Village of Arlington Heights
Housing Commission
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 1, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 6/3/14

IV. REPORTS

V. OLD BUSINESS

A. Plan Commission Calendar

B. Single Family Rehabilitation Loan Program

C. NW Suburban Housing Collaborative

VI. NEW BUSINESS

A. Presentation of Group Home and Transitional Housing Program Applications

B. Parkview Apartments

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

Item: Minutes 6/3/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 6/3/14	Minutes

DRAFT

**MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
JUNE 3, 2014**

IN ATTENDANCE:

Commissioners Present:	Mark Hellner	Karen Conway
	Namrita Nelson	Alex Hageli
Commissioners Absent:	None	
Staff Present:	Nora Boyer, Housing Planner/Staff Liaison	

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES – April 2, 2014

The approval of the April 2, 2014 meeting was deferred to the next meeting.

IV. PLAN COMMISSION PROJECT UPDATE

Ms. Boyer announced that a Plan Commission application has been received for a 45-unit apartment building at 212 N. Dunton Ave. The developer proposes that 19 of the 45 units be designated as affordable units. The developer will present this project to the Housing Commission for review and comment.

The revised Multi-Family Affordable Housing Toolkit for For-Sale Housing and Affordable Rental Housing Guidelines were distributed. These documents have been amended to include the changes that were recommended by the Housing Commission at its March meeting. The changes were distributed to the Village Board and no objections were made to the changes.

V. UPDATE ON THE PROPOSED HICKORY/KENSINGTON AREA TIF DISTRICT

On May 7, 2014, Chairman Hellner and Commissioner Nelson met with Charles Witherington Perkins (Director of Planning and Community Development), Bill Enright (Deputy Director of Planning and Community Development) and Nora Boyer (Housing Planner) regarding the proposed TIF district and specifically how the TIF plan addresses affordable housing. The five apartment buildings, commonly referred to as the Dryden Apartments, which contain 120 units (24 units per building) is considered to be part of the Village's affordable housing stock. Staff explained that in the Plan there is a line item for improvements to the Dryden Apartments with the hope that the establishment of the TIF district will lead to reinvestment in these buildings and their continued availability as affordable housing. The plan does not anticipate the displacement of persons from any housing units and the plan would need to be amended via public hearing should this change. The five buildings have 3 owners.

V. HOUSING PROGRAM UPDATES

A. 2014/2015 Annual Action Plan/CDBG Budget Update

The Village Annual Action Plan is currently being reviewed by HUD. It is hoped that the grant agreement between HUD and the Village will be received from HUD soon. The allocation for the Single Family Rehab Program is $124,550 and the allocation for the Group Home/Transitional Housing Rehab Program is $63,500.

B. Single Family Rehab Program

There was a discussion about the slowing of application to the Single Family Rehab Program. For the first time, the program has been receiving applications for the rehab of funds where the loan amounts (mortgages) on the homes exceed their current values. This is due to borrowing by homeowners and also declines in home values. It is thought that low and moderate income homeowners who do have the required level of equity to participate in the program may be reluctant to borrow money of home improvements until the housing market stabilizes further and home values increase. However, the Village will continue to publicize the program. Suggestions for publicity were: 1) the public access cable tv channel, 2) churches, 3) Village Facebook page, and 4) the civic events sign.

C. Northwest Suburban Housing Collaborative

The Handyman Program was kicked off in early June.

D. Rental Inspection Program

No discussion.

VI. ADJOURNMENT

A motion was made by Commissioner Conway, seconded by Commissioner Nelson, to adjourn the meeting at 8:00 PM. The motion was approved unanimously.

NEXT MEETING:

TUESDAY, JULY 1, 2014 7:00 P.M.
IN THE COMMISSIONS CONFERENCE ROOM
SECOND FLOOR OF VILLAGE HALL

Item: Presentation of Group Home Transitional Housing Program Applications

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Presentation of Group Home and Transitional Housing Program Applications	Presentation

VILLAGE OF ARLINGTON HEIGHTS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG GRANT PROPOSAL FORM
COVER SHEET

Name of Applicant: Glenkirk

Address: 3504 Commercial Avenue, Northbrook, IL 60062

Contact Person/Title: Kori L. Larson, Executive Director/COO

Telephone Number: 847-272-5111

Fax Number: 847-272-7350

Email Address: klarson@glenkirk.org and lindaberkowitz@gmail.com

Program Description

Name of Program or Service: Glenkirk Residential Services – Home at 1008 S. Haddow

Brief description of Program or Service: Long an innovator, Glenkirk has led the movement toward community integration, developing residential alternatives for individuals of all ages with intellectual disabilities to live in home-like environments within the community. In Arlington Heights, Glenkirk has three community-based homes serving 24 individuals with intellectual disabilities. These homes, known as CILAs (Community Integrated Living Arrangements) are family-oriented, group homes designed to enable all resident to reach their full potential while living and working in a fully integrated community environment. These structured, yet flexible living situations, provide a family setting where residents choose their own roommates and room décor, shop for groceries, and actively participate in leisure and community activities with the rest of their family. It is within one of these homes that Glenkirk seeks funding to renovate the kitchens.

Amount of CDBG Funds Requested from Arlington Heights
for FY 2014/20015 (May 1, 2014 - April 30, 2015): $ 25,000

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CDBG GRANT PROPOSAL FORM PROGRAM BUDGET

Program or Service Budget - FY 2014/2015 (May 1, 2014 - April 30, 2015)

REVENUE

Grant request from Village of Arlington Heights (CDBG): $ 25,000

Other Sources of Funding for this Program or Service:

	Name of Funding Source	Amount
Funding Source(s):	Private Sources	$ 5,000
(i.e., Cook County, churches,	State of Illinois DHS	$ 333,305
special awards or grants, etc.)	Social Security Benefits	$ 53,250
	Other – Food Stamps	$ 12,500
Total Revenue:		$ 429,055

EXPENSES

Item	Proposed Village of Arl. Hts. CDBG Funding	Other Sources of Support	Total
Direct Services to Clients	$	$ 288,115	$ 288,115
Construction/Rehabilitation	$ 25,000	$	$ 25,000
Administrative salaries	$	$ 16,975	$ 16,975
Occupancy	$	$ 26,320	$ 26,320
Other Administrative Cost	$	$	$
Other (please specify)	$	$	$
Major & Minor Equipment	$	$ 3,900	$ 3,900
Major Capital Expenses	$	$ 9,500	$ 9,500
Miscellaneous	$	$ 13,250	$ 13,250
Gen. Operating Exp.	$	$ 29,245	$ 29,245
Keystone Alliance Management Fee	$	$ 16,750	$ 16,750
Total Expenses:	$ 25,000	$ 404,055	$ 429,055

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG GRANT PROPOSAL FORM PROGRAM NARRATIVE

Please attach a narrative description of the proposed program or service. At a minimum, the narrative must address each of the questions listed below:

1. **Describe the proposed service or program. How will the service or program be provided? Who are the expected clients? What are the eligibility criteria for service? What percentage of beneficiaries will be low- and moderate-income persons (see attached income sheet)? What is the overall service area of the service or program? Is the service or program available to all Arlington Heights residents? Is it exclusively for Arlington Heights residents?**

   Glenkirk Residential Services provides several different community-based residential living settings for individuals with intellectual disabilities. Presently, Glenkirk operates three Community Integrated Living Arrangements (CILAs) in the Village of Arlington Heights. Glenkirk is requesting money to update and improve the kitchen in one of these homes. The target population for our CILAs is intellectually disabled individuals who have reached the age of 21 and who have substantial functional limitations in at least one of the following areas of major life activity: self-care; self-direction; capacity for independent living; and/or economic self-sufficiency. To be eligible for any of Glenkirk's residential offerings, individuals have to go through the State of Illinois' process that entails being added to the Prioritization of Urgency of Needs for Services (PUNS) database. All of these individuals are residents of Arlington Heights and all are registered to vote as Arlington Heights residents.

