



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 26, 2017
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Karr Subdivision - 4/12/17

IV. PUBLIC HEARINGS

- A. 2214 E. Palatine Rd. Subdivision - PC#17-002 (Cont'd from 3/22/17)
Preliminary Plat of Subdivision, Rezoning from R-1 to R-2
- B. Heart's Place - 120-122 E. Boeger Dr. - PC#17-004
Rezoning, Amendment to Comp Plan, Preliminary PUD,
Preliminary Plat of Resubdivision

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Karr Subdivision - 4/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Karr Subdivision - 4/12/17

Type

Minutes

PLAN

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

RE: KARR SUBDIVISION - 620 SOUTH BEVERLY LANE - PC#17-003
RESUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 12th day of April, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you all please rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from April 22nd. There's three of them, 504 South Mitchell, 2214 East Palatine Road, and Chapter 28 Text Amendments. Any comments or questions or a motion?

COMMISSIONER DAWSON: Move to approve.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER SIGALOS: I need to abstain from that because I was not present.

COMMISSIONER WARSKOW: The same for me.

CHAIRMAN LORENZINI: Commissioner Sigalos abstains and Commissioner Warskow. Okay, thank you.

Next item on the agenda is the public hearing for Karr Subdivision, 620 South Beverly Lane, PC#17-003, Resubdivision. Is the Petitioner here?

MR. DADAY: Yes.

CHAIRMAN LORENZINI: Anybody who's going to testify, would you please come forward and we'll swear you in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Petitioner, would you please state your name and spell it for the court reporter and give us a brief description?

MR. DADAY: Good evening, Mr. Chairman. My name is Steven G. Daday,

D-a-d-a-y. I'm an attorney and I represent the Petitioner in this request for resubdivision.

CHAIRMAN LORENZINI: Thank you, Mr. Daday. Now, were all the proper public notices given?

MR. HUBBARD: Yes, they were.

CHAIRMAN LORENZINI: Thank you. Would you please proceed?

MR. DADAY: Just as an overview, and you may have to give me a little leeway here because I don't know if I can operate this entirely, but I think Sam will help me a little bit.

MR. HUBBARD: Yes, press the down and that should --

MR. DADAY: Our petition here this evening is for a resubdivision for the property located at 620 South Beverly. Currently, the property consists of a single family home on three lots. What we're seeking to do is to consolidate the three lots into two conforming parcels. The Petitioner would be residing on one of the lots in a house obviously, and the other one would be sold.

Currently, our request is for lots that are conforming to the zoning code. We're not asking for any variations. It's conforming both in terms of the size, the gross area of the lots, as well as both the width and the depth. So, we believe that it conforms to all the zoning code and zoning regulations and we obviously would ask for approval of this.

You can see from the map, our parcel is in yellow. Again, it sits on three lots. I think one of the major issues is where it fits in in terms of the lot size of the surrounding areas. In reviewing the parcels and the maps and so forth, we determined that there are, of the approximately 10 to 12 parcels that are immediately adjacent, there are three that would be larger than the conforming and there would be approximately six to eight that would be either the same size or smaller.

So, it's our contention that in terms of the numbers of conforming lots and also larger lots versus the smaller lots, that actually the predominant character of the neighborhood is for the 75-foot lots or smaller. I think that's supported by the Staff recommendation or the Staff report. This is another view and it's a little bit larger area.

Also, just to introduce the folks here, Mike King is the engineer, one of the engineers on the project. Tom Karr is the husband of the trustee of the trust. She couldn't be here tonight because she's ill. Carol Wilcox is the realtor for the sale of the property to Mr. Karr and his wife.

With that, I don't really, we've met all of the, and responded to all the comments. We're in full support of all of the Village recommendations and comments. Once again, we're not seeking any variations here and we would certainly welcome any questions.

CHAIRMAN LORENZINI: Okay, is that your presentation?

MR. DADAY: That's it.

CHAIRMAN LORENZINI: Thank you, Mr. Daday. We'll hear the Staff report next and then we'll come back for questions.

MR. HUBBARD: All right. So, as you've heard, the subject property is at 620 South Beverly Lane. The current zoning district of the property is R-3 which is a One-Family Dwelling Zoning District. The Applicant is before you this evening to request preliminary plat of subdivision approval to consolidate three existing lots of record into two lots. You may note that the Comprehensive Plan designation for this area is for a single family detached, and so the proposed subdivision and existing zoning conforms with the Comprehensive Plan.

This is an aerial of the property. You will see that the subject property

is outlined with the red border. Inside of the red border, there are three existing lots of record that you can see, all of which were platted in 1929, approximately 50 feet wide by 132 feet long. Overall, together they are 19,800 square feet.

The Petitioner has proposed to consolidate these three lots into two lots being each 75-foot wide by 132 feet deep, and the preliminary plat of subdivision is shown here. The setbacks as shown on the plat of subdivision comply with all of the setback regulations in the R-3 District, and with regards to width, they are 75-foot wide and they comply with the R-3 minimum lot width standard of 70 feet, and at approximately 9,877 square feet in size for each lot, they comply with the R-3 minimum lot area restriction of 8,750 square feet.

When analyzing the acceptability of the subdivision, Staff always looks at the existing lots on the block. So, here you'll see a map showing the subject property in relation to the lots on the block. We want to make sure that the subdivision is within the established character of the neighborhood.

In doing this, we found that the proposed lot sizes and lot widths fell just about in the center, in the middle of what is already existing on the block. In fact, the median lot width was 62.5 feet for the lots on this block. They are proposing two 75-foot lots. The mean was about 88.2 feet, again they're proposing 75 feet. The median lot area on this block was 8,166 square feet. They are proposing a little larger lot at approximately 9,800 square feet. Again when you look at the mean lot area, it is just over 10,000 square feet, and they're proposing just under 10,000 on each of the two lots. So, it kind of fits very well right in the middle of what exists on this block and we did not believe that this was going to be out of character in this area.

A lot of times, there are drainage and stormwater concerns when subdividing a property. It's just one house now and there is going to be two homes there in the future. So, what we do is we want to make sure that this subdivision is conforming to all stormwater and drainage requirements and is not creating an impact on neighboring properties.

I would like to point out that as part of this subdivision, they will be installing a storm sewer inlet on the back of the property, and I don't know if I can get my cursor on the storm sewer, and that is going to be right here. Then there is going to be a line that leads out towards Beverly Lane and connects with the storm sewer in Beverly Lane. The lot will be graded so that rainfall that falls on the lot will drain this way down and come here and enter into the inlet and eventually lead down towards, or lead out towards Beverly Lane. Similarly, on this side, it would do the same, it would come down up like this into the inlet and then out towards the street. So, in fact, there would very likely be an improvement to the lots in the rear as currently the rainfall could sheet drain to properties to the west, but now it's going to be directed into this inlet out to the service line that's going to go out to the sewer. In the front, the lot is graded so that rainfall here is just going to fall out towards the street.

So, Staff is recommending approval of the proposed preliminary plat of subdivision subject to four conditions, one of which is that a fee in lieu of onsite detention is required. In a small residential two-lot subdivision, we're not going to require, the code does not require onsite stormwater detention, so this stormwater is going to go into the Village's storm sewer system and there's a fee in lieu of providing that onsite detention. So, that's what condition number one addresses. There are going to be impact fees for one of the lots required, and then the other two conditions relate to this standard conformance with all applicable codes and policies. Then Design Commission approval will be required once the two homes are proposed on site. They will have to submit a Design Commission application and Staff would evaluate to make sure that the architecture is compatible with the neighborhood.

So, that concludes the Staff portion of this and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Mr. Daday, Petitioner agrees to all the Staff recommendations?

MR. DADAY: Yes.

CHAIRMAN LORENZINI: Before we go any further, I think we may have a question from one of the Commissioners.

COMMISSIONER WARSKOW: Yes. You just talked about it but in the department comments, in the Engineering Section, it does have a check that stormwater detention is required, and it is talked about in verbiage that it is required but a fee in lieu was acceptable. But then in the Staff report, you're saying it's not required and you're asking for a fee in lieu. Which one is it?

MR. HUBBARD: I think it's just that, I guess it's required by the code to provide that capacity, but a fee in lieu of is acceptable on a small subdivision like this. So, I don't know if that answers your question.

COMMISSIONER WARSKOW: But the Staff report pretty much says that it's not required. So, I do have an issue with the wording in the Staff report.

CHAIRMAN LORENZINI: Okay, could we have a recommendation to enter the Staff report into the public record?

COMMISSIONER GREEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Next, we'll go to the Commissioners for questions. Commissioner Jensen?

COMMISSIONER JENSEN: I was in the Plat & Sub and I really don't have any questions. I would rather hear from the public and other Commissioners, and then I may ask some questions after that.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, I do have some questions. Sam, this is a combined sewer here in this area?

MR. HUBBARD: It is, yes.

COMMISSIONER WARSKOW: Is this part of the plan that the Village is addressing with infrastructure changes? Is Beverly Lane part of that?

MR. HUBBARD: I do not believe so. I know that there are no capital improvements proposed in this immediate Scarsdale neighborhood over the next five years. There is no plan for any immediate change to the infrastructure. I know that the Village is looking at overall flooding problems and this area could be one of those considered to have looked at as part of that plan.

COMMISSIONER WARSKOW: I would like to know if somewhere in the future this area and the combined sewers are going to be addressed in this area, because as much as I understand the grading and the inlet, I do understand things change over time and what is intended and put in place in development does no way stay there. I have the same issue with

my own home. So, I just want to address any concerns of the neighbors, that if there are currently flooding issues and you're going to take away thousands of square feet of permeable surface, that there's going to definitely be plans to address that.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: A couple of questions. So, Sam, currently we have three lots, three 25-foot lots with one residence on it. Technically, with the R-3 zoning, could there be three homes on the 25-foot lots? I'm sorry, 50-foot.

MR. HUBBARD: 50-foot lots. With the way that the site exists today, no, those lots would not be eligible for development each with a single family home.

COMMISSIONER ENNES: But the R-3 zoning does allow them on 75-foot lots?

MR. HUBBARD: It does, yes. In certain cases on 50-foot lots as well, but it also depends on how the other lots on the block are developed, and must meet certain criteria.

COMMISSIONER ENNES: Mr. Daday, a question for you. Does the Petitioner currently own and reside in the existing residence?

MR. DADAY: He owns it but he does not reside there.

COMMISSIONER ENNES: Did they recently buy it?

MR. DADAY: Well, they bought it about eight or nine months ago and we've been going through this process.

COMMISSIONER ENNES: With the intention of making these changes?

MR. DADAY: Yes, right, right. Apparently, my understanding is that if they were to upgrade the property to kind of a modern with kitchens, bathrooms, all that stuff, it would be a very extensive renovation and very expensive.

COMMISSIONER ENNES: They bought the whole with the intention of renovating?

MR. DADAY: Yes.

COMMISSIONER ENNES: That's all I have for the time being.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Sam, is there any estate zoning overlay in this area?

MR. HUBBARD: No.

COMMISSIONER GREEN: I know that there is an estate in the Scarsdale portion but it just doesn't cover this block. Is that --

MR. HUBBARD: I mean in the Comprehensive Plan it's estate, I believe it's, no, I think it's just single family detached. So, no, there is no estate.

COMMISSIONER GREEN: There's no estate overlay for --

MR. HUBBARD: Correct, it's just single family detached.

COMMISSIONER GREEN: Okay, that's my only question.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub last August I guess it was, and I really don't have any other questions at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I'd like to wait for public commentary to ask questions.

CHAIRMAN LORENZINI: Same for me, I don't have any question at this point. So, we'll open it up to the public for questions and comments. I'll start on my right side,

your left side. Anybody in the front row have any comments or questions? Maybe in the next row? Yes, would you please come forward and state your name for the court reporter and spell it?

QUESTIONS FROM AUDIENCE

MR. ARNOLD: Sure. My name is Bob Arnold, I live at 625 South Newbury Place which backs up to the property in question. Sam, I want to ask, if you could, go back to the aerial view that you showed earlier? Thank you.

The property outlined in red is the property in question. My wife and I live just to your right. Thank you. That lot is 120 feet wide. The lot up from that, 617 I think is the number to the north of my lot, is about 100 feet in width. I consider that these are adjoining properties. I know that Staff has looked at the properties on Beverly. There are some like-sized properties on Newbury that adjoin this, so I think it's part of the character of the neighborhood that I'm referring to.

My wife and I have lived in this house since 1975. I wish somebody had told us when we bought that we were subject to flooding. We've dealt with this problem for almost since we moved into the house. If I had the money today that we've spent, I could have bought a very, very nice new car. It's been a significant drain on our finances.

I emphasize this because a lot of it is the old combined water-sewer and we had backup. I can't contend that this property in question has anything to do with our flooding. But we are very, very sensitive to anything that's going to change the character of the properties in the area. As I said, we've spent a terrific amount of money and I'm not asking that this subdivision or this action, the Plan Commission solve my plumbing flooding problem, but I do not want it to add to it.

That's my concern. I'm not asking the Commission to say, okay, we can guarantee there will be no fallout on your property. Nevertheless, it's a very significant concern.

Along with that is the question of grading. Sam, if you could go to that grading plan? On this is the lower left-hand corner of the diagram, thank you, and that lot line is our property, of lot number two. Including the grading in that way --

COMMISSIONER ENNES: Mr. Arnold, just so I understand, the rear lot line is yours?

MR. ARNOLD: Sam, could you --

COMMISSIONER ENNES: The rear lot line of lot two?

MR. ARNOLD: I can't read the numbers from here.

COMMISSIONER ENNES: The bottom one is lot two.

MR. ARNOLD: Is lot two? Yes, the bottom one, thank you, the bottom one is where our property joins the property in question. I understand and appreciate the need for the grading, that should relieve me a great deal of the concern that I've just expressed. But it's related also to the removal of trees on this property.

There are significant number, Sam, I'd ask you again for the, do you have the diagram of the trees and which would be removed? If not, I can talk to it from the grading plan.

Good, thank you. Again, speaking to the lower half of this diagram, you can see a number of trees are marked for removal. Those trees obviously absorb a lot of

water, but there's a lot of shrubbery in that same area. One of the reasons we like living where we do is because of the attractiveness that results from the trees and the shrubs and would really like to be able to, I'd like to suggest that the grading be done in such a way to preserve more of those trees than this diagram shows, and that we retain some of the character of the area as well as use the trees for absorption of water.

The last thing that I would ask is that based on the drawings, the grading level is two feet above that creates a berm. I'm sorry, what's the difference? I forgot, six?

MR. HUBBARD: Yes, it's close to two feet in some areas down at the lowest point where the water would head toward the inlet, towards the end of your property.

MR. ARNOLD: Right, and so at my property line it would be two feet above the inlet. My concern is, well, I'll just say it, I know of a couple of instances in the Scarsdale area where violations of city code have occurred and nothing was done to correct them. I'm worried that if that two feet difference is not maintained I will have no recourse. So, I don't know where I go with that except to put it on the record here in hopes that we can avoid a problem in the future.

One last question that I have, is the design of the home, assuming it's approved, if the design of the home is available, will we have an opportunity to see, sorry, I have to talk with my hands, to see what the design will be and the resulting impact on the trees and shrubs as well as the grading? Is there an opportunity for us to do that?

CHAIRMAN LORENZINI: Sam, could you answer that?

MR. HUBBARD: Yes. As it goes through the Design Commission process, yes, typically you will be notified that there is an application that went to the Design Commission. I will say that that's not always the case. If there are no impacts to the site, if the architecture is textbook perfect and fits in, occasionally, we do have the authority at the Staff level to approve administratively. For a project like this that's generated a lot of public interest, I don't think that would be the course of action. I think this would go likely to the Design Commission.

MR. ARNOLD: How do we keep track of when it would be going to that commission?

MR. HUBBARD: A sign will be placed on the property and neighbors within a 100-foot radius would receive mailing that there's --

MR. ARNOLD: Oh, right, thank you. Thank you. Any questions of me?

CHAIRMAN LORENZINI: Not at this point. We'll wait after everybody else.

MR. ARNOLD: Okay, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, please come forward. State your name and spell it please.

MR. LYTLE: Yes, thank you. My name is Rick Lytle, I'm here with my wife, Alicia Lytle. We live at 630 South Beverly which is the lot immediately south of the lot in question.

CHAIRMAN LORENZINI: Would you spell your last name please?

MR. LYTLE: L-y-t-l-e.

CHAIRMAN LORENZINI: Thank you.

MR. LYTLE: If it's okay, could I also put back up the PowerPoint slide with the lots surrounding the one in question? Because my point I'd like to make and then ask a question is twofold. One, I've heard reference in this meeting and understand there is consideration from this board about any project that would significantly affect the character of a block or neighborhood. Second, I also understand that this board would consider any project that

might significantly affect homes' values. My wife and I and neighbors have discussed these two points and would like the board to consider something what we believe is very significant along both of those dimensions.

Although the Petitioner makes a very technical and clean case about the number of 50-foot lots in the block, I want to be really clear that this visual shows that all of the lots surrounding this particular lot in question with the exception of Bob's lot and Mary Edith just behind are at least 150 feet. Now, you can argue whether or not technically that's three 50-foot lots, but when you look at where the homes are built, primarily in the middle of what is essentially 150-foot lots. I would like to make the case here that this project will unquestionably change the character of that portion of the block. If I could just take a moment to explain?

If you look to the south, my lot, over 150-foot. You look to the north, Joe's lot, over 150-foot. You look to the east just across the street, a lot of over 150 feet, almost 200 feet. So, the one that's in question is the one right in the middle, and that's the one, although technically there are other 50 and 75-foot lots well to the north, well to the south of these immediately adjoining lots, we would make the case that the character of this block is going to be changed significantly because the one large lot in the middle is the one that's going to be split into two.

The second point I would like to make is only in relation to the difficulty of defining changing character. The point I just made is the first one. The second I would make is that when my wife and I moved into this neighborhood five years ago, we looked and one of the reasons we bought this particular home, at a very high price by the way, was because of this dynamic. This is one of the few remaining areas in the Scarsdale neighborhood where we have these multiple large lots with beautiful homes on them, traditional homes mind you. Most of them are some of the original homes in the neighborhood, mine and the one that is going to be taken down being two of them, and the character of this lot will be changed significantly. The reason I could say that is because when we moved in five years ago, the main reason we bought this was because of the size of the lots surrounding us. So, this is the point I'd like to make simply related to definition of character of the block.

The second point which is obviously impossible to prove but I'll make my case anyway is whether or not this will actually materially change the value of my home. I would make the case that it would. The reason for that is simple. Only five years ago I was in the market, we purchased the home for \$925,000, very pricey decision for us. I could tell you that one of the main points to this is that we saw that the lots around us were the larger lots. I can also tell you that our plan, based on the owner that lived in this home beforehand, was that these lots would remain as they are, that these lots would remain as they are.

We talked to our neighbors on either side. They have no intention. The owner who is no longer in there had no intention of this lot being subdivided. They reached a point in their lives where they had to move away. So, I can only say that the home value argument I would make is that we would not have only five years ago paid the same price for the home that we purchased had we known that this type of project would take place immediately adjacent to our lot.

So, those are my points and I thank you for the consideration. But I do believe that this will materially change the character of the block and will materially change the value of the four homes surrounding the block including ours. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Please come forward and state your name and spell it please.

MR. HOULIHAN: Good evening, ladies and gentlemen. My name is Joe Houlihan. I live in the 608 block on Beverly, that is the lot immediately north to the lot in question. We have lived there for 22 years, raised our ten kids. Our main issue with this proposal by the Petitioner is the complete destruction of the existing character of the neighborhood.

The Planning Department comes out, as Rick had said, with the idea of trying to say, oh, it falls within the average of the lot size. But as Rick said, the lots immediately surrounding the property are all 150-foot at a minimum. They are the biggest lots in the entire Scarsdale subdivision, not the estates, they are the biggest lots in the entire Scarsdale subdivision and have been that since the subdivision was established back in the 30's. Now, this proposal would completely and irrevocably alter how the neighborhood looks and feels.

