follows:

1. Retail space on the first floor (except for the northwest corner) has been replaced with indoor parking and false spandrel glazed storefronts.
2. The second floor is proposed to be parking instead of residential units with windows and balconies.
3. The eighth floor residential units and roof top terraces have been omitted.

The proposed palette of exterior materials is rich and nicely coordinated. However, the proposed brick is nearly an identical match to the brick on the existing Hancock Square Apartment building across the street from the subject site, and the window frames are a similar dark color. The overall color tone of the body of the proposed building will have a very similar appearance to the existing apartment building. Additionally, the proposed white stone and dark window frames are used on the existing condominium building to the west. The proposed palette of materials should be evaluated with the context of the two existing buildings, and a revised color scheme should be considered to create more variety between the three multi-unit residential buildings.

Village Staff and the Plat & Subdivision Committee have raised concerns about the lack of retail space proposed, and it is possible that the amount of retail space will be increased during the Plan Commission and Village Board review. If additional retail space is added, then revisions to the exterior design of the first floor may be necessary.

Rooftop Mechanical Unit Screening:

Rooftop mechanical units are required to be fully screened from public view. The proposed design indicates that the rooftop mechanical equipment will be screened by the perimeter parapet walls and arched roof forms.

Dumpster and Utility Screening:

Trash dumpsters and utility hardware will be fully enclosed within the indoor parking area of the proposed building.

Landscaping:

The petitioner will be required to comply with Village standards for sidewalks, street trees, and site furnishings.

Signage:

Signage is not included in this review. Separate sign permit applications will be required for any proposed signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve the proposed architectural design, but evaluate the exterior colors** for *Parkview Apartments* to be located at 212 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated

5/12/14 and received 5/13/14, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider revisions to the exterior colors to create more variety between the proposed design and the existing adjacent developments.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.
4. All signage must meet code, Chapter 30.

May 21, 2014

Steve Hautzinger, Design Planner

Cc: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-040

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 27, 2014

Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Jonathan Kubow

Members Absent: Alan Bombick

Also Present: Randal Kane, 2401 Inc. for *Transitional Care*
Robert Losselyoung, Tinaglia Architects for 212 N. Dunton Ave.
Kelle Bruckbauer, Tinaglia Architects for 212 N. Dunton Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 13, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MAY 13, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. MIXED-USE CBD REVIEW

DC#14-040 – Parkview Apartments – 212 N. Dunton Ave.

Mr. Robert Losselyoung and **Ms. Kelle Bruckbauer**, representing *Tinaglia Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new Mixed-Use apartment building to include indoor parking and retail space. The proposed location is a vacant site on the north end of the Downtown (B-5) Zoning District at the corner of Dunton Avenue and Eastman Street. The proposed development will be seven-stories in height with 45 residential apartment units occupying floors three through seven. The first and second-story will contain indoor parking for use by the apartment residents. The petitioner is also proposing 1,254 sf of retail space located at sidewalk level, at the northeast corner of the first-floor.

The proposed development does comply with the B-5 zoning requirements for building height and density; however this project does require approval as a Planned Unit Development through the Plan Commission process. A previous version of this proposal, which was eight-stories in height and had 49 residential units, received Design Commission and preliminary PUD approval in 2007.

The proposed design is a very nice traditional composition with good massing and rich materials. The design is largely in keeping with the previously approved design from 2007 with some revisions. Primary changes are as follows:

1. Retail space on the first-floor (except for the northwest corner) has been replaced with indoor parking and false spandrel glazed storefronts.
2. The second-floor is proposed to be parking instead of residential units with windows and balconies.
3. The eighth-floor residential units and roof top terraces have been omitted.

The proposed palette of exterior materials is rich and nicely coordinated. However, the proposed brick is nearly an identical match to the brick on the existing Hancock Square Apartment building across the street from the subject site, and the window frames are a similar dark color. The overall color tone of the body of the proposed building will have a very similar appearance to the existing apartment building. Additionally, the proposed white stone and dark window frames are used on the existing condominium building to the west. The proposed palette of materials should be evaluated with the context of the two existing buildings, and a revised color scheme should be considered to create more variety between the three multi-unit residential buildings.

Village Staff and the Plat & Subdivision Committee have raised concerns about the lack of retail space proposed, and it is possible that the amount of retail space will be increased during the Plan Commission and Village Board review. If additional retail space is added, then revisions to

the exterior design of the first floor may be necessary.

Staff is recommending approval of the proposed design, with a suggestion to consider revising the exterior colors to allow more variety between the proposed design and the existing adjacent developments.

Mr. Losselyoung stated that the current project is slightly different in scope from 2007, with apartments now being proposed instead of condominiums; the underground parking being removed and above-grade parking now being proposed; elimination of the eighth-floor penthouse; and less units overall in the building. An attempt was made to keep the current design similar to the previous design in 2007, and they feel the Traditional style building now being proposed will add to the north side of the Downtown.

Mr. Losselyoung explained that the brick originally proposed in 2007 was chosen to match the brick color of the Heritage Gallery building; however, this brick is no longer available, therefore, a standard brick is now being proposed that is almost identical, although slightly darker, with grey mortar. He added that they are not opposed to using colored mortar as well in the brick sections.

Commissioner Fasolo felt the building was nicely designed and would fit in well with the surrounding properties. He agreed with the suggestion to use a dark mortar in the brick sections, similar to the Heritage Gallery, which would differentiate the building from the Hancock Square building. He had no other comments.

Commissioner Fitzgerald asked for clarification about the aluminum at the four corners at the top of the building, which the petitioner explained and Commissioner Fitzgerald understood. **Commissioner Fitzgerald** also agreed with using a dark mortar color and felt the building was nicely designed and would look good on the site.

Commissioner Kubow felt the petitioner did a great job with the proposed new building and filling the vacant parcel. He felt the building would have really good street presence. He was disappointed to see that the amount of retail space was reduced, and he encouraged the petitioner to further explore this.

Chair Eckhardt also agreed with using a dark mortar color, and he was not particularly worried if the brick matched the existing adjacent apartment building, as long as the mortar is dark, and he encouraged the petitioner to choose a rich brick color. He pointed out that the balconies were changed from the original proposal in 2007, which he was fine with, and he applauded the second-story parking being proposed. With regards to the retail space, he felt that parking was more important than retail space that could possibly be vacant at some point, and he was fine with the proposed false storefronts. He felt the small retail space being proposed was something that would support only the residents of the building; he was unsure where pedestrian traffic would come from. He pointed out that the north elevation of the building

had the same prominence and same detailing as the front elevation. He supported the project with the comments already made.

Mr. Hautzinger confirmed with the petitioner that the proposed brick is "Prairie Sunset velour" by Sioux City Brick.

Chair Eckhardt stated that there was nobody other than the petitioner present in the audience for public comment.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW *PARKVIEW APARTMENTS* TO BE LOCATED AT 212 N. DUNTON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/12/14 AND RECEIVED 5/13/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT A DARKER MORTAR COLOR THAN GREY BE USED WITHIN THE BRICK SECTION, MORE OF A DARK RED OR BROWNISH COLOR.**
- 2. ALL SIGNAGE MUST MEET CODE PER CHAPTER 30.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE REQUIREMENTS.**

Chair Eckhardt asked if awning color has been determined. **Mr. Losselyoung** replied that all awnings would be black, including the retail awnings. **Commissioner Kubow** asked about the material on the protruding balconies and the material at the cornice. **Mr. Losselyoung** replied that the balconies will be an extension of the balcony plank and covered in concrete, and the cornice material will be Azek and Fypon.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 4. A REQUIREMENT THAT THE AWNINGS ALL BE BLACK.**

**FASOLO, AYE; FITZGERALD, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

REPORT TO THE HOUSING COMMISSION

To: Housing Commission
Prepared By: Nora Boyer, Housing Planner
Date Prepared: June 26, 2014
Meeting Date: July 1, 2014
Topic: Response to Village Affordable Housing Policy
Parkview Apartments - 212 N. Dunton

BACKGROUND

Since December 7, 1998, it has been the policy of the Village that the inclusion of housing units to be made available at affordable rates will be included in the review and consideration of new multi-family residential Planned Unit Developments (PUD). Plan Commission applications for multi-family PUDs are to include assessments of the projects' responsiveness to the Village's affordable housing goals. These assessments are presented to the Housing Commission for review and comment prior to consideration of the project by the Plan Commission.

On May 27, 2014, a Plan Commission application for a Planned Unit Development was submitted to the Department of Planning and Community Development for the Parkview Apartments proposed to be located at 212 N. Dunton Avenue, Arlington Heights, IL. The proposed development is for a seven-story building with a total of 45 residential units.

Guidelines concerning the inclusion of affordable housing units are contained in the Village's Multi-Family Affordable Housing Toolkit and Affordable Rental Housing Guidelines. These documents were updated in May 2014 to incorporate modifications recommended by the Housing Commission. The Affordable Rental Housing Guidelines provide maximum income levels for tenants and maximum rental rates. The guidelines also state that the income and rent levels of Federal affordable housing programs as approved by the Village may be substituted for the income and rent levels stipulated in the Village's guidelines.

PARKVIEW APARTMENTS – AFFORDABLE HOUSING ASSESSMENT

In a letter dated May 23, 2014, the attorney for the petitioner with respect to the Parkview Apartments provided an Affordable Housing Assessment for the proposal. Additional information is provided in the project's Market Study.

The petitioner has indicated that the intent is to apply for an allocation of Low Income Housing Tax Credits (LIHTC) to provide financing for this project. The parameters of the affordable housing component of the project are based on the requirements of the LIHTC program.

The regulations of the LIHTC program are comparable to the policies contained in the Village's Affordable Rental Housing Guidelines with respect to the maximum income levels of tenants and maximum rental rates. The two primary differences between the Village's guidelines and the proposed project are that: 1) the Village's guidelines call for 15% of the units to be affordable (7 units) where the LIHTC program requires and the petitioner states that at 40% (19 units) will be

affordable; and 2) the Village's guidelines are to be in effect in perpetuity and affordability requirements under the LIHTC program are in effect for 15 - 30 years.

	VAH Affordable Rental Housing Guidelines	Proposed Parkview Apartments
Percentage of Affordable Units	15% of 45 units: 7 units required	19 of the 45 units (42%)
Maximum Incomes of Tenants for the Affordable Units	Maximum income of 60% of Chicago Area Median Income	Maximum income of 60% of Chicago Area Median Income. The program also provides minimum income levels for units in order to insure affordability.
Maximum Rental Rates	Maximum rents are those set by the Illinois Housing Development Authority for households at 60% of Chicago Area Median Income.	Maximum rents are set by the LIHTC program based on affordability to households with maximum incomes of 60% of Chicago Area Median Income.
Duration Units are to be Maintained as Affordable	In Perpetuity	Unspecified. The affordability compliance period for the Low Income Housing Tax Credit Program is 15 – 30 years.

Arlington Heights Affordable Rental Program Guidelines provide the following maximum income levels by size of household:

Household Size	Maximum Annual Income 60% of Chicago Area Median, Adjusted for Household Size for 2014
1	\$30,400
2	\$34,800
3	\$39,100
4	\$43,400
5	\$46,900
6	\$50,400
7	\$53,900
8	\$57,300

The proposal establishes maximum income limit that are consistent with the limits above and also establishes minimum income limits for units in order to insure affordability. The petitioner assumes an average household size of 1.5 persons per bedroom, resulting in the following maximum and minimum income calculations using 2012 income levels:

	VAH Maximum Income Levels Calculated at 1.5 Persons per Bedroom	Parkview Apartments Minimum and Maximum Income Range - 2012
1 Bedroom Unit	\$32,600	\$26,537 - \$32,600
2 Bedroom Unit	\$39,100	\$31,851 - \$39,100
3 Bedroom Unit	\$45,150	\$36,754 - \$45,150

The maximum gross monthly rents between the Village's affordable housing policy and the Low Income Housing Tax Credit Program are also comparable:

	VAH Affordable Rental Program Policy*	LIHTC Gross Rent**	Difference
1 Bedroom Unit	\$828	\$774	- \$54
2 Bedroom Unit	\$994	\$929	- \$65
3 Bedroom Unit	\$1,148	\$1,072	- \$76

* Prior to reduction for utility allowance if the tenant pays utilities

** Includes utility allowance

QUESTIONS OF THE PETITIONER

Staff has the following questions and requests for information of the petitioner with respect to this project:

1. What are the other funding sources for this development beyond the Low Income Housing Tax Credits?
2. What are the eligibility criteria for tenants of the affordable units? How does this development further the housing needs that have been identified by the Village for families, senior citizens, and persons with disabilities?

CONCLUSION

The petitioner's proposal is a unique opportunity to include affordable housing units in a mixed income development in the Village's downtown allowing the tenants to be located near entry level jobs in the downtown and near mass transit. Financing through the LIHTC program would result in affordability guidelines that are consistent with those of the Village and the added benefit that the program would be carefully monitored by the Illinois Housing Development Authority and the Internal Revenue Service for the first 15 - 30 years of the building's operation. This is similar to the application and monitoring of affordable housing requirements that have been in place with respect to Dunton Tower for over 30 years due to the financing of Dunton Tower under the Federal Industrial Revenue Bond program.

Staff is reviewing the proposed PUD and is in general support, but staff will continue to work with the petitioner on guest parking, the amount of commercial in the building consistent with the Village's downtown, and other aspects of the proposed project. The project is scheduled for Plan Commission public hearing on July 9, 2014.

RECOMMENDATION

Upon satisfactory responses to the questions above, staff recommends that the Housing Commission recommend approval of 19 affordable units at Parkview Apartments, 212 N. Dunton Avenue, as described in the petitioner's Assessment of Affordable Housing and the Market Study with the following conditions:

1. The units are to be maintained as affordable in perpetuity under the Village's Affordable Rental Housing Guidelines.
2. Should the development receive financing under the Low Income Housing Tax Credit (LIHTC) program, the affordability requirements of that program shall apply during the affordability compliance period of the LIHTC program and at all other times the requirements of the Village's Affordable Rental Housing Guidelines shall apply.

Attachments:

- Letter dated May 23, 2014 from the Petitioner's Attorney (Acosta Ezgur, LLC) containing the "Affordable Housing Assessment" for the Parkview Apartments
- A Market Study for the Proposed Parkview, 212 Dunton Avenue, Arlington Heights, IL 60004, May 21, 2014
- Village of Arlington Heights Affordable Rental Housing Guidelines

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION HELD AT ARLINGTON HEIGHTS VILLAGE HALL VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS JULY 1, 2014

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Karen Conway
Namrita Nelson Alex Hageli

Commissioners Siobhan White Anisa Jordan
Absent:

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present: Terry Braune Little City Foundation
Rose Carlson 201 N. Vail, Treasurer
Duane Carlson Downtown Resident
Kori Larson Glenkirk
Michael Ezgur Acosta Ezgur
Rev. Jeffrey Phillips St. John's United Church, AH
Linda Berkowitz Glenkirk
Jessica Berzac UP Development, LLC (via telephone)
Jim Bertucci
Ann Musoff

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

For the benefit of the audience, Chairman Hellner moved the New Business items ahead of the other items on the agenda.

II. NEW BUSINESS

A. Presentation of Group Home and Transitional Housing Program Applications

Little City Foundation Request: Ms. Terry Braune spoke on behalf of the Little City Foundation. She explained that Little City is requesting funds for the replacement of the roof and HVAC system at their group home on Euclid Avenue. The residence is the home of 6, low/moderate income women who have lived in the residence from 10 – 15 years. She explained that as the residents get older, they become less mobile and Little City is addressing their needs by offering more programming in the home.

Chairman Hellner complimented Little City Foundation for their work. Commissioner Conway asked the average age of the residents. Ms. Braune reported that the residents are considered seniors by Little City standards which means 55 years and older. The request is for \$15,630. The cost was arrived at through competitive bids.

Glenkirk: Kori Larson made the presentation. Glenkirk serves people with disabilities. The request is to renovate a kitchen in an Arlington Heights group home. It is the home to 6 men who have resided in the home for 15 years. The purpose of the renovation is to make the kitchen more accessible by adding adaptive equipment that would allow these physically challenged residents to become more independent in the kitchen. Ms. Larson said that the residents can do different cooking and cleaning tasks and the improvements would enable them to do more. Chairman Hellner asked if Glenkirk would provide a schematic of the kitchen and photographs. Ms. Larson said that she will do so. Commissioner Nelson asked about the timing of the project, and Ms. Larson responded that Glenkirk would want to proceed as soon as possible. Chairman Hellner complimented Ms. Larson on the work done by the agency.

CEDA: No one from the agency was present.

B. Presentation of Parkview Apartments

Attorney Michael Ezgur was present on behalf of the petitioner and Jessica Berzac, who could not be present in-person, telephoned into the meeting. Mr. Ezgur provided an overview of the project beginning with the site plan. The project is proposed for 212 N. Dunton. It is currently a vacant lot. There was formerly a dry cleaner on the site, and there will be some dirt cleanup. The area is 17,000 square feet. They are proposing a higher-end luxury but affordable rental building. It is a 7 story building with some retail on the first floor. The first two levels are self-contained parking levels with a total of 54 spaces, and floors 3 – 7 have a total of 45 units. The height of the building is just under 90' to the roof deck. There is a mix of 1, 2 and 3 bedroom units. The location was previously approved for 47 unit condo building, and this proposal reduces the height by one floor and reduces the number of units to 45. The building has a masonry exterior, and the petitioner worked to maintain the high-end character of the downtown in the building's appearance.

Jessica Berzac stated that the rents are slightly different than rents in the Village ordinance. This can be attributed to periodic updates of rent levels by HUD based on market data, but the goal is to keep the rents under the rents called for by the Village with the knowledge that those will shift.

Commissioner Nelson asked about the mix of the affordable units. Ms. Berzac responded there will be 16 one bedroom units of which 4 will be affordable, 24 two bedroom units of which 12 will be affordable, and 5 three bedroom units of which 3 will be affordable. Ms. Berzac stated that it is important that she point out that this is the mix under the current underwriting and the minimum commitment, that there may be some shifting in mix due to underwriting requirements, but the total number and rough percentages will remain the same.

Chairman Hellner asked what the funding sources and total cost of the project are. Ms. Berzac reported that there will be a traditional mortgage, a construction mortgage and permanent mortgage. They are also seeking financing through the Low Income Housing Tax Credits (LIHTC) program which would only apply to the affordable units. The total project cost is estimated at approximately \$20 millions dollars including all cash reserves, acquisition, developer fee, etc. The cost of the construction itself is estimated at \$15 million.

Chairman Hellner invited questions and comments from the audience. Mr. Duane Carlson stated that he was present at a meeting held by the developer within the last month or so where Ms. Berzac and Mr. Ezgur were present. He said that things have changed since then. He said that at that meeting, it was said that there would

be no low income or affordable housing in the building. He also said that he was concerned that less than 24 hours notice was given for this meeting, having been put in the paper this morning. He said that no one is at the meeting because they didn't know about it. It seems like they don't want people to be here. Mr. Carlson also asked how much of money the developer is coming up with for the project themselves, apart from the Low Income Housing Tax Credits.

Chairman Hellner stated that the newspaper article was not the official notice and that the meeting was posted the Village's website earlier in compliance with the law in that regard. Mr. Ezgur stated that they were responsible for noticing for the Plan Commission meeting on July 9th including sending notices to all property owners within 250 feet of the project. The meeting tonight was on the Village's website. He said that the noticing was done properly.

Mr. Ezgur said that at the earlier meeting, the developer discussed that the project would provide "workforce housing" for people working in the community like teachers, policemen, and firemen so that they can affordably live in the community. He said that there may be some confusion about terminology. Mr. Carlson disagreed that it was a misunderstanding and said that there were statements made at the last meeting that affordable housing would not be part of the package. Mr. Ezgur said that they have always known that affordable housing would be included and that there was no change. It is something that is required by the Village.

Ms. Berzac said that the LIHTC includes the word low income, but the rents are compliant with the Village ordinance. Those rents are less than the market, but they are for families with incomes around \$40,000 annually. These are working individuals or perhaps households with one stay at home parent. She said that this is a construction subsidy project not the kind of project that has a rent subsidy where the tenant could have little or no income. This is workforce housing because the tenants have to be able to pay their rent, although it is a reduced rent due to the construction subsidy.

Mr. Carlson repeated his question asking what percentage of the cost of the project the developer is coming up with other than from the sale of the low income housing tax credits. Ms. Berzac responded that 40% of the budget qualifies for the tax credits. They have also approached the County about a low interest loan to help with the affordability component.

Mr. Carlson said that he is concerned about some of the variations being sought for the building. Chairman Hellner said that variations are not within the jurisdiction of the Housing Commission. Mr. Hellner said that the Housing Commission's role is to insure that the project meets the Village's requirements for affordable housing, and he said that affordable housing is distinguishable from low income housing. The minimum and maximum incomes for the project are part of the proposal and are for working class people or younger people who are establishing themselves.

Mr. Ezgur addressed the question about the setback variation but said that this matter will be addressed by the full team at the Plan Commission meeting.

Ms. Rose Carlson asked about the issue of parking, whether parking spaces will be assigned, and if people will be charged for parking. She said that Hancock Square has a problem with parking. Mr. Ezgur said that the project is meeting the required number of parking spaces. It is a transit oriented development where people may have fewer cars. Ms. Berzac said they don't charge extra for parking, but they lease with parking in mind. The management company assigns parking spaces. If someone wanted three parking spaces, that would not be allowed.

Ms. Carlson asked if they are anticipating that many senior citizens will move in. Ms. Berzac said they do expect that seniors will be interested based on the market study. There are seniors seeking to down size and locate downtown. Commissioner Nelson asked if that is contrary to the statement that the project is designed to provide workforce housing. The response was that there is expected to be a mix of tenants in the building. Elderly will not be excluded, but it is not an elderly-only building, so some young people and families will be drawn to the building. Ms. Carlson asked whether the public parking buildings could be used for parking. Ms. Boyer said that the idea is for the parking to be provided on site. Ms. Berzac said that they are working on possibly making arrangements with businesses and churches to lease overnight guest parking since overnight parking is not allowed on the streets or in the public parking structures. Parking for the retail is on the street.

Mr. Carlson asked about the allowable income range that presents a \$4,000 window and how they will find and qualify tenants. Ms. Berzac responded that it will take a skilled property manager who will do background checks and wage and employment verifications to insure that the tenants meet the income eligibility requirements. The incomes will be verified annually. When incomes go up, and the tenants are no longer income-eligible for the affordable units, they would need to move into market rate units. This is highly regulated and monitored. Mr. Carlson asked what happens if there is no market rate unit available. Would the tenant be asked to leave? Ms. Bersac referred to a 140% rule that allows the management company to work with and transition tenants to market rate units, but if no market rate unit is available there would be a point at which the tenant would not be able to remain there. The building always needs to meet the affordability requirements.

Rev. Jeffrey Phillips, Pastor of St. John's United Church of Christ said that his church is ½ block from the proposed development. The church has a strong interest in affordable housing. Housing Commissioner Siobhan White spoke to the church's Faith in Action Committee to give an idea about the affordable housing needs in Arlington Heights, and the needs are great. She impressed upon them that some affordable housing is under threat. She also said that the Village has guidelines for including affordable housing but that it is not a requirement. The church looks forward to the project as a neighbor. He hopes that the tenants will visit his church. Pastor Phillips said that the church cannot accommodate overnight parking arrangements in their lot particularly because the lots need to be available on Sunday mornings and for snow removal.

Mr. Bertucci asked whether the development is consistent with the Downtown Master Plan. Mr. Hellner pointed out that the location was already approved for a condo building and that the zoning is multi-family. Ms. Boyer responded that this question falls under the Plan Commission's purview.

Chairman Hellner said that this is the first time that the Housing Commission has met with the developer. The Housing Commission's role is to address the affordable housing component of the project.