   All of the Arlington Heights CILA residents have extremely low income; none of them earn more than $10,000/year. Moreover, individuals in these homes have average savings of only $1,200. These individuals do receive money from both the State of Illinois and third-party payments from the federal government including Social Security and/or Railroad Retirement payments; all such payments are entitlements for individuals with developmental disabilities and none of the payments are considered income. In truth, these payments only cover a portion of the total cost of residential and day activities of each of the individuals. The difference between what Glenkirk receives in entitlement payments and the true cost of an individual's care must be made up by other means including, but not limited to, seeking grants from Townships and other government bodies, United Ways, corporations, and foundations.

2. **How many total persons and how many Arlington Heights residents are expected to benefit from this service or program during the program year for which funding is being sought? A specific numerical goal is required in response to this question.**

   We are seeking funding for a home on 1008 S. Haddow. Six individuals live there as well as staff that is present 24-hours/day. As indicated above, all individuals are residents of Arlington Heights.

3. **If this is an existing service or program, provide the number of persons and the number of Arlington Heights residents served during the last complete program year and the numbers served to-date during the current program year. How many of the Arlington Heights residents were of low- and moderate-income?**

   Glenkirk's request is for an ongoing program. Last year there were 6 individuals in the home at 1008 S. Haddow and these same individuals continue to live in the home on Haddow. Every individual qualifies as having extreme-low income.

4. **Explain why the proposed service or program is needed and why funding by the Village of Arlington Heights is necessary. If this is an existing service or program, would funding from the Village result in an increase in the number of Arlington Heights residents being served? Please explain whether this service or program duplicates efforts of other public service agencies in the Arlington Heights area.**

   As noted above, all of the individuals in homes for which we are seeking funding are extreme-low income individuals. The residential services that Glenkirk provides are a continuation of a presently existing service. Funding from Arlington Heights will allow Glenkirk to completely renovate the kitchen at Haddow.

   The kitchen for the home on Haddow is old and in need of repair. The individuals living in the residence have extremely low incomes **and** have almost no assets. Therefore individuals themselves are unable to finance the kitchen renovation at Haddow. Moreover, entitlement payments received for these individuals cannot by law be spent on renovations and/or improvements for housing. Specifically money received for housing can **only** be spent on rent or mortgage payments, telephone, property/building insurance, maintenance and housekeeping, food, and other supplies; improvement and renovations cannot be financed through government entitlements. Since monetary supports from the state and federal governments together cover only approximately 88% of the total costs for their residential and day services, Glenkirk already must seek additional money to cover the cost of the individuals' residential and day services. The proposed renovations, while certainly providing a significant benefit to the living environment of these individuals, cannot be done without support from community and other partners. Therefore, Glenkirk is requesting support from the Village's CDBG grant programs.

Glenkirk and sister agencies have minimal overlap in geographic service area. All agencies serving intellectually disabled individuals in Illinois work through the State of Illinois' funded case coordination system that is designed to prevent duplication of services within a geographic area. All agencies have long waiting lists for services to the intellectually disabled that indicate any duplication of service does not reduce the need for services that any one agency provides.

5. If this is a construction project, provide a draft scope of work and preliminary estimate of the cost of each work item.

Preliminary estimate to gut and renovate the kitchen at **1008 S. Haddow, Arlington Heights**.

- Remove kitchen cabinets, countertops, and floors
- Purchase and install new cabinets (oak)
- Purchase and install new granite countertop, backsplash, sink, and faucet
- Purchase and install new tile floors
- Install new appliances – range, refrigerator, dishwasher
- Patch, repair, and paint walls

Total estimate: $30,000

AGENCY NAME: GLENKIRK

Fiscal Year:

	FY 2014 PRESENT YEAR	
Agency Revenues		
State of Illinois		
Illinois Dept. of Human Services	10,403,464	
Illinois Department of Health & Family Services	1,616,947	
Federal Government		
Social Security (SSA)	968,120	
Social Security (SSI)	437,443	
Railroad Retirement (RR)	15,509	
Townships		
Northfield	6,000	
Maine	2,000	
New Trier	131,000	
Niles	5,000	
Palatine	3,000	
West Deerfield	6,000	
United Way		
Barrington Area United Way	8,000	
Combined Federal Campaign	1,000	
Kenilworth Community Fund	2,500	
Park Ridge Community Fund	1,000	
UW of Metropolitan Chicago	93,300	
Client & Family Fees, Family Giving, & Activity Fund	276,332	
Sale of Services	775,303	
Grants: Foundations, Corporate, Religious	367,500	
Keystone Foundation	70,000	
Interest and dividend income	5,000	
Other income	6,800	
Total Revenue	15,201,218	0
Agency Expenditures		
Management Fee to Keystone Alliance	981,408	
Program Staff Salaries, Benefits, Taxes	9,157,257	
Administrative Staff Salaries, Benefits, Taxes	357,587	
Fundraising Staff Salaries, Benefits, Taxes	-	
Professional Fees/Contractual Services	989,777	
General Operating Expenses	803,367	
Occupancy and Utilities	997,673	
Specific Assistance to Individuals	-	
Major and Minor Equipment	651,629	
Major Capital Expenses	997,639	
Other Fundraising Expenses	-	
Other/Miscellaneous	286,825	
Total expenses	15,223,164	
Surplus (Deficit)	-21,946	

VILLAGE OF ARLINGTON HEIGHTS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG GRANT PROPOSAL FORM
COVER SHEET

Name of Applicant: Little City Foundation

Address: 1760 W. Algonquin Road, Palatine, IL, 60067

Contact Person/Title: Bev Saiz, Director of Foundation and Government Relations

Telephone Number: 847-221-7814

Fax Number: 847-221-7613

Email Address: bsaiz@littlecity.org

RECEIVED
NOV 12 2013
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Program Description

Name of Program or Service: CILA Home Renovation Program

Brief Description of Program or Service: The Euclid Avenue CILA home is in need of a new roof and HVAC (furnace and air conditioning) system. Currently six women (all of whom are low to moderate income individuals), reside in the Euclid Avenue CILA Home. The majority has lived there for ten years; some since it opened in 1998. This is one of two CILA homes operated by Little City in the Village of Arlington Heights.

Amount of CDBG Funds Requested from Arlington Heights for FY 2014/20015 (May 1, 2014 - April 30, 2015): $ 15,630.00

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG GRANT PROPOSAL FORM
PROGRAM BUDGET

Program or Service Budget - FY 2014/2015 (May 1, 2014 - April 30, 2015)

REVENUE

Grant request from Village of Arlington Heights (CDBG): $15,630

Other Sources of Funding for this Program or Service: **Not Applicable**

Capital improvement projects at Little City are funded through donations from the general public and families of individuals who reside on campus or in group homes. The individual CILA rate sheets, which determine how much the State of Illinois, will pay Little City to support each individual, only supports staff salaries and for transportation. There are no funds allocated for capital replacement or improvement. The Capital Budget for FY'14 totals $1.5MM and does not include any projected funding for the Euclid Avenue home.