I would like to bring to the attention of a prior attempt in the neighborhood, going back to 2002, to subdivide two lots. That was the street of 900 block at South Burton which is currently occupied by the prior mayor, the house. The full Board of the Village at that time made a very wise decision in rejecting what was a conforming plan but it was not within the character of the neighborhood. Who was the person who strenuously mentioned these arguments? It was none other than our attorney who at the time Mr. Daday was a trustee on the Board. He says just because it falls within the code and does not require a variation but it would alter the character of the neighborhood, from 4/15/02. Also, the previous mayor said we feel that the character of the neighborhood is a major issue in any interpretation and on voting.

Now, here we have the same person who has no trouble with altering the entire character of a neighborhood. It doesn't affect him but it affects us, the neighbors. So, we would seek that the board here would suggest to deny the Petitioner's request even though it falls within the code but it is not within the character of the neighborhood.

One other item I would bring up, too, regarding the flooding, in lieu of, well, who does that benefit? The fee in lieu of a potential wall retention? The only people that protects is the Village. What about if there is flooding? Can we go back to the Village then and say, well, where is the money? That is the most ridiculous solution to a potential problem, that a developer pays a fee, but if there's any water problems there is no correction or no solution.

So, we think that the proposed approval given by the Village Planning Department is completely off base when it come to the actual real life effects that a development could have if problems were to occur. That's just my piece. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Please state your name and spell it.

DR. HILL: I'm Dr. James Hill, I live, Hill is spelled H-i-l-l. I live in the property immediately east of the proposed project at 615 South Beverly Lane.

Several issues, one is I'd like to go back to the plat of the drainage. Mr. Arnold I don't think raised his concerns there, I'm concerned about him than I am with me. You're talking about one drainage spot for two properties. If that drainage spot clogs, where does all the water go? Into Mr. Arnold's lot and the lot immediately adjacent to it, correct? So, he's already got a flooding problem, if that one little drainage is clogged, that's going to be a huge problem.

I'd be very interested to know what the amount of water retention space is available in the current property as to what's proposed here. I think there's a huge difference between the water retention available now as opposed to what's proposed. So, water drainage and flooding is a huge problem with what's currently proposed without a doubt.

Number two, I'd like to correct some false information. Somebody

asked the question that when the property was sold it was intended for renovation, that was never the case. I can tell you from personal experience that there were surveyors on that property almost immediately after the sale looking at how to divide that property up. So, that property was never sold with the intention of renovation, it was sold with the intention of subdivision. That they were intending to try to divide it into three properties if possible. So, it's a money-making proposal, not adding to the neighborhood proposal.

Third thing is I'd like to ask the board about how many properties within the range of, let's define it the central portion of Scarsdale, you may or may not agree with me but I think the central portion of Scarsdale is a key neighborhood in Arlington Heights. It has incredible properties with unique architecture and it's one of the true gems of Arlington Heights. If anybody disagrees with that, then that is my view, but my point is I'd like to know how many properties within the range of let's say Grove on the north, Lincoln on the east, Rockwell on the south, and let's say Pine on the east, how many of those properties have been subdivided in the past 60 years? Do you know that?

CHAIRMAN LORENZINI: I don't know if we can answer that.

DR. HILL: I would answer the question is I believe one. If you want to go look at that property, it's horrible. They have no backyard, looks like crap, it's terrible. So, I think that that's not been a tradition in Arlington Heights and it certainly has not been a tradition in the central part of Arlington Heights.

Final thing is where does this end? If we divide this property, what are we going to do? Just keep dividing properties until we turn into the city of Chicago where we've got bungalows stacked on top of bungalows? Is that what Arlington Heights wants to be? That's not what I bought property in this neighborhood. I bought property here because it's a great, great, great suburb. Scarsdale is a great gem in this neighborhood.

So, if we start dividing properties and stacking homes on top of homes is not my idea of the projection for Arlington Heights. So, I think, everything that my neighbor said I agree completely with, it's going to completely change the character of that block. It's going to completely change the character of Scarsdale. It's going to set a trend of just taking homes, cutting them in half, putting in little, tiny bungalows on top of all of them. I think there is character in this neighborhood that needs to be maintained and I think it's your job to maintain it. That's all I got to say.

CHAIRMAN LORENZINI: Thank you. Anybody else who would like to make a comment or statement? Yes, ma'am. Please state your name.

MRS. ARNOLD: My name is Mary Edit Arnold, and I live at 625 South Newbury. Our home is on the west side of the property. As my husband indicated, we are extremely concerned about the potential of increased water coming on to our property. We've lived there since the mid 1970's and, as he said, we have had leaking or backing up in our floor drains or coming in the wires that stick out of walls because of the type of highwater table. We believe there is probably a creek that runs underneath our property.

We know that we have had to cut down three 100-year-old trees because of their age, and we know that probably has affected the water table as well. We cried when we had to cut those trees down because one of the reasons that we put up with an old house is because of the trees that exist in the neighborhood. The people that live in Scarsdale are willing to compromise and have old drain tiles that have to be fixed and other items with the joy of home ownership. Luckily, I love my home. But as Bob said, we just today are involved in another \$20,000 project to keep our home dry.

We've already spent \$40,000 to keep our home dry and it really concerns me when someone comes in and the first thing out of their mouths in talking to a neighbor is I wonder how quickly we could get these trees cut down. That set the tone for our concern about this neighborhood project. Trees make a difference. They absorb water. They cool the neighborhood. I know when I was working and came back from Schaumburg and turned off of Arlington Heights Road, the temperature in my car went down 10 degrees because of the absorption of water and what the trees were able to do and effective air conditioning.

I'm worried that if you approve it even before a house plan is provided for you to rule on, that the owner could come in and cut down trees that are not necessary to cut down. Once a tree is cut, it's gone. So, we are very concerned.

About the overload on the system on Beverly, beware. Until the Village was able to relieve some of the pressure on our system, all of Scarsdale estates was coming down, I think Burton or Bristol, I can't remember which, you could have floated a toy boat, it would turn the corner, come over to Newbury and proceed on down in front of our house. We had standing water halfway up our lawn many, many, many times. The Village was able to reduce some of that by improving the drainage on Rockwell, but I don't know if that would affect Beverly.

So, if you have additional water because of impermeable land and fewer trees, I think you may have a backup problem like we've lived with for many, many years. Thank you for listening to me. I'm really concerned.

CHAIRMAN LORENZINI: Thank you. Anyone else who would like to make a statement or comment? Yes, ma'am. Please state and spell your name.

MS. HAUTZINGER: Hi, I'm Stephanie Hautzinger, last name is H-a-u-t-z-i-n-g-e-r. I live two houses north of the subject property.

My biggest concern is just, you know, as the other neighbors have mentioned, impacting the character, historic character of the neighborhood. The reason we bought a home in this neighborhood is we love the historic homes, historic character. As the other neighbors have stated, this will have an impact.

I realize this block is not typical of some of the other streets in Scarsdale. But it is a very special, unique block, and that is why we love it. That is why all the other neighbors love it as well.

I do have, you know, considerable concerns about, I realize if this goes through, if the lot is subdivided, the proposed homes will go through the Design Commission review, however, there is a limit on what can be, you know, approved and rejected by that. There is not going to be, you know, I fear for the quality of the homes that are built, that it's not going to match the quality of the historic homes that are surrounding it and within Scarsdale.

You know, I'm very concerned about the precedent this sets for other homes in the neighborhood on large lots. I know there's a lot of, you know, a number of significant, you know, architecturally significant homes to me on larger lots that are, you know, not updated because there's people that have been in them for a long time. My concern is, you know, as those houses turn over, if this subdivision gets approved, it will be, you know, a significant precedent in the future for those other historic homes to get torn down. That would be a travesty for this neighborhood. So, thank you.

CHAIRMAN LORENZINI: Thank you. Anyone else? Okay, if not, we'll close the public comment portion of this hearing and we'll go back to the Commissioners for final questions and deliberation. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a couple of points of clarification. First of all, the Plan Commission obviously goes through all of various issues and makes a recommendation to the Board. The Board makes the decision. I want everyone to understand that because many of you are talking as if a decision would be made tonight by the Plan Commission. That's not our function.

A couple of questions of Staff. Landscaping seems to be a big issue. I know on larger subdivisions, we do have the ability to impose some constraints on what they can do in terms of tree removal and preservation and so forth. Clarify what can be done in terms of dealing with the landscaping, especially shrubs and trees.

MR. HUBBARD: So, for subdivisions that are three lots or greater, we do require the submission of a tree preservation plan. We do require a deposit for trees that are required to be preserved to ensure that they are preserved. For a two-lot subdivision like this, it's not a requirement of code. We can't relate to code and say you cannot cut a tree down because of this code section.

So, we can encourage, and we have encouraged the Petitioner to save as many trees on site as possible, and they have agreed to make efforts to save as many trees on site as possible.

COMMISSIONER JENSEN: In terms of replacement in the case we just talked about of larger ones, we may have to replace what, two for every one we take out or some such ratio?

MR. HUBBARD: Depending on the size of the tree.

COMMISSIONER JENSEN: But there is nothing other than encouragement that could be done relative to this property, is that correct? Or is there some condition that can be put in for even the Plan Commission puts it in and the Board considers it? Or whatever, what latitude do we have?

MR. HUBBARD: I mean if there is a specific condition that you would like to further ask that the Petitioner work with Staff to identify additional trees where possible, we can meet again and discuss it and see if there were opportunities for additional tree preservation. That could be a condition if that's something the Plan Commission wanted to consider.

MR. DADAY: We would represent, too, Mr. Jensen, that we're going to make every effort to preserve as many trees as possible. We're not talking about a small, we're talking about very conforming properties and housing with professional landscaping, with landscaping that fits within the neighborhood. We're talking about two houses that we anticipate would have a value somewhere between \$900,000 and \$1.1 million each. So, to that extent, you know, we're not going to put two trees in front and two trees in the back. We're going to try to maintain as many as we can that are existing, and also adequately landscape this property.

COMMISSIONER JENSEN: So, the Petitioner might be amenable to at least working with Staff to try to get a preservation plan or a landscaping plan that actually stayed within the character of the neighborhood?

MR. DADAY: Absolutely.

COMMISSIONER JENSEN: Thank you. Water detention, what the Petitioner is required to do is basically handle the water on their property. Is that correct?

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: Do we know, I mean, a lot of these homes are very old. Are they handling all the water on their property or are they contributing to the general flooding in this area? Do we have any way of knowing that?

MR. HUBBARD: That would probably depend on how they're graded, where the rainfall falls, and if it's directed, based on the grading, towards other properties or the streets. It's based on how the land is graded.

COMMISSIONER JENSEN: So, a part of Mr. Arnold's concern might be that the flooding is coming from some of the people who are very concerned about the flooding that this property might then produce.

MR. HUBBARD: Sure.

COMMISSIONER JENSEN: The character of the neighborhood obviously is an important state of consideration. We've had a number of cases over the last few decades around the character of the neighborhood. There's streets where we had small houses, they were replaced with McMansions or whatever. There was the argument about the character of the neighborhood.

Can you shed any light on the precedence that are set or how the issue of the character of the neighborhood is taken into account when you have a petition such as this one?

MR. HUBBARD: Traditionally, Staff will look at the immediate block where the home in question is located. I don't know if there's a specific precedent that I could point to. Sometimes we look beyond the block. You know, defining the area of what the vicinity is is not always cut and dry, but we traditionally start and look at the immediate block. That's the way our code is written as far as frontages and setbacks is to look at the immediate frontage and where the property is located.

COMMISSIONER JENSEN: Well, the last is more of a comment than a question. I think there is an important issue that probably needs to be discussed as other Commissioners speak to the character of the neighborhood. I find less compelling the deterioration of the value of the property. I don't understand the rationale, and quite frankly if you've got some data I'd love to see them. But I'm not too moved by that particular argument. But I do think the area, the character of the neighborhood is something that requires some additional discussion on this Commission. So, that's all I have at this point.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want to have clarification on the point I brought up earlier, Sam. Is or is it not required to have stormwater detention on a two-lot subdivision?

MR. HUBBARD: We do not require stormwater detention on a two-lot subdivision. In lieu of that, we accept a fee in lieu of stormwater detention. We do not require, if someone wanted to subdivide a lot, we would not require them, a two-lot residential subdivision, we would not require them to install onsite stormwater detention. In lieu of requiring that, we would allow them to provide a fee in lieu of putting that on the site.

COMMISSIONER WARSKOW: I just don't understand, because if it's not required, then why are you collecting the fee? But okay, if that's --

MR. ARNOLD: Could we get clarification as well? I know public --

CHAIRMAN LORENZINI: Could you hold please with your comments?

Thank you.

MR. ARNOLD: Sorry.

AUDIENCE MEMBER: Could I ask for clarification? What is fee in lieu of --

CHAIRMAN LORENZINI: Hold on, hold on. Let's finish here and then we can come back.

COMMISSIONER WARSKOW: Okay, so by ordinance it's not required but we are asking them to provide a fee which will help the entire Village of Arlington Heights stormwater infrastructure?

MR. HUBBARD: Yes. I suppose, you know, I don't know specifically what the MWRD stormwater and local, you know, engineering stormwater requirements are. You know, I would imagine there is some language in our code that says whenever you subdivide a property you have to accommodate for stormwater detention, right? So, on a small project like this, while that's required to provide detention, we allow a fee in lieu of putting that detention on site. I don't know if I'm answering your question, but this is something that is, you know, for multiple properties we allow. Instead of putting detention on site for something so small like this, we allow a developer and subdivider to provide a fee in lieu of putting an actual dedicated retention or detention basin on their property.

COMMISSIONER WARSKOW: But if we felt that the need was there, and I'm not saying this particular issue but just in general, if we felt the need was there to actually have the detention because of the stormwater issues of the surrounding area, we could make that a condition to ask for actual detention on the property?

MR. HUBBARD: I would have to talk to our Village Engineer and see if that's something that would be supported by what they think is best practice in their code.

COMMISSIONER WARSKOW: I'm just trying to figure out like because we're accepting a fee because it's such a small property, just trying to figure out what the actual stormwater detention requirements are passed down from MWRD and our ordinance are. I just know from personal experience that you can have grading put in and then things change over time and you're stuck with a problem. So, I am concerned that this is in a combined sewer area, they have experienced flooding issues. Taking off that much space, permeable space can contribute to those flooding issues. Those are all my comments.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: A couple of questions for the Petitioner. Do you know how many trees are in this proposed swale area that need to be removed?

MR. DADAY: I don't know.

COMMISSIONER ENNES: Is that something, Sam, that we know?

MR. HUBBARD: I'm sure that should be in the preservation plan that would show the number of trees to be removed.

COMMISSIONER ENNES: That would be primarily over the west or the south side?

CHAIRMAN LORENZINI: Sam, it's on drawing two of three on the engineering plans, if you have it on the PowerPoint.

COMMISSIONER SIGALOS: If it's correct, it looks like there's nine trees that would be removed.

COMMISSIONER ENNES: Where is that, over the west?

COMMISSIONER SIGALOS: At the west end of both lots one and two.

COMMISSIONER ENNES: Do we know what diameter those trees are approximately?

MR. DADAY: There are numbers on the --

COMMISSIONER ENNES: Can you answer that? You're the engineer?

MR. KING: Yes. So, the size of the trees here --

CHAIRMAN LORENZINI: I need you to speak into the mic so that --

COMMISSIONER ENNES: Okay, you can answer the question. So, approximately how many trees are there that are going to be removed?

MR. KING: Removed with the swale, it looks roughly nine with my first look.

COMMISSIONER ENNES: On average, what's the diameter of those trees?

MR. KING: Five inches, six inches. The ones we're removing with the swale?

COMMISSIONER ENNES: Yes, with the swale.

MR. KING: Yes, average of about, it looks like five. I see a three, six, four, seven, 13. So, six or seven. There's a 25-inch as well and a five-inch. I'm just looking at the plan and pulling them out.

COMMISSIONER ENNES: A couple of them are older trees, but a number of them are relatively small?

MR. KING: Smaller.

COMMISSIONER ENNES: Would the Petitioner be open to the idea of submitting a, is this lower lot the one that's going to be sold off?

MR. DADAY: I'm not sure. We're not sure yet.

COMMISSIONER ENNES: They're not sure which one they want to build on. Would they be open to the idea of putting some kind of condition in there to replace those trees along the edges of the swale, the edges of the lot? To keep the wooded nature?

MR. DADAY: Sure. I mean replace them with the same size?

COMMISSIONER ENNES: No, I'm not looking for the same size. Those are 13-inch trees. Even a five-inch tree isn't that big of a deal.

MR. DADAY: Sure. We're willing to work with Staff on that issue.

COMMISSIONER ENNES: So, with any development, you're going to lose some trees. Sam, when a developer comes in and develops a lot, and to address Commissioner Warskow's concern, the new property owner, they may change that swale that causes the water to go onto an adjoining owner's property, but they're prevented from doing that, correct?

MR. HUBBARD: Sure, yes, if you're going to alter the grading and the stormwater flow patterns.

COMMISSIONER ENNES: So, if you're an adjoining property owner and you noticed they've changed swales from what was originally done, you need to bring that up. If you're getting water from them, you need to bring that up with the Village and force them to put them back the way they are. They cannot shed water onto your property that isn't already going there.

Now, with this development, they are going to be responsible for their own water. That's the idea of the swale. So, they're not going to make conditions any worse. It might be better.

MR. HUBBARD: Right.

COMMISSIONER ENNES: Also with the Petitioner, you have a realtor?

MR. DADAY: Yes.

COMMISSIONER ENNES: Does the realtor have valuation experience? Experience in the neighborhood?

CHAIRMAN LORENZINI: If you would, would you please come up to the microphone and state your name and spell it please?

COMMISSIONER ENNES: I don't know if you want to comment on this but some of the adjoining property owners are concerned that dividing, making this subdivision and

having two lots in there would reduce the value of their homes. How many years do you have experience --

MS. WILCOX: Twenty, at Baird & Warner in Arlington Heights.

CHAIRMAN LORENZINI: State your name please and spell it?

MS. WILCOX: Carol Wilcox, and I'm a realtor with Baird & Warner for 20 years.

COMMISSIONER ENNES: For 20 years. Do you have valuation experience?

MS. WILCOX: Well, I'd like to explain something. When Dr. David Dufell and Dorothy who have lived in the home for 35 years hired me to sell the home, we started out at, we were going to sell the home, you know, the way it is, you know, not doing anything with the lot. We started out at \$725,000. So, as people came through the house, seeing they did a very nice job over the years of keeping things, the roof or, you know, different systems in the house but they never updated the house, so as people came --

COMMISSIONER ENNES: You're talking about as far as kitchens and bathrooms and that type?

MS. WILCOX: Right, kitchens and bathrooms. The home is a colonial, it looks like a very nice colonial from the outside. But as people came through looking at the home, they wanted to bring a contractor in to see what it would take to rehab the house to make it a more modern home that would fit in for their lifestyle. So, the numbers that we got using, I even called in someone, Bruce Miller who is a big Arlington Heights contractor who I've worked with for 15 years, he came in, his numbers were about \$350,000. We got numbers from \$350,000 to \$500,000 to get the house up and running to, you know, fit in with all the other homes.

The home has three bedrooms upstairs and one bath upstairs. No master suite. On the first floor, there is a small bedroom that used to be a garage that they turned into a bedroom and put a bath in it. So, there's a lot of things in the home that really had to be changed to fit, you know, all the remodeling. The kitchen was very old, very, very old. The basement, then after putting all this money into the home, you would have an old basement that, you know, you can't raise the house up, it would have been even more money.

So, it just didn't work, nothing worked. So, we reduced the pricing, we sold it to this gentleman for I think \$650,000. He brought people in. But there were at least four different potential clients that brought contractors in, and everyone, they walked away because it was just too much to fix the house up.

So, the value of putting two new homes in there that would be between \$900,000 and \$1.2 million I mean is way better than having this old house that nobody can deal with. You cannot remodel it. It's just too much.

COMMISSIONER ENNES: Are you aware if this property has had flooding problems?

MS. WILCOX: No, the basement, I think over the years because I know this couple, over the years I think they had one major thing in the basement and nothing else, because you could tell there is a water line in some of the paneling and we talked about that to disclose it on the disclosures. But other than they did fix whatever it was at that time, I don't know if it was gutters, I can't remember, gutters that were being, you know, pulled away from the home or something. So, they didn't have any major flooding ever.