Mr. Hellner explained that the Village's policy calls for 15% of units to be affordable housing, or a fee in lieu of providing affordable units of \$75,000 per unit may be paid. Mr. Bertucci pointed out that his project calls for 40% affordable units and stated that there seems to be concern that there may be some transiency as people work through the program and are unable to stay. He said that he would like to get a feel for the developer's understanding of and commitment to the community. Mr. Ezgur stated that the project will invest \$20 million in the community. Mr. Bertucci said that the dollars are not what he is looking for. He wants to know how the developer is making sure that the development is right for Arlington Heights; that it is not just a money making situation without care for the effects after the developer is gone.

Ms. Berzac said that there will be on-site managers for a minimum of 15 years. This is assured because the 15 years is a requirement of the financing. She said that they are not a turn-key operation. Commissioner Nelson asked if the developer has other developments in the area with similar levels of affordability. Ms. Berzac

responded that they have some other developments, one just starting in Indiana and others are all across Illinois and Chicago. Most of their projects have an even higher levels of affordable units. Parkview has the highest level of market rate units of their projects, which was based on the market study. The developer's oldest projects are about 15 years old and they are beginning to refinance and recapitalize these projects. Information about their projects is available on their website.

Mr. Bertucci said that we need to be sensitive to the affordability issue, but that he thinks that the level may be a little high. He said the developer doesn't understand the community, the needs of the community, and what is happening in downtown Arlington Heights. He said that they need to understand the Master Plan, and understand the south end and the north end of downtown. He wants to hear about their understanding of the big picture of the community especially with the project's proximity to the historical area, library, and faith community. He wants to make sure we don't create something that will be a problem down the road.

Ms. Berzac responded that they became aware of this location which was previously approved for high density residential. So, the Village had already said residential should be in this location. They looked at the market for rental and affordable rental. They went above and beyond the minimum affordable housing requested and still have quality development to meet needs of community. They think that the location near library etc. provides great amenities for the tenants. Mr. Ezgur pointed out that they went to Tinaglia Architect to get local knowledge and a development that would fit in to the community.

Mr. Bertucci questioned why if the recommendation is 15% affordable housing are we looking at 40%. Chairman Hellner responded that there is an intersection between what you would like to do as a community and a society, and what business people without pressure will do. 15% wasn't a cap. They wanted to encourage developers to come so 15% or the fee of \$75,000 was presented. He said that he thinks that it is commendable that this project has come forward. Mr. Bertucci asked again about a transient situation and whether this would create an unstable situation long-term. Mr. Hellner commented that transience can be a pejorative term but it can be positive if it means that people are moving on because they are making more income. It was also pointed out that the units are rented under one year leases. Ms. Bersac said that the nature of a rental community is that people move on whether they are an affordable tenant or not.

Mr. Bertucci said that he is looking for something from the developer saying they are going to be a good business neighbor. Commissioner Conway asked if the developer has projects, possibly within a 10 mile radius, that have been around for 5 – 10 years, where we can get sense of their community involvement. Ms. Berzac said that there are no developments within a 10 mile radius, but there are many projects where they are involved in the communities through business councils, housing and community work, working with police departments on lighting issues in neighborhoods, working on joint complaints with fellow neighbors, etc. They are not leaving the community and will be involved in the community. That is what they have done at other communities and what they will continue to do. Mr. Ezgur reiterated that they will stay in the community and that they have worked to develop a first class project that fits into the community.

Chairman Hellner said that sometimes rental developments are more stable than condo developments. Even in this town the condo developments built in the last decade have some of the highest vacancy and foreclosure rates. This kind of building, at this location, may be more stable than the building that was proposed. Mr. Bertucci said that he just wanted to make sure that the developer plans to be a good business and community neighbor. Ms. Berzac said that she respects the question and knows how much he loves and appreciates the community, and that their hope is to create a housing option that brings people who want to love the downtown area the same way, appreciate the historic area, use the library, and build on the strengths that are already here. They will continue to be there and will be available and responsive as things come up. The hope is to build a community that will draw good residents to Arlington Heights, and some tenants may already be Arlington

Heights residents. Ms. Berzac said that she would like to talk with Jim Bertucci about ideas he may have concerning how they can best be good business neighbors in the community.

Pastor Phillips encouraged the developer to work as hard as possible to make sure that the retail space is occupied. The developer is working with the Planning Department on the retail component. Ms. Carlson pointed out that there are business vacancies across the street. Ms. Berzac said that they have been looking at vacancy rates, and they are sensitive to having a high quality tenant if that space exists. Mr. Bertucci commented that he just wanted to make sure that everything is done properly given the location and the differences between the area north of the tracks and south of the tracks so that the area north of the tracks has its own traction and momentum.

Chairman Hellner invited the presenters and audience to stay for the Housing Commission discussion. Ms. Berzac was thanked hung up and some members of the audience left the meeting.

Before he left, Mr. Ezgur was asked if the developer has agreed to maintain the units as affordability in perpetuity. Mr. Ezgur said that the developer stated in its written response to that question that pursuant to regulatory and financing agreement the initial period for affordability will be 30 years. Commissioner Conway asked about whether there are other developments in Arlington Heights that have moved away from affordability requirement. Chairman Hellner said that the affordable units at Timber Court are affordable in perpetuity. There were some rental buildings development like Arbor Lakes, Dunton Town, Brook Run apartments, and other that had an affordability requirement. The requirement has expired on the developments except for Dunton Tower. The developers gradually transitioned the complexes to full market rate. Mr. Ezgur left the meeting.

The discussion turned from presentations to deliberations about the presentations starting with the group home and transitional housing applications.

With respect to the Little City request:

A MOTION WAS MADE BY COMMISSIONER NELSON, SECONDED BY COMMISSIONER CONWAY TO APPROVE LITTLE CITY FOUNDATION'S REQUEST FOR \$15,603 IN CDBG FUNDS FOR A NEW ROOF AND HVAC SYSTEM AT THE EUCLID AVENUE GROUP HOME. THE MOTION WAS APPROVED UNANIMOUSLY.

On Glenkirk's request, Ms. Larson said that she would provide photographs of the current kitchen and information on the materials and finishes. It was clarified that the Glenkirk is being asked for the information that they used to come up with the estimated cost that they submitted. Chairman Hellner clarified that the Housing Commission tries to make funds go as far as possible, and the Housing Commission will want to evaluate the material list and finishes to assure that the work suits the agency's needs and is also a wise use of funds. The vote on Glenkirk's request is postponed tonight. Ms. Boyer pointed out that Glenkirk requested \$25,000 toward an estimated \$30,000 project. There was a discussion that the request would be adjusted to be under \$25,000 so that only the Village's grant/loan payback provisions will be applicable. Ms. Boyer also pointed out that CDBG funds cannot be used to purchase appliances, and therefore, the appliances would need to be paid from Glenkirk's share of the cost.

On the CEDA request, the 3 – 5 year extension of the life of the roof by the repair was discussed, and the repair was deemed as necessary.

A MOTION WAS MADE BY COMMISSIONER NELSON AND SECONDED BY COMMISSION CONWAY TO APPROVE CEDA NORTHWEST'S REQUEST FOR \$5,000 FOR THE REPAIR OF THE ROOF AT WRIGHT HOUSE. THE MOTION WAS APPROVED UNANIMOUSLY.

The representative from Little City Foundation and Glenkirk left the meeting.

Discussion turned back to the Parkview Apartments proposal. Ms. Boyer distributed the developer's responses to the questions in the Staff report, but the answers were also part of the verbal discussion.

Chairman Hellner stated that the task of the Housing Commission is to say whether the proposal is in compliance with the Village's policies on affordable housing. Commissioner Hageli asked if there are any other LIHTC buildings in Arlington Heights. Ms. Boyer responded that there are not. Chairman Hellner provided some additional information to the members about how the Low Income Housing Tax Credit Program works. Commissioner Hageli said that the proposal meets the Village's policies.

As a starting point for the Housing Commission to develop a recommendation, Ms. Boyer read the staff's recommendation concerning the Parkview project. The Commissioners discussed the compatibility of the proposal with the Village's goals and policies. The Housing Commission concurred with the staff recommendation resulting in the following motion:

A MOTION WAS MADE BY COMMISSIONER HAGELI, SECONDED BY COMMISSIONER CONWAY TO RECOMMEND APPROVAL OF 19 AFFORDABLE UNITS AT PARKVIEW APARTMENTS, 212 N. DUNTON AVENUE, AS DESCRIBED IN THE PETITIONER'S ASSESSMENT OF AFFORDABLE HOUSING AND THE MARKET STUDY WITH THE FOLLOWING CONDITIONS:

1. THE UNITS ARE TO BE MAINTAINED AS AFFORDABLE IN PERPETUITY UNDER THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES.
2. SHOULD THE DEVELOPMENT RECEIVE FINANCING UNDER THE LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM, THE AFFORDABILITY REQUIREMENTS OF THAT PROGRAM SHALL APPLY DURING THE AFFORDABILITY COMPLIANCE PERIOD OF THE LIHTC PROGRAM AND AT ALL OTHER TIMES THE REQUIREMENTS OF THE VILLAGE'S AFFORDABLE RENTAL HOUSING GUIDELINES SHALL APPLY.

THE MOTION WAS APPROVED UNANIMOUSLY.

III. OLD BUSINESS

A. Plan Commission Calendar.

The Parkview Apartments project is scheduled for the Plan Commission meeting on July 9, 2014 at 7:30 p.m. Chairman Hellner said that he will attend.

Ms. Ann Musoff came into the meeting at this point looking for discussion on the Parkview Apartments. Chairman Hellner said that the proposal had already been presented, provided some basic information on the project, and reported on the Housing Commission's recommendation. She said that she is concerned about the impact on schools. Chairman Hellner provided the bedroom breakdown and information on the earlier discussion that the development will be attractive to seniors. Ms. Boyer said that there will be a Plan Commission meeting on the project on July 9th. Commissioner Conway also recommended looking for information on the Village's website.

B. Other

Ms. Boyer made another calendar announcement explaining that the Village Board will be considering a request on July 7, 2014 from the Housing Authority of Cook County to provide a Conditional Commitment Letter to provide \$50,000 - \$75,000 in CDBG funds from a future year's CDBG budget for the renovation of Goedke House apartments. She explained that the Village funds would be a percentage of funds contributed by the County, if the County is allowed to contribute CDBG funds to the project. The conditions include complying in the future with the CDBG budget development process including the public participation component.

C. Single Family Rehab Program

Ms. Boyer reported that there are no active projects, but there been 3 requests for applications in the past couple of days. Two loans were repaid this week.

D. NW Suburban Housing Collaborative

Ms. Boyer said that the Handyman Program is underway and has been advertised through an E-blast and an ad in the Senior Center Newsletter. Commissioner Conway sent the information to St. Peter's Lutheran Church. Ms. Boyer will provide a report on activity in the month of June at the next meeting.

IV. APPROVAL OF MINUTES – June 3, 2014

A MOTION WAS MADE BY COMMISSIONER HAGELI AND SECONDED BY COMMISSIONER CONWAY TO APPROVE THE MINUTES OF THE JUNE 3, 2014 MEETING. THE MOTION WAS APPROVED UNANIMOUSLY.

V. REPORTS

None.

VI. OTHER BUSINESS

VII. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

NEXT MEETING:

**AUGUST 5, 2014 7:00 P.M.
IN THE COMMISSIONS CONFERENCE ROOM
SECOND FLOOR OF VILLAGE HALL**

Memorandum

To: Chairman and Members of the Housing Commission

From: Nora Boyer, Housing Planner

RE: Report to the Housing Commission
Parkview Apartment

Date: July 1, 2014

Within the Report to the Housing Commission concerning the Parkview Apartments project, staff asked two questions of the petitioner. The responses are provided below:

Questions:

1. What are the other funding sources for this development beyond the Low Income Housing Tax Credits?
2. What are the eligibility criteria for tenants of the affordable units? How does this development further the housing needs that have been identified by the Village for families, senior citizens, and persons with disabilities?

Responses:

1. Parkview will be financed through a private mortgage, equity proceeds from the Low Income Housing Tax Credit Program, a possible DCEO grant from the State (for green construction), and a Cook County HOME loan, pending necessary discussions regarding the County Consortium and local leveraging.
2. Eligibility is based on income levels for household size, credit reports, stability of wages and ability to pay rent and all applicants are also run through a background check.

Parkview will provide 1, 2 and 3-bedroom apartments at a variety of rent levels, creating high quality housing options for all income levels, ages and family types. The project will not be age restricted, but will certainly be open to elderly applicants. The project will strictly adhere to all ADA and fair housing requirements, creating viable options for disabled residents.

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-013
 Petitioner: Parkview Dunton, LLC
900 W Jackson Blvd #2W
Chicago, IL 60607
 Owner: 212 N. Dunton, LLC
11 South Dunton Avenue
Arlington Heights, Illinois 60005
 Contact Person: Michael Ezgur
 Address: 217 N. Jefferson St. Suite 601
Chicago, IL 60661
 Phone #: 312-327-3350
 Fax #: 312-327-3350
 E-Mail: michael@acostaezgur.com

P.I.N.# 03-29-325-004, 005, 006
 Location: 212 N Dunton Avenue
 Rezoning: Current: B5 Proposed: B5
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: ✓ For: Mixed Use Residential
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: Vacant
Proposed: Residential
 Site Gross Area: 17,424 SF
 # of Units Total: 45
 1BR: 16 2BR: 24 3BR: 5 4BR:

(Petitioner: Please do not write below this line.)

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. UTILITIES:			
Water	<u> </u>	<u>X</u>	<u> </u>
Metering	<u> </u>	<u>X</u>	<u> </u>
Backflow	<u> </u>	<u>X</u>	<u> </u>
Sanitary Sewer	<u> </u>	<u>X</u>	<u> </u>
Storm Sewer	<u> </u>	<u>X</u>	<u> </u>
2. SURFACE:			
Pavement	<u> </u>	<u> </u>	<u> </u>
Curb & Gutter	<u> </u>	<u> </u>	<u> </u>
Sidewalks	<u> </u>	<u> </u>	<u> </u>
Street Lighting	<u> </u>	<u> </u>	<u> </u>
3. GENERAL COMMENTS:			

Asst. Director  6-6-14
 Date
 SEE Memo dated 6-6-14

Memorandum

To: Bill Enright, Deputy Director of Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: June 6, 2014
Subject: 212 N. Dunton #14-013 Round 1

With regard to the proposed Planned Unit Development, I have the following comment:

1. Maintain separation between the existing 6" water main and the proposed storm and sanitary sewer.
2. If the existing water & sewer connections that serve the property are not going to be reused, they need to be properly abandoned at the respective mains.
3. Further comments will be given when dimensional numbers are given representing the water, storm and sanitary services and the respective structures.
4. Based on the size of construction, the brick pavers or ribbons should be inspected both before and after, to develop a condition assessment. Refer to the Engineering Department for handicap accessibility requirements.
5. There should be consideration of a pedestrian warning system for vehicles leaving parking garage within the building.

Thank you for the opportunity to comment on this permit application.

RECEIVED

JUN - 9 2014

C: file

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 14-013
 Petitioner: Parkview Dunton, LLC
900 W Jackson Blvd #2W
Chicago, IL 60607
 Owner: 212 N. Dunton, LLC
11 South Dunton Avenue
Arlington Heights, Illinois 60005
 Contact Person: Michael Ezgur
 Address: 217 N. Jefferson St. Suite 601
Chicago IL 60661
 Phone #: 312-327-3350
 Fax #: 312-327-3350
 E-Mail: michael@acostaegzur.com

P.I.N.# 03-29-325-004, 005, 006
 Location: 212 N Dunton Avenue
 Rezoning: Current: B5 Proposed: B5
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: ✓ For: Mixed Use Residential
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: Vacant
Proposed: Residential
 Site Gross Area: 17,424 SF
 # of Units Total: 45
 1BR: 16 2BR: 24 3BR: 5 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X b. IDOT c. ARMY CORP d. IEPA e. CCHD 3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? X8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X X SEE COMMENTS X N/A X X X X X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: NORTHWESTERN ENGINEERINGDATE OF PLANS: 5-15-14

Director

Date

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #14-013

Parkview Apartments

212 N. Dunton Ave.

PUD

Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they comprehend and accept this understanding.
12. An Engineers estimate of construction cost for site improvements (not the building) is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final approval will require final engineering plans including detention calculations. Due to the project's location in the Central Business District (CBD), fee-in-lieu of detention at the rate of \$1.00 per cubic foot is acceptable. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use Bulletin 70 rainfall data.
14. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
15. Consider bicycle racks in development plan to encourage alternate modes of transportation for employees, patrons, and residents.
16. Village standard for ADA required detectable warning panels on public sidewalks is East Jordan Iron Works 24"x24" panels, or approved equal.
17. The tree grate on Dunton Avenue that is shown to be removed should be relocated to the south, if possible.
18. The storm sewer service line does not need an inspection manhole, but a new manhole is required at the main connection in the street.
19. An MWRD permit will be required.
20. The trip generation values shown in Table 1 of the Traffic Report are conflicting for the evening peak hour. The previously approved development plan with 49 units should produce more traffic than the new proposal with 45 units, (4 less in total), but the values are higher. Also the trip generation rate multipliers for the morning and evening peak hours produce the same trip amounts, is this correct?
21. The diagram that shows on-street parallel parking stalls show these spaces incorrectly. The stall on each street that is closest to the corner is within the area required to be free of parking by the Illinois Rules of the Road. No Parking is stipulated 30 ft. in advance of a stop sign, and 20 ft. away from a stop intersection. Modify plan accordingly.

22. Sheet 2.P of the architectural plans seems to indicate the ramp up and ramp down arrows in the wrong direction. Please clarify that the Eastman Street garage entrance only services the second floor parking level, and that the Dunton Avenue driveway provides access to the first floor garage, which is all at one level or elevation.
23. With the H.C. stall shown on sheet 2.P, there are only 13 parking stalls in the 1st level south parking garage, and not the 14 indicated on the plans.
24. With the pillar encroachments, the effective parking stall widths are reduced to 8.5 ft. This width is acceptable since the stalls are for longer term resident parking and not high turnover parking.
25. Please identify the visual and audible notification for vehicle exit from both garage doors in order to provide a warning to pedestrians in the street.
26. Since no grading plan has been provided, it is unclear as to how the elevation at the garage door openings will transition to finished floor elevations, and what the resulting ramp slopes will be.
27. On the final engineering plans, show the existing utility service lines being abandoned at their respective mains, where applicable.

 6/12/14
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 14 - 013

Project Name

Parkview

Project Location

212 N. Dunton

Planning Department Contact Bill Enright

General Comments

- 1) Meeting the definition of a highrise building this structure should contain the features outlined in Section 403 of the International Building Code (IBC).
- 2) Two Knox Boxes are requested to be located on the exterior of the building. The first at the front entrance on the east side. The second at the entry/egress door on the north side.
- 3) Per Section 911 of the IBC, the Fire Command Room shall be a minimum of 200 sq. ft. with a minimum dimension of 10' and contain the required features.
- 4) Fire Department Connection (FDC) to be located at the front entrance of the building.
- 5) Fire Hydrant to be located within 100' of the FDC.

Should you have questions as to the Fire Department comments feel free to contact me via e-mail at: alarson@vah.com

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date June 12, 2014

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

POLICE DEPARTMENT

5

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-29-325-004, 005, 006
Petitioner: Parkview Dunton, LLC	Location: 212 N Dunton Avenue
900 W Jackson Blvd #2W	Rezoning: _____ Current: B5 Proposed: B5
Chicago, IL 60607	Subdivision: _____
Owner: 212 N. Dunton, LLC	# of Lots: _____ Current: _____ Proposed: _____
11 South Dunton Avenue	PUD: ☒ For: Mixed Use Residential
Arlington Heights, Illinois 60005	Special Use: _____ For: _____
Contact Person: Michael Ezgur	Land Use Variation: _____ For: _____
Address: 217 N. Jefferson St. Suite 601	Land Use: _____ Current: Vacant
Chicago IL 60661	Proposed: Residential
Phone #: 312-327-3350	Site Gross Area: 17,424 SF
Fax #: 312-327-3350	# of Units Total: 45
E-Mail: michael@acostaezgur.com	1BR: 16 2BR: 24 3BR: 5 4BR: _____

(Petitioner: Please do not write below this line.)

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

2. ARE LIGHTING REQUIREMENTS ADEQUATE?

3. PRESENT TRAFFIC PROBLEMS?

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION:

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT:

6. GENERAL COMMENTS:

Chief

Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Parkview – 212 N Dunton Land Use Variation

Round 1 Review Comments

06/10/2014

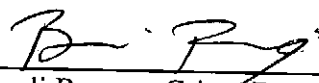
1. **Character of use:**
2. The character of use should not be problematic. There are other condominium buildings in the Arlington Heights downtown area.
3. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
4. **Present traffic problems?**
There are no traffic problems.
5. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
6. **Traffic problems that may be created by the development.**
The area around the vehicle entrances/exits should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.

7. **General comments:**

Underground parking elevators and stairwells should be visible from the parking area to avoid creating hiding or ambush locations. Area underneath the first level stairwell should be enclosed to prevent creating a hiding/ambush location. Emergency telephones should be installed in the underground parking levels for added safety.

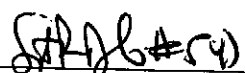
The bicycle storage area on the second floor should be secure and accessible only to residents. There should be signage to encourage users to lock their bicycles and video surveillance of the bicycle racks to deter theft and help identify potential offenders.

Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #54

Supervisor's Signature

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JUN 11 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-29-325-004, 005, 006
Petitioner: <u>Parkview Dunton, LLC</u>	Location: <u>212 N Dunton Avenue</u>
<u>900 W Jackson Blvd #2W</u>	Rezoning: _____ Current: <u>B5</u> Proposed: <u>B5</u>
<u>Chicago, IL 60607</u>	Subdivision: _____
Owner: <u>212 N. Dunton, LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>11 South Dunton Avenue</u>	PUD: <u>✓</u> For: <u>Mixed Use Residential</u>
<u>Arlington Heights, Illinois 60005</u>	Special Use: _____ For: _____
Contact Person: <u>Michael Ezgur</u>	Land Use Variation: _____ For: _____
Address: <u>217 N. Jefferson St. Suite 601</u>	Land Use: _____ Current: <u>Vacant</u>
<u>Chicago IL 60661</u>	Proposed: <u>Residential</u>
Phone #: <u>312-327-3350</u>	Site Gross Area: <u>17,424 SF</u>
Fax #: <u>312-327-3350</u>	# of Units Total: <u>45</u>
E-Mail: <u>michael@acostaezgur.com</u>	1BR: <u>16</u> 2BR: <u>24</u> 3BR: <u>5</u> 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

A recycling program must be provided and plan submitted to this Department upon occupancy.
See the attached comments from the Disability Services Coordinator.