	Name of Funding Source	Amount
Funding Source(s):		
		$0
(i.e., Cook County, churches, special awards or grants, etc.)		$0
		$0
		$0
Total Revenue:		**$15,630**

EXPENSES

Item	Proposed Village of Arl. Hts. CDBG Funding	Other Sources of Support	Total
Direct Services to Clients	$	$	$
Construction/Rehabilitation	$15,630	$0	$15,630
Administrative salaries	$	$	$
Occupancy	$	$	$
Other Administrative Costs	$	$	$
Other (please specify)	$	$	$
Total Expenses:	**$15,630**	**$0**	**$15,630**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG GRANT PROPOSAL FORM
PROGRAM NARRATIVE

Please attach a narrative description of the proposed program or service. At a minimum, the narrative must address each of the questions listed below:

1. Describe the proposed service or program. How will the service or program be provided? Who are the expected clients? What are the eligibility criteria for service? What percentage of beneficiaries will be low- and moderate-income persons (see attached income sheet)? What is the overall service area of the service or program? Is the service or program available to all Arlington Heights residents? Is it exclusively for Arlington Heights residents?

2. How many total persons and how many Arlington Heights residents are expected to benefit from this service or program during the program year for which funding is being sought? A specific numerical goal is required in response to this question.

3. If this is an existing service or program, provide the number of persons and the number of Arlington Heights residents served during the last complete program year and the numbers served to-date during the current program year. How many of the Arlington Heights residents were of low- and moderate-income?

4. Explain why the proposed service or program is needed and why funding by the Village of Arlington Heights is necessary. If this is an existing service or program, would funding from the Village result in an increase in the number of Arlington Heights residents being served? Please explain whether this service or program duplicates efforts of other public service agencies in the Arlington Heights area.

5. If this is a construction project, provide a draft scope of work and preliminary estimate of the cost of each work item.

LITTLE CITY FOUNDATION CILA HOME RENOVATION PROJECT

The focus of Little City's Center for Adult Living is to provide programming and housing that will enable our adults to "age in place," affording them the opportunity to remain in their homes for as long as possible while participating in meaningful activities and maintaining important relationships. Currently, Little City has half (7) of its Community Integrated Living Arrangement (CILA) homes dedicated to serving seniors. The other homes house adults ranging from 22-49 years of age. The home at 1314 W. Euclid Avenue (Arlington Heights) is home to six women, some of whom have lived there for over ten years and some since the home was purchased in 1998. Adults who reside in group homes typically stay in this environment for the entirety of their life, unless they choose to move into their own apartment. Additionally, many adults reside on Little City's main campus as part of our Community Living Program. Over time, as the adults have aged, it has become increasing difficult for them to attend day and recreational programming activities, participate in Little City's vocational program and care for themselves. Little City is addressing these concerns by providing more programs and services in the residential homes and have identified community resources and activities more in line with the interests of this population. Little City provides housing options for our adults while ensuring access and care to the support services needed to maintain their good health and independence.

Each of the CILA homes and campus residences dedicated to our population is being renovated (to varying degrees), to accommodate their physical needs and changes in mental health. Each home is being assessed as to the needed upgrades and improvements for this population. These improvements include: 1) Lighting – a key element in a fully functional environment, with flexibility being of major importance in easing transitions and instilling a sense of calm. Research indicates that fluorescent lighting should be avoided. The flickering and the noise of fluorescent lights can be distracting and harmful to our population as they can often provoke seizures (Froyen, 2008). New lighting will be made adjustable with dimmers as well as on/off switches. In its plans for renovation and build out, Little City will utilize full spectrum lighting, as research states that it is preferred in an "Autism environment" (Beaver, 2006). Full spectrum lighting fixtures trick our light receptors and then our brains into experiencing the light as genuine sunshine. This has been scientifically proven to decrease symptoms, related to autism and other intellectual and developmental disabilities; 2) Windows – the introduction of additional windows will vary by facility and home, but will have common features. Each window will be double-paned with the outside pane made of tempered safety glass. There will also be blinds in-between the two panes that can be opened and closed by staff; 3) Acoustics – sound within the homes and throughout the buildings on campus are one of the most important aspects of the design as it influences the choice of building materials used. The amount and use of noise reduction materials will be maximized, as they will create a greater sense of calm and minimize distractions and encourage positive behaviors; 4) Accessibility – updated ADA-accessible features and entry ways are of significant importance as well. Included are:

- Accessible building entrances on accessible routes;
- Accessible common and public use areas;
- Doors usable by a person in a wheelchair;
- Accessible routes into and through the buildings;
- Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
- Reinforced walls in bathrooms for the installation of grab bars; and
- Accessible kitchens and bathrooms.

Wall colors utilized within the homes will be of varying shades. Blue and green evoke a relaxing and balanced atmosphere and quiet moods. Bathroom walls will be grey as the color is neutral and non-reflective and will promote neither a positive nor negative reaction. Palettes of pink, purple or yellow are soothing colors that boost mood and increase energy. A Capital Improvement Plan for Little City's Center for Adult Living is currently being developed for each of the residences. Each residence will have its needs prioritized and defined. The Euclid Avenue CILA home's priorities at this time are the replacement of its roof and a new HVAC (furnace and air conditioning) system. When needed, the home will be fitted with new lighting fixtures, windows will be replaced with new features and the interior of the home will be repainted with calming, soothing colors. New furniture will be purchased as well.

As individuals age, it is becoming increasingly difficult for them to fully participate in activities and to receive the benefits of being a resident at Little City. Additionally, it is increasingly more expensive to provide the necessary care, so that they can remain safe and engaged. Little City fully anticipates that the establishment of a program solely dedicated to this unique population will address many, if not all, of these concerns and issues.

Our programs and services are key to our success. Each program is designed to equip our residents and participants with skills that enable them to lead safe, productive and dignified lives. Through our direct service and outreach programs, Little City transports individuals to more than 140 locations throughout the six-county Chicago metropolitan area. Little City provides transportation to more than 225 individuals on a daily basis so they can access therapeutic services, occupational training, employment , medical and dental care, routine services such as grocery shopping or banking and recreational activities—services and opportunities which may or may not be available during the "peak" hours during which public transportation options are most readily accessible. It is a fact that people with intellectual and developmental disabilities are now living longer than at any previous time in history. However, the diseases related to aging affect them at an earlier age than the average individual—frequently as young as their mid-40's. As a result, their physical conditions require more specialized transportation services and activities than are available. Little City, in response, will conduct more of its programming and recreational activities onsite at the participants' residences and in their neighborhoods.

Little City is committed to obtaining funding to enhance the programs and home renovations available to this population and to maintaining its viability in the years going forward. Little City will continue to seek out new funding streams, while maintaining close relationships with those who have provided support in the past.

PROPOSAL AND CONTRACT

TO: Little City
Attn: John Andrea
1760 West Algonquin Rd.
Palatine, IL 60067

DATE: October 29, 2013
PROPOSAL NO: 13-5000
PHONE: 847-849-0300

PROJECT: 1314 W Euclid Ave-Arlington Heights
House & Attached Garage
SCOPE OF WORK: TEAR OFF AND RE-ROOF

SPECIFICATIONS: FOLLOW ALL CURRENT BUILDING CODES.