COMMISSIONER ENNES: Thank you. That's all I have for now.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Sam, as we're looking at this aerial, as an architect, I'm looking at some of the surrounding homes there. Can you tell me why immediately to the west of those two homes they're so close to the property line? Or is the aerial off here? There is no backyard setback.

MR. HUBBARD: Yes, that's a good question. One of those to the north, this would be an accessory structure at 617 so that the backyard setback would be five feet, that's an accessory structure. On this one --

COMMISSIONER GREEN: What about the rear yard? Wouldn't it be 30 feet in the R-3?

MR. HUBBARD: For a principal structure, yes. For an accessory structure, it's five feet. So, this being not attached to the principal home, that would be an accessory structure and allowed to have a five-foot rear yard setback. This one as being attached to the principal home should conform to the 30-foot rear yard setback. I'm not sure why, perhaps a variation.

COMMISSIONER GREEN: So, the impervious surface area would be reduced with the amount of building on these lots, is that correct?

MR. HUBBARD: Their impervious surface would be reduced?

COMMISSIONER GREEN: Would be less water to be absorbed on the property because you've got a lot of structure on these lots.

MR. HUBBARD: Sure.

COMMISSIONER GREEN: The home to the east, is there a backyard at all on that property alone? It looks like it's over the property line. Is that a possibility here?

MR. HUBBARD: It's a possibility. It's probably more likely that the aerial is just a little bit off here. But yes, this could be determined as a side yard and that's why it's so close to the side yard setback. I guess all the analysis would have to be done on this property.

AUDIENCE MEMBER: Do you want me to speak to that?

COMMISSIONER GREEN: No, I just want to get to, the point here is if you were to try to build these homes today, those three that I mentioned that are surrounding this property, could you do it the way they are right now?

MR. HUBBARD: Not without variations. Maybe 617 possibly could be built, but 625 and 615 probably not. Hard to say just looking at the aerial.

COMMISSIONER GREEN: Right. No more questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I'm really torn between this because I see the immediate homes around the subject property are the larger lots, yet I see other homes are in the same street that are built on 75-foot lots. I believe the last neighbor, is it Mrs. Hautzinger?

MS. HAUTZINGER: Yes.

COMMISSIONER SIGALOS: You are in the corner of Beverly and Fairview?

MS. HAUTZINGER: Correct.

CHAIRMAN LORENZINI: Would you please come back up to the microphone?

COMMISSIONER SIGALOS: So, your home is on a 75-foot lot?

MS. HAUTZINGER: Correct.

COMMISSIONER SIGALOS: How long have you been there?

MS. HAUTZINGER: We moved in in 2008. So, about nine years.

COMMISSIONER SIGALOS: These other homes adjacent to you there are

larger lots where they've been there for many, many years?

MS. HAUTZINGER: Correct, yes. They're all historic homes.

COMMISSIONER SIGALOS: I see further homes to the south that are on 75-foot lots and looks like a couple of 50-foot lots if I'm reading this correctly?

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: I really don't have any other question at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: So, I'm also very torn. When we're talking, I keep hearing historic homes. These are built in the 70's or earlier?

MR. ARNOLD: '38, 30's. 1938.

COMMISSIONER DAWSON: All of these homes are built in the 30's?

MS. HAUTZINGER: Yes.

MR. ARNOLD: Many of them. Some older. Sorry.

CHAIRMAN LORENZINI: I want you to answer the question but I need you to come to the microphone and state your name again so the court reporter can pick you up.

MR. ARNOLD: I'm sorry for interrupting. Yes, our home, Bob Arnold is my home, our home which is just to the west was built in 1938. The house just to the north was built at about the same time. There's a house across the street that was built in the 20's. So, many of these homes are very old, they've been there a long time.

COMMISSIONER DAWSON: But your home certainly didn't have that driveway area and that attached home in the 30's, or that attached garage in the 30's?

MR. ARNOLD: That's probably true. It was this way when we bought it in '75.

COMMISSIONER DAWSON: Okay. No, I'm just thrown because I'm looking at these pictures of these homes and they just don't look like historic homes to me. So, this term historic home is throwing me, that's all. I was just trying to clarify. The 30's would certainly be a historic home, these certainly looked more like 1960's or 1970's homes to me. They don't look what I would classify as historic.

MR. ARNOLD: If I could qualify one thing? On our property, that's a garage that goes back close to the property line, for whatever that's worth.

COMMISSIONER DAWSON: Sure.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER DAWSON: So, I really don't know what specific questions I have. I'm really, I think like many people, struggling. I see the character of the immediately adjoining properties being affected by this. But I can also see where the Arnold's home, the water problem is largely caused by their own impervious surface issues, not necessarily the home behind them. While I sympathize with the flooding issue, you know, I struggle with how much building went up around this property and now this property is going to be penalized for the building that went all around which added continually to the problem.

The flip side to that is I'm also not necessarily torn by the argument that we're going to build, we need to build \$2 million homes here because if it's a \$650,000 home and you could have put \$350,000 into it to make it work, the math to me says that's a million-dollar home. So, if someone is willing to buy a million-dollar home in a 75-foot lot, why wouldn't they be willing to buy a \$650,000 home and put \$350,000 into it and live in a million-dollar house in a great lot? So, that argument doesn't work with me either.

So, I'm really very torn on what to do here. So, I'd like to I guess listen to whatever everyone else has to say.

COMMISSIONER SIGALOS: Can I ask one further question?

CHAIRMAN LORENZINI: Sure, go ahead.

COMMISSIONER SIGALOS: Sam, the stormwater inlet that the Petitioner is proposing, that's not a requirement of the Village, is that correct?

MR. HUBBARD: I would have to defer to our Engineering Department. I don't know if the representative from the engineering, who did the work on the engineering --

CHAIRMAN LORENZINI: Come back up to the microphone please. State your name again.

MR. KING: Michael King with Manhard Consulting. Yes, we did --

CHAIRMAN LORENZINI: Spell that again?

MR. KING: Michael King.

CHAIRMAN LORENZINI: King, K-i-n-g?

MR. KING: K-i-n-g. Yes, we were in constant communication with the Village in how this is developed, the standards in Arlington Heights, I serve my community. I did their own stormwater review. Yes, we are in, right now Mr. Arnold's property, specifically it sheet drains towards his property and now we're introducing a swale. So, all the water that today falls on the southwesterly corner portion of the lot would drain right to Mr. Arnold's property. But in the future, it will be picked up by the swale and drained out to the road. So, we're taking all the stormwater that lands on this property and taking it to the road instead of letting it sheet drain as it does today to the adjoining properties.

COMMISSIONER SIGALOS: So, that's, with that stormwater inlet, that's going to help Mr. Arnold's property?

MR. KING: Correct. Everywhere that's sheet draining off this property currently will be collected by the storm sewer, would be routed directly to the right of way in the Village.

COMMISSIONER SIGALOS: I guess my question originally was is that required by the Village or is that the Petitioner's desire to put that in to help the stormwater situation there?

MR. KING: I can't say if it's a certain requirement but we're doing it for helping the drainage conditions. I think we're not allowed to detrimentally affect the drainage off site, so instead of doing exactly the amount of area that drains off site now compared to the proposed conditions, we're just collecting all the water onsite and delivering it to the right of way in the Village.

COMMISSIONER SIGALOS: But can the Petitioner turn around and say, well, you know what, I'm going to build this swale but I'm not going to put the stormwater inlet in there?

MR. KING: No, we have an engineer's opinion of probably cause that we're tied to for these public improvements. That storm sewer is considered a public improvement of the Village. So, it's tied to the development of this property.

MR. DADAY: So, if it gets approved, assuming it gets approved, it's got to be put in.

MR. KING: It's within the stormwater easement to the Village that the drain is in.

COMMISSIONER SIGALOS: So, again it's got to help with the surrounding

properties.

MR. KING: Correct, and it has to be built with the development of these two lots, yes.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have.

CHAIRMAN LORENZINI: So, stay for a moment, Mr. King. So, can you tell me that the new condition with two houses and less trees but the addition of the swale and the sewer line is going to improve the situation, improve it from what it is today?

MR. KING: Correct.

CHAIRMAN LORENZINI: Okay, thank you. Ms. Wilcox, you may have answered, could you come back up please? You may have answered this, maybe I didn't catch it, but you did address the value of the property we're speaking of, but how in your opinion does it affect the surrounding homes? If any?

MS. WILCOX: You mean the way it is currently?

CHAIRMAN LORENZINI: No, no, by putting up these new homes, two new homes, how is that going to affect the value in your opinion of the surrounding homes?

MS. WILCOX: I think it's going to enhance it.

CHAIRMAN LORENZINI: Why is that?

MS. WILCOX: Because the, well, to go back to your point, putting between 350 to 550 into this older home, it just didn't work for all these people that brought contractors through because you still have an old foundation. You have this garage that was turned into a room that has to be knocked down. So, that was just a preliminary number that they came through. But there were at least five people that did this and I was one of them, you know, by bringing a contractor through to help with some of the information.

But putting in, and who knows, the house, if a person comes through there and they want to build a brand new home, they could build a home for \$1.5 million. I don't know what people are putting into their houses now. New kitchens are costing people, you know, \$160,000. It just depends on how much they put into the home. But I can't see that it could be anything but helpful.

CHAIRMAN LORENZINI: Okay, thank you. So, my opinion is I agree that it's definitely going to change the character, but this development is meeting all the requirements and it's a free market issue. You know, they're meeting code and I don't know if we can't tell people you can't develop land if you meet all the codes. So, that's kind of where I'm sitting.

So, any final questions, deliberations, recommendations?

COMMISSIONER JENSEN: Yes, yes. A question of Sam, and really this relates to another commission so you may not know the answer. But when the Design Commission looks at things in a neighborhood like this that is quite old, how would they approach that as far as you're aware? I mean do they try to get something that is consistent with that particular neighborhood? Or do they, you know, want to have the new homes look more modern and so forth which would change the character definitely? So, maybe you can shed some light on what we would expect from the Design Commission to be the requirements that would be imposed on Mr. Karr.

MR. HUBBARD: Well, I don't know if I want to even make a guess there. You know, I can't answer.

MR. DADAY: Can I comment on that? Because I was actually on the Village Board when the Design Commission was instituted. Part of, one of the reasons was there were a couple of houses up on Highland that basically took up an entire block, and we felt at that

time that there should be some architectural and design input into the nature of what was going in there. There was also another one as I recall, I believe it was on Burr Oak and it was very modern and it clearly was not consistent with the neighborhood.

So, from my experience going back many years, I think the purpose of it was to evaluate what the construction was, the design, the architecture as it related to other properties in the neighborhood. So, I think they do take that into consideration and I think that was their charge.

COMMISSIONER GREEN: Just for the record, the house is on Elm just off of Burr Oak.

MR. DADAY: Is that where it was?

COMMISSIONER JENSEN: Well, it's hard to image that if we left the property just as it is, that that would be great for the neighborhood, character or otherwise. So, clearly, it seems to me there ought to be something that can be done that would be in keeping with the neighborhood that would address a lot of the issues relating to detention as well as landscaping. I would like to, I'm not sure exactly how it works yet but I'd certainly like to see something under landscaping to get a little bit more commitment that some of these landscaping issues would be addressed in terms of the shrubbery even though it is below the two-lot subdivision.

COMMISSIONER WARSKOW: I just have one last comment as it relates to stormwater, and it's more just clarifying generally for people, that not only is there dealing with the stormwater in your property which now that we've discussed it through I see it's going to stay on the property, but it's also going to go into the stormwater system. With less permeable surface, more is going to go into a combined sewer system. Just want to put that in the record.

COMMISSIONER DAWSON: So, what do you see is the ramifications of that? Can you keep going with that line of thought?

COMMISSIONER WARSKOW: It just means as we come across these situations more and more where we're taking away cases where the green is handling it on its own, we're now putting it into a stormwater system that's already overburdened that we're already talking about million-dollar plans to correct.

MR. DADAY: Could I say one thing to that point? To a certain extent, that's not just relating to this particular issue. In many ways, it's a Village-wide problem that the Village is trying to deal with in many areas of the Village.

COMMISSIONER WARSKOW: But developing to the extent that we are on individual properties is adding to the stormwater system.

COMMISSIONER DAWSON: I don't disagree with you but I just don't know how we draw the line with this Petitioner when we've granted so many --

COMMISSIONER WARSKOW: I know but I'm just, I'm trying to get everybody to understand the problem.

COMMISSIONER DAWSON: Absolutely. I see, I absolutely see your argument; I just don't know how we can make this Petitioner pay for what's been going on for years and years and years. Where do we draw that line, right? I think the Village is going to have to come up with a solution.

I struggle here because I live in a historic area, it was designated just recently as a historic area. I bought a home that was an old home intentionally to put a \$300,000 addition on it. I mean that's why this argument just, and my lot is smaller than the lots that, you know, the area that I live in, it's like a luxury you guys have these big lots. I don't have these big

lots. I don't have a problem with it. We love where we live. We don't mind not having these big lots. The majority of Scarsdale that I see are teeny tiny lots that to me, I drive through Scarsdale and go oh, I couldn't live in this neighborhood, they're on top of each other.

So, it seems like there is a very unique strip here that has a few homes that's beautiful and I get that and I sympathize. I really do sympathize, which is why I'm struggling so much because it's just not my, it's throwing me because it's not necessarily my personal experience. Where I'm at in the lot size that would be built here is where I live and I'm very comfortable with it and like it and enjoy the lot size. So, it's hard for me to have that argument.

I'm more concerned with the flooding and I have a hard time getting over the fact that this will help. How can we, if we leave the property as it is, nothing is going to help. This could help. So, you know, I struggle with that. But I do follow the argument that it will significantly impact this neighborhood, and the fact that every surrounding neighbor has shown up here against it, I mean that has to have a lot of sway with me because they are here. How often do we have meetings and people don't come and they're here and they're saying this will impact me.

So, it's just, I'm very torn I have to say.

COMMISSIONER JENSEN: Sam, could I ask, I'd like to ask a couple of questions. So, if we made a recommendation and the Board accepted the recommendation to not allow the subdivision, so whoever bought this would have to basically stay with three lots that are one large lot and so forth. Would the owner of that have to do anything about the water problems at this point? Because clearly there are water issues that Mr. Arnold has been enjoying for decades. So, the question is if we block this, are we leaving things worse off or better off in terms of the water? Let's just start with the water.

MR. HUBBARD: There would be no code requirement that the Village could lean on to make any future homeowner here make any improvements to the existing grading and drainage. It's how it is. When you make a change to a site and it's subdivided and put the new homes on, then you have to make improvements so you have to meet current standards, you have to make sure you're not causing adverse impact on neighboring property owners. But if the site was to remain as is --

COMMISSIONER JENSEN: Well, I guess I'd ask Commissioner --

COMMISSIONER WARSKOW: But you're talking about flooding from one property. There are already two separate --

COMMISSIONER JENSEN: Well, right, I'm going to get to your issue. I'm going to your issue now which I'd like to have you address which is, is the current situation going to leave it better or worse off relative to the water that flows into the storm system?

COMMISSIONER WARSKOW: Right now? There is more green space on this lot to absorb that water so it is not going into the sewer system. Can I do the calculations and tell you, you know, this compared to that, I don't have a degree in that. But I do know that the more green space you need, the less goes into the sewer system.

COMMISSIONER JENSEN: Well, we don't know whether it's material or not or significant really at this point. We don't know if it's fundamentally going to overload the stormwater system.

COMMISSIONER WARSKOW: No. I'm making more of a comment that as we continue to do more and more, we are gradually adding to that problem.

COMMISSIONER JENSEN: But that's not this Petitioner's issue. I mean

he's got to ensure there's a specific place --

COMMISSIONER WARSKOW: I understand that's more of a Village ordinance issue.

COMMISSIONER JENSEN: This is a Village issue of fixing the storm sewer system which shouldn't have been combined, but we can't lay the entire burden of the Village's concerns off on this Petitioner.

COMMISSIONER WARSKOW: No.

COMMISSIONER JENSEN: That's what we seem to be slipping into and that is very bothersome to me.

COMMISSIONER GREEN: Well, I would just like to say I'm not slipping into that. So, the storm problems, my experience as an architect for 40 years is that the storm water runoff issues are created by the homeowners. They put gardens, they put up walls, they plant things, they change the grades on the back of the houses, and they stop the natural flow of water. So, I've dealt with this, I can't even tell you, for decades and it's always the same thing. Somebody has built or raised and planted their garden over here and they cut off the water from here and it becomes water wars in the backyard.

So, I just want to say that these properties are going to meet 100 percent the engineering requirement for their stormwater and it is not going to hurt any other neighbor. Whether you take a little more space away from the ability of water to soak into the ground, okay, there might be a slight argument for that. But it's not going to be significant.

If you really wanted to make a change in Scarsdale, get rid of those sprawling ranch units and put up a two-story because then you have more space for the water to absorb into the ground. So, we're making these arguments and this Petitioner is not here to fix the storm sewer and the combination sewer that's been there for 40 or 50, 60 years in Scarsdale. So, the Village who has an engineering responsibility to fix that water at some point, so if they're looking to collect the dollars to do it, it's going to happen. Neighbors, it will happen some time when the Village comes up with the money. So, it's not this man's problem because there is stormwater.

I don't mean to get hot but I deal with this a lot and it's never what you think it is and you can't hold up somebody from doing the simple subdivision for all the problems that have been created for the past 50 years.

COMMISSIONER DAWSON: Sam, can I ask a question? What's our, do we have a specific criteria here like we do with the special use consideration? There is no specific guiding criteria for us to consider?

MR. HUBBARD: Not for a subdivision.

COMMISSIONER DAWSON: Oh, that's helpful.

MR. DADAY: We're also not asking for any variations.

COMMISSIONER DAWSON: No, I understand. Potentially, you could be later. I'm not, you know, I'm not against the plan. The thing that's stopping me is the neighbors being here expressing their concern over the change in the neighborhood. I mean we've approved many of these subdivisions before and, you know, generally they seem to go fine. But we have neighbors here that are making arguments about changing this specific pocket and preserving this specific unusual pocket. That's the only thing that's throwing me off.

I'm not as concerned about the water because just to Bruce's point --

COMMISSIONER WARSKOW: No, I get that. I only brought it up as a --

COMMISSIONER DAWSON: No, no, no, I'm not looking at --

COMMISSIONER WARSKOW: As a general comment about continued property developments like this. Not laying the burden on this specific property owner, just making a comment to get into the record to be read by Village Trustees and the Staff that this I think is causing a gradual issue.

COMMISSIONER JENSEN: So, hopefully we'd like them to deal with the Village problem, not necessarily force this Petitioner to fix everybody's problem.

COMMISSIONER WARSKOW: Yes.

COMMISSIONER JENSEN: Which is what some may interpret it as.

COMMISSIONER WARSKOW: Okay.

CHAIRMAN LORENZINI: Any other comments, motions, recommendations?

AUDIENCE MEMBER: Can I talk?

CHAIRMAN LORENZINI: I'm sorry, the public comment portion is closed.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-003, a Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

This approval shall be subject to the following conditions:

- 1. The developer shall provide a \$5,040 fee in lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for final plat of subdivision approval.**
- 2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for parks, schools and library, per Chapter 29 of the Municipal Code.**
- 3. A Design Commission application must be submitted for each new home within the subdivision.**
- 4. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.**

COMMISSIONER JENSEN: Can we, before a second, can we add something about the landscaping that we talked about?

COMMISSIONER DAWSON: We have to second, we second it first and then we have comments and questions.

COMMISSIONER JENSEN: Okay, I'll second and then suggest we add something.

COMMISSIONER DAWSON: Okay, now we can discuss.

CHAIRMAN LORENZINI: Commissioner Jensen seconded. Any other comments, additions?

COMMISSIONER DAWSON: What was your comment?

COMMISSIONER JENSEN: Well, the comment is that we had a lot of discussion around the landscaping issues, and it seemed like the Petitioner or at least his representative was amenable to that. So, I'd like to see something written here as a fifth condition which actually at least encourages as far as possible that something could be done to preserve the landscape.