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JUN - 9 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENTJeff Bohner 6/6/14

Environmental Health Officer

Date

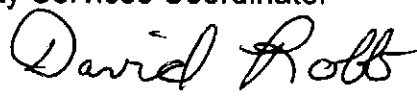
James McCalister 6/6/14Direc
Date

tor

Plan Review

Address: Parkview Condominiums
212 North Dunton Avenue
P.C. 14-013
PUD - Round 1

Submitted to: Bill Enright, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793 

Date: June 5, 2014

Re: Illinois Accessibility Code (IAC), Effective April 1997
<http://www.illinois.gov/cdb/business/codes/pages/illinoisaccessibilitycode.aspx>

- 1) On all floors above or below grade show areas of rescue assistance. Standpipes shall not encroach into areas of rescue assistance. See IAC Section 400.310(b).
- 2) Provide a floor by floor listing of the nine (9) accessible/adaptable dwelling units required (20% of total). The accessible/adaptable units shall be provided in a variety of sizes and locations throughout the building. The accessible/adaptable units shall comply with all requirements of IAC Sections 400.350 and 400.360.
- 3) All public and common use areas shall comply with IAC Sections 400.310 and 400.350.
- 4) Please be advised of the seven requirements for accessibility in multifamily housing per the Federal Fair Housing Amendments Act Accessibility Guidelines. For more information go online to:
<http://www.fairhousingfirst.org/>.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

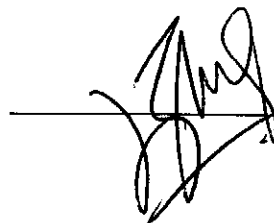
Petition #: P.C. _____	P.I.N.# 03-29-325-004, 005, 006
Petitioner: Parkview Dunton, LLC	Location: 212 N Dunton Avenue
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Chicago, IL 60607	Subdivision: _____
Owner: 212 N. Dunton, LLC	# of Lots: _____ Current: _____ Proposed: _____
11 South Dunton Avenue	PUD: ☒ For: Mixed Use Residential
Arlington Heights, Illinois 60005	Special Use: _____ For: _____
Contact Person: Michael Fzgur	Land Use Variation: _____ For: _____
Address: 217 N. Jefferson St. Suite 601	Land Use: _____ Current: Vacant
Chicago IL 60661	Proposed: Residential
Phone #: 312-327-3350	Site Gross Area: 17,424 SF
Fax #: 312-327-3350	# of Units Total: 45
E-Mail: michael@acostaezqur.com	1BR: 16 2BR: 24 3BR: 5 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. ☒ ☐ COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ ☐ COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ ☐ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. ☐ ☒ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. ☐ ☒ SUBDIVISION REQUIRED?
6. ☒ ☐ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:



06.12.14

Date

Planning Department Comments (PL14-013)

7. The following variations are necessary:
 - a) A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required combined side yard (south) setback from 39.6' to 1' 3".
 - b) A variation from Chapter 28, Section 5.1-14.6, Required Minimum Yards, to allow a reduction to the required rear yard setback (west), from 30' to 25' 4" for the residential units above the first floor.
 - c) A variation from Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive the required loading berth for the development.
 - d) A variation from Chapter 28, Section 11.2-8 Horizontal Width of Drive Aisles, to allow a reduction to the required two way drive aisle from 24' to 22' 6".
8. Staff recommended and the Plat and Subdivision Committee on May 14th concurred, that increasing the commercial space on the first floor should be explored, as the proposed 1,254 sf is limited. Explore the possibility of expanding the commercial space westward. It appears that four parking spaces must be relocated to accommodate the additional commercial space. Can the utilities located on the southwest corner of the building be accommodated sub-grade and parking spaces relocated there?
9. In the letter dated May 23, 2014, from Atty. Ronaldo R. Acosta to Mr. Enright, there is a reference to eliminate the proposed retail space and instead provide four additional parking spaces. It should be noted that eliminating the retail space will necessitate the approval of a land use variation, as properties in the 'B-5' district are required to provide commercial space on the first floor.
10. The petitioner shall incorporate the conditions of approval of the Design Commission, dated May 27, 2014.
11. Balconies on the north and east façades overhang above the right-of-way. The petitioner shall be required to indemnify and hold harmless the Village. An indemnification agreement is attached.
12. Provide an analysis of any constraints and what will be required to be submitted to the IEPA in order to construct the proposed building.
13. Per the Village's Affordable Rental guidelines, affordable units must be kept affordable 'in perpetuity'. What is the proposed duration of the affordability period?
14. The Petitioner shall pay a fee in lieu of on-site detention pursuant to the standards established by the Village of Arlington Heights as part of Final PUD approval.
15. Provide a confirmation letter from Commonwealth Edison that the overhead utilities can be engineered underground and are feasible to bury. If feasible, the petitioner shall coordinate the burying of all overhead utilities with Commonwealth Edison. In addition all generators, transformers, switch gears, gas and electric meters, etc. shall be fully screened.
16. Provide a construction schedule including a development-phasing plan to include the location of staging areas throughout the development. Any work within the right of way shall be scheduled to minimize disruption to other businesses and patrons of the downtown. All construction traffic shall be limited to pre-approved lanes and locations to be determined by the Village.
17. Warning lights shall be provided on the building to alert pedestrians when the garage doors open.
18. This request is scheduled on the July 1st Housing Commission agenda.
19. Planned Unit Developments (PUD) require approval of a Preliminary and a Final PUD. Please reference the Engineering Department's comments (attached). Final Engineering plans including detention calculations as well as streetscape plans are required prior to a Final PUD approval. This application is considered a Preliminary PUD, unless the petitioner submits final documents pursuant to Staff comments.

INDEMNIFICATION

In consideration for approval of development plans that include the construction of _____ that encroach on and above right-of-way belonging to the Village of Arlington Heights, ("Village"), and in consideration for permission to encroach on this right of way, _____, owner of the property located at _____ agrees to indemnify and hold harmless the Village, and its officers, agents and employees from any and all liability, losses or damages including attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, in any way resulting from or arising out of _____ construction or the existence of the _____ at the development located at _____.

This Agreement will also be binding on all successors and assigns.

Village of Arlington Heights

Title

Date

Title

Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-29-325-004, 005, 006
Petitioner: <u>Parkview Dunton, LLC</u>	Location: <u>212 N Dunton Avenue</u>
<u>900 W Jackson Blvd #2W</u>	Rezoning: _____ Current: <u>B5</u> Proposed: <u>B5</u>
<u>Chicago, IL 60607</u>	Subdivision: _____
Owner: <u>212 N. Dunton, LLC</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>11 South Dunton Avenue</u>	PUD: <u>✓</u> For: <u>Mixed Use Residential</u>
<u>Arlington Heights, Illinois 60005</u>	Special Use: _____ For: _____
Contact Person: <u>Michael Ezgur</u>	Land Use Variation: _____ For: _____
Address: <u>217 N. Jefferson St. Suite 601</u>	Land Use: _____ Current: <u>Vacant</u>
<u>Chicago IL 60661</u>	Proposed: <u>Residential</u>
Phone #: <u>312-327-3350</u>	Site Gross Area: <u>17,424 SF</u>
Fax #: <u>312-327-3350</u>	# of Units Total: <u>45</u>
E-Mail: <u>michael@acostaegzur.com</u>	1BR: <u>16</u> 2BR: <u>24</u> 3BR: <u>5</u> 4BR: _____

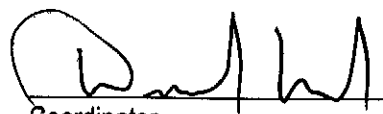
(Petitioner: Please do not write below this line.)

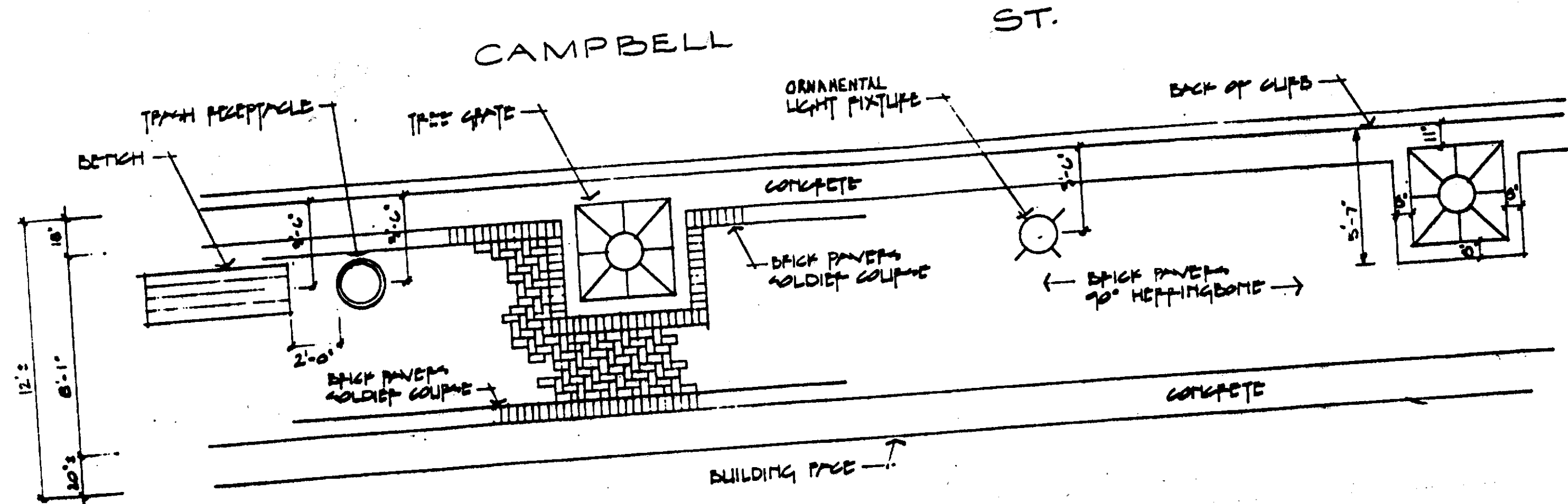
LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	_____

Comments:

The petitioner will be required to comply with Village Downtown standards for sidewalks, street trees, and site furnishings. Please provide a plan identifying the required streetscape enhancements

 6/11/14
Coordinator Date



BRICK PAVER SIDEWALK / PLAN
 SCALE: 1/4" = 1'-0"

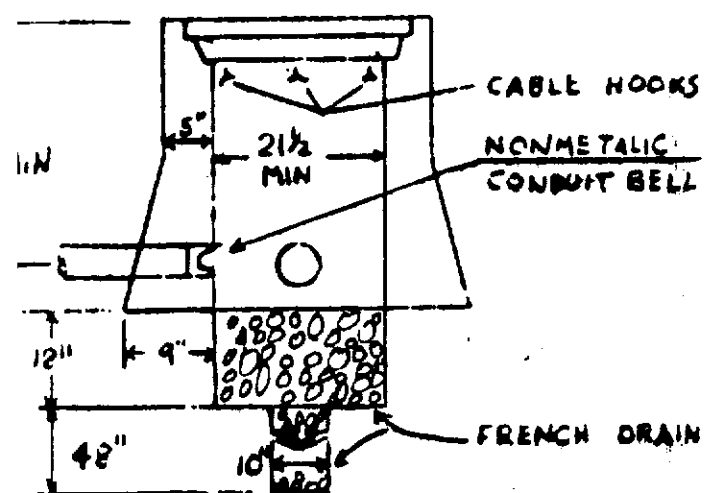
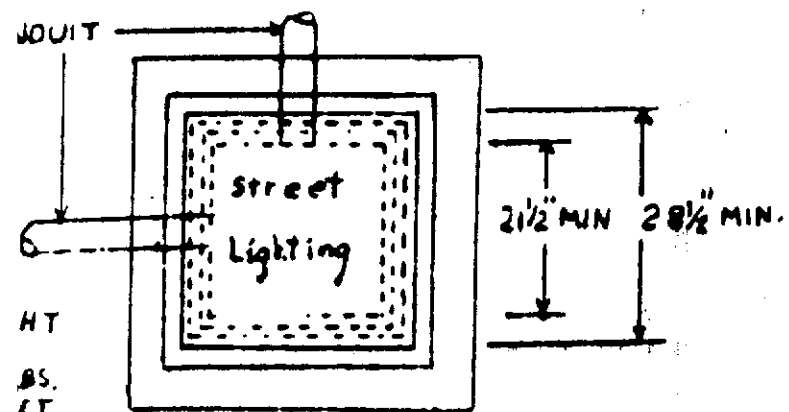
DEREK,

I DON'T KNOW IF
 YOU NEED ELECTRICAL
 DETAIL AS WELL?

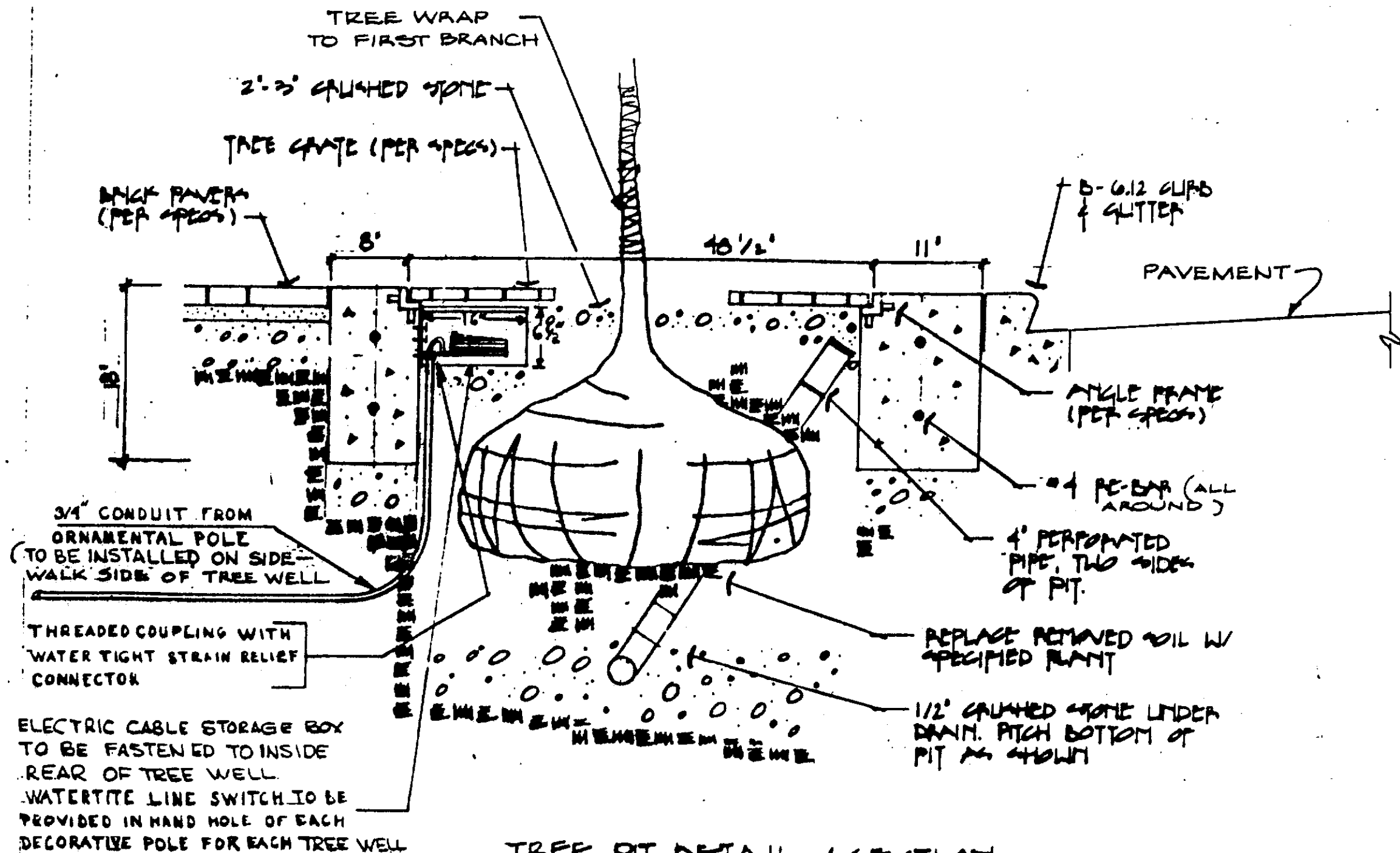
LET ME KNOW

TOM



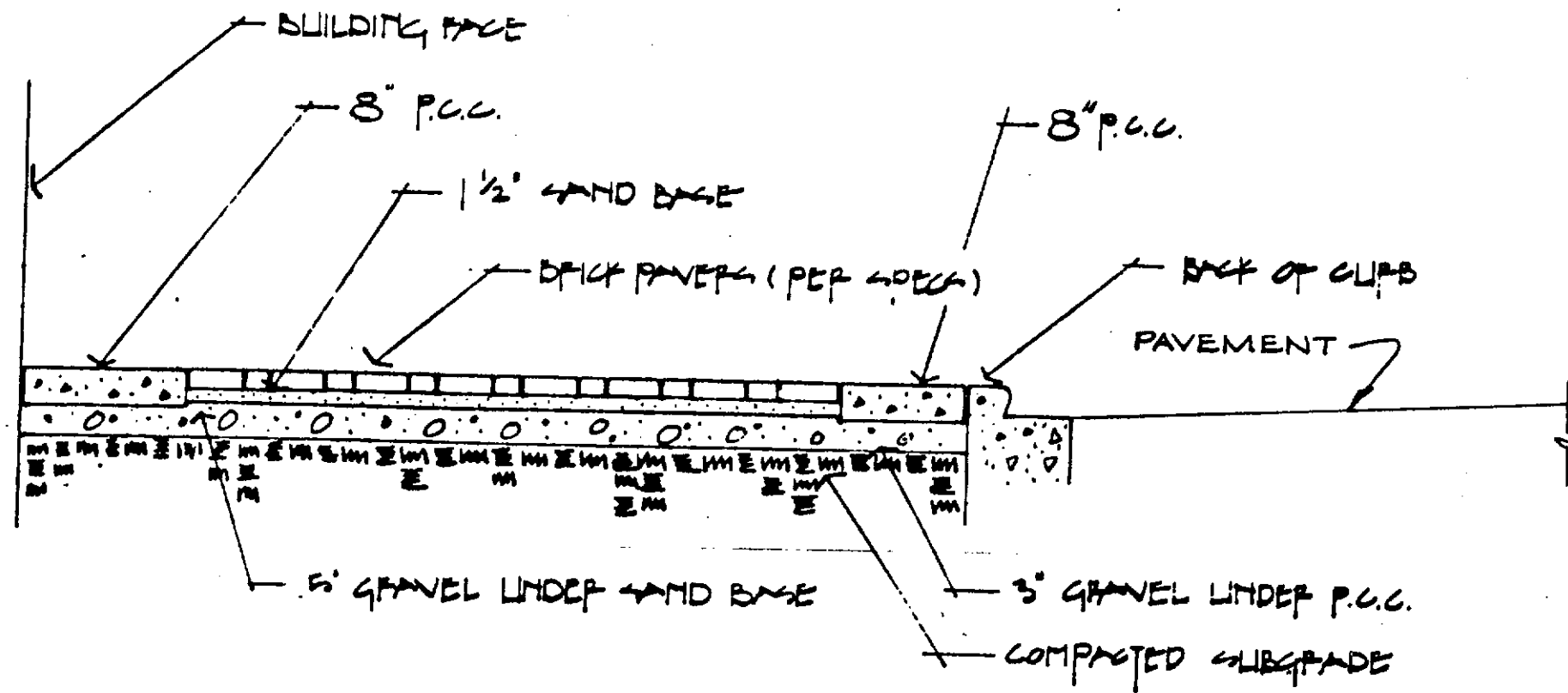
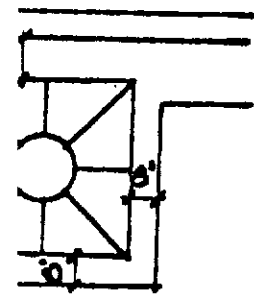


HANDHOLE
N. T. S.



TREE PIT DETAIL / SECTION

SCALE: 1" = 1'-0"



BRICK PAVER SIDEWALK / SECTION
SCALE - 1/2" = 1'-0"

Acosta Ezgur, LLC
217 N. Jefferson St.
Suite 601
Chicago, IL 60661
312-327-3350

June 25, 2014

Via Email and Hand Delivery

Mr. Bill Enright
Deputy Director
Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED
JUN 26 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Re: Parkview, 212 N. Dunton Avenue; PC #14-013; Responses to First Round Department Review Comments.

Dear Mr. Enright:

On behalf Parkview Dunton, LLC ("Petitioner"), we have reviewed all staff review comments contained in the June 12, 2014 Village of Arlington Heights Plan Review correspondence received from your office. Below you will find Petitioner's detailed responses to the comments and questions brought forth in the review, with supporting third party correspondence, as well as 10 sets of revised drawings, as requested, which have been dated June 25, 2014 and bubbled revision #5 for clarity. The Petitioner states as follows:

Building Department

No Comments.

Building Department – Fire Safety

1. *Per the 2009 International Building Code, the building will be reviewed as a "high-rise"...*
Noted. See "Fire Separation Assemblies" on Sheet 1.P.
2. *Review 2009 IBC, Section 403 for "high-rise" requirements.*
Noted.
3. *What will be the construction type of the building?*
Per Section 403.2.1.1, item #2, the building will be construction type 2A, non-combustible. The building will be fully sprinklered. See "Construction Type" on Sheet 1.P.
4. *Exterior wall rating shall comply with 2009 IBC, Table 602.*
Noted.

5. *The fire command room as shown does not meet the minimum dimensions required by...*
Noted. See revised drawing on Sheet 2.P.
6. **See responses provided by Engineer attached hereto.**
7. *What is the intention for compliance with 2009 IBC, Section 708.14.*
Enclosed elevator lobbies have been added to the residential floors. See Sheets 4.P & 5.P.

Public Works Department

- 1-4. **See responses provided by Engineer attached hereto.**
5. *There should be consideration of a pedestrian warning system for vehicles leaving the...*
Noted. See revised drawings – Sheets 8.P & 9.P.

Engineering Department

- 1-10. **See responses provided by Engineer attached hereto.**
11. *The petitioner is notified that these comments are being provided to ensure that the project...*
Noted.
- 12-13. **See responses provided by Engineer attached hereto.**
14. *When on-site lighting is proposed, provide a site photometric lighting diagram indicating...*
All site lighting will be on Village public property, and remain as existing or be relocated per Village code requirements. No additional site lighting will be considered.
15. *Consider bicycle racks in development plan to encourage alternate modes of transportation...*
Bicycle racks have been provided on the second level of the parking garage. See Sheet 3.P for location information.
- 16-19. **See responses provided by Engineer attached hereto.**
20. *The trip generation values shown on Table 1 of the Traffic Report are conflicting . . .*
The traffic to be generated by the previously approved development and the proposed development was based on trip generation rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 8th Edition. However, the “Residential Condominium/Townhouse” trip rates were used to estimate the traffic generated by the approved development and the “Apartment” trip rates were used to estimate the traffic to be generated by the proposed development. Based on the ITE rates, the 45 apartments are estimated to generate slightly less traffic during the morning peak hour and slightly more traffic during the evening peak hour than the 49 condominiums. Under either scenario, the development is projected to generate a limited volume of traffic.
21. *The diagram that shows on-street parallel parking stalls show these spaces incorrectly...*
Noted. See revised plan on Sheet 1.P.

22. *Sheet 2.P of the architectural plans seems to indicate the ramp up and ramp down arrows...*

Noted. Ramp arrows on sheet 2.P have been corrected. The Eastman Street entrance services the second floor parking only. The Dunton Avenue entrance services the first floor parking only; however there is a slight elevation change on this level between the north side of the parking garage and the south side of the parking garage.

23. *With the H.C. stall shown on sheet 2.P, there are only 13 parking stalls in the 1st level south...*

Noted. This notation has been changed to reflect the correct number of parking stalls in the south end of the first floor parking garage. The overall parking count, was correct as shown on sheet 1.P at (54) stalls.

24. *With the pillar encroachments, the effective parking stall widths are reduced to 8.5 feet...*

Noted.

25. *Please identify the visual and audible notification for vehicle exit from both garage door...*

Noted. See revised drawings – Sheets 8.P & 9.P.

26. *Since no grading plan has been provided, it is unclear as to how the elevation at the garage...*

Slopes have been added to the interior ramps. See sheets 2.P & 3.P.

27. See responses provided by Engineer attached hereto.

Fire Department

1. *Meeting the definition of a highrise building, this structure should contain the features...*

Noted.