We propose to furnish labor and materials in strict accordance with the plans and specifications.

Position equipment to protect the siding and landscaping. Tear off all old layers of roofing down to the bare wood. Replace any bad wood on a "time and materials" basis, time is $65.00 per man hour and materials are base on yard prices: this includes rafters, fascias and related areas. Clean off deck and prepare for roofing. ***Optional Pricing-----$1.85 per Sq ft (4 by 8) ½ inch wood decking.***

Install Tarco Leak Barrier **Ice and Water Armor** (Miami-Dade County Approval) **9ft high** across all bottoms & **3ft wide** up all valleys. Apply Tarco **NO. 15lb asphalt felt** to the rest of the deck area. Starter courses will be run along the bottom roof edges and gable roof ends. Install an Owens Corning Oakridge Shingles-(**limited lifetime architectural, 110 MPH, Algae resistant, 220lb per 100sq ft**) using EG **large 7/16 headed, 1 1/4 galvanized roofing nails** per shingle as stated by the National Roofing Contractors Association specifications. Install **ridge vent** (a shingle over type) to all peaks. Replace **kitchen/bathroom vents** with new. Replace **soil pipe flashings** with new 2 ½ lb lead flashings. Flash & counter flash **1 brick chimney** with color coded metal. All hip and ridge lines will be covered with shingle cap and all gable edges will be neatly cut. Rework walls and all other existing flashings.

<u>All debris caused by this work will be picked up and hauled away.</u>

PRICE FOR PROPOSED WORK......**$10,880.00** plus permit & wood work if needed.
Labor guarantee for 10 years- Limited lifetime guarantee by manufacturer

CONDITIONS

Prices quoted in this proposal are based upon present prices and conditions that the proposal will be accepted within **<u>15 days</u>**. It is understood and agreed that we shall not be held liable for any loss, damage or delays occasioned by fire strikes or materials stolen after delivery upon premises, lockouts, acts of god or the public enemy accidents, boycotts, material shortages, disturbed labor, embargoes, causes incident to national emergencies, war or other causes beyond the reasonable control of the seller whether of like or different character or other causes beyond his control. Also general conditions which are standard for specialty contractors. Please note that if you have a satellite it is your responsibility to call your service provider if signal is lost during re-installation of satellite dish. We are not responsible for any costs associated with that process.

TERMS

<u>Payment to be made 50 % prior to delivery</u> of materials and job start, the remaining balance upon completion. This proposal is submitted in duplicate. The return of one signed copy constitutes a contract.

SUBMITTED: **Pilat Roofing Contractors, Inc.**
DBA: **Cost Roofing**
PO Box 1553
McHenry, IL 60051
(815) 344-3929

ACCEPTED:

____

STATE LICENSE NO: 104-000724

Roofing Tear off & Re-Roof for Euclid

Quotes

Date 11/1/2013

	Euclid Roofing & Siding, Inc.	Pilat Roofing Contractors, Inc. Cost Roofing	P&L Construction Services Inc.
	10/28/2013 $16,285.00	10/29/2013 $10,880.00	10/25/2013 $14,100.00
Total:	$16,285.00	$10,880.00	$14,100.00

JNJ
Heating & Air Conditioning, Inc.

Date: October 25, 2013

To: John Andrea
Little City
1760 West Algonquin Road
Palatine, IL 60067-4799
847-211-7166
jandrea@littlecity.org

From: Jay Gerber
JNJ Heating & Air Conditioning, Inc.
South Elgin, IL 60177

Subject: **Furnace and A/C for 1314 W. Euclid Arlington Heights**

Furnish and install the following:

- 1 New Payne 92% efficient single stage furnace Model # PG9MAB048100
- 1 New Payne 13 SEER 4-ton Puron A/C with cased coil
- 1 new Honeywell 6000 Programmable thermostat
- Reconnect gas, electric, low volt and run PVC to outside of house
- Removal of all garbage and debris
- Start up on new equipment
- 1 year labor warranty
- 10 year parts warranty on complete system

Proposal Amount: **$4,750.00**

Acceptance of Proposal: ______________________________

If you have any questions or need any additional information, please do not hesitate to contact me.

Best Regards,

Jay Gerber

Jay Gerber
JNJ Heating & A/C, Inc.

1314 W. Euclid HVAC Replacement Quotes

Date 11/1/2013

	Pro-Tek Mechanical	JNJ Heating & Air Conditioning, Inc	ArlingtAlliedon Heights Heating & Air Conditioning, Inc
	10/28/2013	10/25/2013	5/10/31/20132/2012
90% plus ViriaEfficient Furnace			
13 or better SEER A/C, new indoor coil & lineset with new venting			
	$5,990.00	$4,750.00	$6,800.00
Total:	$5,990.00	$4,750.00	$6,800.00

Little City Foundation
FY13 Budget and Projection
FY14 Proposed Budget - Summary

		FY13 Budget	FY13 Projection	Proposed FY14 Bud	Incr/Decr Budget	Incr/Decr Projection
Adult Operating Unit						
	Revenue	9,038,607	8,979,630	8,830,806	(207,801)	(148,824)
	Expense	7,650,950	7,684,973	7,091,169	(559,782)	(593,804)
	Net	1,387,657	1,294,657	1,739,638	351,981	444,980
Childrens Operating Unit						
	Revenue	10,750,636	10,567,907	11,778,123	1,027,487	1,210,216
	Expense	6,971,046	7,116,311	8,309,762	1,338,716	1,193,451
	Net	3,779,590	3,451,596	3,468,361	(311,229)	16,765
Program and Ancillary Supports						
	Revenue	238,845	217,501	182,920	(55,925)	(34,581)
	Expense	2,847,841	2,905,105	2,306,338	(541,503)	(598,767)
	Net	(2,608,996)	(2,687,604)	(2,123,418)	485,578	564,186
Development/Marketing & Communications						
	Revenue	3,124,248	3,179,395	3,319,400	195,152	140,005
	Expense	2,058,751	1,920,864	1,638,617	(420,134)	(282,247)
	Net	1,065,497	1,258,531	1,680,783	615,286	422,252
Executive Offices						
	Revenue	2,100	2,100	2,400	300	300
	Expense	484,023	389,139	892,050	408,027	502,911
	Net	(481,923)	(387,039)	(889,650)	(407,727)	(502,611)
Human Resource Management						
	Revenue	-	272	-	-	(272)
	Expense	611,015	532,090	672,886	61,871	140,796
	Net	(611,015)	(531,818)	(672,886)	(61,871)	(141,068)
Training						
	Revenue	190,000	155,250	190,000	-	34,750
	Expense	252,213	280,022	286,893	34,680	6,871
	Net	(62,213)	(124,772)	(96,893)	(34,680)	27,879
Financial Mangement						
	Revenue	-	-	-	-	-
	Expense	572,903	571,354	611,088	38,185	39,734
	Net	(572,903)	(571,354)	(611,088)	(38,185)	(39,734)
General Administration						
	Revenue	343,200	343,039	368,200	25,000	25,161
	Expense	1,176,563	1,196,316	1,663,120	486,557	466,804
	Net	(833,363)	(853,277)	(1,294,920)	(461,557)	(466,804)
Information and Systems Management						
	Revenue	-	-	-	-	-
	Expense	554,202	517,690	498,032	(56,170)	(19,658)
	Net	(554,202)	(517,690)	(498,032)	56,170	19,658
	CDBG	285,000	225,000	420,000	135,000	195,000
	Total Revenue	23,972,636	23,670,094	25,091,849	1,119,213	1,421,755
	Total Expense	23,179,507	23,113,864	23,969,955	790,448	856,090
	Surplus/(deficit)	793,129	556,230	1,121,895	328,766	565,665
	Add Depreciation	772,577	814,215	816,577	44,000	2,362
	Net without depreciation	1,565,706	1,370,445	1,938,472	372,766	568,027
	Less Capital	(1,413,101)	(1,058,618)	(1,513,472)	(100,371)	(454,854)
	Less Bond Payment	(400,000)	(400,000)	(425,000)	(25,000)	(25,000)
		(247,395)	(88,173)	(0)	247,395	88,173

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
GRANT PROPOSAL

COVER SHEET

Name of Agency: CEDA Northwest Self-Help Center, Inc.