MR. HUBBARD: Yes, you can put a condition in there that, you know, ask the Petitioner to work again with Staff to identify potential areas for additional tree preservation. It's all linked to the design for the grading, too, I mean that's why they're having to take out some of these trees so that they can put the swales in so that it does improve the drainage. But we can reevaluate that.

COMMISSIONER JENSEN: Well, I think I'd like to see that added.

CHAIRMAN LORENZINI: Okay, Sam, you can work on something like --

MR. DADAY: Well, we'll cooperate with the Village in that respect. But as Sam mentioned, you know, if you leave some of the trees in, maybe the swale has to be redesigned. So, you know, when you take something out or put something in, it affects the engineering of the project. So, we're happy to and we'll cooperate with the Village in terms of preserving trees.

COMMISSIONER GREEN: If possible.

MR. DADAY: If possible. Also, as Mr. Ennes suggested, we will work to replace trees that have been removed.

COMMISSIONER ENNES: That are lost.

MR. DADAY: Yes, as best we can.

COMMISSIONER DAWSON: Isn't that part of the process anyway? I mean as you're going through with plans and designs, wouldn't that be part of Staff's role anyway, Sam?

MR. DADAY: I don't think it is in this instance.

MR. HUBBARD: Yes, there is no requirement for a landscape plan as part of a smaller subdivision like this.

COMMISSIONER DAWSON: You wouldn't require, so you wouldn't have any requirement of planting of new trees or anything of that sort with this?

MR. DADAY: Not replacements.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER DAWSON: We have to amend the motion. There's a motion on the table and it doesn't include that language.

COMMISSIONER JENSEN: I would like to move an amendment to the original motion to add a fifth condition for the landscape. That needs to be seconded.

COMMISSIONER DAWSON: Bruce, it's your motion.

COMMISSIONER GREEN: I don't think that that should be in there. I'll take a consensus and we can vote on that number five.

COMMISSIONER DAWSON: Well, we can vote on your motion and then if it doesn't go past, then Lynn can make a new motion related to the trees.

COMMISSIONER JENSEN: Correct.

DR. HILL: I just have a question. Is it normal for the Board to not listen to public comment after there's been a discussion about facts some of which have been misrepresented and then not listen to the public again? Is that the normal democratic process here?

CHAIRMAN LORENZINI: Sir, the normal process is to have public comments, we did that.

DR. HILL: And we cannot go back on the statements that have been made --

CHAIRMAN LORENZINI: Not at this point, no, sir. Thank you.

COMMISSIONER JENSEN: You could clarify though certainly at the Village Board meeting.

AUDIENCE MEMBER: I beg your pardon, you did say there would be time.

COMMISSIONER JENSEN: He can talk to the Board and make all the points that he wants to make.

CHAIRMAN LORENZINI: I'll mention it at the end of this, thank you.

MR. ARNOLD: We had the impression earlier that you would allow some further discussion. When I tried to ask a question --

CHAIRMAN LORENZINI: Okay, let's go with the motions or amendments.

COMMISSIONER GREEN: Items one through four have been seconded.

COMMISSIONER ENNES: Are we going to vote now?

COMMISSIONER DAWSON: There's a motion on the table. I think we can go ahead and vote. So, this is without the trees.

COMMISSIONER GREEN: This is just as per code and as per ordinances is what this says.

CHAIRMAN LORENZINI: Let's take roll call vote on the recommendations as they currently stand, one through four.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: No.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Can I abstain, Sam?

MR. HUBBARD: Sure.

COMMISSIONER WARSKOW: Thank you.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

MR. HUBBARD: That's it. Five positives, one negative, so the motion passes.

CHAIRMAN LORENZINI: Thank you, Sam. Okay, just a clarification, this is a recommendation to the Board of Trustees. The Board of Trustees has the final approval. If I indicated otherwise than what you understood, the reason we handle things the way we do, we want to hear all your comments, and then hopefully your comments are addressed, the questions you bring up and your comments and concerns are addressed by the questions and clarifications that the Commissioners asked. If we keep leaving the public comment open, this could go on forever.

AUDIENCE MEMBER: But you can't clarify this information?

CHAIRMAN LORENZINI: Anyways, you can always make final comments with the Board of Trustees when it comes before them.

AUDIENCE MEMBER: Even for mis-information?

CHAIRMAN LORENZINI: So, is there a motion to --

COMMISSIONER DAWSON: You can certainly write a letter to the Trustees clarifying anything you felt was mis-communicated before the Trustee vote. If you submit it to the Staff, they will circulate that to the Trustees.

AUDIENCE MEMBER: Thank you.

CHAIRMAN LORENZINI: Okay, thank you for your attendance tonight. Congratulations, you received majority approval on your project. Any time or date, Sam, going before the Board?

MR. HUBBARD: Yes, they were targeting the May 1st Village Board. Yes, the May 1st Village Board meeting for this.

CHAIRMAN LORENZINI: Thank you. Thank you all for attending.

MR. DADAY: Thank you. Thank you for your consideration.

CHAIRMAN LORENZINI: Other business? Anything else, Sam?

MR. HUBBARD: Yes. On the 26th, we will be meeting. We have on the agenda the return of the Aubrey Subdivision on Palatine Road. We also have Heart's Place which is a 16-unit supported living facility on Ocean Road. That's going to be on April 26th. We do have some additional, the Ordinance Review Committee is going to be meeting sometime in April, and the Comprehensive Plan possibly in April.

COMMISSIONER JENSEN: Hey, Sam, a question for you before we adjourn. When we did the text amendments, there was some discussion about a couple of reports we routinely got in the past. One of them was a tracking report. The other one was a monthly report which basically showed us what was happening with the development in the Village. Mr. Enright said that he would check and the director would make a decision. Could you let us know what the director has decided?

MR. HUBBARD: I can. The directors have decided that we are able to provide you with the development tracker spreadsheet that details all the projects that have gone before you and tracks the progress of them when they've been heard and approved and so forth. Relative to the monthly report, that only goes to the Village Board. It does contain sensitive information about projects that are not formally yet been proposed and they're not public, so the decision was to keep that only going to the Village Board.

COMMISSIONER JENSEN: So, even creating an abbreviated version that dealt with business that's already been dealt with? Because I found that the monthly report would show how the Village was developing in picture, word and data. It was very useful in being able to do this job. So, I don't want to see things that have not come before this Commission, but it would be nice to see how the Village is developing because part of what our job is to recommend the direction of the development. So, I don't know if I'd like to at least have it entertained that we got some kind of a redacted or modified version of that monthly report at the very least.

Clearly, I'm ecstatic that we get the tracker because I think we ought to be able to see what business we and Staff have done in terms of the petitions. So, I think we've moved in the right direction, but could you at least explore the possibility of getting an abbreviated version of that monthly report?

COMMISSIONER ENNES: I would second that.

MR. HUBBARD: Thank you, I will certainly pass the message along.

CHAIRMAN LORENZINI: Well, we used to get an e-mail but no paper copies.

COMMISSIONER JENSEN: You don't need to e-mail it, Sam. You can post

it up the website. You don't even need to send them electronically, you don't need to pay for an electronic stamp. Just post it. But at any rate, I can understand that there is sensitive material that has not transpired as of yet. There is no reason we should get that. I understand.

MR. HUBBARD: We will certainly get the development tracker and we will e-mail that to you.

CHAIRMAN LORENZINI: Thank you. Anything else? Motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Adjourned, thank you.

(Whereupon, the above-mentioned petition was adjourned at 9:13 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROBERT LUTZOW, depose and say that I am
a digital court reporter doing business in the State of Illinois; that I reported

verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2017.

NOTARY PUBLIC



Item: 2214 E. Palatine Rd. Subdivision - PC#17-002 - (cont'd from 3/22/17)

Department: Planning & Community Development

The Plan Commission held a public hearing on 3/22/17 to discuss application PC #17-002, which involves the subdivision of single lot into two lots, which property is located along East Palatine Road and contains an existing single family home.

REQUESTED ACTION

1. Preliminary Plat of Subdivision to subdivide one single-family lot into two single-family lots.
2. Rezoning from R-1, One-Family Dwelling District to R-2, One-Family Dwelling District.

VARIATIONS REQUIRED

1. Chapter 29, Section 29-501a – To postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received.
2. Chapter 29, Section 29-501c and d – To postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and new home is built.
3. Chapter 29, Section 29-503a, b, and c – To postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished. The deposits for the sidewalk would be postponed until a building permit for Lot 2 is received.

Recommendation

The Staff Development Committee has reviewed this application and recommends approval of the Preliminary Plat of Subdivision and Rezoning from R-1 to R-2.

Further, the Staff Development Committee recommends denial of the Variations to the Chapter 29 (Subdivision Code) due to the aforementioned reasons.

Said development is conditioned upon the following:

1. Approval of the Final Plat of Subdivision.
2. The existing shed on the proposed Lot 1 shall be moved 3-inches to the south in order to comply with the required 5' rear yard setback, or shall be removed.
3. Land contribution fees for Lot 2 shall be paid for Park, Schools and Library, per Chapter 29 of the Municipal Code.
4. A fee in lieu of detention, in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.
5. The application shall comply with all applicable Federal, State and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Memo 4/20/17
 Staff Report 3/22/17
 PC Minutes 3/22/17
 EOPC - Sidewalk
 EOPC - Water Main
 Final Plat of Subdivision
 Preliminary Engineering
 Preliminary Plat of Subdivision

Type

Board or Commission Report
 Board or Commission Report
 Minutes
 Exhibits
 Exhibits
 Exhibits
 Exhibits
 Exhibits

Memorandum



To: Chairman Lorenzini and Members of the Plan Commission

CC: Randy Recklaus, Village Manager

All Department Heads

From: Sam Hubbard, Development Planner

Date: 4/20/2017

Re: PC #17-002 – 2214 E Palatine Rd (Hogreve Subdivision)

Project Background:

The Plan Commission held a public hearing on 3/22/17 to discuss application PC #17-002, which involves the subdivision of single lot into two lots, which property is located along East Palatine Road and contains an existing single family home.

The proposed lots comply with all zoning requirements relative to lot size and lot width. However, in order to comply with the subdivision code requirements, the petitioner would have to construct an extension of the Village water main located to the north of the property along Lilac Terrace, extending this main to the south of the subject property where it would terminate with a fire hydrant. Additionally, a sidewalk would need to be constructed along the north of Lot 2, and the petitioner would be required to provide a bond and deposit to the Village to ensure that the water main extension and sidewalk were completed within two years of completion of the subdivision.

The petitioner presented to the Plan Commission a scenario where construction of the sidewalk along Lilac Terrace be postponed until a home on Lot 2 was built. The gentleman who has a contract to purchase Lot 2 and construct a home on it was at the hearing and agreed to construct the sidewalk if required. The Plan Commission felt that they may not necessarily want to require construction of the sidewalk, but wanted to know how much it would cost in case it were to be required.

Additionally, the petitioner has asked that construction of the water main along the western edge of his property (from north to south) terminating at the south with a fire hydrant, be postponed until such time in the future as the home on the southern lot (Lot 1) be demolished and a new home with a water service line was proposed in its place. The Plan Commission appeared willing to consider this, but wanted to know how much it would cost the petitioner to do this work.

Finally, the petitioner has proposed that the required public improvement deposit and maintenance deposit for this work would be postponed until such time as 1) the deposit for the sidewalk would be required when a building permit was submitted for Lot 2, and/or 2) the deposit for the water main would be required when the existing home on Lot 1 was demolished and a new home was constructed on the lot.

In order to move forward, the following Variations from Chapter 29 (Subdivision Code) are therefore required:

1. Section 29-501a – To postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received.
2. Section 29-501c and d – To postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and new home is built.
3. Section 29-503a, b, and c – To postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished. The deposits for the sidewalk would be postponed until a building permit for Lot 2 is received.

The petitioner has provided the cost estimates for the sidewalk and water main, and provided an engineering plan that shows the construction of the water main. Additionally, they have revised the Plat document to include a 10' easement along the western property line, which easement would accommodate for the future construction of the water main.

Staff Analysis:

Staff believes that the petitioner should comply with the subdivision ordinance and the aforementioned Variations should not be granted for the following reasons:

1. There is no guarantee that the water main will ever be installed in the future. To tie the future construction of this water main to an uncertain action (removal of existing home on Lot 1) does not provide any assurance that this work will get completed in the future.
2. To postpone construction of the water main will impact the future owner of Lot 2. Construction of the water main will be a disturbance to the landscaping and improvements that are placed within the 10' easement area along the west of both properties. While the proposed homeowner is OK with this risk, any future owner will not likely know about the possibility of a water main (with associated digging and construction) being extended within their side yard.
3. While the private service line will cross the northern property via a private easement, if repairs are needed to this line, it will impact both property owners. Furthermore, if the service line breaks and damages both properties, the owner of Lot 1 will be responsible for the damages. It should be noted that this service line has likely been in the ground for several decades.
4. While a private easement will be created for the existing water line, it is not preferable to allow the private utilities from one lot to cross over another lot.
5. Water quality on the existing line, which is close to 400' long, may be poor due to the being stagnant on such a long run of pipe that serves only one home. Additionally, water pressure could also be poor due to the length of the private service line.

Staff Recommendation:

The Staff Development Committee has reviewed this application and recommends approval of the Preliminary Plat of Subdivision and Rezoning from R-1 to R-2.

Further, the Staff Development Committee recommends denial of the Variations to the Chapter 29 (Subdivision Code) due to the aforementioned reasons.

Said development is conditioned upon the following:

1. APPROVAL OF THE FINAL PLAT OF SUBDIVISION.
2. THE EXISTING SHED ON THE PROPOSED LOT 1 SHALL BE MOVED 3 INCHES TO THE SOUTH IN ORDER TO COMPLY WITH THE REQUIRED 5' REAR YARD SETBACK, OR SHALL BE REMOVED.
3. LAND CONTRIBUTION FEES FOR LOT 2 SHALL BE PAID FOR PARKS, SCHOOLS AND LIBRARY PER CHAPTER 29 OF THE MUNICIPAL CODE.
4. A FEE IN LIEU OF DETENTION, IN THE AMOUNT OF \$9,476 SHALL BE REQUIRED AS PER THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

C: Mike Pagones, Deputy Director of Engineering



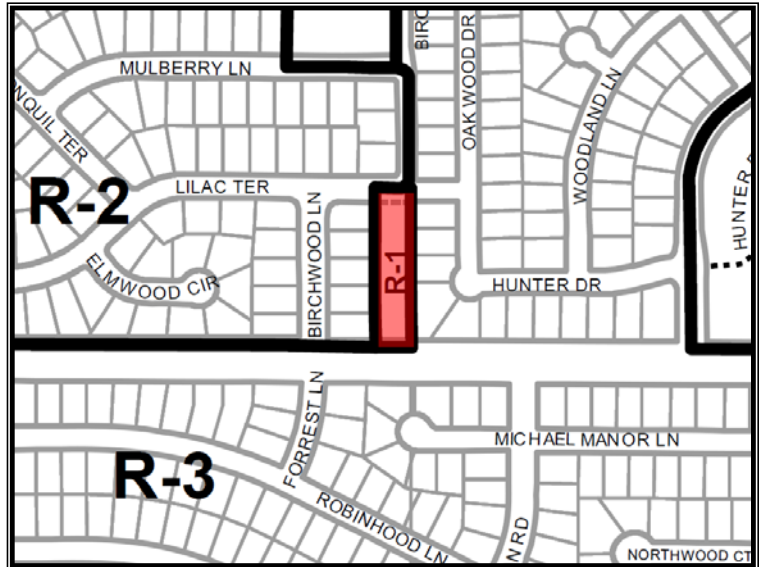
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC# 17-002
Project Title: 2214 E Palatine Subdivision
Address: 2214 E. Palatine Rd.
PIN: 03-16-303-004

To: Plan Commission
Prepared By: Sam Hubbard, Dev. Planner
Meeting Date: March 22, 2017
Date prepared: March 17, 2017

Petitioner: Elroy and Corinne Hograve
Address: 2214 E. Palatine Rd.
 Arlington Heights, IL 60004

Existing Zoning: R-1, One Family Dwelling District



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, One Family Dwelling District	Single-Family Residence	Single Family Detached Estate 2
South	R-3, One Family Dwelling District	Single-Family Residence	Single Family Detached
East	R-3, One Family Dwelling District	Single-Family Residence	Single Family Detached
West	R-2, One Family Dwelling District	Single-Family Residence	Single Family Detached Estate 2

Requested Action:

- 1) Preliminary Plat of Subdivision to subdivide one single-family lot into two single-family lots.
- 2) Rezoning from R-1, One-Family Dwelling District to R-2, One-Family Dwelling District

Variations Required:

None identified.

Project Summary

The subject property is 0.86 (37,556 square feet) acres in area with a frontage of 100 feet along Palatine Road and 100 feet along Lilac Terrace and the lot being 375.60 feet deep. There is an existing one-story single family home with a detached garage on the southern end of the site, with a driveway that provides access to Palatine Road. A current Plat of Survey shows that the existing home has a building footprint of 1,734 square feet and the existing garage has a footprint of 661 square feet. The subject property is currently zoned R-1, One-Family Dwelling District. The properties to the north and west are zoned R-2, One-Family Dwelling District, and the properties to the south and east are zoned R-3, One-Family Dwelling District.

The proposed action, if approved, would allow the Petitioner to divide the parcel into two single family lots. Lot 1 would be located on the south half of the subject property and would have frontage along Palatine Road and Lot 2 would be located on the north half of the subject property and would have frontage along Lilac Terrace. Both lots are proposed to be 100 feet x 187.80 feet (18,700 square feet). As required by the Village's Subdivision Ordinance, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Zoning and Comprehensive Plan

As noted above, the subject property is currently zoned R-1 and exists as an isolated pocket of R-1 zoning within a cluster of R-2 and R-3 zoning districts. The Comprehensive Plan has the subject property classified as "Single Family Detached Estate 2", which is appropriate for the R-2 zoning district. Therefore, the applicant has proposed the rezoning of the subject property from R-1 to R-2, which will conform to the Comprehensive Plan designation for the subject property and will be compatible with the adjacent R-2 zoning district to the north and west.

As part of the preliminary review process, Staff evaluated the relationship of the new lots to the Zoning and Subdivision regulations (see Table 1).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (FT)	Front Yard setback	Side yard setback	Rear yard setback	Exterior side yard setback
Minimum Requirements						
Typical R-2 Lot	Interior	Interior	25 FT (or block average, which in this case is 34 feet as the existing home is the only home with frontage on Palatine Road)	10% of lot width (combined interior setback shall be at least 20 FT)	30 FT	Average or 10% of lot width
	10,000	90 (if lot area is between 15,000 & 20,000 SF)				
Proposed Lot 1	18,780	100	34 FT (existing home)	14 FT and 30 FT (existing home)	114 FT (existing home)	NA
Proposed Lot 2	18,780	100	25 FT or block average (currently vacant)	10 FT (20 FT Total) (Currently vacant)	30 FT (Currently vacant)	NA

As shown in the chart above, the proposed lots are consistent with the Village's Zoning Ordinance since they exceed the minimum lot standards that are outlined in the underlying R-2 district. The surrounding properties are zoned R-2 (west and north) and R-3 (east and south), with minimum lot size requirement of 10,000 square feet and 8,750 square feet respectively. Staff has analyzed the proposed lot sizes relative to the existing lots within the vicinity, and although the proposed lots would be the largest in the vicinity, they conform to the R-2 minimum required lot size standards and are more compatible than the existing 37,556 square foot lot size.

The proposed subdivision complies with all applicable bulk standards that are outlined in the Village's Zoning Ordinance, with the exception of an existing shed in the rear of the proposed Lot 1. According to Code, an accessory structure must be no less than 5' setback from a rear property line, and the location of proposed rear lot line will mean that the existing accessory structure will be setback only 4.8' from the rear property line. Staff has informed the petitioner of this potential non-conformity, and the petitioner has stated that the shed does not sit on any foundation and can be easily moved or removed. A condition of approval should be added to address this situation.