2. *Two Knox Boxes are requested to be located on the exterior of the building. The first at...*

Noted. See revised drawing on Sheet 2.P.

3. *Per Section 911 of the IBC, the Fire Command Room shall be a minimum of 200 sq. ft...*

Noted. See revised drawing on Sheet 2.P.

4-5. See responses provided by Engineer attached hereto.

Arlington Heights Police Department

1-5. **Noted.**

6. *The area around the vehicle entrances/exits should be clear of obstructions. Vehicle traffic...*

Noted. See revised drawings – Sheets 8.P & 9.P.

7. *Underground parking elevators and stairwells should be visible from the parking area to...*

Noted.

Health Services Department

1. *A recycling program must be provided and plan submitted to this Department. . . .*

Noted.

Health Services Department – Disability Services

1. *On all floors above or below grade show areas of rescue assistance. Standpipes shall not...*
Noted. Areas of rescue assistance have been indicated on the plans. See revised drawings.
2. *Provide a floor-by-floor listing of the nine (9) accessible/adaptable dwelling units required...*
There are (45) total residential units in the building, further broken down into (16) one-bedroom, (24) two-bedroom, and (5) three-bedroom units. In order to achieve the (9) required adaptable units as required per code, (3) one-bedroom, (5) two-bedroom, and (1) three-bedroom units will be designated as adaptable. There will be at least (2) adaptable units per floor, and they will vary in location throughout the building, as well as specific unit floor plan. The exact location of these units is still to be determined.
3. *All public and common use areas shall comply with IAC Sections 400.310 and 400.360.*
Noted.
4. *Please be advised of the seven requirements for accessibility in multifamily housing per...*
Noted.

Planning & Community Development Department

- 1-6. **Noted.**
7. *The following variations are necessary...*
Noted.
8. *Staff recommended and the Plat & Subdivision on May 14th concurred, that increasing the...*
While the proposed apartment project is not designed as a luxury condominium building, we are doing our best to design an appropriate, high-quality, and aesthetically pleasing project for the north side of Arlington Heights. In order to maintain appropriate construction costs – which will facilitate reasonable rents and a large affordable component – all construction means and methods must be justified. The addition of a basement for mechanical equipment brings an array of additional costs and concerns including soil conditions, underpinning for neighborhood building structures, and required additional stairs and elevators. We feel the square footage we have utilized in the current plan is appropriate, and achieves the goal of bringing life to this corner, without unduly compromising the financial viability and affordable component of the project. Additionally, we have been advised by our broker/consultants and others in the community that there is notable degree of downtown retail vacancy. We have also confirmed the high demand for high-quality, affordable residential rental options in the downtown area. Therefore, allowing for less retail and more residential satisfied both of these local conditions.
9. *In the letter dated May 23, 2014, from Atty. Rolando Acosta . . .*
Noted.
10. *The petitioner shall incorporate the conditions of approval of the Design Commission...*
Noted.
11. *Balconies on the north and east facades overhang above the right-of-way . . .*
Noted.

12. *Provide an analysis of any constraints and what will be required to be submitted . . .*
Petitioner will engage professional environmental consultants for this task and will satisfactorily respond prior to final approvals.
13. *Per the Village's Affordable Rental guidelines, affordable units must . . .*
Pursuant to regulatory and financing agreements, the initial term will be 30 years.
14. *The Petitioner will pay a fee in lieu . . .*
Noted.
15. *Provide a confirmation letter from Commonwealth Edison . . .*
Noted. The Petitioner will engage a professional utilities coordinator and all details will be satisfactorily resolved prior to final approvals.
16. *Provide a construction schedule including a development-phasing plan to include the...*
See attached preliminary construction staging plan on Sheet 13.P, which was approved in 2007. Construction Documents will be prepared throughout the remainder of 2014, and construction will commence after permits are issued in early 2015. The duration of construction will be approximately 12 months.
17. *Warning lights shall be provided on the building to alert pedestrians when the garage door...*
Noted. See revised drawings – Sheets 8.P & 9.P.
18. *This request is scheduled on the July 1st Housing Commission Agenda.*
Noted.
19. *Planned Unit Developments (PUD) require approval of a Preliminary and a Final PUD...*
Noted.

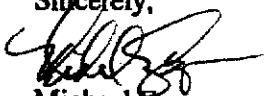
Landscape & Tree Preservation

1-3. Noted.

4. *The petitioner will be required to comply with Village Downtown standards for sidewalks...*
Noted. See attached landscape plan on Sheet 12.P.

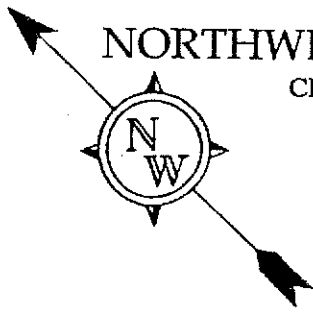
Upon review of all of the above, please let us know if there are further questions or comments. Thank you again for your assistance in this matter.

Sincerely,



Michael Ezgur
Attorney for Petitioner
Enclosures

CC: Rolando Acosta, Esq.
Latika Bhide, Development Planner



NORTHWESTERN ENGINEERING CONSULTANTS, P.C.

CIVIL ENGINEERS • SITE PLANNERS • LAND SURVEYORS

675 N. North Court, Suite 160

Palatine, IL 60067

June 24, 2014

Mr. James Tinaglia
Tinaglia Architects, Inc.
814 W. Northwest Highway
Arlington Heights, IL 60004

Ref: 14-13
Parkview
212 N. Dunton Avenue
Arlington Heights, IL

RECEIVED
JUN 26 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Dear Jim:

We are attaching a pdf of a revised Preliminary Engineering plan for the subject project. This drawing has been revised per review comments received from the Village of Arlington Heights.

We understand that Tinaglia Architects will be responding to the Village comments per the request of Latika Bhide in a review letter dated June 12, 2014. We have the following responses to the specific items in the various Village review memos:

Building Department #1 (5-20-14): No responses needed.

Public Works Department:

1. A note regarding vertical separation has been added to the Preliminary Engineering drawing.
2. Village of Arlington Heights Note 1 has been added to the Preliminary Engineering drawing.
3. No response needed.
4. Village of Arlington Heights Note 3 has been added to the Preliminary Engineering drawing.
5. Tinaglia Architects, Inc. will need to respond to this item.

Engineering Department:

- 1-10. No response needed.
11. Tinaglia Architects, Inc. will need to respond to this item.
12. We have prepared and are attaching an Engineer's Opinion of Probable Construction Cost dated 6/14/14 based upon the revised Preliminary Engineering drawing.
13. Storm Water Detention calculations dated revised 6/20/14 are attached.
14. Tinaglia Architects, Inc. will need to respond to this item.
15. Tinaglia Architects, Inc. will need to respond to this item.

Mr. James Tinaglia
June 24, 2014

Page 2

16. Village of Arlington Heights Note 2 has been added to the Preliminary Engineering drawing. Please note that similar projects at 201 Vail and the Village parking garage at Evergreen and Eastman do not have ADA domes in the public sidewalks at the driveway/public sidewalk locations.
17. A new tree grate to the south of the existing tree grate to be removed in Dunton Avenue has been added to the Preliminary Engineering drawing.
18. The proposed storm manhole has been moved on the Preliminary Engineering drawing as requested.
19. An MWRD Permit application for the project will be completed when the final engineering drawings are prepared.
20. Tinaglia Architects, Inc. will need to respond to this item.
21. Tinaglia Architects, Inc. will need to respond to this item.
22. Tinaglia Architects, Inc. will need to respond to this item.
23. Tinaglia Architects, Inc. will need to respond to this item.
24. Tinaglia Architects, Inc. will need to respond to this item.
25. Tinaglia Architects, Inc. will need to respond to this item.
26. Tinaglia Architects, Inc. will need to respond to this item.
27. Per Public Works comment No. 2 Village of Arlington Heights Note 1 has been added to the Preliminary Engineering drawing. This note will also be shown on the final civil engineering drawings.

Fire Department:

1. Tinaglia Architects, Inc. will need to respond to this item.
2. Tinaglia Architects, Inc. will need to respond to this item.
3. Tinaglia Architects, Inc. will need to respond to this item.
4. We have shown a fire department connection on the Preliminary Engineering plan just to the south of the front entrance to the building.
5. We have shown a dimension of 67 feet from the existing fire hydrant to the new fire department connection.

Police Department:

- 1-5. No responses needed.
6. Tinaglia Architects, Inc. will need to respond to this item.
7. Tinaglia Architects, Inc. will need to respond to this item.

Health Services Department:

- 1-4. Tinaglia Architects, Inc. will need to respond to these items.

Planning & Community Development Department 7:

- 1-19. Tinaglia Architects, Inc. will need to respond to these items.

Mr. James Tinaglia
June 24, 2014

Page 3

Planning & Community Development Department 7A Landscaping & Tree Preservation:

1. Tinaglia Architects, Inc. will need to respond to this item. Please note that we are showing a new tree grate to the south of the driveway onto Dunton Avenue on the Preliminary Engineering plan in response to Engineering comment No. 17.

Building Department #2 (6-12-14):

1. Tinaglia Architects, Inc. will need to respond to this item.
2. Tinaglia Architects, Inc. will need to respond to this item.
3. Tinaglia Architects, Inc. will need to respond to this item.
4. Tinaglia Architects, Inc. will need to respond to this item.
5. Tinaglia Architects, Inc. will need to respond to this item.
6. We have shown a fire department connection just to the south front entrance on the Preliminary Engineering plan. We have shown a dimension of 67 feet from the existing fire hydrant to the new fire department connection.
7. Tinaglia Architects, Inc. will need to respond to this item.

If you have any questions after reviewing the enclosed material, please do not hesitate to call us.

Very truly yours,

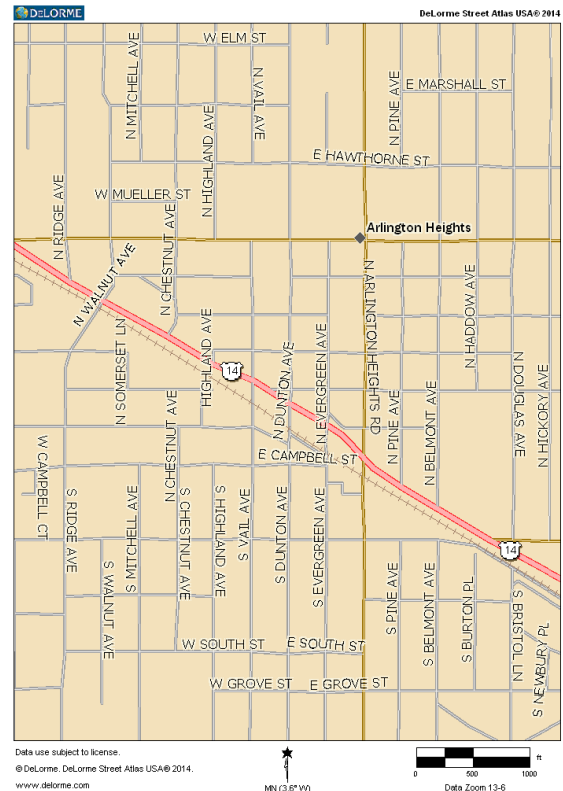
NORTHWESTERN ENGINEERING
CONSULTANTS, P. C.



Daniel M. Havlir

DMH/jh

1413ltr.doc



VICINITY MAP FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 170056
ON MAP DATED - AUGUST 19, 2008
ON PANEL NUMBER - 17031C0203J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BEARING BASIS

THE CENTERLINE OF N. DUNTON AVENUE IS ASSUMED TO BE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST

ZONED "B-5" DOWNTOWN DISTRICT

ZONING INFORMATION AS PER VILLAGE OF ARLINGTON HEIGHTS ONLINE ZONING MAP
LEGALLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN BLOCK 15 IN TOWN OF DUNTON, (NOW ARLINGTON HEIGHTS), IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
CONTAINING 17,507 SQ. FT. OR 0.4019 ACRES

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 1410 NW1700809 AH BEARING AN EFFECTIVE DATE OF APRIL 4, 2014 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY.

THE SUBJECT PROPERTY ADJOINS EASTMAN STREET (A PUBLIC STREET) ON THE NORTH AND ADJOINS N. DUNTON AVENUE (A PUBLIC STREET) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 7 - NOT SURVEY RELATED

8. PERMANENT INDEX NUMBERS

03-29-325-004-0000

03-29-325-005-0000

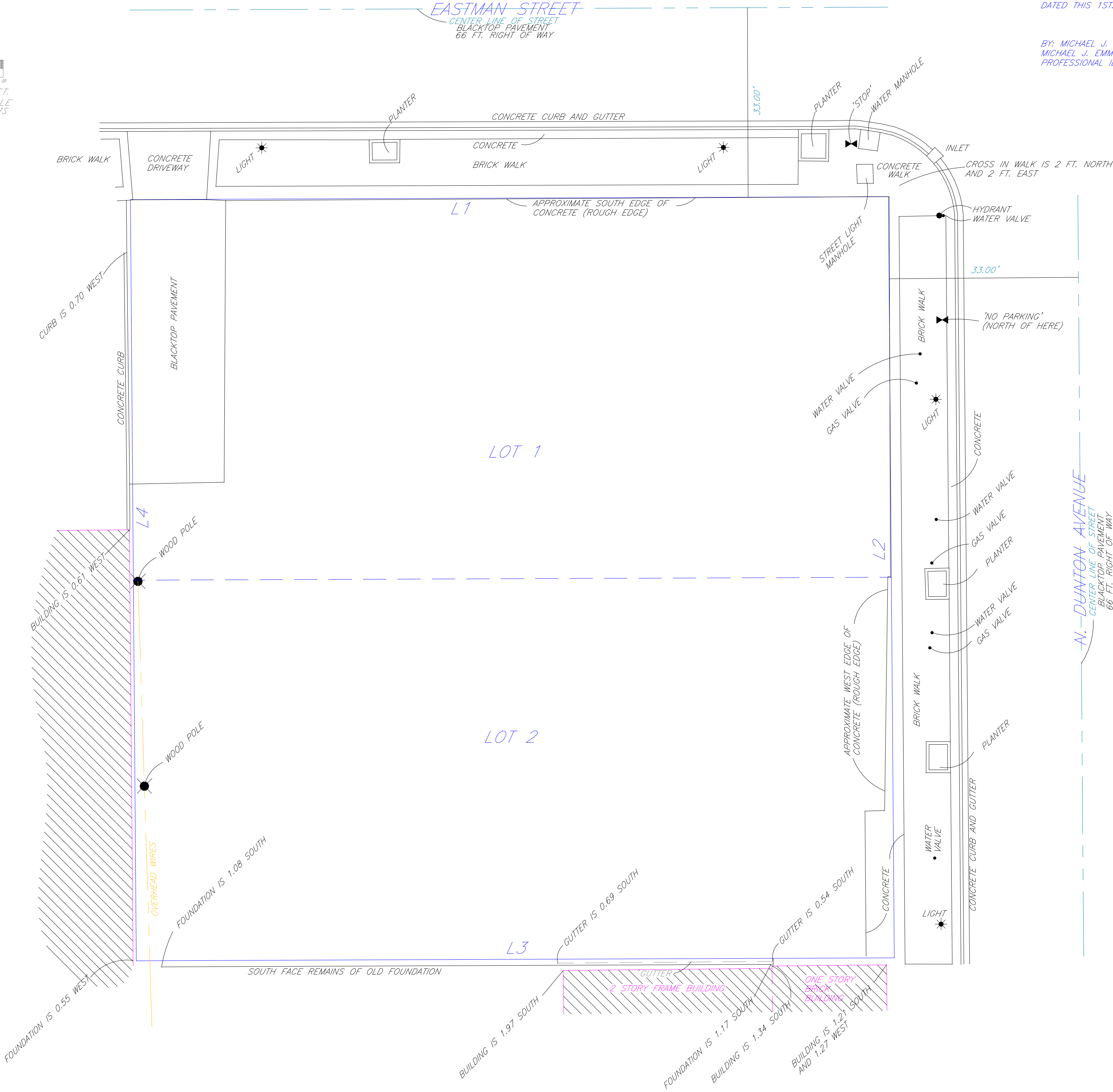
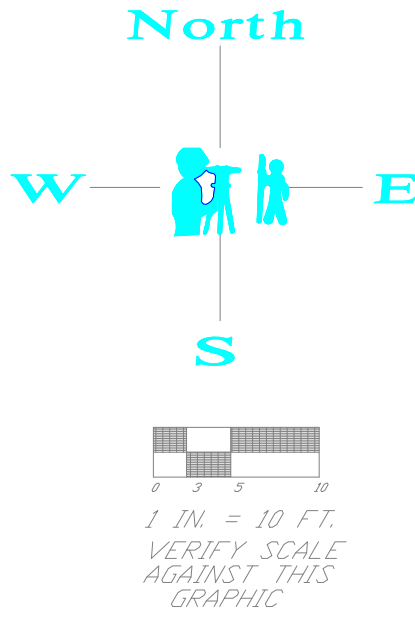
03-29-325-006-0000

ITEMS 9 THROUGH 22 - NOT SURVEY RELATED

END OF SCHEDULE B

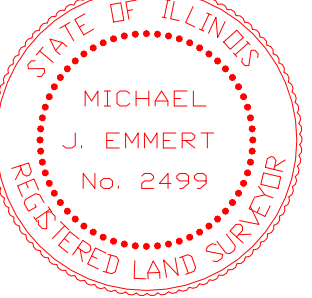
NOTES:

1. SURVEY SHOWN HEREON IS OF VACANT PROPERTY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.



AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2011 ITEM 7 CERTIFICATION
THE PLAT OR MAP OF AN ALTA/ACSM LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B
TO: UP DEVELOPMENT, LLC AND CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011.
THE FIELD WORK WAS COMPLETED ON MAY 1, 2014.
DATED THIS 1ST. DAY OF MAY, 2014

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT, PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



original plat is in colors
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

LINE TABLE

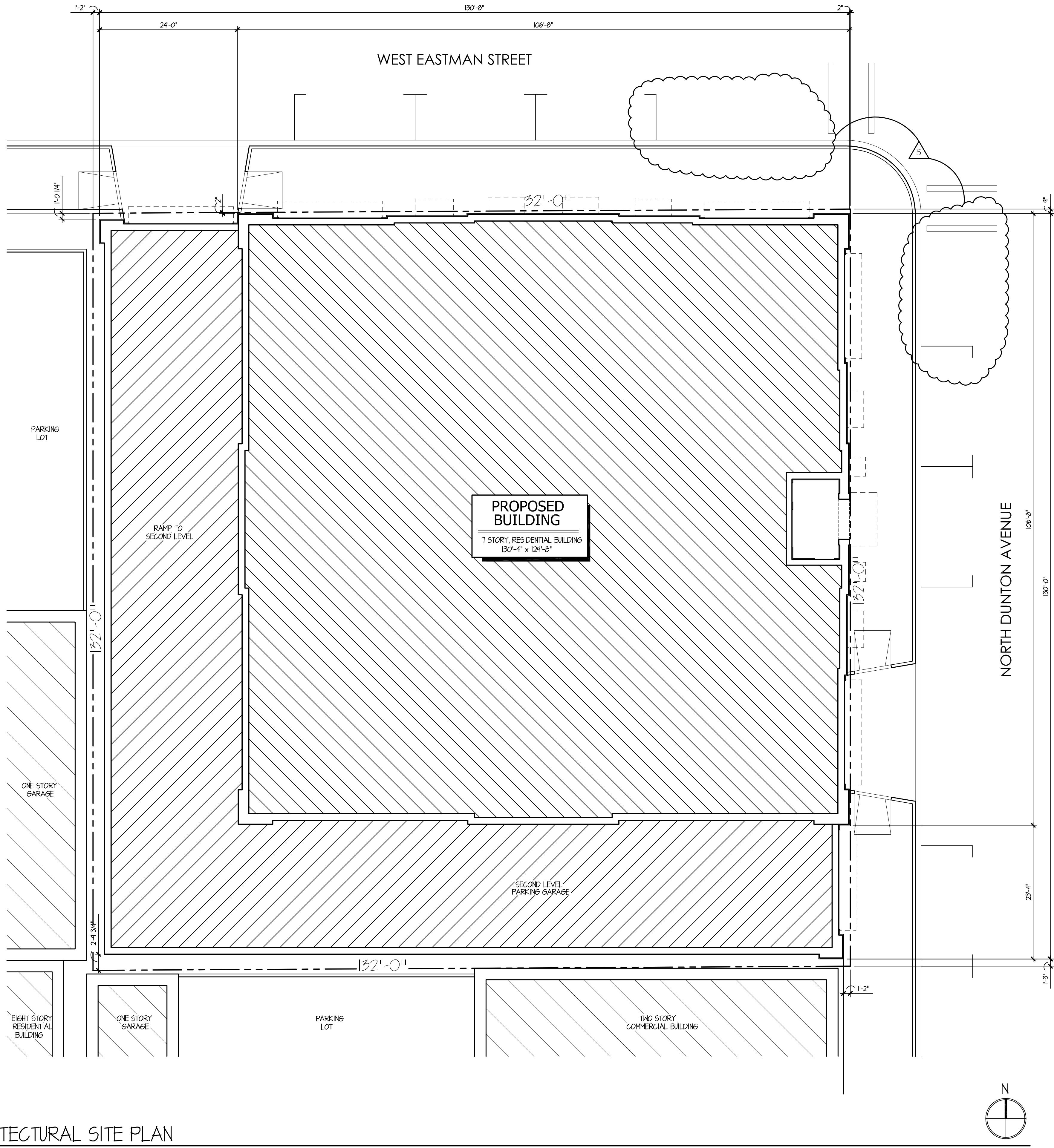
Line	Bearing	Distance	Measure
L1	N.89°46'43"E.	132.00'	132.07'
L2	S.00°26'29"E.	132.00'	132.56'
L3	S.89°46'43"W.	132.00'	132.07'
L4	N.00°26'29"W.	132.00'	132.56'

SYMBOLS

	CONCRETE FILLED POST
	HYDRANT
	TEST WELL
	MONITORING WELL
	METAL COVER - SIZE VARIES
	MANHOLE
	SIGN
	LIGHT
	UTILITY POLE
	CONCRETE CURB
	CONCRETE CURB AND GUTTER
	CONCRETE