Address: 1300 West Northwest Highway, Mount Prospect, IL 60056

Contact Person/Title: Mr. LeRoy Messenger, Managing Director

Telephone Number: 847/392-2344 **Fax:** 847/392-2427

Program Description

Name of Program Service: **The Wright House**

Brief Description of Program or Service:

1. See attachments on following page

Grant Request

Amount of CDBG Funds Requested from Arlington Heights for
FY 2014/2015 (May 1, 2014-April 30, 2015): **$5,000.00**

VILLAGE OF ARLINGTON HEIGHTS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
GRANT PROPOSAL FOR FISCAL YEAR 2014-15

WRIGHT HOUSE PROGRAM NARRATIVE

1. The capital roof modifications on the Wright House are essential so that CEDA Northwest may continue to serve families through this affordable housing program.. Since January, 1995, the Wright House has been providing services to low-moderate income families. This building located in the Cedar Glen area of Arlington Heights provides affordable housing at approximately $350 below the fair market value. In addition, CEDA Northwest provides supportive services on an as needed basis.

   Families who meet the eligibility criteria for low and moderate-income families identified by HUD are eligible to interview for the program. All family members must cooperate with program guidelines. This program specifically targets families living in the seven townships in northwest suburban Cook County that includes the Village of Arlington Heights.

2. During 2014-15, CEDA Northwest estimates serving twelve families through the Wright House Program. Two of the families will be from the Village of Arlington Heights.

3. During Fiscal Year 2012-13, CEDA Northwest served fourteen low and moderate income families. Two families formerly resided in incorporated Arlington Heights. To date, CEDA Northwest has served eleven families.

4. Funding from the Village of Arlington Heights is essential in helping CEDA Northwest provide affordable housing to low and moderate income residents. This permits us to offer rent at a level that is much more manageable for families who work in the area rather than having to travel from other regions.

   Participants of the program may also access up to fifteen services to help them in their efforts to maintain their independence. This is the only type of apartment complex of its kind in both Arlington Heights and in the northwest suburbs.

5. The draft scope of the project includes: 1) patching on roof around six (6) exhaust stacks; 2) field wrap six (6) exhaust stacks; 3) patching over open seams at three (3) roof drains over leak areas; 4) further inspection and patching of any other open seams, corners, soil stacks, exhaust vents, etc. as needed. The total estimated cost of the project is $6,000.00.

   This roof is approximately ten years old. We are expecting that by patching the roof this year, we will extend the useful life another three to five years, at which time we expect that we will need to replace the roof (2003 cost was approximately $37,000), or at least apply a new membrane (cost unknown at this time).

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
GRANT PROPOSAL

PROGRAM BUDGET

Program or Service Budget – FY 2014-15 (May 1, 2014 – April 30, 2015)

REVENUE

Grant request from Village of Arlington Heights (CDBG): **$5,000.00**

Other Sources of Funding for this Program or Service:

	Name of Funding Source	Amount
Funding Source(s): (i.e., Cook County, Churches, special awards or grants, etc.)	CEDA Northwest Self-Help Center	$1,000.00

Total Revenue: **$6,000.00**

EXPENSES

Item	Proposed Village of Arl. Hts. CDBG Funding	Other Sources Of Support	Total
Direct Services to Clients			
Construction/Rehabilitation	$5,000.00	$1,000.00	$6,000.00
Salaries	$______	$______	$______
Occupancy	$______	$______	$______
Other Administrative Costs	$______	$______	$______
Other (please specify)	$______	$______	$______
Total Expenses:	**$5,000.00**	**$1,000.00**	**$6,000.00**

CEDA NORTHWEST

BUDGET FISCAL YEAR 2014

	FY14 Budget
	7/1/13-6/30/14
REVENUE	
TOWNSHIPS	**$132,600**
MUNICIPALITIES	**$66,874**
UNITED WAY	**$100,000**
RENTS - APARTMENTS	**$124,338**
RENT - OFFICE	**$29,400**
FEES & CHARGES	**$9,000**
FEES FOR HOUSING COUNSELING	**$5,000**
FOOD CONNECTION	**$249,000**
UNRESTRICTED CONTRIBUTIONS	**$15,400**
RESTRICTED CONTRIBUTIONS	**$14,300**
GRANTS - GOVERNMENT	**$335,581**
GRANTS - CORP / FOUNDATIONS	**$99,000**
FUNDRAISING	**$15,000**
IN-KIND DONATIONS	**$12,000**
INTEREST AND DIVIDENDS	**$26,000**
GAIN / LOSS ON INVESTMENTS	**$0**
TOTAL REVENUE	**$1,233,493**
EXPENSES	
SALARIES / BENEFITS	**$620,484**
CONTRACTED SERVICES	**$6,175**
CLIENT SUPPORT	**$12,007**
DIRECT CLIENT ASSISTANCE	**$137,505**
FOOD CONNECTION	**$187,000**
OFFICE EXPENSE	**$2,000**
PROFESSIONAL FEES	**$1,000**
BOARD OF DIRECTORS	**$600**
EQUIPMENT PURCHASES	**$2,000**
EQUIPMENT EXPENSE	**$2,000**
OCCUPANCY	**$295,483**
INTEREST EXPENSE	**$8,624**
FUNDRAISING	**$1,000**
ADMINISTRATION	**$69,633**
MISCELLANEOUS	**$18,850**
TOTAL EXPENSES	**$1,364,361**
NET SURPLUS (DEFICIT)	**($130,868)**

Item: Parkview Apartments

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Report to the Housing Commission Parkview Apartments	Report
Parkview Apartments Attachment	Correspondence

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

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

RECEIVED
MAY 27 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

<u>Responses to Preliminary Staff Comments</u>

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 guess 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.

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,

Rolando R. Acosta
Attorney for Petitioner

Enclosures

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

DEVELOPMENT STRATEGIES®
guiding effective decisions in
real estate, community, and economic development

DEVELOPMENT STRATEGIES®
guiding effective decisions in
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

TABLE OF CONTENTS

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.