Building, Site, and Landscape

At this time, the petitioner is only proposing to subdivide the property and has not proposed any alteration to the existing grade or the demolition of the existing home on the southern end of the property. However, staff is aware that the petitioner has a contract to sell the northern lot (Lot 2) to an entity that would like to construct a single-family home on that property. A Design Commission application will be required prior to issuance of a building permit for any home on the proposed Lot 2. Furthermore, if and when a buyer is located for the southern lot, a Design Commission application will also be required to rebuild any structure on the southern lot (Lot 1).

While the requirement for tree preservation is only applicable to subdivisions of three or more lots, the petitioner is encouraged to retain as many existing trees on-site as possible. There are several mature evergreen trees along the eastern property line and the petitioner shall only remove those trees if they are located within the subject property boundary. The petitioner is encouraged to save these trees if possible.

Onsite detention is not required for a small two lot single-family subdivision and therefore a fee-in-lieu of onsite detention is required. A condition of approval will be added to require this fee, however, the petitioner must verify that the Palatine Road ROW has been dedicated along the southern frontage of the subject property, which will allow the Engineering Department to finalize their calculations for the fee-in-lieu of detention. In addition, there are several unresolved issues with the required infrastructure and these have been detailed below in the Infrastructure and Plat of Subdivision section.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development a formal traffic study by a certified Traffic Engineer is not required.

Infrastructure and Plat of Subdivision

When a new subdivision has been proposed, the developer is required to update the existing infrastructure in order to serve lots within the proposed subdivision. The specific infrastructure upgrades needed to accommodate a new subdivision can vary widely from new roads and sidewalks, to extensions of water mains and new sanitary sewer mains, or new detention facilities. For subdivisions in locations where all existing code required infrastructure is present, the subdivider may not have any public infrastructure obligations.

Relative to the present proposal, there is an existing 8" public sanitary sewer main that runs north to south on the subject property along the east side of the site. Connections to the Village's sanitary sewer system can be made from this line, and per the request of the Village, a 15' Public Utility Easement for this existing line has been proposed as part of this subdivision process.

Relative to water service, the existing home at 2214 E. Palatine Road has a service line that runs north from the home and connects to the water main along Lilac Terrace. All subdivisions are required to extend public improvements to service each subdivided lot as part of the subdivision process, and when the existing lot is divided into two, the southern lot (Lot 1), their water service line will no longer have direct access to the water main along Lilac Terrace and the existing line will be located under a separate lot (Lot 2) prior to connecting to the water main. Therefore, it is required that the water main be extended to serve the southern lot (Lot 1). The petitioner is aware that this is a requirement by the Village but has not yet prepared an engineering plan that shows how this public water main will be extended. This has implications on the Preliminary Plat document as all public water mains on private property must be located within a public utility easement, and the location of the future water main has not yet been designed, and therefore the easement for this main is not yet included on the preliminary plat.

Furthermore, the proposed subdivision will trigger the construction of a sidewalk along the southern side of Lilac Terrace abutting the proposed Lot 2. Similarly, engineering plans showing the construction of this sidewalk are required as part of the subdivision process, and engineering plans have not yet been received. This sidewalk should be designed and shown on the engineering plans, and it is noted that any building permit to construct a home on Lot 2 will trigger the construction of this sidewalk.

It should also be noted that the petitioner has requested to delay the requirement to provide engineering plans showing the construction of the sidewalk and water main, as well as the actual construction of the extended water main and sidewalk, until such time as a new home is proposed for Lot 1. Staff does not support this request. Public improvements are part of the subdivision process and preliminary engineering plans showing their construction shall be required prior to Preliminary Plat of Subdivision approval. The actual construction of said public improvements is not triggered until a permit to develop one of the subdivided lots has been received,

be it a permit for Lot 1 or Lot 2. To allow a new home to be constructed on Lot 2, but then to defer the construction of the water main until such time as Lot 1 is redeveloped, means that Lot 2 will experience a significant disturbance on their property (digging, removal of fences, removal of landscaping, etc.) at some point in the future to accommodate the water main construction. Any permit issued to allow new construction on either Lot 1 or Lot 2 should require the installation of all required public improvements. Staff has recommended a continuance to allow the petitioner additional time to prepare the required engineering plans and revise the plat to show any easements as may be necessary.

Finally, the petitioner has also asked that, even if the water main is extended along the western edge of the subject property, the existing home be allowed to continue to use the existing service line connections to the water main and sanitary sewer main and that a new connection to the new water main and existing sanitary sewer main only be required when the southern lot (Lot 1) is redeveloped. Staff believes that the existing water service line should be properly abandoned during construction of the new main and home on Lot 2, and therefore does not support this request. As stated above, the building permit for any construction of a new home on Lot 2 must also involve the construction of the water main and other public improvements, and the subdivider must provide bonds and deposits to guarantee this work. A continuance will allow the petitioner additional time to determine how much it will cost for the existing home at 2214 E. Palatine Road to connect to the extended water main and existing sanitary sewer.

Recommendation

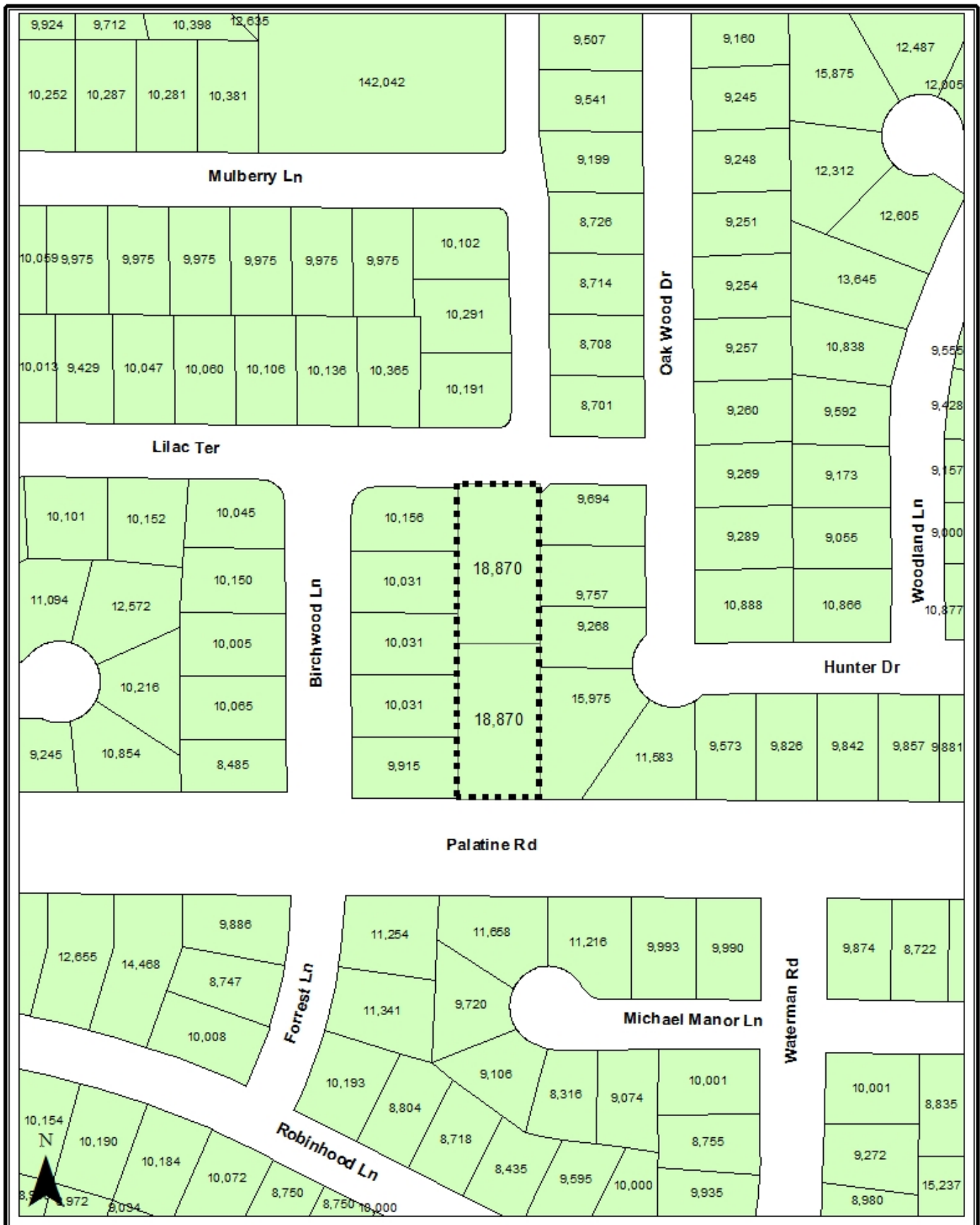
The Staff Development Committee has reviewed the proposed Preliminary Plat of Subdivision request and request to rezone the property from R-1 to R-2, and recommends a continuance to allow the petitioner additional time to prepare the required engineering plans and revise the Plat of Subdivision accordingly.

March 17, 2017

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit II - Lot Sizes in Vicinity



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PLAN

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

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION – PC#17-002
PRELIMINARY PLAT OF SUBDIVISION, REZONING FROM R-1 to R-2

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of March, 2017 at the hour of 7:44 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: The next item on the agenda is 2214 East Palatine Road Subdivision, PC#17-002. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. LAUBENSTEIN: The Petitioner is present.

CHAIRMAN LORENZINI: Anybody who's going to testify, would you please come forward and I'll swear you in. It's just you?

MR. LAUBENSTEIN: This evening we're just here for a preliminary presentation. It will just be me. My name is Richard Laubenstein from the firm of DiMonte & Lizak, I'm the attorney for the Petitioners. Present today is Elroy Hogreve one of the Petitioners. His wife Corinne is not here tonight.

CHAIRMAN LORENZINI: Could you spell your last name please?

MR. LAUBENSTEIN: L-a-u-b-e-n-s-t-e-i-n.

CHAIRMAN LORENZINI: Thank you. If you'd raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you present your project?

MR. LAUBENSTEIN: This evening, we're here for a preliminary review of the Hogreve Subdivision, not a very big one, it's intended to be a division of what is presently a one-home lot and dividing it into two separate lots.

To give you an idea of where we're located in the Village, this is off of Palatine Road, northwest, excuse me, northeast side of the town. The lot right now is a rather unique shaped one in the area, it's rather shoe box-shaped as you can see. I highlighted the area where the existing residence is located. It's located to the south end of the lot and fronts off of Palatine Road. The lot is 100 feet wide and extends all the way to the north to Lilac Road.

The home was constructed in 1955, it actually predates the Village before this area was annexed into Arlington Heights. The Hogreves set down roots, long, large and deep. Part of the family farm, so the Petitioner was born there, his son was born there, his father owned the farmland before the rest of the Village and subdivisions went up around it.

The existing home is a one-story ranch, three-bedroom, two-bath, it does have a basement, built back in the days when they built homes to last, real brick construction, real plaster on the interior. Looking at it from the neighbors to the west, all of the neighbors on the west side of the home are either two-story or split-level houses. The houses which are to the west are in the R-2 Single-Family Zoning area; same thing with the houses directly opposite to the north on Lilac. Everything on the east side and across Palatine Road is zoned R-3 which is also single-family residence.

As you can see, this is one of the largest lots in the area. Even after the proposed dotted line goes in down the middle, the lots will still be two of the largest lots in the surrounding area. As part of the petition for subdivision, we want to make the lots consistent with the adjoining neighborhood. So, part of the petition includes a request to switch from what it is presently zoned R-1, the estate kind of houses, make it R-2 so it's consistent with the homes that are bordering on the west-hand side.

The home is currently serviced with fire protection by a hydrant that's

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located on Birchwood Lane, so that's to the west of the property. The houses on the west side of Birchwood are mixed; some are split-level, some are two-story, some are ranch, most of all which have attached garages. The house on the site that belongs to the Hogreves presently is served by a detached two-car garage.

This is a view from the backyard of the existing residence. You can see part of the garage, so we're looking to the east. All of the homes to the east of the Hogreve residence directly adjoining it are all two-story single-family homes with attached garages.

The back portion as you can see is vacant. It could have been used at one time for a very nice extensive garden. Right now, it's a very nice and extensive rolling lawn. Further houses then and the vacant or north half of the lot, existing trees and shrubs, none of which we have intentions of removing, there is no requirement right now. The subdivision is small enough there is nothing here that requires preservation of the trees. It's a small enough subdivision, there is nothing that is going to require a detention pond like in the previous petition that you heard. We will be providing calculations for the water runoff and water retention and pay the appropriate fees accordingly for the two lots.

What we intend to do is divide the lot into two equal-sized properties that will each have 100-foot frontage. The existing house that we'll call Lot 1 fronts on Palatine, it's a 100 feet wide. Lot 2 will front on Lilac, also a 100 feet wide. In the dotted lines, you'll see there is a proposed home that might be going up. The purchaser of Lot 2 or I should say the intended purchaser, we have a contract pending getting the subdivision put through, that shows you generally where the footprint will be for the new home. They have been very cooperative with us with regard to helping us get these items put together. So, all told, the existing lot is a little bit shy of 38,000 square feet. We're going to divide it in half, 100-foot frontage, 187.5 feet deep for each of the lots.

At present, the existing house is serviced by a sewer line. There is an eight-inch water waste line that runs up the east side of the lot to which we are connected. There is also a water supply line that runs up the east side of the lot and connects at the north on Lilac. The little blue flags there that you can see in the photos, we had JULIE come out, so they've staked their mark. That's where the existing water supply and waste lines that are hooked up to the Village are located. Same view, it just runs up the full length of what we're calling the backyard or what will be Lot 2.

There's easements that run on the neighbor's property to the east. So, you'll see that there are some existing boxes, all of the utilities that service the subdivision to the east are buried underground. There is a public utility easement which runs all the way north and south on their property. As part of the proposed subdivision, we're going to mirror that, put in a 15-foot easement on our side of the property running concurrently with that for use for, that covers the electric cable and so on and so forth.

So, all the way up the east side of our property on both Lots 1 and 2, there would be a public easement. We are proposing also, since there is existing water service and waste service that runs up, a private easement so that Lot 1 can continue to have its water supply and waste. The intended purchaser of Lot 2 is in agreement with this, I've been talking with their attorney. I just spoke with the buyer today, they're in agreement with keeping that private easement so the existing water lines can remain.

On the west side of the property, the subdivision directly west of our property is serviced by aboveground wires. So, there is an easement running along the back all

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the way from north and south on the west side for public utilities. We propose again putting in a mirror, a 15-foot, excuse me, 10-foot easement on that side for public utilities.

There is a sidewalk that runs down Birchwood Lane, that's the street that's directly to the west or on the left side of this drawing. It runs all the way from Palatine Road back to Lilac, and it dead ends or the sidewalk stops right at that corner. So, from the northeast side of where Lilac and Birchwood intersect all the way over continuing to the right past the existing lot which is labeled Lot 6 for the other homeowner and our property, there is at present no sidewalk on our side of the street.

This is an illustration. This is from that southwest corner on Birchwood. You can see where the sidewalk terminates. No sidewalk at all along that whole side. That's the neighbor's property and driveway. This is the Hogreve property, and you can see the sidewalk does not pick up until you get to what had been Lilac. That part of the street was no longer dedicated for road purposes; instead the Village put through a sidewalk which connects going farther north but does not connect at all with the Hogreve property.

The Village requirements that you have for when we're putting in a subdivision does require engineering and some work to be done with regard to what would be a sidewalk on the north end along Lilac. The Village Staff has also expressed concerns about a water main for use to connect to the existing house. The Engineering Department has suggested the installation of a new water main running the entire length from the northwest side of the property up to the front end of the property.

It's our position, we're kind of in a catch-22 situation here. As a matter of fact, we were joking with the buyer and with some of the other folks who were here earlier today, if Elroy's dad had the foresight in 1955 to have made two separate legal descriptions, we wouldn't be here tonight. It's not unusual in some parts of Arlington Heights to have a home that's on one property, and if you go up and down and drive up Arlington Heights Road or Euclid, you'll often find the garage is on another property, two pins. There's at least one house that I'm aware of on Euclid that sits on three separate legals, three separate pins.

If this had two separate legals to start, we could sell the existing home as is. No new water main, no new improvements. It's a legal nonconforming, preexisting home. Matter of fact, if we weren't doing the subdivision at all, if I just was selling or my client was just selling the existing property, there would be no need for a sidewalk, there would be no need for a new water main. It's an existing nonconforming property.

Likewise, if there had been two legal descriptions all along, whoever would be buying the vacant property, it's just like buying any other vacant lot in Arlington Heights. As part of any plan for construction of improvements, they'd have to submit not only the building plans for the home, but they'd have to submit the engineering for the sidewalk, any public improvements that the Village would require, and ultimately have to pay for the construction of the sidewalk as part of getting their permit for construction.

Now, we had talked with the various members, representatives from the Village about the possibility of continuing that private easement. In fact, if you see the comments from the Staff Development, you'll notice this has been something that the Hogreve family has been considering for several years. Back in 2015, they sent out an initial feeler. There's attached to the Staff Development meeting minutes from 2015 about this very thing, making the division. I know at that point, they had not gotten a formal plat of subdivision submitted but I think it's important to note at that time, just two years ago, the Staff didn't express

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any concerns or reservations at that time vis-a-vis a sidewalk or a water main.

The owner, or I should say the potential owner of Lot 2, here again we've got a kind of chicken-and-egg situation. They are more than willing to do the engineering for the sidewalk, they're more than willing to pay for it. They are willing to extend the private easement so Lot 1 can still be serviced with water and with its waste line. They, however, don't want to pay at this point for an engineer, and I can't blame them, because without at least getting what we're looking for today, a feeling and an opinion from the Board about how you think we should best proceed, if it looks like this subdivision is going to go through, all of the various purchasers, the potential purchaser of Lot 1, of the vacant Lot 2, and my seller again will coordinate efforts, see if we can hire one engineer rather than reinventing the wheel three times, split and share the costs.

What we would like to do, however, the Village does have provisions that a subdivision can go in with preexisting non-conformities. In other words, it is not unheard of in the Village to approve a plat of subdivision that doesn't have all the engineering, or doesn't have all of the improvements put in place. The only caveat is the ordinance that's adopted by the Village Board needs to specifically spell that out, to put in that this is approved with these preexisting conditions and what needs to be done to move them along.

I know each of you have this on your small screens. I don't know if you can see offhand what's up on the large screen. But we are proposing to put the easement in place as the Village Staff requests on the plat of subdivision to run a spot along the west line, a public utility easement clearly marked for future use for the new water main in the event someone comes along and wants to redevelop Lot 1 in the future. We understand if you're going to put in a larger home, a two-story home that's consistent with the rest of the neighborhood, obviously then everything about being a legal nonconforming goes out the door. They would need to have the water main, they would need to have those things put in place at that time.

One of the problems that we have, however, with not only doing the engineering but putting in a water main, paying for that as part of this subdivision, Elroy and his wife Corinne are getting up in years. That's, I think, a polite way of putting it. They had lived in this house up until just a few years ago. The current home right now is sitting vacant. They're still residents of Arlington Heights, they've moved in to Luther Village, so they're still here and in town. But capital-wise, right now we're land rich and cash poor as far as putting in any of those improvements at this time.

The potential purchaser of Lot 2 is willing to allow the private easement to continue to run so that the house can be serviced by the existing water line. That is also the same location where a public utility easement would be put in place and there is the existing eight-inch sewer line for waste. So, we have no problems with waste and we have a house that's perfectly fine and situated to receive water using the existing line.

So, at the time, if Lot 1 is developed in the future and the existing home is taken down, we would be able to recapture at that time, that person would not be allowed to do any new construction without putting in the water main, doing the engineering, and providing for such expenses at that time. It becomes a bit cost prohibitive as I think you might realize, this house has a unique situation in all of the surrounding homes. For quite some distance, this is the only one that has access to a driveway in and out located on the very busy Palatine Road. Everybody is on a residential street. Although the lot is large, because of that drawback with the existing driveway and no other road access out, it limits the potential buyers or pool of buyers for

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this property. It also places corresponding limitations on whether or not anyone in the future would put a two-story or a larger house up given those constraints.

So, there's price points involved in what we can sell the property with that if we had to do not only the engineering but ultimately provide for putting in the water main, it would keep that house sitting vacant, keep it from being occupied or returned to being a useful, productive piece of property in Arlington Heights.