212 - 220 N. DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

SCALE: 1" = 10'	CHKD. / AP'VD:
DATE: MAY 1, 2014	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PROJECT		
PARKVIEW 212 N. DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS		
LOT / ZONING DATA		
LOT AREA:	0.40 ACRES	
EXISTING ZONING DISTRICT:	17,424 SQ. FT.	
PROPOSED ZONING DISTRICT:	"B-5" CENTRAL BUSINESS DISTRICT / P.U.D.	
	"B-5" CENTRAL BUSINESS DISTRICT / P.U.D.	
BUILDING DATA		
- DATA PER FLOOR / LEVEL:		
- GRADE LEVEL / FIRST FLOOR	16,617 SQ. FT.	
- LEASEABLE RETAIL SPACE	1,254 SQ. FT.	
- ASSIGNED RESIDENT PARKING	22 STALLS	
- SECOND FLOOR	14,934 SQ. FT.	
- ASSIGNED RESIDENT PARKING	32 STALLS	
- THIRD FLOOR	11,125 SQ. FT.	
- LEASING OFFICE	162 SQ. FT.	
- RENTABLE AREA	9,145 SQ. FT.	
- # OF RESIDENCES	4 UNITS	
- FOURTH FLOOR	11,125 SQ. FT.	
- RENTABLE AREA	9,542 SQ. FT.	
- # OF RESIDENCES	4 UNITS	
- FIFTH FLOOR	11,125 SQ. FT.	
- RENTABLE AREA	9,542 SQ. FT.	
- # OF RESIDENCES	4 UNITS	
- SIXTH FLOOR	11,125 SQ. FT.	
- RENTABLE AREA	9,542 SQ. FT.	
- # OF RESIDENCES	4 UNITS	
- SEVENTH FLOOR	11,125 SQ. FT.	
- RENTABLE AREA	9,542 SQ. FT.	
- # OF RESIDENCES	4 UNITS	
- TOTAL ABOVE GROUND AREA		
- RENTABLE RESIDENTIAL AREA	41,363 SQ. FT.	
- ASSIGNED PARKING	54 STALLS	
- RESIDENTIAL UNITS	45 UNITS	
BULK DATA		
	PER ORDINANCE	AS PROPOSED
- LOT COVERAGE	N/A	45.4% = 16,617 SQ. FT.
- FLOOR AREA RATIO	N/A	500.3% = 81,716 SQ. FT.
- BUILDING HEIGHT	40'-0" ROOF HEIGHT	[1] STORIES / 108'-8"
YARD SETBACKS		
	PER ORDINANCE	AS PROPOSED
- FRONT YARD / EAST	0'-0"	0'-2"
- EXTERIOR SIDE YARD / NORTH	0'-0"	0'-2"
- SIDE YARD / SOUTH	0'-0" AT FIRST	1'-3" AT FIRST/SECOND
	30'-0" ABOVE FIRST	24'-4" ABOVE SECOND
- REAR YARD / WEST	0'-0" AT FIRST	1'-2" AT FIRST/SECOND
	30'-0" ABOVE FIRST	25'-4" ABOVE SECOND
DENSITY		
- DENSITY ALLOWED		
- ONE BEDROOM	17,424 SQ. FT. LOT / 300 SQ. FT. = (58) UNITS	
- TWO BEDROOM	(145) UNITS / ACRE MAX.	
- THREE BEDROOM	17,424 SQ. FT. LOT / 400 SQ. FT. = (44) UNITS	
	(110) UNITS / ACRE MAX.	
	17,424 SQ. FT. LOT / 500 SQ. FT. = (34) UNITS	
	(81) UNITS / ACRE MAX.	
- DENSITY PROPOSED		
- ONE BEDROOM	(16) UNITS x 300 SQ. FT. = 4,800 SQ. FT. LOT	
- TWO BEDROOM	(24) UNITS x 400 SQ. FT. = 9,600 SQ. FT. LOT	
- THREE BEDROOM	(5) UNITS x 500 SQ. FT. = 2,500 SQ. FT. LOT	
	(45) UNITS = 16,900 SQ. FT. LOT REQUIRED	
	(116) UNITS / ACRE PROPOSED	
PARKING		
- PARKING REQUIRED		
- ONE BEDROOM	(16) UNITS x 1.0 STALLS PER UNIT = (16) STALLS	
- TWO BEDROOM	(24) UNITS x 1.25 STALLS PER UNIT = (30) STALLS	
- THREE BEDROOM	(5) UNITS x 1.5 STALLS PER UNIT = (8) UNITS	
- PARKING PROVIDED		
	(54) STALLS REQUIRED = 1:2 RATIO	
- GRADE LEVEL GARAGE PARKING	(21) STALLS PROVIDED	
- 2nd LEVEL GARAGE PARKING	(33) STALLS PROVIDED	
	(54) STALLS PROVIDED = 1:2 RATIO	
	- INCLUDES (3) HANDICAPPED STALLS	
BUILDING CODE DATA		
CONSTRUCTION TYPE:		
TYPE 2A [I.B.C. SECTION 403.2.1.1, ITEM #2, 4 SECTION 602.1, TABLE 601]		
- NON-COMBUSTIBLE BUILDING MATERIALS		
- BUILDING TO BE FULLY SPRINKLERED		
FIRE SEPARATION ASSEMBLIES [I.B.C. TABLE 508.4]:		
- S-2 TO M = 1 HOUR		
- S-2 TO R-2 = 1 HOUR		
- M TO R-2 = 1 HOUR		

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CLIENT

PARKVIEW
DUNTON, LLC
900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

ARCH. SITE
PLAN & DATA

FILE NAME	3786-6P	DATE	3.26.14
DRAWN BY	RDL		
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KQB

JOB NO. 378614

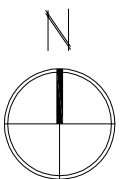
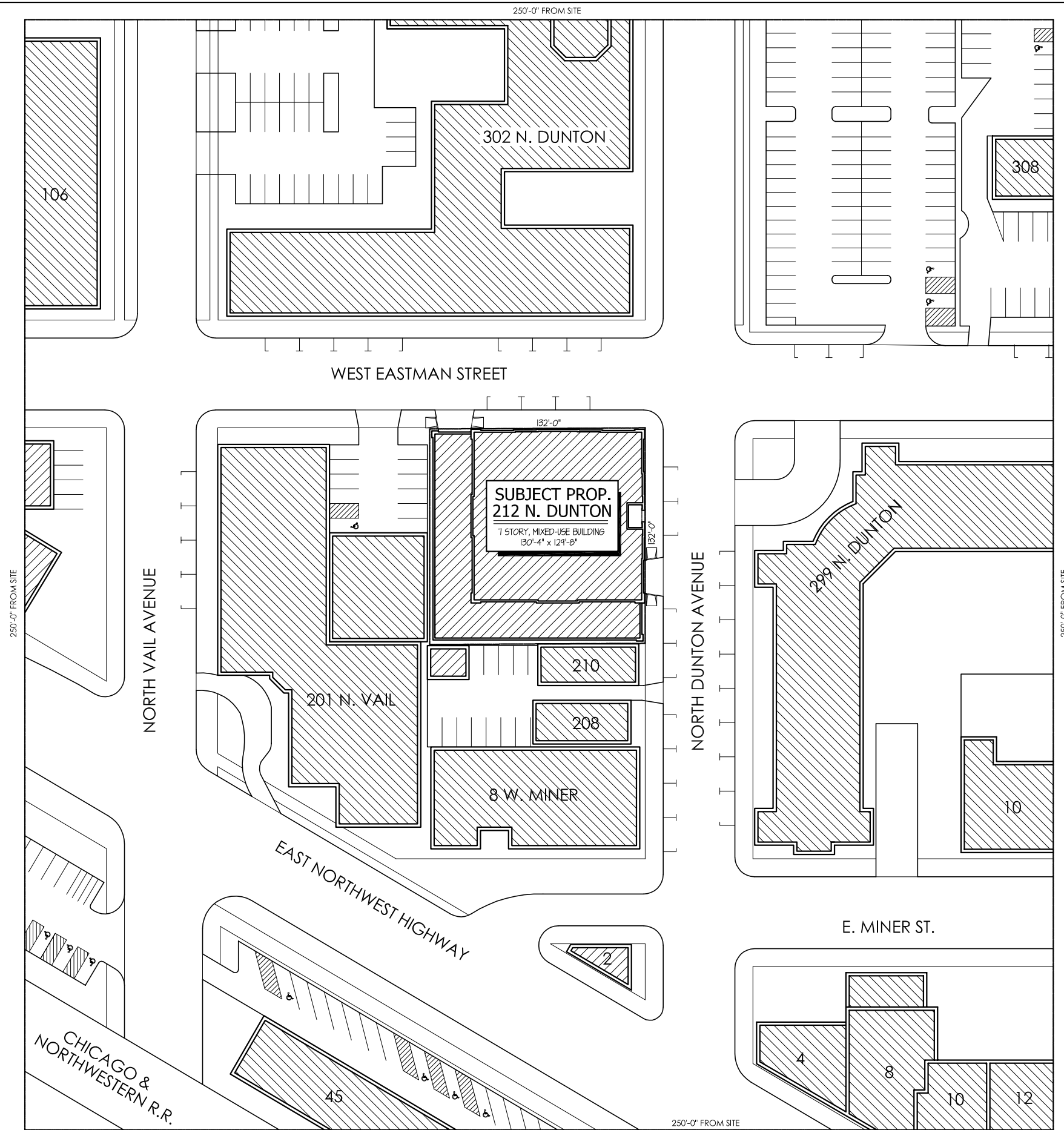
SHEET NO. 1.P
OF 13

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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CONTEXTUAL SITE PLAN

NOT TO SCALE



JOB DESCRIPTION:

PARKVIEW
212 N. DUNTON AVENUE

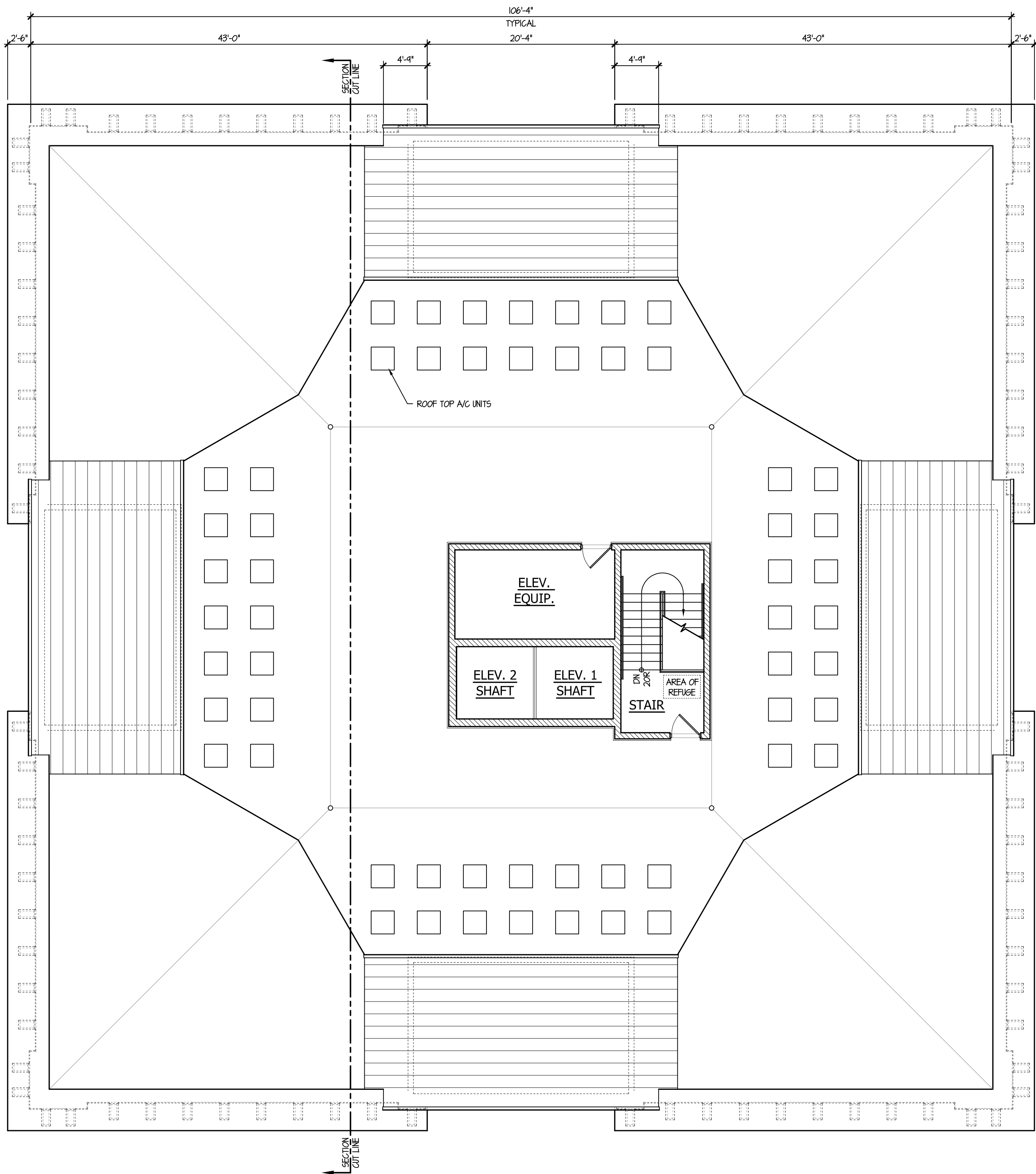
T I N A G L I A
A R C H I T E C T S

JOB NO: 378614

FILE NAME: 3786-DC CONTEXT PHOTOS

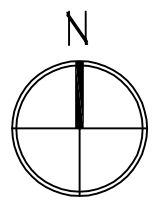
PAGE: 1 of 2

DATE: 5/12/14



ROOF PLAN

SCALE: 1/8" = 1'-0"



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PROJECT

PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

ROOF PLAN

FILE NAME 3786-6P

DRAWN BY RDL DATE 3.26.14

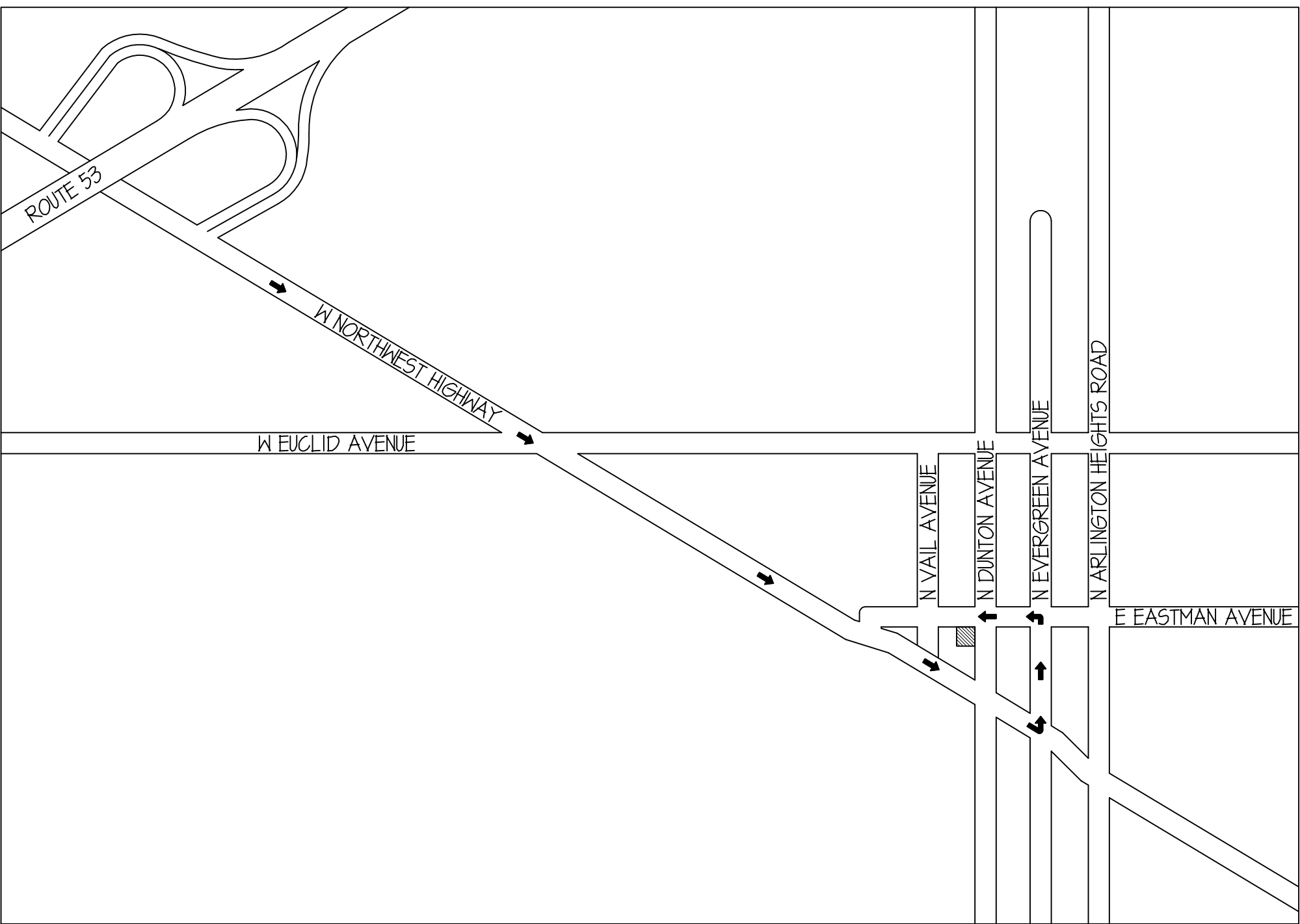
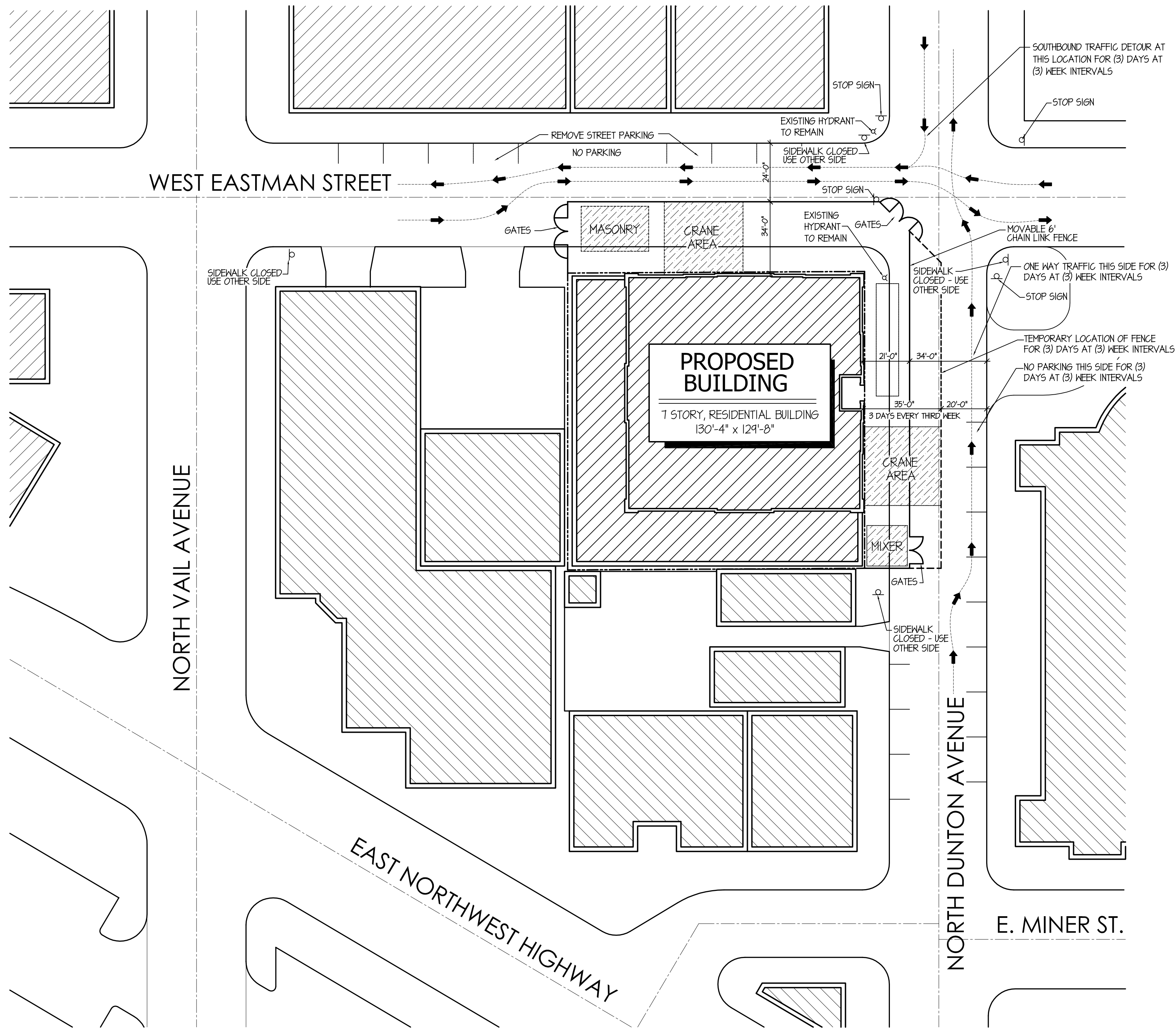
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
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3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KQB

JOB NO. 378614

SHEET NO.
OF 13

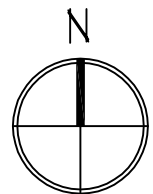
6.P

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PROPOSED DELIVERY ROUTE
NOT TO SCALE

PROPOSED STAGING PLAN
SCALE: 1" = 30'-0"



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PARKVIEW
212 NORTH DUNTON AVENUE
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DRAWING TITLE

PROPOSED
STAGING PLAN

FILE NAME 3786-0P
DRAWN BY KQB DATE 6.25.14

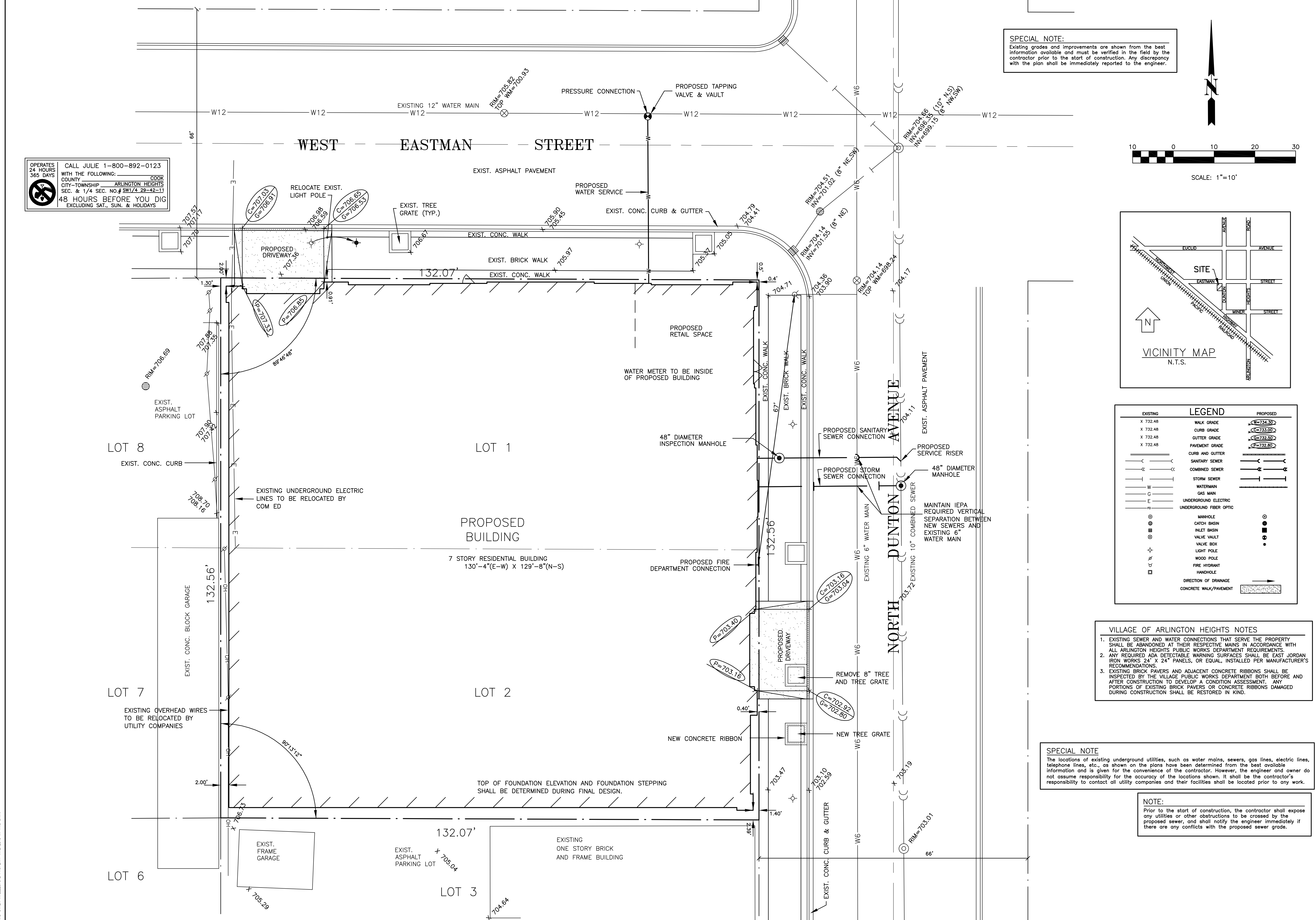
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5	VILLAGE COMMENTS	6.25.14	KQB

JOB NO. 378614

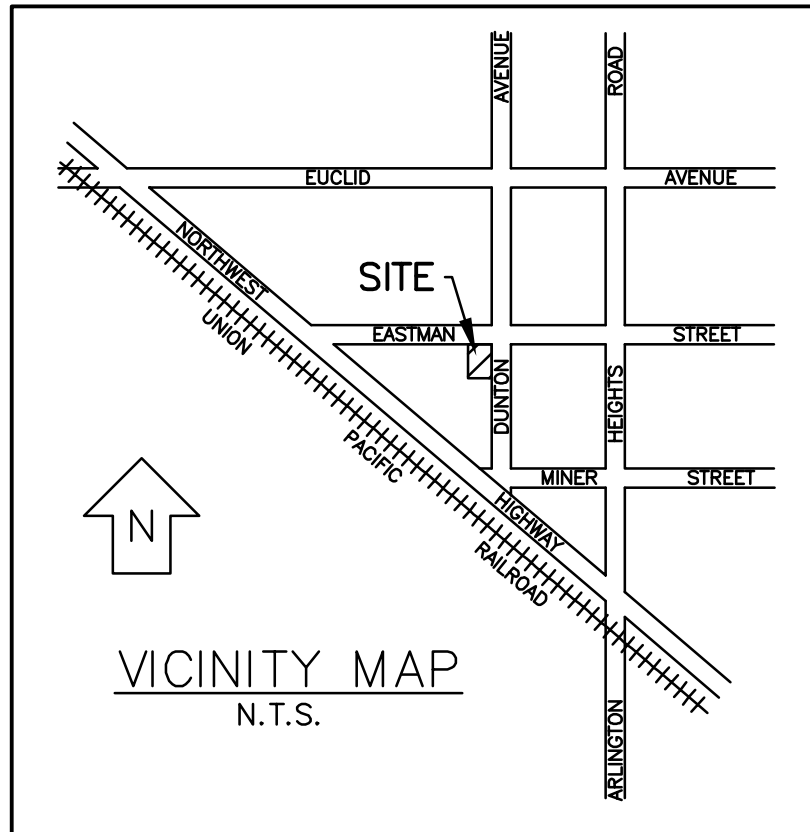
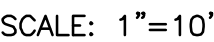
SHEET NO.
OF 13 13.P

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Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.