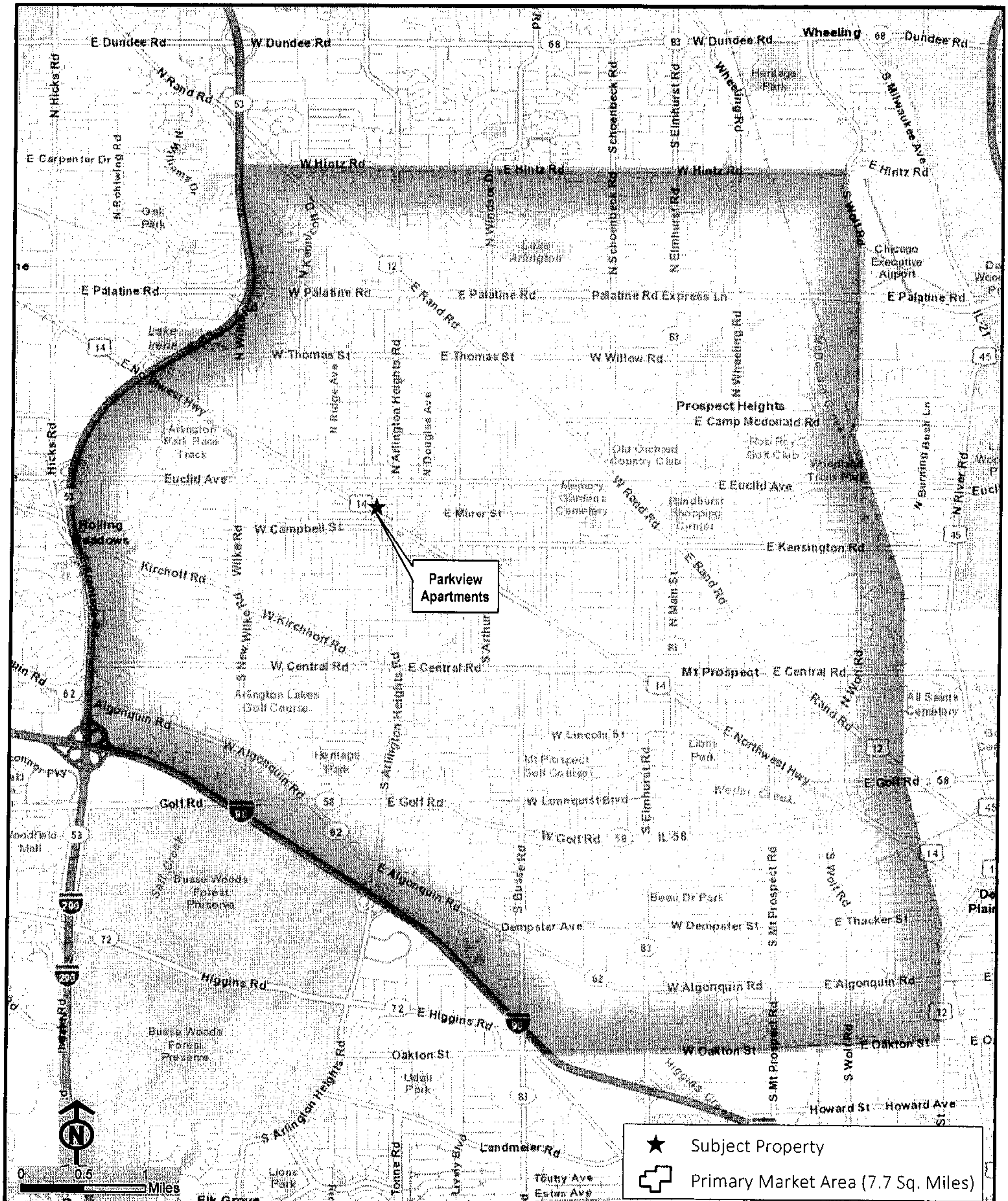
Overall, the subject property has a very attractive location in a largely mixed-use neighborhood with close proximity to transit, shopping, schools and parks.

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

DEVELOPMENT STRATEGIES®
guiding effective decisions in real estate, community, and economic development

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 Arlingotn 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	*PMA*	*Arlington 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

			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)	Rent PSF
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 Height:	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.

Penetration Rate = Units to Serve the Market ÷ 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.

Capture Rate = Proposed Units Serve the Market ÷ (Annual Demand + 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 ÷ 35% x 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

Unit Type	Average Household Size	2014 Max. Gross Rent	Proposed LIHTC Gross Rents*	2012 Minimum Income	2012 Maximum Income	2017 Minimum Income**	2017 Maximum 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	

Qualified Households

Using the information for the PMA, we have determined the total number of income qualified housholds 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 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

	60% AMI			
Primary Market Area	*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 Heighs, 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

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

Unit Amenities:

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

Community Amenities:

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

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

Unit Amenities:

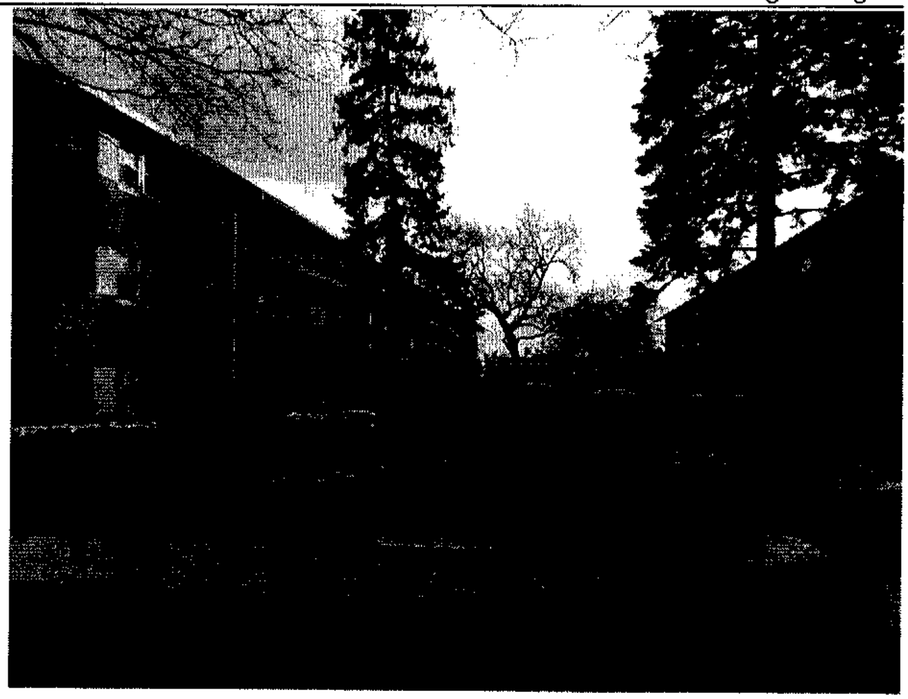
☒ Refrigerator	☐ Ceiling fans
☒ Oven/range	☒ Balcony/patio (some)
☒ Dishwasher	☐ Washer/dryer hookups
☐ Disposal	☒ Washer/dryer in unit
☒ Microwave	☐ Walk-in closets
☐ Wall a/c	☒ Extra storage
☒ Central a/c	☐ Other (see comments)

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 ($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 60004

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

Distance from Subject: 0.4 mile northwest
Section 8 Vouchers: Not accepted
Type of Utilities:
Utilities Included in Rent:

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

Community Amenities:

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

Comments:
None

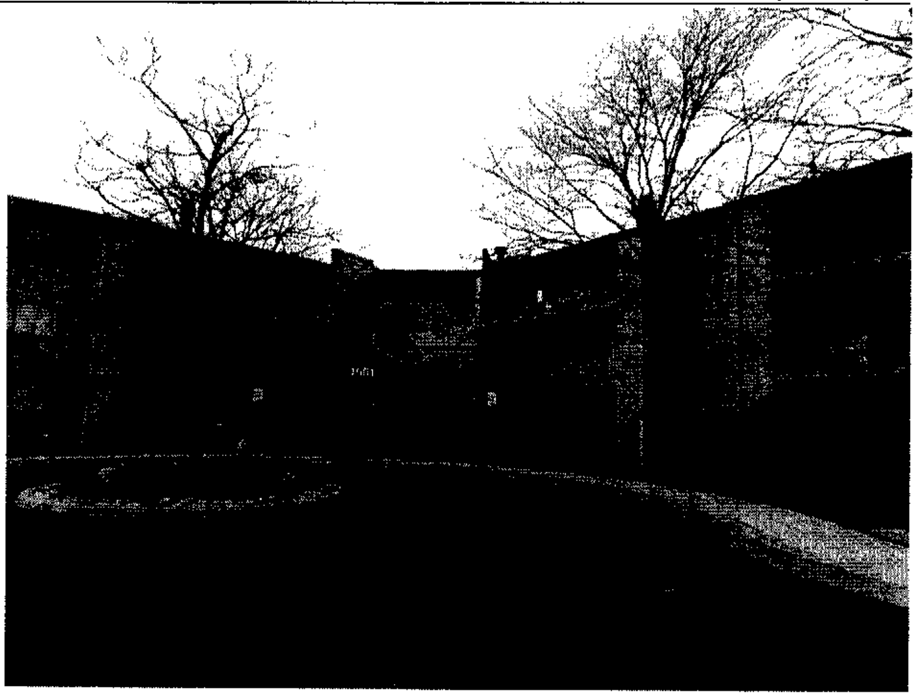
SELECTED PROPERTY #4
MARKET RATE

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

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

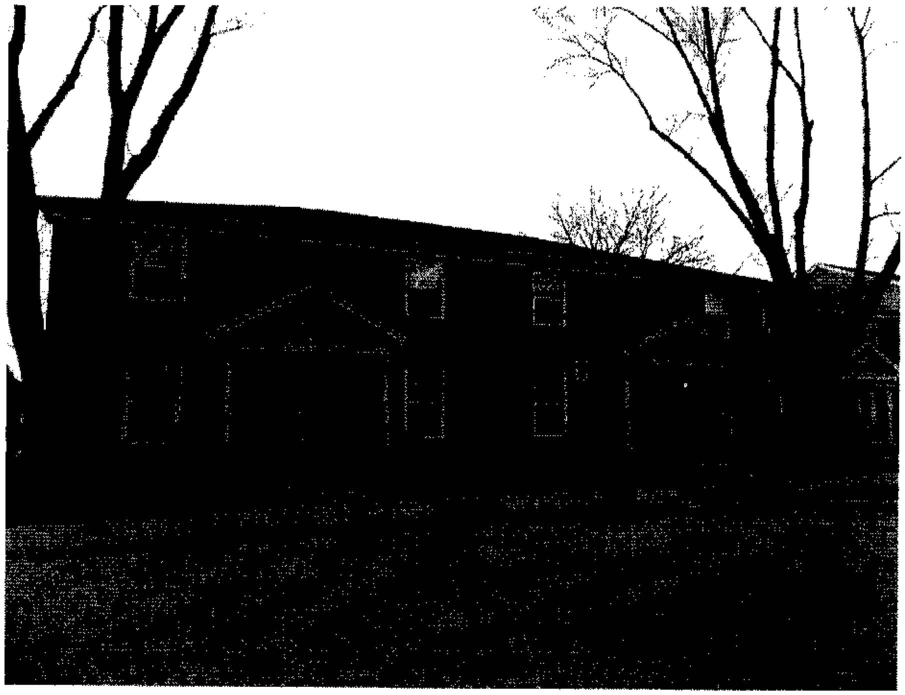
Unit Amenities:

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

Community Amenities:

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

Unit Amenities:

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

Community Amenities:

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

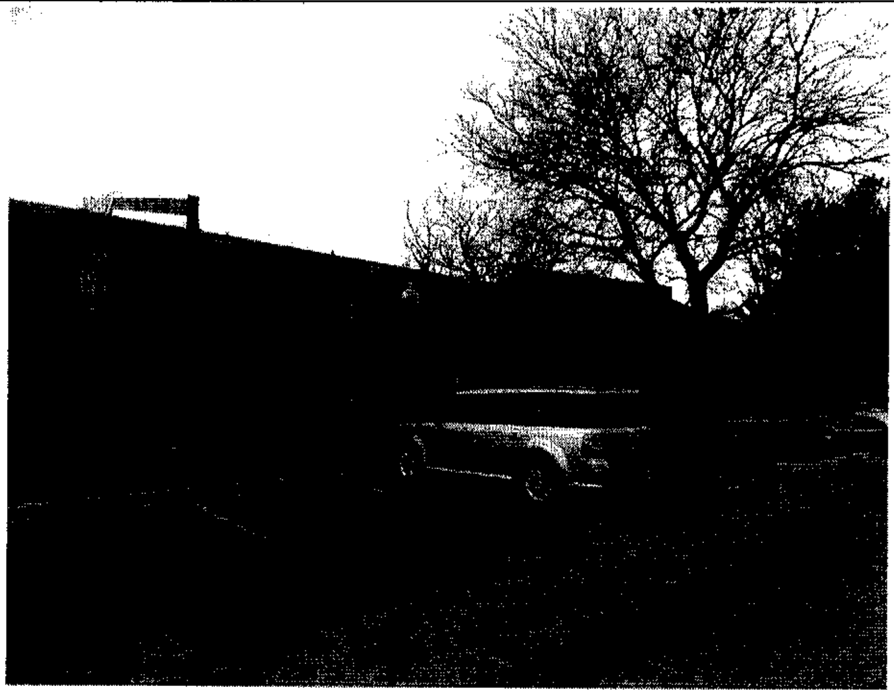
SELECTED PROPERTY #6
MARKET RATE

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

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

Unit Amenities:

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

Community Amenities:

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

Comments:

*No utilities are included in rent.

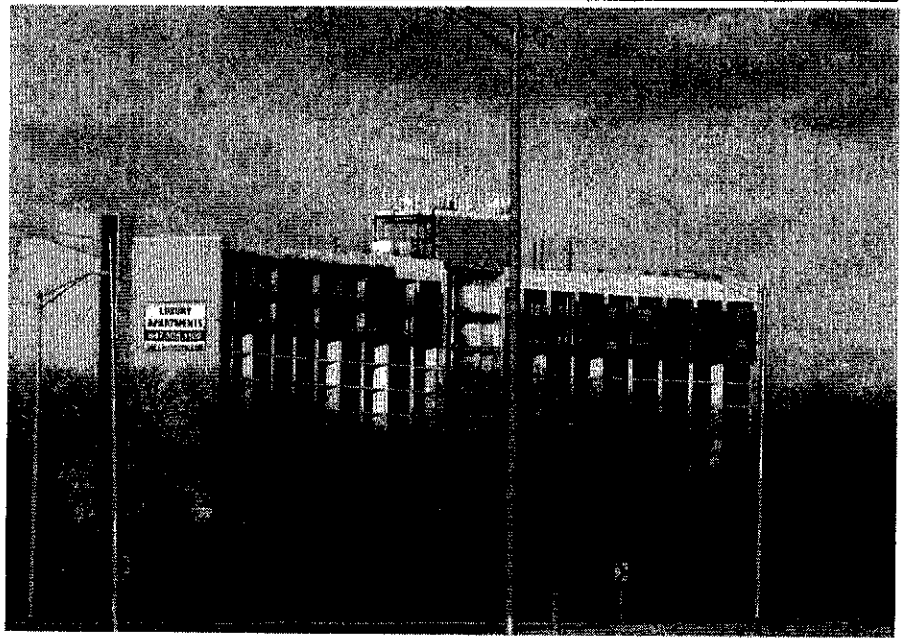
SELECTED PROPERTY #7
MARKET RATE

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	**Distance from Subject:**	2.2 miles west
Built/Renovated:	2014	**Section 8 Vouchers:**	Not accepted
Current Occupancy:	N/A	**Type of Utilities:**	All electric
Absorption:	Not disclosed	**Utilities Included in Rent:**	
Rent Increases:	Not applicable		
Concessions:	None		
Waiting List:	None		