So, what we're seeking here is approval of a subdivision. We would put in place the easements that the Village can anticipate would be needed in the future. The Village wouldn't be left holding the bag for putting in the sidewalk. The buyer of the vacant lot knows full well they're not going to get their permit unless the engineering is done and the sidewalk is taken care of. Leaving the engineering off for right now with regard to the sidewalk really would not be inconsistent with how this particular area of the Village looks. As I've pointed out, if we put in that sidewalk, or if we provided engineering now for the sidewalk, you'd have a sidewalk that attaches to nothing. None of the other houses on that side of the street attach to it, it doesn't connect to the existing sidewalk the Village put in on the vacated portion of Lilac.

So, it really would not change or alter the appearance of the property or the value of the neighboring properties. Likewise, allowing the continuing nonconforming building to be returned to being occupied can do nothing but help drive up the neighboring property values. Everybody knows if you've got vacant houses that sit vacant for too long, they become a nuisance. They attract pests, rodents, they in some neighborhoods attract wrong elements. If the existing nonconforming home is allowed to be sold, it would be occupied, it would be returned to productive use.

The new home that goes up on Lot 2, likewise, would generate new income for the Village. This is a small enough subdivision. We don't need a street study, there's not going to be any major impact. We don't need water retention, again it's not going to have any major impact on the surrounding homes.

So, at this point, what we really want to do and one of the main reasons why the potential buyer is here, we welcome your comments. We're willing to work with you. We would like to make this go through. We would be happy to work with the Village to do whatever reasonably can be done, coordinating the efforts between three parties on our side in essence, the seller and two potential buyers, and taking the Village and the Village's concerns into consideration.

We would also then like, after we hear your input and suggestions, that this matter be continued so that we can prepare whatever changes need to be done to the plat or other items. I'd suggest that if this be continued, it go to, I believe you're meeting at the end of April, it's on the 26th, that would give us adequate time to put our heads together with the other attorneys, locate the appropriate people and make the changes to the plan. Thank you.

CHAIRMAN LORENZINI: Thank you. Sam, did I ask you if the public notices were sent out properly?

MR. HUBBARD: Yes, you did. They were.

CHAIRMAN LORENZINI: Okay, would you give the Staff report please?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: You may be seated for now.

MR. LAUBENSTEIN: Thank you.

MR. HUBBARD: Thank you, Chairman Lorenzini. As you've heard, the

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subject property is located at 2214 East Palatine Road. Here in the Village, it's currently zoned R-1. The Petitioner is requesting to subdivide the lot in half, with one lot on the southern half of the property which would contain the existing house, the other lot being on the northern half of the property which would be a vacant land. The Applicant does have a buyer lined up for that northern property to build a single-family home.

The Comprehensive Plan does have this property classified as Single-Family Detached Estate 2, which is a classification appropriate for the R-2 Zoning District. So, at the request of the Village, the Applicant has agreed to rezone the property into the R-2 Zoning District. The difference between the R-1 and the R-2 is very subtle. Both are single-family districts, only allow single-family homes. The R-1 allows a slightly, requires a slightly larger lot than the R-2. The setbacks in the R-1 are slightly bigger, you can cover a little bit less of the property in the R-1. The R-2 allows a slightly more intense use of the land although still very tame, you know, a 25-foot required setback, 15,000 minimum square-foot lot.

So, Staff is supportive of the rezoning here. It's compatible with the Comprehensive Plan and it would bring the property in line with the zoning districts that are adjacent. So, you can see here the aerial, and all of the properties on the west side are in the R-2 District already so it would be compatible with those existing zoning classifications.

Here you can see the proposed subdivision. The lots would be approximately 18,000 square feet in size, so they do conform to the minimum lot size of 15,000 square feet in the R-2 District. The setbacks and bulk requirements for the existing home on the proposed Lot 2 to the south do comply. There would be no variations necessary on that lot. I'm sorry, that would be proposed Lot 1 to the south. The proposed Lot 2 to the north would conform to all setback requirements, the house that they're proposing to build there would also conform to all zoning requirements.

There is a small exception. There is an existing shed on Lot 1. It's required to be five feet from the rear lot line. The way these lot lines are organized, it's just slightly less than five feet. So, the Petitioner is aware of this. It's not a shed on foundations, it could simply be removed or moved if necessary.

So, there are some unresolved issues as you've heard. The subdivision process in Arlington Heights triggers compliance with certain code requirements. In this instance, one of these requirements is that a sidewalk is required along the frontage of Lilac Lane which is on Lot 2, the northern lot. Additionally, the subdivision code requires the extension of certain underground utilities within the subdivision so that every lot within the proposed subdivision is serviced by our utilities relative to water, storm sewer, sanitary sewer.

In the case of this subdivision, in order to conform to that code requirement, the water main needs to be extended to serve that southern lot, proposed Lot 1, so that it would terminate on the southern side of that lot along Palatine Road. At that point where it terminates, a hydrant would be required per our code requirements. These are requirements for any subdivision in the Village. All utilities are required to be extended to the farthest property line within lots that front along a right of way, and any water main has to terminate with a hydrant.

So, in order to comply with these regulations, we have asked the Petitioner to prepare preliminary engineering plans showing how this water main could be extended. Our most logical, based on our engineering analysis, the most logical location would be to extend it as you've heard from the northern property along the western property line all the way south to the southern boundary of the property along Palatine Road. Additionally, these

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preliminary engineering plans should also show the extension of the sidewalk and then the hydrant at the terminus of the water main.

We have yet to receive those plans, so you know, we're not sure exactly how this infrastructure will be added. This does have implications on the plat of subdivision, so any public utility has to be placed within a public utility easement. Without seeing where this public utility and water main would be placed, we don't know exactly where the easement would run. We know where we think it could but we're asking for the Petitioner to show us where they're proposing to add it so that we can make sure the plat addresses the proper easement.

Additionally, there were some setbacks that were shown on the preliminary plat of subdivision that weren't quite correct and we have made the Petitioner aware of that and they are willing to adjust the preliminary plat to show the correct setbacks. Then there was an issue on the Palatine Road dedication. According to documents provided by the Petitioner, they have stated that a portion of the property was at some point dedicated to become part of the Palatine Road right of way. We have asked for a document number that shows that dedication but we have not yet seen that. That has some implications on the required detention; the larger the lot, the more detention required, the more the fee in lieu of detention will be required. So, we're just asking for further details so that we can understand exactly, you know, when the Palatine Road dedication went through. We want to make sure that it actually did and that, you know, there's no issues in that regard.

So, there are some issues as you've heard, and we're asking or we're recommending continuance of this application to allow the Applicant to provide some of the information that we need in order to make sure that the plat of subdivision has all the correct information and that that utility infrastructure will be provided.

CHAIRMAN LORENZINI: Thank you, Sam. Do I have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you, Sam. Okay, let's go to the questions from the Commissioners. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Yes. Maybe you could help us a little bit here, Sam, or the Petitioner. What are we talking about as the cost of doing the engineering and extending all the water requirements and so forth? Can you give us a ballpark idea of what we're talking about?

MR. HUBBARD: We asked the Petitioner to have their engineer prepare that number, and because it hasn't been designed, we don't know exactly how much it's going to cost. So, that's one of the items that our Engineering Department has asked is for an estimate on the total cost of what this would be.

COMMISSIONER JENSEN: Maybe I can then ask the Petitioner. If you're not able to do this in two phases which is what you'd like to do, it sounds like you want to be compliant when it's all said and done but you'd like to do it in two phases?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER JENSEN: If you're not able to do that, if the Village

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doesn't give you that approval, is that going to impact on the sale of the first lot?

MR. LAUBENSTEIN: Well, we can't sell one lot unless the subdivision is put through. So, if we have to get the engineering put together, what we anticipate doing, I spoke with the other attorney, Neil Kaiser, and I spoke with his client tonight, rather than have the buyer of the existing house hire an engineer to put in engineering costs on the front for the water line and having the buyer of Lot 2 get a separate engineer that's going to work on the sidewalk and presumably they're going to need water hookup from the main on Lilac, we're going to see if we can get everybody to agree to get one engineer, save a little bit of money cost-wise to do at least the engineering work so that you will have the engineering ready for these items.

We are set right now at this point to show on the plats where the easement would be consistent with what the Board, excuse me, what the Staff comments were to provide that easement up along the west side so that there is an easement in place for the water line. I do want to point out just one thing that again but for the fact that there isn't an existing dotted line down the middle of this lot, what the Staff is recommending is the installation of a water main which by definition serves more than one house, but a water main that will only wind up serving one house, one house that has an existing supply line and the supply line does run to an existing water main on Lilac. The only difference is we need a private easement once those lots are divided up.

Again, the same thing, we've got an existing fire plug within 200 or 250 feet of the house. But if we run up a water main to serve one house, we'd be putting in one new fire hydrant again to serve one house. We're hoping that since there are mechanisms in place where the Village can, by ordinance, allow a subdivision that doesn't comply with other parts of the ordinance, we're hoping that that would be allowed so that the existing water line and existing waste line would go without the need of anything further.

COMMISSIONER JENSEN: Let me make sure I understand. You're willing to do, or you would consider doing the engineering for what all that needs to be done. The issue is whether you have to go ahead and completely execute?

MR. LAUBENSTEIN: Correct.

COMMISSIONER JENSEN: That is what you're saying you'd like to do in phases.

MR. LAUBENSTEIN: Correct. The Staff had recommended not only that the approval of the subdivision require the engineering, but that the existing house which is currently served by a line be disconnected from the existing service, and not only a new main have engineering provide it but have that main installed as part of the approval and the house hooked up to this new line. Those are all costs that are going to impact whether or not we can even sell Lot 1 and things that we're asking the Board to consider at this time.

COMMISSIONER JENSEN: I guess I would come back and ask, Sam, is there any precedent or other situations where people have done this where they've done the engineering but they haven't actually gone ahead and done all the actual construction that needs to be done? Or is that something that we wouldn't see in this Village?

MR. HUBBARD: Yes, I mean typically that's not how we install our subdivisions.

COMMISSIONER JENSEN: Would the Village rather have that remain as vacant as it is now or have a, you know, a vacant house that no one would buy on Palatine Road into perpetuity rather than trying to make some allowance? I guess the question I'd have,

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because I think the Petitioner has made a pretty good case, this is going to be a difficult piece of property to sell under any circumstance given the way you have to enter and exit the property. You're loading on a number of additional costs that they have to take on to actually be able to put it on the market. So, it seems like that's, I can see that as an onerous burden on a piece of property that's going to be hard to sell which means that the Village may end up with this thing staying as it is. It could even be a vacant house that is vacant for a very long period of time.

So, that would be of concern to me and I guess I just need to hear more of what the other Commissioners have to say. At this point, I don't have anything further.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Sam, I have a couple of questions so I can understand better what we're talking about with the sidewalk and fire lane. Can you go back to the aerial or to the survey? So, the way I understand it right now, on the east side of the lot there is a utility easement. The easements come in along the west lot line on an easement that serves the existing home?

MR. HUBBARD: The current service lines, according to the Petitioner come down like this.

COMMISSIONER ENNES: That's the east side?

MR. HUBBARD: That's the east side, yes, it serves the home. Again, we don't have, we're just going by what the Petitioner is saying. We don't have any plans that show that.

COMMISSIONER ENNES: Okay, so we have all the utilities coming in there including water for a fire hydrant?

MR. HUBBARD: No, it's just the water, it's like a domestic water service line.

COMMISSIONER ENNES: Okay, and so where is the current fire service, the current fire hydrant?

MR. HUBBARD: Fire hydrant? There are a few fire hydrants. You can see there the red dots, I'm trying to get, here we go. This is one fire hydrant up here, there is one fire hydrant down there, and there is one over here.

COMMISSIONER ENNES: So, there's a number of hydrants in the area. However, if we approve this subdivision and we don't require another hydrant, if there was a fire on the home on Lot 1, would they have to come through Lot 2, across this person's property or around the corner?

MR. HUBBARD: I think the most, yes, the most logical location would be here.

COMMISSIONER ENNES: And wrap it around the corner.

MR. HUBBARD: And wrap it around.

COMMISSIONER ENNES: Okay, and down Palatine. That's all, I would imagine that lot has a rather tall privacy fence shielding it from Palatine Road, the southernmost lot. There is no sidewalk along there now?

MR. HUBBARD: There is sidewalk along Palatine.
It's --

COMMISSIONER ENNES: Okay. So, why would we want to add a fire hydrant then to the southeast corner of the lot when there is one right around the corner that could service?

MR. HUBBARD: So, the rationale being twofold. One would be to increase

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the fire safety here, so a fire hydrant will be closer and a fire will be easier to fight at this location.

COMMISSIONER ENNES: It's just two houses away, the current fire hydrant.

MR. LAUBENSTEIN: If I might add to that, you had asked if there was a privacy screen. One of the slides that I had, the third or fourth slide in that shows the west view along the existing road, there are no privacy fences here. You have to get closer to, is it Schoenbeck or what's the, farther to the east there is a whole bunch of privacy fences that run along Palatine Road. Here on the west side, the existing house, it's wide open. There's no fences and no obstruction between that and the existing hydrant.

CHAIRMAN LORENZINI: Excuse me, Terry, let me ask a quick question here while he's got this up. What's the red line for? The red lines?

MR. HUBBARD: The red lines are the storm sewers.

CHAIRMAN LORENZINI: I thought it was the hydrant. What's the water line?

MR. HUBBARD: The water line is blue and orange is sanitary. So, the other reason and perhaps the main reason why a hydrant would be needed down there is to flush the line. This line doesn't loop, there is no continual flow, it would only service this house and eventually the hydrant and the line would need to be flushed in order to maintain the water quality.

COMMISSIONER ENNES: The Petitioner's representative indicated that this property is the only property in the area that exits on to Palatine Road. Is that correct to your understanding?

MR. HUBBARD: On the frontage.

COMMISSIONER ENNES: I thought there were some other properties that access the frontage road on Palatine?

MR. HUBBARD: Along the frontage here between Birchwood and to the east, this would be the only property that fronts, that has direct access onto Palatine Road.

COMMISSIONER ENNES: Let me ask you a question. With any future development or changes to Palatine Road, what kind of a problem would it create if this is the one home that accesses on to that? Would that limit future development?

MR. HUBBARD: Are you talking about like roadway developments?

COMMISSIONER ENNES: Yes, if that ever turned into an expressway.

MR. HUBBARD: I mean I think that that's going to impact all of the homes along Palatine, not just this one.

COMMISSIONER ENNES: Well, but this one would because it requires access whereas they don't, they have streets going north.

MR. HUBBARD: Sure. So, I mean if you're talking about widening Palatine Road --

COMMISSIONER ENNES: Well, if something happened to it, if some kind of change happened to it, you have one property here, I don't know, maybe one or two others that limit that future change to the property?

MR. HUBBARD: I do not know the entire frontage of Palatine Road. I would guess that there would be very few properties that have direct access onto Palatine Road as this property does.

COMMISSIONER ENNES: Let me ask the Petitioner, just to understand the economics of your client here. What is your estimate of the value if you were to sell the whole

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property, the proposed Lot 1 and 2 and the house as opposed to if you were to sell Lot 1 with the home and Lot 2 for future development?

MR. LAUBENSTEIN: The real estate agent, Randy Brush was unable to come tonight, but I have talked with him about this extensively. The house has been on the market for several years. Selling the house extant just as it is, just this one house and without subdividing, we'd be lucky to get into \$200,000 to \$250,000 for all that land because no one considers it of any value, it's just something they mow and pay taxes on. If the subdivision goes in, we have the potential of 200, 250 or more.

COMMISSIONER ENNES: For the home?

MR. LAUBENSTEIN: For each half, doubling in essence the money. These are funds which, I do have an elderly client.

COMMISSIONER ENNES: So, you're saying the improved Lot 1 would sell for about 250 at the smaller size?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER ENNES: The other half, you could get approximately the same amount for the lot?

MR. LAUBENSTEIN: As a vacant, yes, sir.

COMMISSIONER ENNES: So, from my standpoint, I mean I think the subdivision is a good idea. It doesn't change the character of the neighborhood. It will increase the tax base for the owner. But I really have a concern about approving a subdivision when we don't know where the utilities are going to go. Although I mean if they're in there, on the easement that they're on --

MR. LAUBENSTEIN: The existing utilities are within the site that's shown. That's one of the reasons we had JULIE come out to stake and flag it so we can show visibly in the photographs that the water line, the waste line, and all of the improvements necessary are currently within that proposed 15-foot easement on the east side. Moreover, we are going to provide on the plat of subdivision the easement located where the Staff has suggested in the event someone in the future does redevelop Lot 1 and need a new line. So, we would know where the easements are.

COMMISSIONER ENNES: I would like to hear from architect in that regard. Oh, and we don't have our developer.

CHAIRMAN LORENZINI: Commissioner Green please.

COMMISSIONER GREEN: I just have a question for the owner's rep. Is this a copper water line or a lead water line? Or what is it coming in to the existing house?

MR. LAUBENSTEIN: It's a copper line. Right now it's three-quarter inch, one inch, I'm sorry. I understand future homes or homes that are being built are supposed to be larger. Again, that would go in to if and when someone puts in a larger house or a McMansion on the property to change line. But it is copper, it is very buried good and deep below the frost line. My client actually went out and showed me when the Village put this in not too long ago, but it had been changed and revised.

COMMISSIONER GREEN: I have the same concern about the fire hydrant. I'm just, no other comments right now.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I guess my comment would be, you know, first on the sidewalk. Is there any, so we're asking them to put in this sidewalk and it

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wouldn't connect to the right of way to the east, correct? And it wouldn't connect to the sidewalk to the west?

MR. HUBBARD: So, if this sidewalk was put in, then the Village would extend the sidewalk down to the meet this connection here. There would be no connection on this side. You know, if the Village wanted to at some point, they could certainly extend the sidewalk here, either by our own capital improvement plans or through a special assessment if that's something that, you know, a resident wanted. But you know, it wouldn't just be a floating sidewalk here, the Village would connect it to the sidewalk.

COMMISSIONER CHERWIN: Okay. I guess my concern would be, you know, that's another, from my perspective, a bit of an expense. I mean I would have no problem seeing some kind of a, you know, burden like a future special assessment if the Village decided to, you know, undergo that. I don't know if that's a big issue for the Petitioner right now, but it seems to me that unless the Village is going through the process of connecting the sidewalk around and, you know, comes around Birchwood and Mulberry all the way to the right of way one that runs west-east, you know, that seems, I don't know, unless you're getting the whole piece of that sidewalk, I don't know why we would make them install it at this point in time. Possibly a future assessment.

I guess, you know, I'll wait to hear if there's any public comments. I don't think, maybe, I was reviewing the plan here when you described it, but I don't think I heard about stormwater management. Do we have any issues here or any, it looks like there's stormwater inlets on the easterly part of that property, is that right?

MR. LAUBENSTEIN: There are existing sewers for stormwater, the property is small enough that there won't need to be a detention basin or anything like that put on. We will be providing calculations that the Staff will use to figure out what the costs or additional burdens would be on the stormwater.

MR. HUBBARD: It would be fee in lieu of.

COMMISSIONER CHERWIN: Provide a fee in lieu of. You know, then I guess the issue about the hydrant to the south, if the hydrant is not put in place, that home would be left in the existing state of its service from a hydrant. So, I think as the Petitioner said, they would be accepting of a burden. However, if we decide to place that burden on them at a future point in time, that hydrant would go in. But what they're proposing is to maintain the status quo because that southerly lot is not changing at this time. Is that right?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER CHERWIN: I'll wait to hear what my fellow Commissioners and hear what the public say. Thank you.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Do we have any history, I'm not really sure who I'm directing this at, of how this came about? This seems like an odd result.

MR. HUBBARD: This lot was annexed into the Village, so it was developed before it was part of the Village and then annexed in.

COMMISSIONER DAWSON: So, all of these homes were built before it was annexed in? All the homes surrounding?

MR. HUBBARD: All of the homes around it were vacant land I believe when they annexed in and then developed.