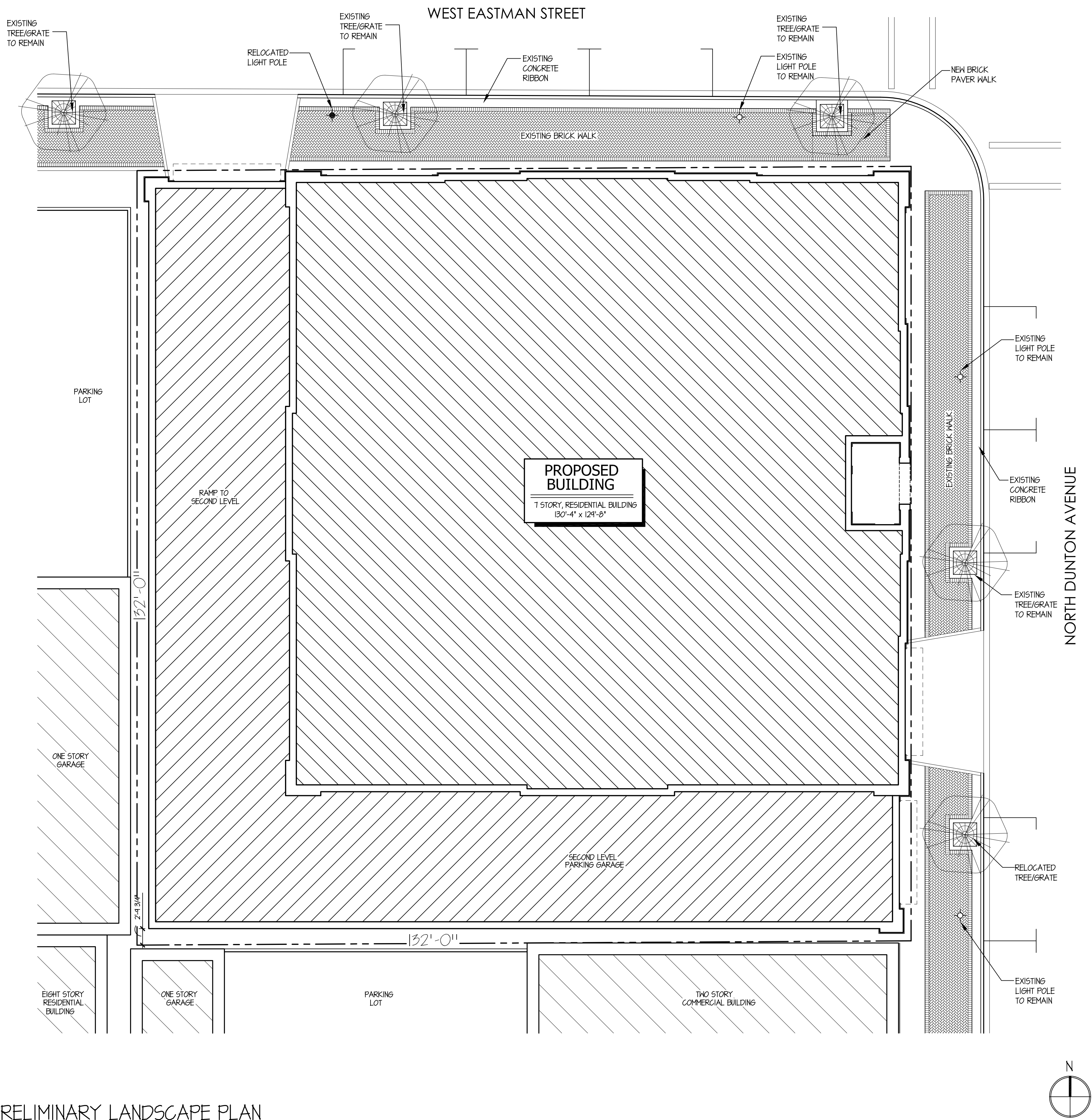
EXISTING		PROPOSED	
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X 732.48	CURB GRADE		CURB GRADE
X 732.48	GUTTER GRADE		GUTTER GRADE
X 732.48	PAVEMENT GRADE		PAVEMENT GRADE
	CURB AND GUTTER		CURB AND GUTTER
	SANITARY SEWER		SANITARY SEWER
	COMBINED SEWER		COMBINED SEWER
	STORM SEWER		STORM SEWER
	WATERMAN		WATERMAN
	GAS MAN		GAS MAN
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC		UNDERGROUND FIBER OPTIC
	MANHOLE		MANHOLE
	CATCH BASIN		CATCH BASIN
	INLET BASIN		INLET BASIN
	VALVE VAULT		VALVE VAULT
	VALVE BOX		VALVE BOX
	LIGHT POLE		LIGHT POLE
	WOOD POLE		WOOD POLE
	FIRE HYDRANT		FIRE HYDRANT
	HANDHOLE		HANDHOLE
DIRECTION OF DRAINAGE			
CONCRETE WALK/PAVEMENT			

1. EXISTING SEWER AND WATER CONNECTIONS THAT SERVE THE PROPERTY SHALL BE ABANDONED AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE CITY OF JORDAN'S STANDARD SPECIFICATIONS.
2. ANY REQUIRED ADA DETECTABLE WARNING SURFACES SHALL BE EAST JORDAN IRON WORKS 24" X 24" PANELS, OR EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. EXISTING BRICK CHIMNEYS AND ADJACENT CONCRETE RIBBONS SHALL BE INSPECTED BY THE VILLAGE PUBLIC WORKS DEPARTMENT BOTH BEFORE AND AFTER CONSTRUCTION TO DEVELOP A CONDITION ASSESSMENT. ANY EVIDENCE OF EROSION OR CRACKING OF BRICK OR CONCRETE RIBBONS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED IN KIND.

The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

PRELIMINARY ENGINEERING PARKVIEW APARTMENT BUILDING 212 N. DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS		CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS NORTHWESTERN ENGINEERING CONSULTANTS, P.C. 875 N. NORTH COURT PALMATE, ILLINOIS 60067 (847) 520-8410 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 041-002695 EXP. 4-30-15	
REVISIONS			
	2	6-24-14	REVISED PER VILLAGE REVIEW
	1	5-15-14	REVISED PER ARCHITECT
	NO.	DATE	DESCRIPTION
DRAWN BY: KRL CHECKED BY: DMH DATE: 5-14-14 SCALE: 1"=0'			
DRAWING NO. PE-1			
JOB NO. 14-13			



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"

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CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

PRELIMINARY
LANDSCAPE PLAN

FILE NAME

3786-6P

DRAWN BY

KGB

DATE

6.25.14

NO.	REVISED PER	DATE	BY
5	VILLAGE COMMENTS	6.25.14	KGB

JOB NO.

378614

SHEET NO.
OF 13

12.P

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PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

**EAST
ELEVATION**

FILE NAME 3786-6P
DRAWN BY RDL DATE 3.26.14

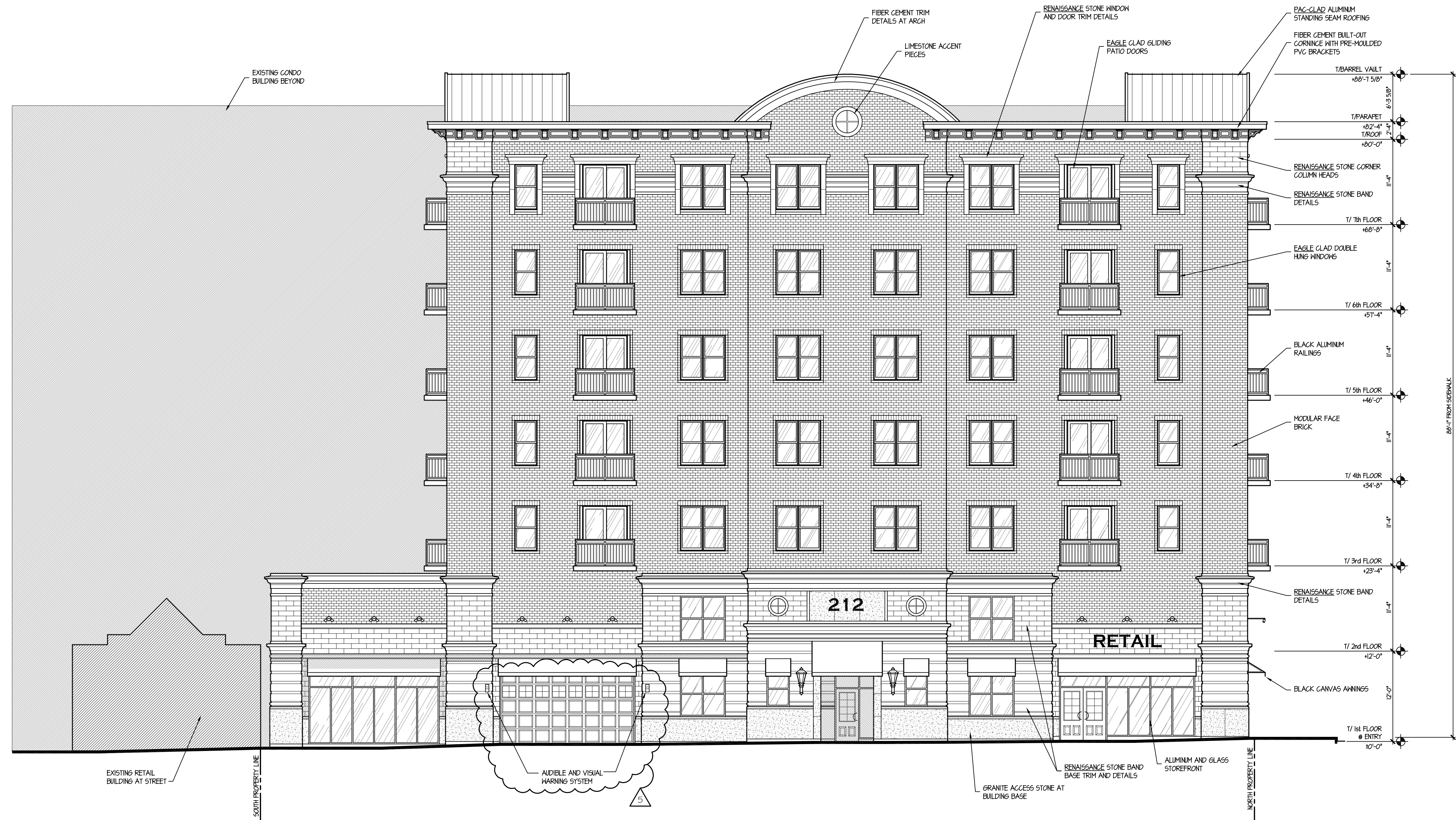
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KGB

JOB NO. 378614

SHEET NO.
OF 13

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EAST ELEVATION

SCALE: 1/8" = 1'-0"

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WEST ELEVATION

SCALE: 1/8" = 1'-0"

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DRAWING TITLE

WEST
ELEVATION

FILE NAME	3786-6P	DATE	3.26.14
DRAWN BY	RDL	DATE	3.26.14
NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KGB

JOB NO. 378614

SHEET NO. 10.P
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW
212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

NORTH
ELEVATION

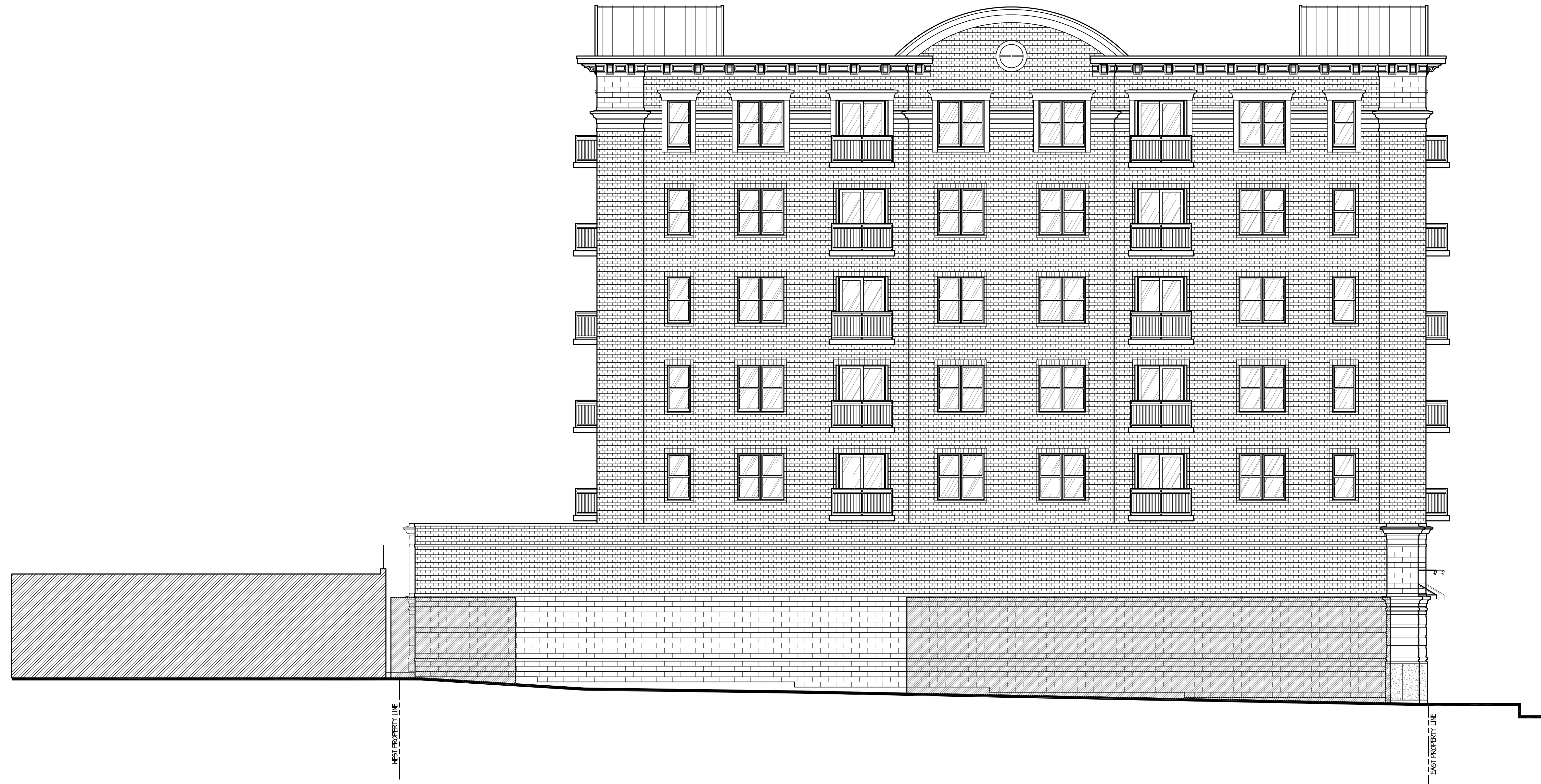
FILE NAME 3786-6P
DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KGB

JOB NO. 378614

SHEET NO.
OF 13 9.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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DUNTON, LLC

900 W. JACKSON BLVD., #2W
CHICAGO, ILLINOIS 60607

PROJECT

PARKVIEW

212 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWING TITLE

SOUTH
ELEVATION

FILE NAME 3786-6P

DRAWN BY RDL DATE 3.26.14

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	4.10.14	RDL
2	DESIGN DEVELOPMENT	5.1.14	RDL
3	D. C. SUBMITTAL	5.12.14	RDL
4	P. C. SUBMITTAL	5.23.14	RDL
5	VILLAGE COMMENTS	6.25.14	KQB

JOB NO. 378614

SHEET NO.
OF 13

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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PROPOSED EAST ELEVATION

PARKVIEW

212 NORTH DUNTON, ARLINGTON HEIGHTS

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MEMORANDUM TO: Katie Kreifels
Parkview Dunton, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: May 29, 2014

SUBJECT: Traffic and Parking Evaluation
Dunton Avenue and Eastman Street Development
Arlington Heights, Illinois

This memorandum summarizes the results of a traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed apartment development to be located in Arlington Heights, Illinois. The site is located in the southwest corner of the intersection of Dunton Avenue with Eastman Street and has been approved to contain 49 condominium units and approximately 3,700 square feet of commercial space. KLOA, Inc. performed the original traffic study for the development which was dated January 5, 2007. As proposed, the current development is to contain 45 apartments, 1,254 square feet of retail space and 54 parking spaces with access provided via one access drive on Dunton Avenue and one access drive on Eastman Street.

The purpose of this memorandum is to review the current development plan and determine if the proposed modifications have any additional traffic and/or parking impacts compared to the approved development plan.

Trip Generation Comparison

The peak hour traffic volumes that will be generated by the approved development was based on the trip estimates provided in the KLOA, Inc. 2007 traffic study while the traffic to be generated by the current development plan was based on trip generation rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 8th Edition. **Table 1** provides a comparison of the number of trips estimated to be generated by the approved and current development plans.

Table 1
TRIP GENERATION COMPRARISON

Land Use	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Approved Development Plan						
Condominiums - 49 units	5	23	28	22	10	32
Commercial Space - 3,673 square feet	<u>6</u>	<u>6</u>	<u>12</u>	<u>6</u>	<u>6</u>	<u>12</u>
Total	11	29	40	28	16	44
Current Development Plan						
Apartments - 45 units	5	21	26	27	15	42
Commercial Space - 1,254 square feet	<u>2</u>	<u>2</u>	<u>4</u>	<u>2</u>	<u>2</u>	<u>4</u>
Total	7	23	30	29	17	46
The ITE trip rates include all the traffic generated by residents, guests/visitors and employees.						

From Table 1 it can be seen that the current development plan will generate approximately twenty five percent less traffic than the approved development plan during the morning peak hour and approximately the same volume of traffic during the evening peak hour. Therefore, the current development plan is a similar, if not less, traffic intense development than the approved development plan.

Parking Evaluation

As proposed, the development is to provide a total of 45 units with 16 one-bedroom units, 24 two-bedroom units and 5 three-bedroom units. A total of 54 parking spaces are to be provided with 21 parking spaces located in the first floor and 33 parking spaces located on the second floor. The 54 parking spaces will be reserved for the residents of the development.

A review of the Village of Arlington Heights Zoning Ordinance requires residential developments in the Central Business District to provide the following number of parking spaces.

- 1.00 parking space per one-bedroom unit
- 1.25 parking spaces per two-bedroom unit
- 1.50 parking spaces per three-bedroom unit

Based on the Village's requirements, the 16 one-bedroom units require 16 parking spaces, the 24 two-bedroom units require 30 parking spaces and the 5 three-bedroom units require 8 parking spaces for a total of 54 parking spaces. Further the Village of Arlington Heights Zoning Ordinance requires retail stores in the Central Business District to provide one parking space for each 500 square feet of floor space in excess of 1,500 square feet of floor space. As such, at 1,254 square feet of space, the commercial portion of the development does not require any parking. As such, it can be seen that the 54 spaces to be provided by the development meets the Village parking requirements.

Parking for residential guests/visitors is to be provided via the on-street parking surrounding the development. Currently, two-hour parking is generally permitted on both sides of Dunton Avenue and Eastman Street within the vicinity of the site. Approximately 34 parking spaces are provided on Dunton Avenue between James Street and Northwest Highway and 22 on-street parking spaces are provided on Eastman Street between Evergreen Avenue and Vail Avenue. As such, approximately 56 on-street parking spaces are provided one block of the development.

RECEIVED

MAY 27 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A MARKET STUDY FOR THE PROPOSED

PARKVIEW
212 DUNTON AVENUE
ARLINGTON HEIGHTS, IL 60004

MAY 21, 2014

PREPARED FOR

PARKVIEW DUNTON, LLC



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real estate, community, and economic development

May 21, 2014

Ms. Katie Kreifels
Parkview Dunton, LLC
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

Re: Limited Market Study for the Proposed Parkview Apartments

Dear Ms. Berzac:

Development Strategies is pleased to present the attached limited market study for Parkview, a mixed-income community in Downtown Arlington Heights, Illinois. As part of this assessment, we analyzed various characteristics of the site including neighborhood trends, local rental housing supply and needs, and anticipated product demand.

As proposed, the subject property will provide 45 one-, two, and three-bedroom units at affordable and market rates. Downtown Arlington Heights offers excellent access to services, amenities, and transit, and the larger area has exhibited a significant need for affordable housing units. Steadily rising rents at market rate properties in the area and the absence of significant new affordable housing development has created pent up demand for a property of this type. The subject will fill a much needed gap in the provision of affordable housing in Arlington Heights and will redevelop a currently underutilized site in Downtown.

Development Strategies appreciates the opportunity to assist you with this market study. Should you or your associates have any questions about the following study, please call. We will be glad to hear from you.