Utilities Included in Rent:

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

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)

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

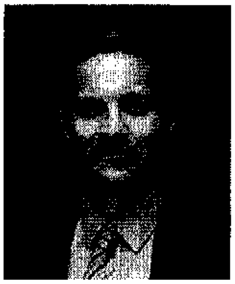
1. Neither Development Strategies nor any of its employees has any identity of interest with any member of the sponsor's development team.
2. Neither Development Strategies nor any of its employees has any ownership interest in the project.
3. Our fee for preparation of this study does not rely in any 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.

Brad Beggs, MAI

Jake Narup

BRAD BEGGS MAI | Principal, Vice President



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 Architecture, 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

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.

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.

JAKE NARUP Researcher

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

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.

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.

Village of Arlington Heights

Affordable Rental Housing Guidelines

Prepared by:
Department of Planning & Community Development
(847) 368-5200
Email: planning@vah.com

Village of Arlington Heights
Affordable Rental Housing
Guidelines

Village of Arlington Heights Affordable Housing Policies

Village Code, Section 6-504(a)(1):
"It is a policy of the Village of Arlington Heights to promote adequate housing for all of the community's people; to create and/or maintain sound viable neighborhoods; to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals; and to expand housing opportunities for all members of the community."

Policy approved by the Village Board of Trustees on December 7, 1998:
"Inclusion of housing units to be made available at affordable rates will be included in the review and consideration of new multi-family Planned Unit Development applications and amendments to existing multi-family Planned Unit Development, in accordance with the intent, requirements and procedures for Planned Unit Developments, as stipulated in the Village Code, Chapter 28, Section 9."

Goal #8 of the Village Board Goals adopted on July 23, 2013:

8. Continue to explore and encourage affordable private housing
   - 8a. Investigate availability of handicapped accessible and attainable apartments
   - 8b Assure Arlington Heights meets State attainable housing percentage requirements
   - 8c Encourage and support the promotion of the Affordable Housing Trust Fund

Implementation of Affordable Housing Policies:

In order to implement this Village policies, it is required that all Plan Commission applications for multi-family residential Planned Unit Development and amendments to multi-family Planned Unit Developments contain an assessment of the affordability of the proposed development, information concerning the inclusion of affordable units, and other information related to the development's responsiveness to the Village's affordable housing policies.

Need for Affordable Rental Housing

According to data provided by the HUD U.S. Department of Housing and Urban Development (HUD) and based on the 2000 U.S. Census, the Village of Arlington Heights there are 2,043 renter households in the Village of Arlington Heights that had at least one housing problem (cost burden, extreme cost burden, substandard housing and/or overcrowding).

Housing is considered affordable to a household if its monthly cost is at or below 30% of the household's gross monthly income. According to the 2005 – 2009 American Community Survey conducted by the U.S. Census Bureau, there were 2,544 Arlington Heights renter households whose monthly housing costs exceeded 30% their gross monthly income, and therefore, whose housing was considered unaffordable to those households.

Beneficiaries of Affordable Rental Housing Programs

Consistent with many programs and policies of the U.S. Department of Housing and Urban Development (HUD), the Village's affordable rental program is targeted to individuals and households with annual incomes at or below 60% of the Chicago area median income, adjusted for household size.

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

Affordable Rent Levels

The Village considers affordable rent levels for households at or below 60% of the area median income to be the same levels set by the Illinois Housing Development Authority (IHDA) as Affordable Rent Levels for households at 60% of Chicago Area Median Income, adjusted for household size. Those rent levels are updated and published on the IHDA website:

Unit Size	Maximum Monthly Rent*
Efficiency Apartment	$774
One Bedroom	$828
Two Bedroom	$994
Three Bedroom	$1,148
Four Bedroom	$1,281

* If tenants are paying their own utilities, a utility allowance (calculated locally) must be subtracted from the applicable maximum monthly rent.

Integration of Affordable Units in Developments

As a guideline, the suggested rate of inclusion of affordable units in PUDs is as follows with partial units to be rounded up or down to the nearest whole number:

Number of Residential Units in the Project	Percentage of Units to be Affordable
5 or fewer	0%
6 – 25	10%
26 or more	15%

- Affordable housing units are to be dispersed among the market rate units in a development.
- The exterior appearance of affordable housing units shall be the same as for market rate units.
- Sizes and interiors of the affordable units are to be of the same standard finishes as market rate units, unless otherwise approved by the Village.
- Differences between affordable units and market rate units may not differ with respect to energy efficiency, mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

The construction of the affordable units is preferred. However, in lieu of providing affordable units as per the Village's guidelines above the suggested payment in lieu of providing the affordable units is $75,000 per unit with the funds to be used by the Village exclusively to create and/or preserve affordable housing in the Village.

Affordability Period and Reporting
Affordable units are to be rented to income eligible households at affordable rental rates (as described above) in perpetuity. The owner, or the owner's designee, shall be responsible for reporting on compliance with the affordable rental requirements utilizing a form prescribed by the Village of Arlington Heights similar to the form that is attached.

Alternative Guidelines
With the approval of the Village, income and rent guidelines of Federal affordable housing programs (ex. the Federal HOME program) may be substituted for the income and rent level guidelines stipulated in this policy.

Contact:
Village of Arlington Heights
Department of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Telephone: (847) 368-5214
Fax: (847) 368-5988
Email: planning@vah.com

Approved for Distribution: May 20, 2014

VILLAGE OF ARLINGTON HEIGHTS

AFFORDABLE RENTAL HOUSING COMPLIANCE REPORT

Quarterly Period of ________________ Year ___________

Development Name: ____

Number	Last Name of Tenant	Unit Number	Gross Annual Income	Monthly Rent	Lease Start Date
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Vacant but reserved for affordable rent tenant: ____ number of units ____ percentage of all units

Occupied by affordable rent tenants: ____ number of units ____ percentage of all units

Total affordable rent units ____ number of units ____ percentage of all units

The Village of Arlington Heights provides information on the calculation of gross annual income. Once initially eligible for an affordable rent unit, the resident is eligible throughout their residency in that unit.

By: Name of Owner or Agent of Owner (Company Name)

By: ____

Signature of Owner of Agent of Owner

Due the 10th day following each quarter of the calendar year.

Return to:

Village of Arlington
Department of Planning & Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone: 847-368-5200
Fax: 847-368-5988