MR. LAUBENSTEIN: All the homes around it, or most of the homes around

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were part of the Hogreve homestead. This was farm property, unincorporated Cook County farm property.

COMMISSIONER DAWSON: Sure, I understand that. I'm just curious about the actual development itself and how it came about that this situation was created.

MR. LAUBENSTEIN: This house existed before any of the subdivisions in there.

COMMISSIONER DAWSON: Not the house, the situation, because what we have here is a very bizarre, unique strip of land. So, I'm not arguing with anyone, I'm just asking, you know, did no one, when the rest of these homes were going up, did no one offer to buy the property? It would seem like at some point when the development was being planned, a different orientation could have come about with an exit. You know, it seems to me that someone could have come up with a better solution years ago, instead of us being left with this bizarre situation.

MR. LAUBENSTEIN: The home was put up in 1955. The lot was created and given to my client by his father when they carved off portions of the farm. The rest of the farm was sold and ultimately picked up by two different developers. That's why we have R-2 on one side and R-3 on the other. So, the developers bought vacant land. Those houses went up after it had been incorporated into the Village. The existing, for lack of a better term, farmhouse or homestead stayed and was not acquired, it was not, the other developers had no interest in it at that time.

COMMISSIONER DAWSON: Even this empty strip, no one has ever tried to acquire that?

MR. LAUBENSTEIN: Correct. Well, there have been inquiries recently, but again in order to do that, we have to do the subdivision. As it stands, nothing could be done because Elroy's dad didn't divide it up in 1955. We're left with, that's why we're in this situation we are now. Had it had two different legals, we'd be fine. So, just because there was no dotted line, that's why we were here.

COMMISSIONER DAWSON: My point to all that I guess is that I completely understand your plight, the plight of the Petitioner, a longstanding member of Arlington Heights, I completely sympathize. What I'm trying to determine in my mind is we are left up here with a very unique situation. I mean I've been up here for years, I don't know that I've seen something quite this unique in Arlington Heights. I've seen other proposed developments come to us where developers, not petitioners, not homeowners, but developers had acquired property that then had no access or were asking for extreme waivers from us which we, my recollection of at least one, it never went forward.

I'm just trying to figure out how this came about. Did the Village not have the foresight, all these homes went up around it and the Petitioner is left with a very unusable space. I'm very concerned about the vacancy issue. Unless, you know, the sidewalk I agree, it's not, it doesn't seem necessary to put the sidewalk in. I completely cannot make an opinion on the hydrant. That's not, I wish Commissioner Sigalos was here, I can't speak to that so I would have to support Staff in those other two requirements.

But I'm very concerned. We're going to have a vacant piece of property here. Even if we were to give all of the, everything you've asked for, I think we're still going to have a vacant piece of property here. The existing homestead, that's vacant currently, correct?

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MR. LAUBENSTEIN: The existing homestead, if it's subdivided, because of its unique circumstance, the type of buyers we're attracting really are like first time home buyers. So, we have buyers that themselves are not cash rich and presumably might be looking for FHA or that type of a loan. We have a buyer that can afford to buy and start to occupy and put Lot 1, the existing house, back into use right now. We have someone that's in place that wants to buy Lot 2 and will take care of the engineering if it's required at some point or time for the driveway on Lot 2 right now.

COMMISSIONER DAWSON: So, somewhere along this presentation, I missed that there was a buyer for Lot 1.

MR. LAUBENSTEIN: I have a buyer for Lot 1. I don't have any buyer that's interested in buying and mowing and paying taxes on the whole thing if the subdivision didn't go through.

COMMISSIONER DAWSON: Oh, sure, sure. I have no problems really with the subdivision. But there's a lot of requests and my curiosity went back to how did we end up with this situation in the first place. Is it the Village should have had more foresight when this went about? I can't say that this is the situation here but frequently we see situations where individuals refuse to sell their homes and they allow things to be built around them and then they come and they ask for waivers in situations because now they have kind of allowed all these situations to come about. I don't know what the situation is here.

But again, we have a longstanding member of Arlington Heights, I completely sympathize with the plight. What can we do, to your suggestion if we were to let this go pass tonight, it sounds like if we let this go pass tonight, then the buyer for Lot 2 would pay for all the engineering and your client wouldn't have to absorb that cost? Or did I misunderstand that as well?

MR. LAUBENSTEIN: Well, we're looking for a couple of things, you're right. Right now, the buyer of Lot 2, if he hears that the Board would consider favorably allowing for example a deferral of the sidewalk or the engineering until such time as he puts in the construction, he'd be willing to move forward with it on those plans.

With regard to Lot 1, in answer to your question how we were in this situation, when the Village approved the two different developers that built around, they put the hydrants in where they placed. In hindsight, again when these subdivisions were put in, there could have been at that time a hydrant on the southeast side, in other words on the property adjoining or immediately on the corner right there by Palatine. For the past, since the house has been there since '55, for the past 60 some years whilst this was in the Village, no one from the Village or other developer has moved the hydrant.

So, I guess the question is since we didn't put in the subdivisions, we had no say over where the hydrants or where the other items were located. So, what we would like to do is to sell Lot 1 as it a preexisting nonconforming, to not burden that lot which right now has a ranch, one of the smaller houses in the subdivision with a not favorable road access, to allow someone that can afford to buy that, would love to use it as a new member of Arlington Heights. We can do that if we put in the easements so that in the future if it gets changed, the easement is in place, we know where it is, a new line can be run. But right now, since there is existing water, there is existing sewer that service the house, and the proposed buyer of Lot 2 is willing to allow that private easement, there really is no need for a new line to be put in up front.

As for fire protection, the house is not going to be in any worse shape

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than it has been for the last 60 years. So, yes, the buyer of Lot 2 would pay for the engineering, would pay for the improvements. If at the time when he submits his building plan it's decided that Arlington Heights would like a sidewalk put in and will pay somehow to hook it up with the rest, the buyer of that lot is willing to do that.

COMMISSIONER DAWSON: So, it seems, okay. If we were to approve this tonight like you had suggested earlier but contingent on all of the requirements, you still would not be okay with this going forward?

MR. LAUBENSTEIN: We'd like to have it continued to the next hearing so we can talk with the other purchasers to see if between the three of us we can find the money to pay for the engineering.

COMMISSIONER DAWSON: Okay, so I guess I'm just confused. So, you do want to continue?

MR. LAUBENSTEIN: We're not looking for final approval today. We came in today just as a preliminary we want to meet with the Board, we want to get your input, because part of the comments you're making are going back not only to us but to Staff. Staff has suggested that all of these need to be in and a water hookup needs to be done. I've heard comments from different Board members willing to defer the sidewalk or willing to consider deferring the sewer as long as the plat shows where the sewer will go in the future and where the sidewalk will go in the future and whatever ordinance gets adopted by the Village Board clearly states when this needs to go in and would be paid for.

So, we are not looking for an up-down approval tonight. Your comments are welcomed and we are asking for it to be continued. So, if your input is we need to do X, Y and Z, we'll get together with Sam, we'll get together with the owners, and see if we can actually work this forward.

COMMISSIONER DAWSON: Okay. So, Sam, am I correct, are we essentially in a larger, more formal Plat & Sub meeting right now? I mean doesn't it seem like that's where we are? I just am trying to do a comparison. So, you're asking for feedback and a continuance?

MR. LAUBENSTEIN: Yes, ma'am.

MR. HUBBARD: Right, yes.

COMMISSIONER DAWSON: Okay, all right. Sorry. I think somewhere in the very detailed, very informative, I lost that way. I thought that you wanted either a continuance or a decision and I wasn't really, okay, all right.

MR. LAUBENSTEIN: My apologies. Sometimes I'm not clear.

COMMISSIONER DAWSON: That's okay, no, no, no. No, I'm just, we're used to making decisions up here, maybe I was the only one that was confused.

Okay, so to that end, to my commentary, I do not have any problems with the subdivision at all. I am inclined to agree with the waiver on the sidewalk. I have concerns on the other two issues, primarily because right now we have very limited occupancy in the home and upon sale, even if the existing structure stayed the same, we would have no regulation on the number of occupancy that could be in that home. So, therefore, I would need more information. I do not feel as if I am, I mean there's an occupancy requirement, do you know what I'm saying?

MR. LAUBENSTEIN: The existing home is a three-bedroom, two-bath, and it will not be able to exceed the existing occupancy as far as the number of --

COMMISSIONER DAWSON: But I don't know what that, what is that?

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MR. LAUBENSTEIN: Let me think. Six persons I think.

COMMISSIONER DAWSON: So, when I don't have information in front of me, is there anything that I should be concerned about? Because we haven't gone into detail on that, so I don't have the information today to give you an opinion as to where I would be on those two issues is my point. I would ask more quite detailed questions when you come back. Make sense? All right.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Sam, would there be any objection on the part of the Village to go along with Attorney Laubenstein's proposal? What would be a negative there?

MR. HUBBARD: I think the fear is that there is a date uncertain as far as when that water main would be extended. It could be in one year when they sell the house if someone wants to tear it down and install, or it could be in 50 years or never. Maybe this home will stay for a while. The home is served by an existing water service line that would cross now someone else's property when it's subdivided. The length of that line likely means that the pressure, the water pressure in the house is not as good as it could be if it was connected to a main that was directly adjacent to the home.

So, you know, you're creating a, or you're allowing a situation that's not I guess to current standards as a buyer may expect today.

COMMISSIONER DROST: Yes. So, I mean could we build in within the approvals when it comes up again to have those kinds of protections, either in the form of a bond or in the form of a date where there would be a forfeiture of funds to initiate any of those improvements? I'm just thinking, you know, from the standpoint of let's cut to the chase and figure it out. Maybe on April 26th they come back, we've got a couple of contracts, everything is going to be fine, or they don't come back.

But I do sense this issue of timeliness because the original Plat & Sub was back in 2015, and so it's been out there for a long time.

MR. HUBBARD: Sure. I mean certainly if the Plan Commission wanted to recommend and include a condition that said the water main had to be installed in X number of years, that's certainly --

COMMISSIONER DROST: Yes, I mean I think, you know, or thinking it through, and I'm not going to do the drafting, you'd have to get something in place. Would that be something your client would entertain?

MR. LAUBENSTEIN: Again, one of the problems is being land heavy and cash poor.

COMMISSIONER DROST: Yes.

MR. LAUBENSTEIN: So, we wouldn't really be in a position to put up any type of a bond. The whole issue of whether an entire main that can serve many houses is actually necessary where we have a buyer, the comments from Sam are that the existing line goes over another person's property. The other person is here tonight and is willing to allow that easement to continue. So, it seems a bit of an over --

COMMISSIONER DROST: Yes, so I'm just trying to find out practical, you know, not self-imposed barriers, you know, if your client was cash rich would that be okay? I mean you know, that's sort of the answer, it's not impossible, it's just based on the particular

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circumstances.

MR. LAUBENSTEIN: What I think might be more practical even than a bond or such, if a subdivision is approved and if we have buyers lined up, ultimately those buyers will close. If those buyers close, we no longer will be cash poor.

COMMISSIONER DROST: Yes, well, maybe that's what --

MR. LAUBENSTEIN: So, at that point, the whole point though is let's see if we can get, he would prefer, in my perfect dream world, we would prefer, in my perfect dream world, Elroy's dad would have divided this into two lots and I blame him.

COMMISSIONER DROST: Yes, but that's hindsight. We're here to solve the problems, that's why we have this genius panel here.

MR. LAUBENSTEIN: Right, correct. So, in the world that we exist, what we would prefer is to see if that could be allowed to be grand-fathered in. Because truly, the existing house will be in no worse or no better situation than it currently stands. If we can find someone that would buy this and the shoe box, it would continue.

If the Board's approval is going to be contingent on at least doing the engineering but postponing any actual construction until afterwards, then I have to talk to my esteemed colleagues, the attorneys who represent the potential buyers, see if we can come up with that. That's again the other reason why we're asking to have this continued, because if you would like the engineering, I have to first find the money to hire the engineer and come back and see you in April.

COMMISSIONER DROST: Yes, well, maybe --

COMMISSIONER DAWSON: See, but that's my confusion. We could approve it tonight is what you've said --

MR. LAUBENSTEIN: No, no, no.

COMMISSIONER DAWSON: Okay, this is where I'm getting so confused.

COMMISSIONER DROST: Okay, well, let me just finish my question and maybe we can kind of narrow this down a little bit. But where I'm really going to is, is it going to be a buyer that triggers the ability to comply with what the Village wants?

MR. LAUBENSTEIN: Correct.

COMMISSIONER DROST: So, can we maybe reverse it, do sort of a reverse approval? Find a buyer, we'll approve it.

MR. LAUBENSTEIN: We have two buyers.

COMMISSIONER DROST: Oh, good.

MR. LAUBENSTEIN: We have one buyer here. The buyer of the vacant lot is, as I mentioned, he is willing as part of his submittals to take care of the engineering for the water hookup to his house, for the sidewalk, for all of the Village improvements on that lot. All right. We can work with him to see about getting an engineer to at least do the engineering so we can see if it is feasible, if it's needed in the future, if a new house goes in on the west side.

COMMISSIONER DROST: That's part of the black box here, too, because we can't do it until, you know, we can get the estimate, and we can't get an estimate until we do it. But the point is I agree with Commissioner Dawson and Jensen that we all, you know, want to approve this and make it work. I think there has been some history, especially on the west side of Arlington Heights Road, north of Euclid, we had some open large lots that were land-locked, too, that we did make some accommodations for. There are, you know, maybe some historians to this Commission that maybe remember that.

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But I will wait for any comments from the audience, but I'd like to make it happen.

CHAIRMAN LORENZINI: Thank you. Sam, on the utility, so the blue is the water line, right?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Then coming down Birchwood Lane, you've got a looped line?

MR. HUBBARD: It appears as such, yes.

CHAIRMAN LORENZINI: Okay, and then the red is sanitary sewer?

MR. HUBBARD: The red is storm, the orange is sanitary.

CHAIRMAN LORENZINI: The red is, so there is no, well, if this, along Birchwood, on the east side of Birchwood, is that red or orange?

MR. HUBBARD: That is orange on Birchwood.

CHAIRMAN LORENZINI: It is?

MR. HUBBARD: It's sanitary, yes.

CHAIRMAN LORENZINI: Okay, that's sanitary, all right. So, Sam, where does this new water line that's being requested or required by the Village come? Will it come off of Lilac and there would be a looped line going down to Palatine and back up again?

MR. HUBBARD: I mean theoretically, there's multiple places to do it. I think the most logical place to do it would be to come from Lilac, extend along the western property edge, and then terminate at the southern boundary without a loop, it would just have a hydrant for future flushing.

CHAIRMAN LORENZINI: For flushing, okay.

MR. HUBBARD: I mean the loop would be preferable, but I think that would probably be expensive.

CHAIRMAN LORENZINI: Okay, yes, that's cut in half the pipe line material. Now, the existing water main is where? It's on the east side of the property is the one that's --

MR. LAUBENSTEIN: Yes, sir, on the east side of the property running all the way from Lilac up to the garage and then connecting to the house.

CHAIRMAN LORENZINI: So, what are you proposing to do with the water line?

MR. LAUBENSTEIN: The buyer of the vacant lot that's on Lilac is willing to allow that private easement to continue so that the water supply can continue to run without the need of --

CHAIRMAN LORENZINI: Okay, but if he builds on that lot, the north lot, Lot 2, would he run that new water line in on the west side like the Village is asking at least to serve his place?

MR. LAUBENSTEIN: Where he hooks up, I don't know. Usually it's hooked up over the garages. Is your garage on the west side?

AUDIENCE MEMBER: Yes.

MR. LAUBENSTEIN: So, presumably his hookup would run on the west side to hook to his house, correct.

CHAIRMAN LORENZINI: Right, so he would run the water line the Village is asking for only halfway.

MR. LAUBENSTEIN: Correct.

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CHAIRMAN LORENZINI: Then the other half would be, what you're proposing, the other half would be built on that south lot if that south lot is ever redeveloped to a bigger home?

MR. LAUBENSTEIN: Yes, sir. The easement would be in place so that there is an easement in place to allow for that to continue.

CHAIRMAN LORENZINI: So, Sam, that would almost require two hydrants then? When you put the first line in to the first house, you put a hydrant there so it could be flushed because you don't know how long it's going to be until the rest of the line gets extended, it could be now 20 years. Then you could extend it in one year or 20 years when that south lot if and when that gets redeveloped.

MR. LAUBENSTEIN: Well, right now the existing water line is on the north side of Lilac. Presumably they would just go under the road to connect a line for the house, not a main to their house. They wouldn't need a new main.

MR. HUBBARD: They wouldn't actually connect, they wouldn't extend the main.

MR. LAUBENSTEIN: Just the service line, correct.

MR. HUBBARD: Halfway down to the end. They would just have a service line from their house to the existing main on the north side of the lot.

MR. LAUBENSTEIN: We have an existing service line.

CHAIRMAN LORENZINI: Okay, then if that south lot, Lot No. 1 ever got redeveloped, the existing house torn down and a new house put in, what would you service that with?

MR. LAUBENSTEIN: That's why we would have in place on the private subdivision an easement running all the way from Lilac up to Palatine on the west side of the property.

CHAIRMAN LORENZINI: Well, would you put a water main in there or a service line?

MR. LAUBENSTEIN: To be honest, we would prefer a service line because that's really all it needs. It's just one house. In my opinion, it would be a bit of overkill to put in a main that serves many houses just to run what is in essence a service line to our property. I see a couple of nodes here.

CHAIRMAN LORENZINI: I mean I can see the logic. You know, when we talk about a subdivision, I think about eight or ten or 20 homes. But we're just talking about two homes here.

MR. LAUBENSTEIN: And one already has an existing service line.

CHAIRMAN LORENZINI: Well, I don't know if that's, I wouldn't count that for any future developments. But on one hand, this is code, this is what's required. On the other hand, we're only talking about two lots. So, that's where I'm a little torn, but let me think about it a little more.

Now, the storm, you mentioned a fee in lieu of. Well, we really won't know if there's any storm retention required until they do their engineering, correct?

MR. HUBBARD: For a two-lot small subdivision, we're not going to require any stormwater detention facilities. We would just require a fee in lieu of which would be based on the maximum amount of impervious surface by code that they could put on the site.

CHAIRMAN LORENZINI: But is it possible there's enough pervious surface

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where you don't need any fee?

MR. HUBBARD: No, they would be required a fee because they're adding impervious surface, period, by building a second home on the northern lot.

CHAIRMAN LORENZINI: Okay, all right. Then Mr. Laubenstein, I think you mentioned something about the Village putting in the water main sometime ago?

MR. LAUBENSTEIN: The water, not main, the supply line. When the sewer was redone, the supply line was also redone at that time.

CHAIRMAN LORENZINI: What sewer was redone?

MR. LAUBENSTEIN: The eight-inch sewer that serves the existing house and which actually serves the existing homes on the east side. So, a brand new copper pipe was put in at that time in conjunction with the work that was done on the sewer.

CHAIRMAN LORENZINI: All right. That's all the questions I have right now.

COMMISSIONER GREEN: I've got one more question, again just to help Commissioner Dawson. Was this home always on sewer or was it a septic when it was originally built?

MR. LAUBENSTEIN: When originally built, it was a septic.

COMMISSIONER GREEN: That's what I thought.

MR. LAUBENSTEIN: Originally built, then in order to have septic, they wanted lots of at least a half acre. This is, both lots, well, the property put together is an acre, they're half-acre each. Again, I blame Elroy's dad. But that is one of the reasons why it was set up like that.

When the subdivisions went in as part of the overall approval, they needed access for a sewer. Mr. Hogreve granted the developer to the east the easement that ran on his property so that they could make that eight-inch sewer line. It benefited the other people. In exchange for allowing the developer to put his sewer on my client's property, that guy made the hookup. So, our house is hooked to the existing six-inch sewer, or excuse me, eight-inch.

COMMISSIONER GREEN: I just wanted to help Susan out. That's why that house is the way it is. So, the backyard was a septic field years ago.

COMMISSIONER DAWSON: Ah, okay.

COMMISSIONER GREEN: I live on a similar lot of similar size. So, I understand totally what it is.

MR. LAUBENSTEIN: Thank you.