Yours very truly,


Brad Beggs, MAI
Principal

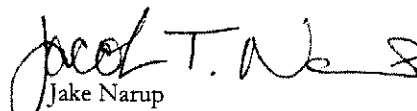

Jake Narup
Analyst

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- Survey of Selected Rental Properties
- Assumptions and Limiting Conditions
- Certification
- Qualifications

PROJECT OVERVIEW

The purpose of this report is to provide a market study for the Village of Arlington Heights for the proposed Parkview, a mixed-income community in Downtown Arlington Heights, Illinois. As part of this assessment, we analyzed various characteristics of the site including neighborhood trends, local rental housing supply and needs, and anticipated product demand. The subject property will provide 45 one-, two, and three-bedroom units at affordable and market rates in a newly-constructed even-story building.

Site Location

The property will include three parcels containing 0.40 acre of land located at 212-220 North Dunton Avenue in Arlington Heights. The site is located near the center of Downtown Arlington Heights and has excellent access to nearby services, amenities, retail shopping, and public transportation. It is planned to be developed with an seven-story apartment building with two floors of indoor. The site is bound to the north by West Eastman Street followed by a church, to the east by North Duncan Avenue and the mixed-use Hancock Square development, to the south by retail development, and to the west by condominiums.

Neighborhood Overview

The subject property is located in the mixed-use neighborhood of Downtown Arlington Heights. The immediate neighborhood contains high-density residential uses with a mix of condominiums and apartments. There are scattered commercial uses along Dunton Avenue including mainly small offices and restaurants. Uses along Eastman Road to the north of the subject include churches, condo buildings, and small office buildings. The Arlington Heights station of the METRA commuter rail line is located one block south of the subject site. The location of the station has supported the high density residential development of several blocks within walking distance. East Northwest Highway also runs parallel to the commuter rail line and serves as the main commercial corridor through Arlington Heights and other nearby Chicago suburbs. The highway is lined with a mix of residential neighborhoods, large scale retail, and industrial uses. The neighborhoods surrounding Downtown are largely developed with single-family homes on a traditional street grid.

Downtown includes several large parking garages that serve commuters and apartment residents. Commercial uses are mainly contained within the street level retail spaces of these buildings, while a few older shopping centers and small commercial buildings remain. The north side is occupied by two large apartment buildings, a condo building, and parking garage, with about one block of older traditional retail store fronts. The area south of the commuter rail line is more densely developed with a wider variety of restaurants and shops. The subject location is ideal for apartment development as the Downtown area is attractive, and a wide variety of restaurants shops and services are located within walking distance.

Most of the single-family homes in the neighborhood surrounding Downtown were built in the 1920s or 1930s, but are maintained in good to excellent condition. Homes range widely in price from about \$350,000 to \$700,000.

Condominium units in the neighborhood are also in good to excellent condition and range in price from \$250,000 to \$350,000. However, most of the condos currently listed for sale are in foreclosure or bank owned. Suburban shopping centers are located along Northwest Highway and nearby Rand Road. Rand Road includes a Target, Walmart, Trader Joes and other big box anchor stores as well as the recently redeveloped Randhurst Village shopping mall. All of these uses are located about 2.5 miles north and east of the subject.

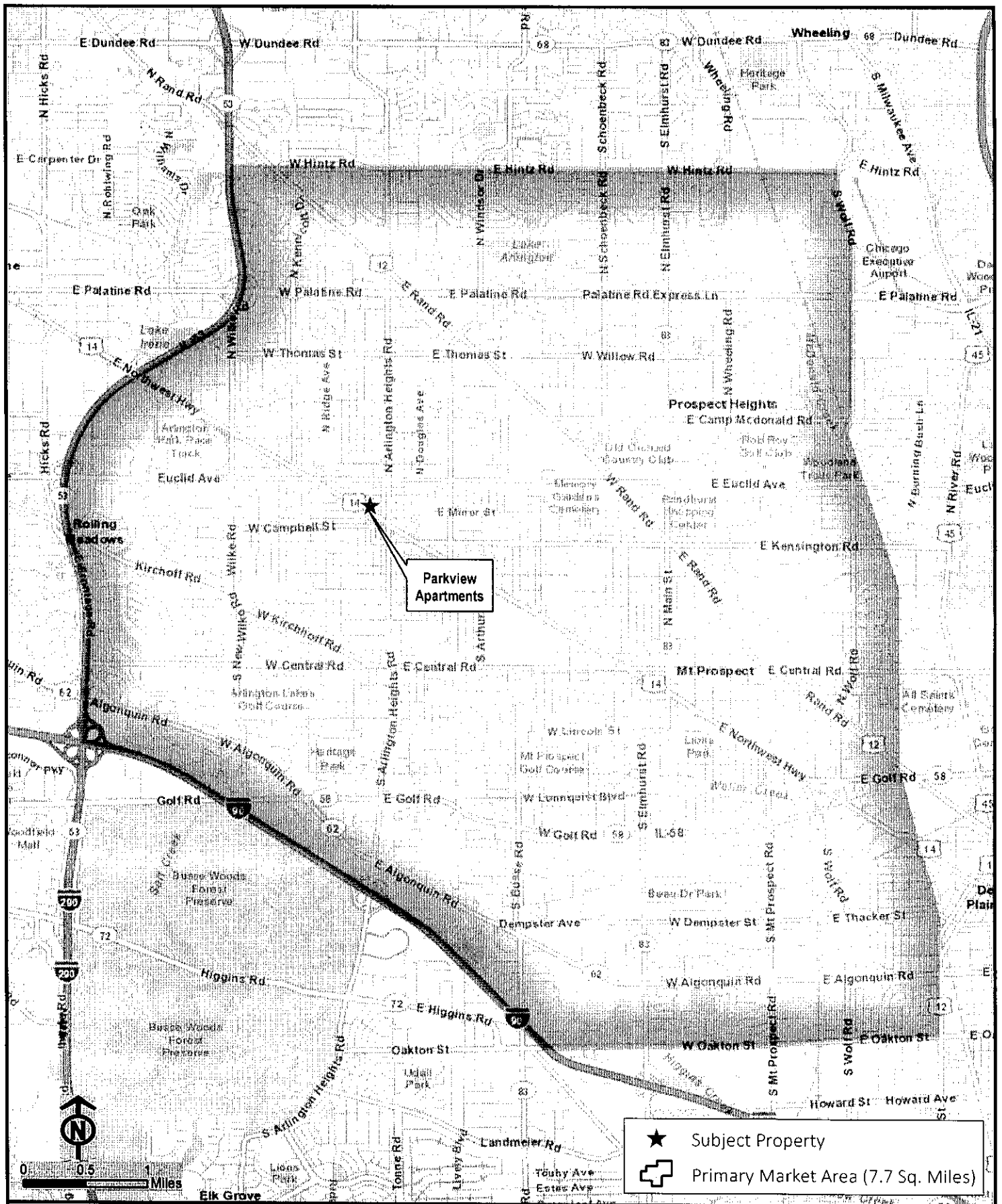
Overall, the subject property has a very attractive location in a largely mixed-use neighborhood with close proximity to transit, shopping, schools and parks.

Market Area Definition

The primary market area (PMA) is typically defined as the smallest geographic area that is generally expected to generate between 70 to 80 percent of the support for the proposed project. It is separated from adjacent market areas by natural and manmade barriers such as rivers, highways, railroads, major arteries, or a marked difference in the socioeconomic makeup of the neighborhood or area. The primary market area has been determined by: 1) Interviews conducted with area apartment managers, city officials, real estate agents, and area developers; 2) Demographic analysis; and 3) Field analyst observations.

The primary market area is irregular-shaped and bound by Illinois Route 53 to the west, Interstate 90 and West Oakton Street to the south, Wolf Road and a rail line to the east, and Hintz Road to the north. It contains 38.2 square miles and portions of several neighboring communities, including Rolling Meadows, Prospect Heights, and Mount Prospect. Notable uses include Chicago Executive Airport near the PMA's northeast corner, and significant light industrial development near Oakton Street along the market area's southern boundary. Illinois Route 53 contains eight lanes and forms a natural boundary to the west, providing access throughout the northwest suburbs. Due to the shortage of quality affordable housing throughout the area, a quality product at the proposed location would likely draw tenants from a significant distance.

A map of the primary market area is located on the following page.



LAND SALES

Parkview Apartments
Arlington Heights, IL



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May 2014

HOUSEHOLD TRENDS

As of 2012, there were approximately 72,901 housing units in the PMA, 94 percent of which were occupied. This figure is comparable to the village of Arlington Heights, and slightly higher than the county, MSA, and state. Approximately 65 percent of all housing units in the market area are contained within attached or detached single-family homes, while 19 percent of housing units are contained within multi-family structures containing 20 or more units. There are relatively few duplex, triplex, and four-family structures in the market area, as only ten percent of all housing units are contained within structures with two to nine units.

About a quarter of all households within the PMA are occupied by renters, which is well below comparable proportions of the county, MSA, and state. Demographics in the area indicate relatively small *College Age* (ages 18 to 24) and *Early Workforce* (ages 35 to 34) cohorts, both of which are likely to rent. In addition to high rates of homeownership, the median age in the PMA is the highest of the selected geographies (41.6).

The median value of housing in the PMA is \$293,574, which is higher than Cook County, the MSA, and the state. The median value of housing in Arlington Heights is the highest of the five study areas (\$323,534).

An overview of household characteristics in the study areas is summarized in the table below.

Household Overview

Description	Arlington				
	PMA	Heights	Cook County	Chicago MSA	Illinois
Housing Units (2012)	72,901	32,944	2,184,070	3,811,890	5,319,707
Occupied Housing Units (2012)	68,665	30,905	1,974,480	3,495,249	4,860,603
Occupancy Rate	94%	94%	90%	92%	91%
Housing Units by Units in Structure (2000)					
1, Detached	58%	57%	40%	51%	58%
1, Attached	6%	8%	5%	6%	5%
2	1%	0%	12%	8%	7%
3 or 4	2%	2%	10%	8%	7%
5 to 9	7%	7%	9%	7%	6%
10 to 19	6%	5%	6%	5%	4%
20+	19%	20%	17%	13%	10%
Mobile Home	1%	0%	1%	1%	3%
Other	0%	0%	0%	0%	0%
Tenure of Occupied Housing Units (2012)					
Percent of Owner Occupied Units	75%	77%	57%	65%	66%
Percent of Renter Occupied Units	25%	23%	43%	35%	34%
Median Housing Value (2012)	\$293,574	\$323,534	\$230,042	\$215,761	\$181,098

© ESRI, 2014

Availability of Affordable Housing Options

Affordable housing options in northwest Cook County are limited. Only one LIHTC property is located within the PMA, and only six of approximately 120 total units at the property are reserved for low-income households.

According to the HUD LIHTC Database, the 25 nearest LIHTC properties to Arlington Heights are located an average of 10.5 miles from Downtown. Approximately a third of these properties target senior households, and very few offer three-bedroom units that cater to larger households. Huntington Square is the nearest affordable property to the subject site (3.6 miles southeast), and includes 324 units, while a number of senior properties are scattered throughout surrounding communities including Elk Grove Village, Hoffman Estates, and Schaumburg. There is a significant housing gap for low- and moderate-income family households in Arlington Heights, as rental units in the area consist of market rate apartments, Section 8 contract units in larger market rate developments, and affordable senior apartments.

Competitive Market Positioning

The survey of competitive market rate properties indicates that they are generally well-occupied with occupancy rates averaging 95 percent. Average rents in the area are well beyond the financial means of most low- and moderate-income households. Market rate one-bedroom units average \$1,405 and two-bedroom units average \$1,825. Three-bedroom units are limited in the market, with most located in larger apartment communities to the south and east of the city center. Three-bedroom units at the two properties surveyed average \$1,874. The majority of rental properties in Arlington Heights were constructed in the 1970s and 1980s but have been well-maintained, with many units recently renovated and marketed as upscale or luxury living options. One Arlington is a large-scale redevelopment project converting a former Sheraton hotel into 214 luxury units. The project began pre-leasing in April 2014 and has a targeted occupancy date of August 2014.

The following table provides a summary of relevant rent information for the selected properties and a comparison to the subject's proposed rents.

Parkview

SUMMARY OF SELECTED RENTAL PROPERTIES

	Market Rate Properties										
	One-Bedroom			Two-Bedroom			Three-Bedroom				
	Occ. Rate	# of Units	Avg. Rent	Size (SF)	Rent PSF	Avg. Rent	Size (SF)	Rent PSF	Avg. Rent		Size (SF)
Market Rate Properties											
1 Dunton Tower	92%	216	\$1,625	785	\$2.07	\$1,968	1,100	\$1.79	-	-	-
2 Hancock Square	96%	409	\$1,544	801	\$1.93	\$1,748	975	\$1.79	-	-	-
3 Arlington Gardens Apartments	96%	150	\$790	560	\$1.41	\$945	680	\$1.39	-	-	-
4 Central Park East	97%	204	\$1,370	790	\$1.73	\$1,690	1,106	\$1.53	-	-	-
5 Willow Bend Apartments	96%	328	\$1,169	875	1.336	\$1,589	1,075	\$1.48	\$2,300	1,550	\$1.48
6 Tanglewood of Arlington Heights	100%	828	\$858	624	\$1.38	\$1,133	864	\$1.31	\$1,448	1,128	\$1.28
7 One Arlington	N/A*	214	\$2,480	980	\$2.53	\$3,700	1,450	\$2.55	-	-	-
Total/Average	97%	2,349	\$1,405	747	\$1.82	\$1,825	1,036	\$1.76	\$1,874	1,339	\$1.40
Subject Property - Proposed Rents											
60% AMI Units	-	-	\$774	N/A	N/A	\$929	N/A	N/A	\$1,072	N/A	N/A
Market Rate Units	-	-	\$1,300	N/A	N/A	\$1,600	N/A	N/A	\$2,100	N/A	N/A

* Property began pre-leasing in April 2014

METHODOLOGY TO QUANTIFY DEMAND

To determine the demand for the property, we must first estimate the number of households that are qualified and eligible by income to live in the property. Maximum incomes are set for each income group by the state housing agency using HUD median income estimates. ESRI provides estimates of the current number of households by income and also projects the growth in households for the next five years. ESRI also provides household income projections by age of householder.

Once we have established the number of households eligible for each unit type, we exclude homeowner households from the estimate with current tenancy status estimates provided by ESRI. Once the estimate of qualified (eligible) renter households is established, the number of units serving that market may be divided by the total qualified (eligible) household estimate to determine the penetration rate for the project. The number of units that will serve the primary market area is divided by the total number of qualified renter households to calculate the property's penetration rate. The penetration rate is the number of units relative to the total households qualified to rent them.

$$\text{Penetration Rate} = \text{Units to Serve the Market} \div \text{Total Existing Qualified Renter Households}$$

Acceptable penetration rates vary by property type and project location. Generally speaking, they should fall below ten percent for a project to be considered an acceptable risk. This ensures that proposed projects do not flood or over saturate the market with new units. Higher rates are sometimes acceptable for existing properties where existing tenants may occupy newly renovated units.

Penetration rates are useful in determining demand for affordable rental housing. However, they do not consider that each consumer is not immediately available to utilize a product, nor increases in demand.

For example, many renters are locked into annual lease agreements and cannot act on a new product offered in the market until their lease is up. New renters are being added to the market every year. Therefore, a capture rate must be determined.

To determine the capture rate for the project, we convert existing demand into annual demand. There are two parts to this estimate. First, we estimate annual turnover in rental units to convert the preceding estimate of total demand to an estimate of existing annual demand in the market. Second, we utilize ESRI projections to estimate the growth in the number of qualified households over the next five years, which is then converted to an estimate of the annual increase in demand (by dividing by five).

The capture rate is then calculated by dividing the number of units serving the market by the sum of the existing demand and projected growth in demand.

$$\text{Capture Rate} = \text{Proposed Units Serve the Market} \div (\text{Annual Demand} + \text{Growth in Qualified Renter HHs})$$

In the following paragraphs we will describe the process of measuring demand generated by each income group, and then summarize our findings in tables at the end of this section. Calculations will be made for both the PMA and SMA. We will first analyze qualified household demand followed by eligible household demand.

MARKET DEPTH ANALYSIS

We have estimated the income levels of households able to afford the subject's rental rates. This analysis is based on the HUD income limits for 2014; however, the latest demographic data available from ESRI represents 2012 estimates and 2017 projections. To establish the minimum income limits, we have used the lowest priced units, which are the one-bedroom units at 60 percent AMI with a gross rent of \$774. Households should allocate no more than 35 percent of income towards housing costs; therefore, the minimum income is \$26,537 [$\$774 \div 35\% \times 12$ months].

Maximum income limits for LIHTC units are based on household sizes and HUD income limits. For the purposes of this report, we have assumed an average household size of 1.5 persons per bedroom.

The maximum and minimum income calculations for each unit type are summarized in the following table.

Affordability Analysis - Qualified Households

Average		2014	Proposed	2012		2017	
Unit	Household	Max. Gross	LIHTC	Minimum	Maximum	Minimum	Maximum
Type	Size	Rent	Gross Rents*	Income	Income	Income**	Income**
60% AMI							
1 BR	1.5	\$828	\$774	\$26,537	\$32,600	\$30,978	\$38,055
2 BR	3.0	\$994	\$929	\$31,851	\$39,100	\$37,181	\$45,643
3 BR	4.5	\$1,148	\$1,072	\$36,754	\$45,150	\$42,905	\$52,705
Market Rate							
1 BR	1.5	NA	\$1,300	\$52,000	\$70,000	\$60,702	\$81,714
2 BR	3.0	NA	\$1,600	\$64,000	\$85,000	\$74,710	\$99,224
3 BR	4.5	NA	\$2,100	\$84,000	\$100,000	\$98,056	\$116,734

*Includes utility allowance

**2017 Incomes based on an ESRI's estimated annual increase of 3.35% in PMA

Primary Market Area Income Distribution

We have used the income distribution information provided by ESRI and summarized it in the following table to determine the number of qualified households in the market for the subject property.

Primary Market Area - Households by Income				
Household Income	2012 Estimate		2017 Projection	
Total Households	68,666		70,023	
<\$15,000	4,184	6%	3,862	6%
\$15,000-\$24,999	5,534	8%	4,039	6%
\$25,000-\$34,999	5,561	8%	4,198	6%
\$35,000-\$49,999	8,050	12%	6,830	10%
\$50,000-\$74,999	13,380	19%	12,081	17%
\$75,000-\$99,999	10,414	15%	13,759	20%
\$100,000-\$149,999	13,309	19%	15,293	22%
\$150,000-\$199,999	4,417	6%	5,711	8%
\$200,000+	3,817	6%	4,249	6%
Median HH Income	\$69,016		\$80,565	

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Qualified Households

Using the information for the PMA, we have determined the total number of income qualified households for the subject's LIHTC units to be 10,154. In 2017, the number of income qualified households is expected to decrease slightly to 9,826. The estimated number of households with incomes in the proposed range of affordability for the subject's market rate units is 24,873, and is expected to increase to 25,787 by 2017.

Demand from Renter Portion of the Market

To further quantify the demand for the subject property, we have excluded owner-occupied housing from our analysis. ESRI estimates that about 25 percent of all households in the PMA rent their housing. Due to the high cost of housing in the area and large number of affluent households, we expect that low-income households comprise a large portion of this population. Therefore, we have estimated a significantly higher percentage of 70 percent for our renter household adjustment for the subject's affordable units. We have maintained a renter household adjustment of 25 percent for the subject's market rate units.

Household Size Ratio

Typically, one-bedroom units are occupied by one or two people, two-bedroom units are occupied by two to four people, and three-bedroom units are occupied by three to six people. We have further adjusted the number of qualified household by considering the number of households that would typically be interested in living at the subject based on household size. According to ESRI data, up to 60 percent of households in the PMA contain one or two persons, 63 percent of households consist of two to four people, and 39 percent of households consist of three to six. Overall, the project can accommodate households with one to six persons, which represents about 99 percent of all households. We have utilized these percentages as our household size ratio for each respective unit type.

Tenant Turnover

Our survey of apartment managers in the area found that approximately 30 percent of tenants in the market move each year. This is an important indicator, because when applied to the household demand, it provides the number of qualified households that would annually be actively looking for rental housing similar to the subject property.

Proposed Unit Mix

The Village of Arlington Heights Affordable Rental Housing Guidelines suggests that 15 percent of units in mixed-income developments of more than 26 units be retained as affordable. Under the proposed mix of 45 total units, this would add approximately seven affordable units to the market. This would have a negligible impact on meeting the PMA's total demand for affordable units of approximately 10,000 households. Taking this into consideration, the market demand is significant enough to support a substantially greater number of LIHTC units. To illustrate this, we have summarized our calculations from income-qualified households in the primary market area in a scenario in which all of the subject's units are retained at affordable rents.

Summary of Demand from Income-Qualified Households

Primary Market Area	60% AMI			
	1 BR Units	2 BR Units	3 BR Units	Total Demand
ESRI Estimate of 2012 Qualified Households	3,372	3,951	4,506	10,154
Renter Household Ratio	70%	70%	70%	70%
Household Size Ratio	60%	63%	39%	99%
Qualified Renter Households	1,416	1,742	1,230	7,036
Subject Units Serving Income Group	9	24	12	45
Demand from Primary Market Area	80%	80%	80%	80%
Subject Units Serving PMA	7	19	10	36
Indicated Penetration Rate (Units ÷ Eligible Renter HHs)	0.5%	1.1%	0.8%	0.5%
Estimated Annual Unit Turnover	30%	30%	30%	30%
Annual Demand from Existing Households	425	523	369	2,111
ESRI Projection of 2017 Qualified Households	3,079	3,853	4,538	9,826
Renter Household Ratio	70%	70%	70%	70%
Household Size Ratio	60%	63%	39%	99%
Projected Five-year Increase in Demand	(123)	(43)	9	(227)
Projected Annual Increase in Demand	(25)	(9)	2	(45)
Total Qualified Households in Market Annually	400	514	371	2,065
Subject Units Serving PMA	7	19	10	36
Indicated Capture Rate (Units ÷ Eligible Renter HHs)	1.7%	3.7%	2.7%	1.7%

Ideal penetration rates are below five percent and capture rates are below 15 percent. Due to the relatively small number of units being added to the market and strong demand, the subject's overall penetration rate is 0.5. The capture rate is equally strong, at 1.7. Adjustments to the proposed unit mix would cause a nominal change in these figures, but would not affect our recommendation. In practice, demand for affordable housing in the PMA is sufficient to support a property several times the subject's proposed size.

While demand figures for affordable three-bedroom units are most salient, the subject's mid-rise construction is not conducive to housing families with children, and we recommend including only a modest number of units of this type. In a mixed-income scenario, market rate three-bedroom units should comprise a relatively small portion of the unit mix, as most households meeting the minimum income requirements for affordability would likely choose alternative residential options, such as condominiums or single-family homes. The strongest demand for one-bedroom apartments will be derived from young professionals and couples attracted to the subject's Downtown location. We expect the bulk of the subject's demand to be for two-bedroom units, which will appeal to a wide variety of households including also couples, growing families, and senior households looking to downsize.

CONCLUSIONS AND RECOMMENDATIONS

Overall, the subject will be a very desirable product. Downtown Arlington Heights offers excellent access to services, amenities, and transit, and the PMA has exhibited a significant need for affordable housing units. Steadily rising rents at market rate properties in the area and the absence of significant new affordable housing development has created pent-up demand for a property of this type. The subject will fill a much needed gap in the provision of affordable housing in Arlington Heights and will redevelop a currently underutilized site in Downtown.

Appendix

- **Survey of Selected Rental Properties**
- **Assumptions and Limiting Conditions**
- **Certification**
- **Qualifications**

SELECTED PROPERTY #1
MARKET RATE
DUNTON TOWER

 55 South Vail Avenue
 Arlington Heights, IL 60005

 Date Contacted:
 05/08/2014

 Melissa
 847-506-0200

Unit Mix/Current Rents

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
Studio	N/A	N/A	600 SF	\$1,455	\$2.43
1-BR/1-Ba	N/A	N/A	785 SF	\$1,625	\$2.07
2-BR/2-Ba	N/A	N/A	1,100 SF	\$1,968	\$1.79
Total	216	15			

Total Units: 216

Built/Renovated: 1990s

Current Occupancy: 93%

Absorption: Not applicable

Rent Increases: No recent increases

Concessions: None

Waiting List: None

Unit Amenities:

- | | |
|--|--|
| ☒ Refrigerator | ☐ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio (some) |
| ☒ Dishwasher | ☐ Washer/dryer hookups |
| ☐ Disposal | ☐ Washer/dryer in unit |
| ☐ Microwave | ☒ Walk-in closets |
| ☐ Wall a/c | ☐ Extra storage |
| ☒ Central a/c | ☐ Other (see comments) |

Distance from Subject:

0.3 mile southwest

Section 8 Vouchers:

Accepted

Type of Utilities:

All electric

Utilities Included in Rent: *

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|---|
| ☒ On-site management | ☐ Playground |
| ☒ Community room | ☐ Sport courts |
| ☒ Laundry facilities | ☐ Picnic/BBQ area |
| ☒ Business center | ☒ Swimming pool |
| ☒ Fitness center | ☐ Off-street parking |
| ☐ Elevator | ☒ Garage parking (\$65) |
| ☐ Secure entry | ☐ Other (see comments) |

Comments:

*No utilities are included in rent.

SELECTED PROPERTY #2
MARKET RATE
HANCOCK SQUARE

180 North Arlington
Heights Road
Arlington Heights, IL
60004

Date Contacted:
05/08/2014

Property Manager
866-212-3840


Unit Mix/Current Rents

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
Studio	N/A	N/A	608 SF	\$1,350	\$2.22
1-BR/1-Ba	N/A	N/A	801 SF	\$1,544	\$1.93
2-BR/2-Ba	N/A	N/A	975 SF	\$1,748	\$1.79
Total	409	17			

Total Units: 409

Built/Renovated: 1988

Current Occupancy: 94%

Absorption: Not available

Rent Increases: Incr. \$90 (April 2014)*

Concessions: None

Waiting List: None

Unit Amenities:

- | | |
|--|--|
| ☒ Refrigerator | ☐ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio (some) |
| ☒ Dishwasher | ☐ Washer/dryer hookups |
| ☐ Disposal | ☒ Washer/dryer in unit |
| ☒ Microwave | ☐ Walk-in closets |
| ☐ Wall a/c | ☒ Extra storage |
| ☒ Central a/c | ☐ Other (see comments) |

Distance from Subject: 0.1 mile southeast

Section 8 Vouchers: Accepted

Type of Utilities: Gas and electric

Utilities Included in Rent: **

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

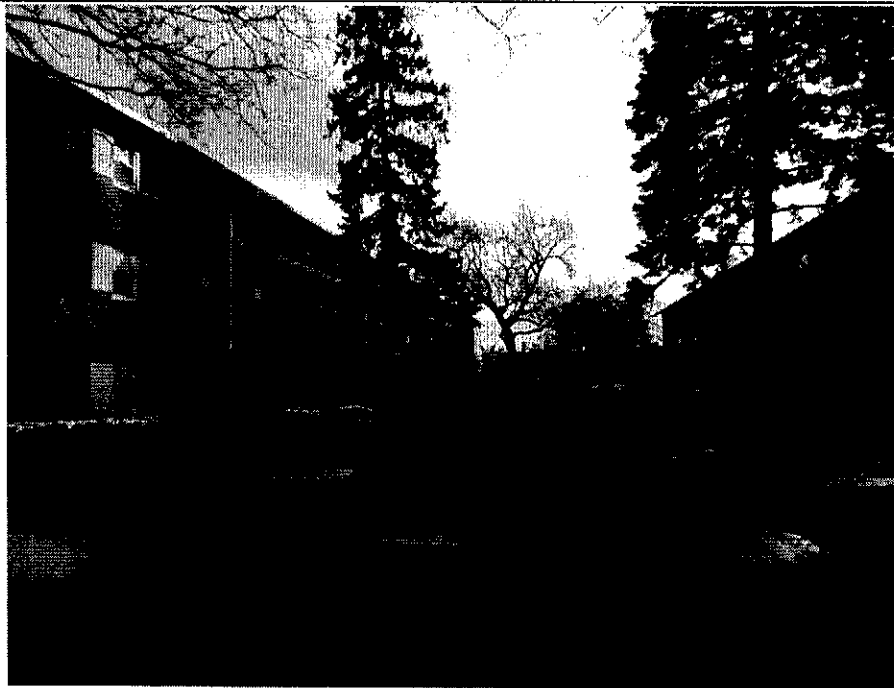
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|--|---|
| ☒ On-site management | ☐ Playground |
| ☒ Community room | ☐ Sport courts |
| ☐ Laundry facilities | ☒ Picnic/BBQ area |
| ☒ Business center | ☒ Swimming pool |
| ☒ Fitness center | ☐ Off-street parking |
| ☐ Elevator | ☒ Garage parking (\$75) |
| ☒ Secure entry | ☐ Other (see comments) |

Comments:

*The rent increase was for 2-BR units only. **No utilities are included in rent.

**SELECTED PROPERTY #3
MARKET RATE****ARLINGTON GARDENS
APARTMENTS**501 West Euclid Avenue
Arlington Heights, IL 60004Date Contacted:
05/09/2014

847-255-2200

**Unit Mix/Current Rents**

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
1-BR/1-Ba	N/A	N/A	560 SF	\$790	\$1.41
2-BR/2-Ba	N/A	N/A	680 SF	\$945	\$1.39
Total	150	6			

Total Units: 150**Built/Renovated:** 1970s**Current Occupancy:** 96%**Absorption:** Not applicable**Rent Increases:** No recent increases**Concessions:** None**Waiting List:** None**Unit Amenities:**

- | | |
|---------------------------------------|---|
| ☐ Refrigerator | ☐ Ceiling fans |
| ☐ Oven/range | ☐ Balcony/patio |
| ☐ Dishwasher | ☐ Washer/dryer hookups |
| ☐ Disposal | ☐ Washer/dryer in unit |
| ☐ Microwave | ☐ Walk-in closets |
| ☐ Wall a/c | ☒ Extra storage |
| ☐ Central a/c | ☐ Other (see comments) |

Distance from Subject:

0.4 mile northwest

Section 8 Vouchers:

Not accepted

Type of Utilities:**Utilities Included in Rent:**

- | | | |
|---|--|--|
| ☒ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☒ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|--|
| ☒ On-site management | ☐ Playground |
| ☐ Community room | ☐ Sport courts |
| ☒ Laundry facilities | ☐ Picnic/BBQ area |
| ☐ Business center | ☐ Swimming pool |
| ☐ Fitness center | ☒ Off-street parking |
| ☐ Elevator | ☐ Garage parking |
| ☐ Secure entry | ☐ Other (see comments) |

Comments:

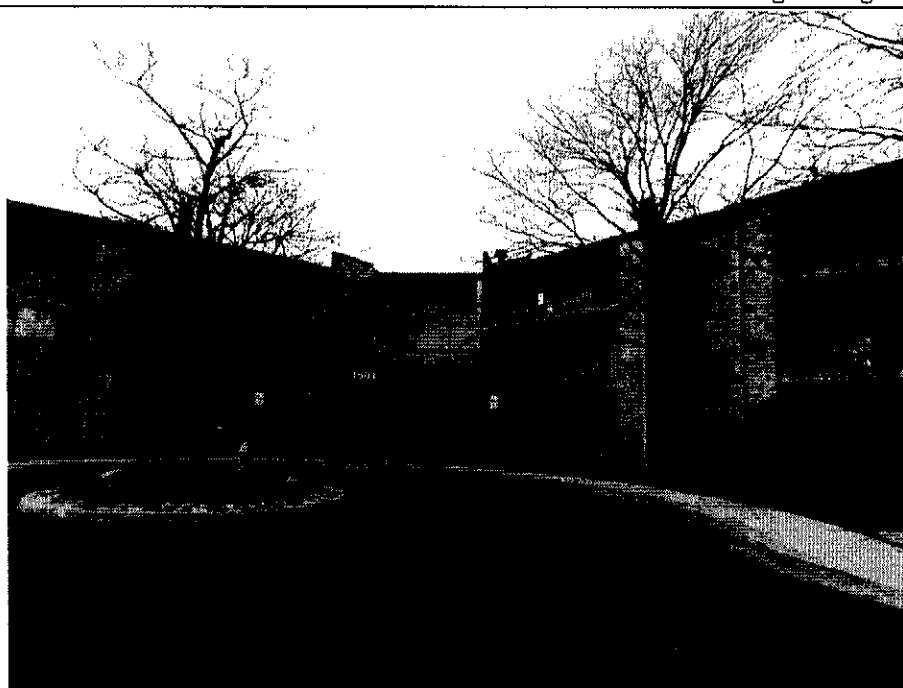
None

SELECTED PROPERTY #4
MARKET RATE
CENTRAL PARK EAST

1551 East Central Road
Arlington Heights, IL 6005

Date Contacted:
05/08/2014

Kathy
866-242-0356


Unit Mix/Current Rents

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
1-BR/1-Ba	N/A	N/A	790 SF	\$1,370	\$1.73
1-BR/1-Ba	N/A	N/A	938 SF	\$1,522	\$1.62
2-BR/2-Ba	N/A	N/A	1,106 SF	\$1,690	\$1.53
Total	204	6			

Total Units: 204

Built/Renovated: 1986

Current Occupancy: 97%

Absorption: Not applicable

Rent Increases: Upon lease renewal

Concessions: None

Waiting List: Yes

Unit Amenities:

- | | |
|--|--|
| ☒ Refrigerator | ☒ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio |
| ☒ Dishwasher | ☐ Washer/dryer hookups |
| ☒ Disposal | ☒ Washer/dryer in unit |
| ☒ Microwave | ☐ Walk-in closets |
| ☐ Wall a/c | ☒ Extra storage |
| ☒ Central a/c | ☐ Other (see comments) |

Distance from Subject: 1.6 miles southeast

Section 8 Vouchers: Accepted

Type of Utilities: All electric

Utilities Included in Rent: *

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|--|
| ☒ On-site management | ☐ Playground |
| ☒ Community room | ☐ Sport courts |
| ☐ Laundry facilities | ☒ Picnic/BBQ area |
| ☒ Business center | ☒ Swimming pool |
| ☒ Fitness center | ☒ Off-street parking |
| ☒ Elevator | ☒ Garage parking |
| ☐ Secure entry | ☒ Other (see comments) |

Comments:

*No utilities are included in rent. This property also offers an on-site car wash and nature trail.

SELECTED PROPERTY #5
MARKET RATE
WILLOW BEND APARTMENTS

 2850 Southampton Drive
 Rolling Meadows, IL 60008

 Date Contacted:
 05/08/2014

 Sebastian
 847-598-4146

Unit Mix/Current Rents

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
1-BR/1-Ba	N/A	N/A	875 SF	\$1,169	\$1.34
2-BR/1.5-Ba	N/A	N/A	1,075 SF	\$1,589	\$1.48
3-BR/2-Ba	N/A	N/A	1,550 SF	\$2,300	\$1.48
Total	328	13			

Total Units: 328

Built/Renovated: 1969/2009

Current Occupancy: 96%

Absorption: Not applicable

Rent Increases: No recent increases

Concessions: None

Waiting List: Yes

Unit Amenities:

- | | |
|--|--|
| ☒ Refrigerator | ☐ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio (some) |
| ☒ Dishwasher | ☒ Washer/dryer hookups |
| ☒ Disposal | ☒ Washer/dryer in unit** |
| ☒ Microwave | ☒ Walk-in closets |
| ☐ Wall a/c | ☒ Extra storage |
| ☒ Central a/c | ☐ Other (see comments) |

Distance from Subject: 2.4 miles southwest

Section 8 Vouchers: Not accepted

Type of Utilities: Gas and electric

Utilities Included in Rent: *

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|--|
| ☒ On-site management | ☒ Playground |
| ☒ Community room | ☐ Sport courts |
| ☒ Laundry facilities | ☒ Picnic/BBQ area |
| ☒ Business center | ☒ Swimming pool |
| ☒ Fitness center | ☒ Off-street parking |
| ☐ Elevator | ☒ Garage parking |
| ☐ Secure entry | ☒ Other (see comments) |

Comments:

*No utilities are included in rent. **Washers and dryers are included in the 2-BR and 3-BR units. This property also offers a dog park.

SELECTED PROPERTY #6
MARKET RATE
TANGLEWOOD OF ARLINGTON
HEIGHTS

 2134 South Goebbert Road
 Arlington Heights, IL 60005

 Date Contacted:
 05/09/2014

 Tony
 857-593-1160

Unit Mix/Current Rents

Unit Type	Number	Vacant	Avg. Size	Avg. Rent	Rent/SF
1-BR/1-Ba	N/A	0	624 SF	\$858	\$1.38
2-BR/1-Ba	N/A	0	848 SF	\$1,113	\$1.31
2-BR/1.5-Ba	N/A	0	864 SF	\$1,133	\$1.31
2-BR/2-Ba	N/A	0	924 SF	\$1,163	\$1.26
3-BR/2-Ba	N/A	0	1,128 SF	\$1,448	\$1.29
Total	835	0			

Total Units: 835
Built/Renovated: 1971/Continuous
Current Occupancy: 100%
Absorption: Not applicable
Rent Increases: Incr. \$20 (April 2014)
Concessions: None
Waiting List: None
Unit Amenities:

- | | |
|--|---|
| ☒ Refrigerator | ☒ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio |
| ☒ Dishwasher | ☐ Washer/dryer hookups |
| ☒ Disposal | ☐ Washer/dryer in unit |
| ☐ Microwave | ☒ Walk-in closets |
| ☒ Wall a/c | ☐ Extra storage |
| ☐ Central a/c | ☐ Other (see comments) |

Distance from Subject: 3.0 miles south
Section 8 Vouchers: Accepted
Type of Utilities: All electric

Utilities Included in Rent: *

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|--|
| ☒ On-site management | ☒ Playground |
| ☐ Community room | ☒ Sport courts |
| ☒ Laundry facilities | ☒ Picnic/BBQ area |
| ☒ Business center | ☒ Swimming pool |
| ☒ Fitness center | ☒ Off-street parking |
| ☐ Elevator | ☐ Garage parking |
| ☐ Secure entry | ☐ Other (see comments) |

Comments:

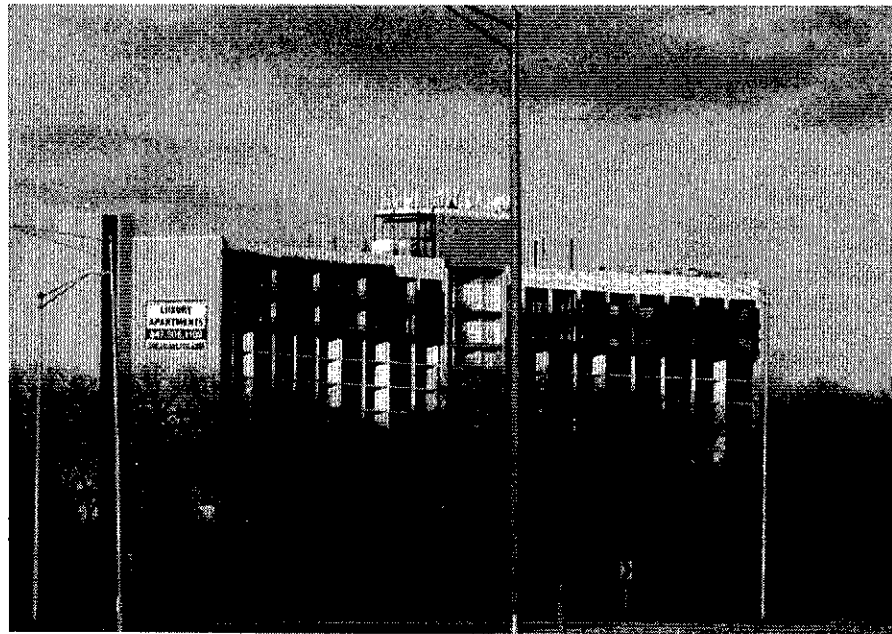
*No utilities are included in rent.

**SELECTED PROPERTY #7
MARKET RATE****ONE ARLINGTON**

3400 West Euclid Avenue
Arlington Heights, IL 60005

Date Contacted:
05/09/2014

847-305-1102

**Unit Mix/Current Rents**

Unit Type	Number	Vacant*	Avg. Size	Avg. Rent	Rent/SF
Studio	N/A	N/A	660 SF	\$1,665	\$2.52
1-BR/1-Ba	N/A	N/A	980 SF	\$2,480	\$2.53
2-BR/2-Ba	N/A	N/A	1,450 SF	\$3,700	\$2.55
Total	214	N/A			

Total Units: 215
Built/Renovated: 2014
Current Occupancy: N/A
Absorption: Not disclosed
Rent Increases: Not applicable
Concessions: None
Waiting List: None
Unit Amenities:

- | | |
|--|---|
| ☒ Refrigerator | ☐ Ceiling fans |
| ☒ Oven/range | ☒ Balcony/patio |
| ☒ Dishwasher | ☐ Washer/dryer hookups |
| ☒ Disposal | ☐ Washer/dryer in unit |
| ☒ Microwave | ☐ Walk-in closets |
| ☐ Wall a/c | ☐ Extra storage |
| ☒ Central a/c | ☐ Other (see comments) |

Distance from Subject: 2.2 miles west
Section 8 Vouchers: Not accepted
Type of Utilities: All electric
Utilities Included in Rent:

- | | | |
|--------------------------------|------------------------------------|--|
| ☐ Water | ☐ Hot water | ☐ All electricity |
| ☐ Sewer | ☐ Heat | ☐ Cable/satellite |
| ☐ Trash | ☐ All gas | ☐ Internet |

Community Amenities:

- | | |
|--|--|
| ☒ On-site management | ☐ Playground |
| ☐ Community room | ☐ Sport courts |
| ☐ Laundry facilities | ☐ Picnic/BBQ area |
| ☐ Business center | ☐ Swimming pool |
| ☐ Fitness center | ☐ Off-street parking |
| ☐ Elevator | ☐ Garage parking |
| ☐ Secure entry | ☒ Other (see comments) |

Comments:

Property began pre-leasing in April 2014. This property also has a sky deck, pet salon, and yoga studio.

ASSUMPTIONS AND LIMITING CONDITIONS

This economic analysis and study of housing needs is subject to the following limiting conditions and assumptions:

1. Information provided by various secondary sources is assumed to be accurate. However, this information cannot be guaranteed or construed to represent judgments by the consultant. Such information and the results of its application by the consultant are subject to change without notice.
2. The future course of the Cook County economy is based on our current understanding of the market and representations made to us. The future course of residential development is difficult to predict and our forecast is subject to change, although we deem our projections as reasonable given current information available.
3. We have analyzed the current economic conditions in Cook County and have taken them into consideration in making our projections. However, should the local, regional, or national economies suffer a major recession or depression; this will have a material effect on our projections.
4. Our analyses, opinions, and conclusions were prepared in conformance with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, of which Brad Beggs is a designated member.

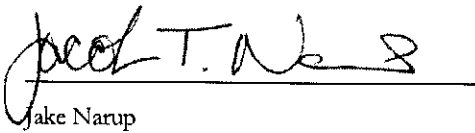
CERTIFICATION

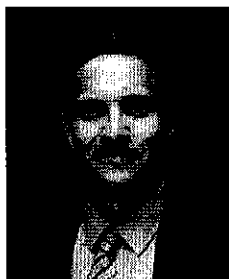
1. Neither Development Strategies nor any of its employees has any identity of interest with any member of the sponsor's development team.
2. Neither Development Strategies nor any of its employees has any ownership interest in the project.
3. Our fee for preparation of this study does not rely in any way on the recommendations contained herein.
4. Development Strategies agrees to answer any questions regarding this market study.
5. We have personally inspected the market area of the proposed development, including the site of the proposed development and each of the competitive properties.

Development Strategies, Inc.

A handwritten signature in black ink, appearing to read "Brad Beggs", written over a horizontal line.

Brad Beggs, MAI

A handwritten signature in black ink, appearing to read "Jake Narup", written over a horizontal line.



CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to over 20 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

EDUCATION

Master of Business Administration
Washington University's John M.
Olin School of Business, 1991

All coursework completed and
examinations passed for Master of
Construction Management
Washington University's Sever Institute
of Engineering

Bachelor of Arts
Washington University School of Archi-
tecture, 1990

REGISTRATIONS

State of Missouri Certified
General Real Estate Appraiser
RA 002973

State of Illinois Certified
General Real Estate Appraiser
153001237

State of Michigan Certified
General Real Estate Appraiser
1201074684

State of Indiana Certified
General Real Estate Appraiser
CG40500281

State of Tennessee Certified
General Real Estate Appraiser
00004616

Temporary license status in several
states

PROFESSIONAL ASSOCIATIONS

Member of the Appraisal Institute

Habitat for Humanity of St. Louis
Board of Directors
Project Development Committee

The Urban Land Institute (ULI)
District Council Executive Committee

Missouri Growth Association
Board of Directors

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

EXPERIENCE AND REPRESENTATIVE ASSIGNMENTS

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases.
- Valuations involving low-income housing and historic tax credits, grants, and favorable financing.
- Valuation and commentary on value methodology provided for real estate tax appeal cases.
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects.
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings.
- Market and investment value appraisals of HOPE VI public housing redevelopment projects in many cities.
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses.
- Hotel market studies and appraisals.
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis for a wide variety of properties in all types of locations.

CAREER SUMMARY AND BACKGROUND

Jake's experience is based in neighborhood development and outreach, where his work has focused on creating cohesive communities through resident empowerment. He works with the research team on various projects that include demographic and economic analyses, market research, and other research assignments.

Jake has been involved in a variety of projects including market studies, economic impact analyses, corridor studies, feasibility analyses, and various other projects. Prior to joining Development Strategies, Jake worked as a university research assistant in public policy, contributing to various neighborhood development initiatives in the city of St. Louis. Previously, he was a staffer in a community organizing office performing research and community outreach duties to assess the health impacts of environmental pollution in low-income neighborhoods.

EDUCATION

- Master of Urban Affairs, Saint Louis University, St. Louis, MO, 2013
- Bachelor of Arts, Sociology and Political Science, University of Illinois, Champaign, IL 2011

REPRESENTATIVE ASSIGNMENTS

Market Studies

- Examine the feasibility of various proposed Low Income Housing Tax Credit (LIHTC) developments and/or rehabs in many states throughout the country including Missouri, Illinois, Pennsylvania, California, Michigan, the District of Columbia, and others.
- Compile demographic and housing data for market reports, including the creation and organization a database for affordable housing complexes in the St. Louis region.
- Examining the feasibility for potential residential and mixed-use development by gathering and analyzing data for sites in the St. Louis, Chicago, and Kansas City regions.
- Assessing market support for the reuse of the historic National Maritime Building in Manhattan, New York as a mixed-use medical facility.

Economic Impact Analysis

Data collection and research modeling economic impacts for the remediation and redevelopment of the River City Business Park, a brownfield site located in St. Louis, Missouri.

Neighborhood Plans

Provide market analysis and strategies, as well as economic strategies to help revitalize neighborhoods and districts.

Corridor Plans

Data collection and analysis for the future development of several nodes and neighborhoods in Kansas City, Missouri and Kansas, City, Kansas. Analysis of demographic and income projections, rental housing, for-sale housing, office space and retail demand.

Appraisals

Contributed to appraisals of newly built or rehabilitated multi-family and mixed-use properties in many cities including St. Louis, Chicago, Pittsburgh, Detroit, Kansas City, Los Angeles, Milwaukee, and others.