COMMISSIONER JENSEN: Well, similarly, just to also help Commissioner Dawson, I think it wasn't until --

COMMISSIONER DAWSON: Let's all help Commissioner Dawson tonight.

COMMISSIONER JENSEN: I think it wasn't until the 1970's that the municipalities got a bigger hand in the planning of what's going on in their village. So, the kind of rigor that was used at the time this was annexed was almost nonexistent when they allowed these other developments.

COMMISSIONER DAWSON: Well, that was in a large degree of my point, I'm asking the question because if the Village allowed this situation to occur, then my sympathies are very much with the Petitioner. I feel like we should be more assistive to them. That was why I was trying to find out why this came about.

COMMISSIONER JENSEN: I don't think what the Petitioner is asking for is

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unreasonable. We don't leave anybody worse off, and we actually improve things and we allow this, to go to Sam's point about uncertainty, we can get some certainty. If we don't allow this to go forward, we will have a vacant lot and a vacant house, and it may be vacant into perpetuity. That would be silly for the Village to do that.

As I understand what the Petitioner has asked is can we do this in stages? We want to comply, we want to put the right kind of, we want to do the engineering for the whole thing. We want to execute and do the construction for the part that's needed and then have a trigger when the property in Lot 1 is sold, we would then go ahead and complete whatever Engineering asked for, the Village's Engineering Department.

So, I don't think we should add any burden to that. We're actually cutting the value of this property in half if we don't go ahead and try to work with the Petitioner. So, I'm very sympathetic to that and I think the Village ought to find a way to do that.

COMMISSIONER DAWSON: We're going to do public commentary, right?

CHAIRMAN LORENZINI: Okay, the next part, well, before we go to the public, I just want to make one more statement. I also agree with Commissioner Cherwin that we probably don't need a sidewalk. I'm not really looking, not simply because of money although that's important, but I just think having a sidewalk in front of one home kind of looks bad, because I've seen it in other places and it just doesn't look right. Now, if the Village ever did decide to put sidewalks all the way around, then yes, it should be a requirement that they pay for the sidewalk. But to put it in now, I just don't think it would look right. But anyway that's my comment.

So, with that, we'll go to the public for public comment right now. Anybody in attendance who would like to come up and make a statement? Yes, sir, please come up. State your name and spell it please.

QUESTIONS FROM AUDIENCE

MR. KREUL: Thank you. It's been very interesting. I'm Roger Kreul, K-r-e-u-l, 1942 North Oak Wood Drive. I live directly to the east of Elroy Hogreve.

One thing, I'm very impressed with how thorough everybody is. I would like to add on the sidewalk issue that with this all being open land and very few restrictive fences, I don't feel that there is a need for any north-south sidewalks at all in the subdivision. That being said, with any water mains and fire hydrants that would be added at Palatine Road, there was also a statement made that sidewalks would be included with that. At this point, I would like to suggest that, personally I don't see a need for a north-south sidewalk at any point. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Any comments? Questions, concerns?

Okay, if not, we'll close the -- yes, sir? Come forward please. State your name and spell it.

MR. KEE: Can I ask him a question first before I make a comment?

CHAIRMAN LORENZINI: Not now.

MR. KEE: All right, I won't. I hope I won't mess this up.

CHAIRMAN LORENZINI: Just state your name and spell it. Lots of people do it.

MR. KEE: Sure, my name is John Eke, the last name is Kee, K-e-e. Thank you, Sam. I'm the proposed buyer for Lot 2. The only question I had based on how the

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conversation has gone today, if you're thinking that the sidewalk isn't necessary and you're willing to make the accommodations around potentially allowing them to not do the engineering or the installation of that piece until a later date, why would we do a continuation versus asking for approval? Again, I'm just trying to get started as soon possible because we've gone through Design Commission and everything. So, I have a selfish interest in that regard, but I'm just curious as to would there be anything limiting us from being able to do that?

CHAIRMAN LORENZINI: Well, I for one would like to see an estimate of the cost of the water line next time you come back. That would be my reason for a continuance.

MR. KEE: Okay.

COMMISSIONER JENSEN: I agree. I think we need to see some of these things fleshed out, especially if we're going to require you to do all the engineering even though you'll only do a portion of the installation that affects your lot.

MR. KEE: Sure.

COMMISSIONER JENSEN: So, I think more needs to be shown to this Commission before we could vote in my opinion. I think the April 26th gives everybody time to do what they need to do.

MR. KEE: That sounds great. I just have to answer to my wife tonight so I wanted to ask the question.

CHAIRMAN LORENZINI: Okay, thank you.

MR. KEE: Thank you.

CHAIRMAN LORENZINI: Anybody else? Questions, comments? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final questions or recommendations.

COMMISSIONER DAWSON: Can I, what specifically is it that you want to see when they come back? The water line to Lot 2?

CHAIRMAN LORENZINI: The cost for the entire water line because that's what the Village is requesting.

COMMISSIONER DAWSON: The Village is requesting the cost of the entire water line?

COMMISSIONER JENSEN: Requesting the engineering.

MR. HUBBARD: The engineering showing how that water main would look. We're also asking for an estimate of what it would cost. We're asking for the sidewalk as well.

COMMISSIONER DAWSON: The cost would be paid prior to building the home, right?

MR. HUBBARD: Right, it would be paid by whoever is going to develop the lot.

COMMISSIONER DAWSON: So, the cost is just a question, it's not necessarily something the Village really needs to know what the cost is?

CHAIRMAN LORENZINI: Well, but it could affect our decision whether we'll allow, whether we agree with a service line or a water main to be put in.

COMMISSIONER DAWSON: But the water main I thought was for Lot 1, not for Lot 2.

CHAIRMAN LORENZINI: No, the water main is for both lots, it's running the entire length.

COMMISSIONER DAWSON: No, it's a service line to Lot 2, it's a water main

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to --

CHAIRMAN LORENZINI: Let Sam, what do you want?

MR. HUBBARD: If the water main is installed along the western property line, then I suppose theoretically the home on the northern lot could connect to that instead of going underneath Lilac. You know, whether or not that's, you know, how they're going to design their connection, we don't know because we haven't seen the plans.

COMMISSIONER DAWSON: All right, I guess in my head, I think where I got lost was, I don't know, maybe hours ago but it seems like there was an argument that was being made that we could simply subdivide, make Lot 1 be nonconforming, let it stay the way it is, the way it has been, and then Lot 2 go forward contingent upon Staff approvals related to the water line. I for one don't need to see a water line drawing, that's what Staff could look at. So, that was where my head was thinking is if, I'm starting to lean towards that argument, this is the way the house has been, if the buyer is willing to buy a house that doesn't have good water pressure, doesn't have a fire hydrant in front of them, I can understand why a buyer might be okay with that. It's existing as it is.

If we're improving Lot 2 and if there's any building that happens eventually on Lot 1, then all those things will have to go into place. I would be okay with letting this proceed forward tonight. So, I'm trying to understand what it is specifically that we up here need them to come back in a month for that Staff can't themselves address.

MR. HUBBARD: There's other issues with the way that the plat has been designed, there are revisions that need to be made which we would like to see prior to preliminary plat of subdivision approval. The setbacks are not shown correctly. The easement hasn't been added to where the water main will eventually be added. Our Engineering Department would certainly like to see the design of the water main, they would like to see the estimate of the costs so that they know, you know, so that everyone involved knows what the code requirement is actually translating to as far as dollars and cents.

MR. LAUBENSTEIN: The easement actually is shown on the west side. So, it runs all the way up, the public utility easement does run on the plat. But there are some other changes. There are some changes to the setback and other lines.

Our whole thing was we didn't want to, we wanted to get some input or direction here which I am understanding you would like to see when we come back in April, at least what the engineerings are, and so you can compare potatoes and tomatoes what it would cost if we put in a main and what it would cost if it just stayed as a supply line so that you can have a better understanding as to whether that gets to a price point which keeps this house vacant and keeps the property from becoming productive.

Now, I heard that you were asking for the engineering for the water. I heard comments before that the sidewalk can keep. Do you want engineering on the sidewalk now, too? Because that again adds to up-front costs. I'm happy to do as --

CHAIRMAN LORENZINI: Yes, because it is a Village requirement.

MR. LAUBENSTEIN: Okay, I just want to make sure we're all on the same page, that if I come back and I don't do this, I don't want to take up too much of your time and I appreciate your time tonight. I want to be able to come back --

COMMISSIONER JENSEN: Given all the neighborhoods we have in Arlington Heights that don't have sidewalks, Scarsdale, Sherwood and others, I don't know why we would want to have anyone add the expense of doing engineering on something that would

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look ridiculous if we actually asked them to implement it. It's a waste of time, money and energy.

CHAIRMAN LORENZINI: Does everybody agree?

COMMISSIONER CHERWIN: Yes, I do.

COMMISSIONER DAWSON: Yes, I'm fine with that.

CHAIRMAN LORENZINI: Sam, we recommend that we don't do the engineering, you okay with that?

COMMISSIONER DAWSON: On the sidewalk.

CHAIRMAN LORENZINI: On the sidewalk.

MR. HUBBARD: I'll communicate that to our Engineering.

COMMISSIONER CHERWIN: I would just clarify though that I think there should be something in place, some kind of assessment agreement that if the Village were to undertake a sidewalk on either side or wanted to, then they could complete it with this property and can capture the fees in doing that on this property --

MR. HUBBARD: I mean I suppose we could put a condition in that requires an estoppel agreement that the future owner or any owner of Lot 2 will not object to a special assessment for future installation of a sidewalk. I think that's something we could look at.

MR. LAUBENSTEIN: Those are the exact type of things that are already provided for in the Village ordinances. That's what I was talking about before. The ordinance, once we get to the actual Village Board and Mayor, the ordinance that would approve the subdivision that does get recorded would specifically set forth in the event, in the future you're going to do a whole sidewalk, whoever owns Lot 2 agrees that the Village can recoup the cost for the sidewalk in front of them. That's also the spot in the ordinance where it would put in in the event Lot 1 gets redeveloped, then we have to do this, that and the other thing with regard to the water main.

So, the whole purpose of having that in the ordinance that approves the subdivision is the ordinance gets recorded. Right now we all remember what we talked about today. In 10 or 20 years from now when someone wants to develop Lot 1, it's written down, it's carved in stone so that everybody knows.

COMMISSIONER JENSEN: I'd ask the Petitioner, do you feel you have gotten the input that you sought before we vote or take a motion to continue?

MR. LAUBENSTEIN: Yes, I believe that we have. I've got guidance from you folks. I know what the, the whole purpose tonight was I didn't want to wind up sending yet a third set of plans to Sam, taking up the Staff's time, costing my client for redesigning plans. No, I think I have a clear idea.

We will work with Staff to get the easements in place and the setbacks so that that all conforms because there's no issue on that. If the Board's recommendation is, and Sam is willing to pass it back to the rest of Staff or tell the engineers we're going to go forego the sidewalk, I agree with you that saves us from spending money on an engineer right now on something that may not be needed. I can talk with my client and with Neil Kaiser, the attorney for the other lot buyer, and see if we can come up with the engineering so that when I'm back before you folks on April 26th, you will now have the map in front of you.

So, yes, thank you. I think that's all the input we were looking for.

COMMISSIONER GREEN: Yes, but I just want to make it clear, give us an estimate of the cost of the sidewalk so we have all those numbers to us. Engineering a sidewalk is not a big engineering fee. So, let's just have all the costs there, we can then do whatever we

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want with the sidewalk and everything else. Let's just get the whole package, that's what I think the Village I think is asking you to do. So, let's do those two or three things.

CHAIRMAN LORENZINI: I think what Commissioner Green is saying we don't necessarily need you to engineer with elevations and all that. But four inches of stone, three inches of concrete, you know, that's a very simple computation.

COMMISSIONER GREEN: That's a pretty easy cost.

COMMISSIONER JENSEN: So, we're looking for an estimate, not the engineering --

cost.

COMMISSIONER GREEN: Yes, not the engineering of it. No, it's just the the costs.

COMMISSIONER GREEN: Right.

MR. LAUBENSTEIN: The costs, sure.

COMMISSIONER JENSEN: Are we ready to make a motion at this point?

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: Are you going to do that?

COMMISSIONER JENSEN: I can. I'd like to make a motion.

A motion to recommend continuance of PC#17-002, a Preliminary Plat of Subdivision for the Hogleve Subdivision, and a Rezoning of the subject property from R-1 to R-2, until the April 26th Plan Commission meeting.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, thank you for coming. We look forward to seeing you again.

MR. LAUBENSTEIN: Thank you.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 9:10 p.m.)

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Engineer's Opinion of Probable Construction Cost

Single Family House Sidewalk- Arlington Heights, IL
PEG Job No.: 855.00-IL

Plan Date: 04/10/2017

Item Description	Unit	Quantity	Unit Cost (\$)	Total Cost (\$)
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Paving				
5" PCC Sidewalk over 4" Aggregate Base	SF	252	\$7.00	\$1,764
Total Paving				\$1,764
SUB-TOTAL				\$1,764
10% CONTINGENCY				\$176.40
GRAND TOTAL				\$1,940.40

Engineer's Opinion of Probable Construction Cost

Single Family House Watermain Extension - Arlington Heights, IL
PEG Job No.: 855.10-IL

Plan Date: 04/10/2017

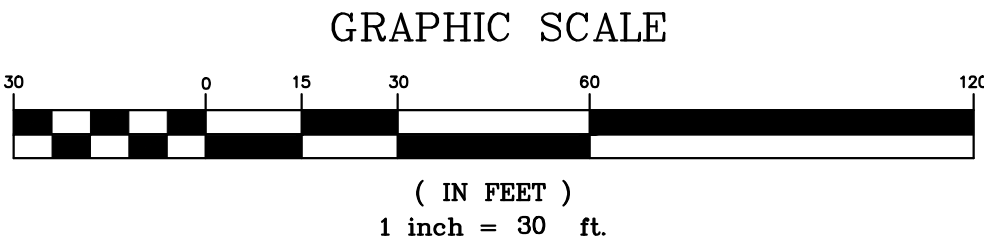
Item Description	Unit	Quantity	Unit Cost (\$)	Total Cost (\$)
Erosion Control / Landscaping				
Topsoil Respread and Fine grade	CY	107	\$6.50	\$696
Erosion Control Blanket & Seed (S-75)	SY	642	\$3.50	\$2,247
Erosion Control				\$2,943
Utilities				
<i>Watermain</i>				
Fire Hydrant W/ 6" Auxiliary Valve	EA	1	\$3,800.00	\$3,800
1-1/2" Type K Copper Service	LF	123	\$25.00	\$3,075
Disconnect & Cap Existing Water Service	EA	1	\$250.00	\$250
6" DIP CL 52	LF	455	\$50.00	\$22,750
Pressure Connection with 6" Valve in 48" Valve Vault	EA	1	\$8,000.00	\$8,000
Trench Backfill (CA-6)	CY	41	\$20.00	\$820
Total Utilities				\$38,695
Paving				
Sawcut and removal of existing pavement and Curb and Gutter	EA	1	\$500.00	\$500
Bit. Surface Course - Mix D, N 50 (Assume 6" Thickness)	TON	12	\$120.00	\$1,440
M3.12 Curb & Gutter	LF	20	\$15.00	\$300
Traffic Control for Roaway Work	EA	1	\$2,500.00	\$2,500
Total Paving				\$1,740
Fees				
Water Capitol Improvement Fee	EA	1	\$320.00	\$320
Service Tapping Fee (1-1/2" Service)	EA	1	\$400.00	\$400
IEPA Sanitary Sewer Permit Fee	EA	1	\$240.00	\$240
Total Fees				\$960
SUB-TOTAL				\$44,338
10% CONTINGENCY				\$4,433.75
GRAND TOTAL				\$48,771.25

Note: The Fees indicated above are only those that are known at this time and the "Total Fees" amount could be increased due to Village review and inspection fees. There will also be additional Engineering Design Fees associated with the preparation of Final Engineering Improvement Pland for the submission of the IEPA Sanitary Sewer Permit for the Watermain Extension.

FINAL PLAT OF SUBDIVISION
OF
HOGREVE SUBDIVISION

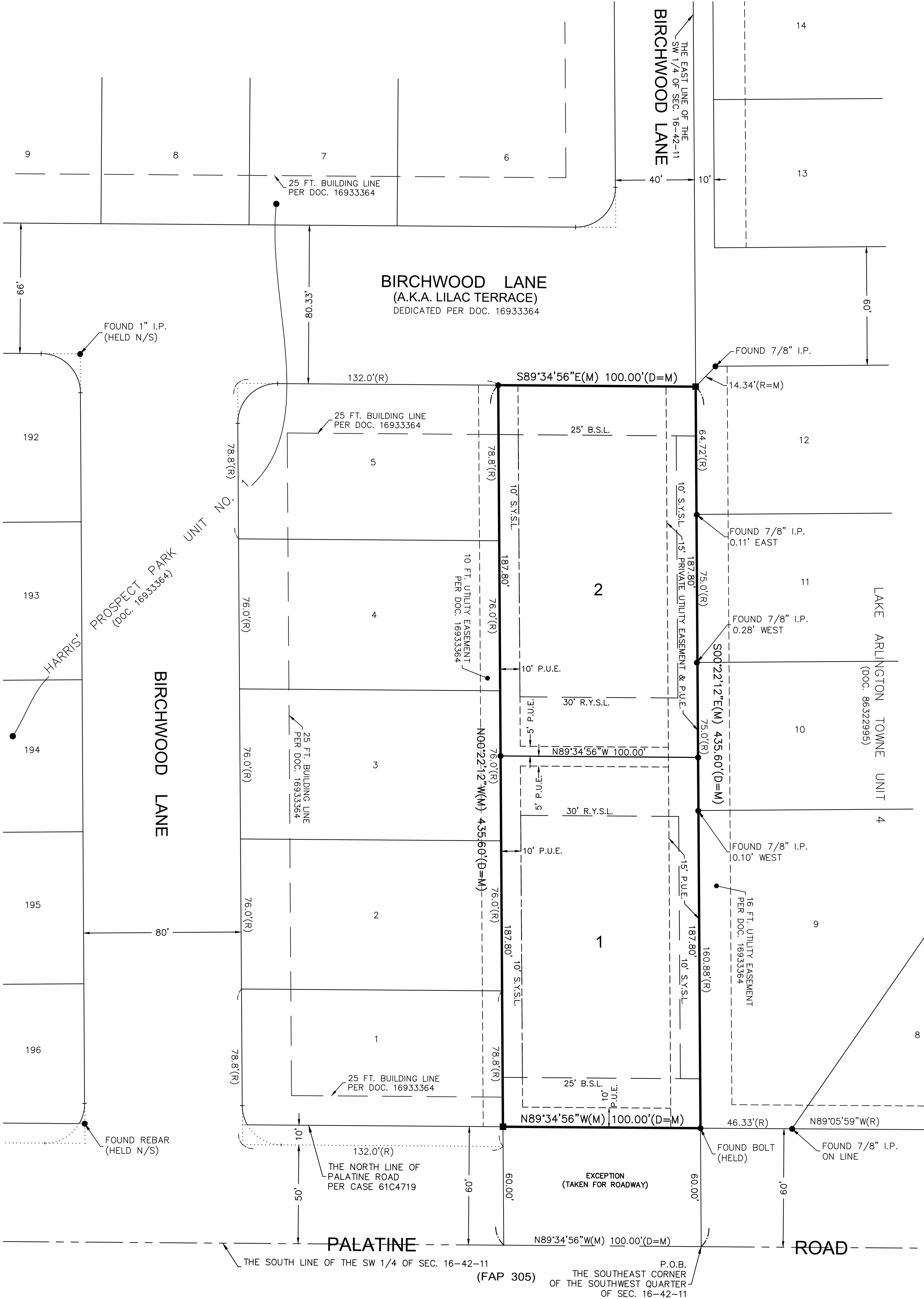
PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 03-16-303-004



NOTES

1. LOT 1 SHALL BE LIMITED TO ONE (1) DRIVEWAY ACCESS TO PALATINE ROAD.
2. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
3. AS SETBACK LINES SHOWN HEREON ARE HEREBY ESTABLISHED UNLESS OTHERWISE NOTED.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

LINE LEGEND

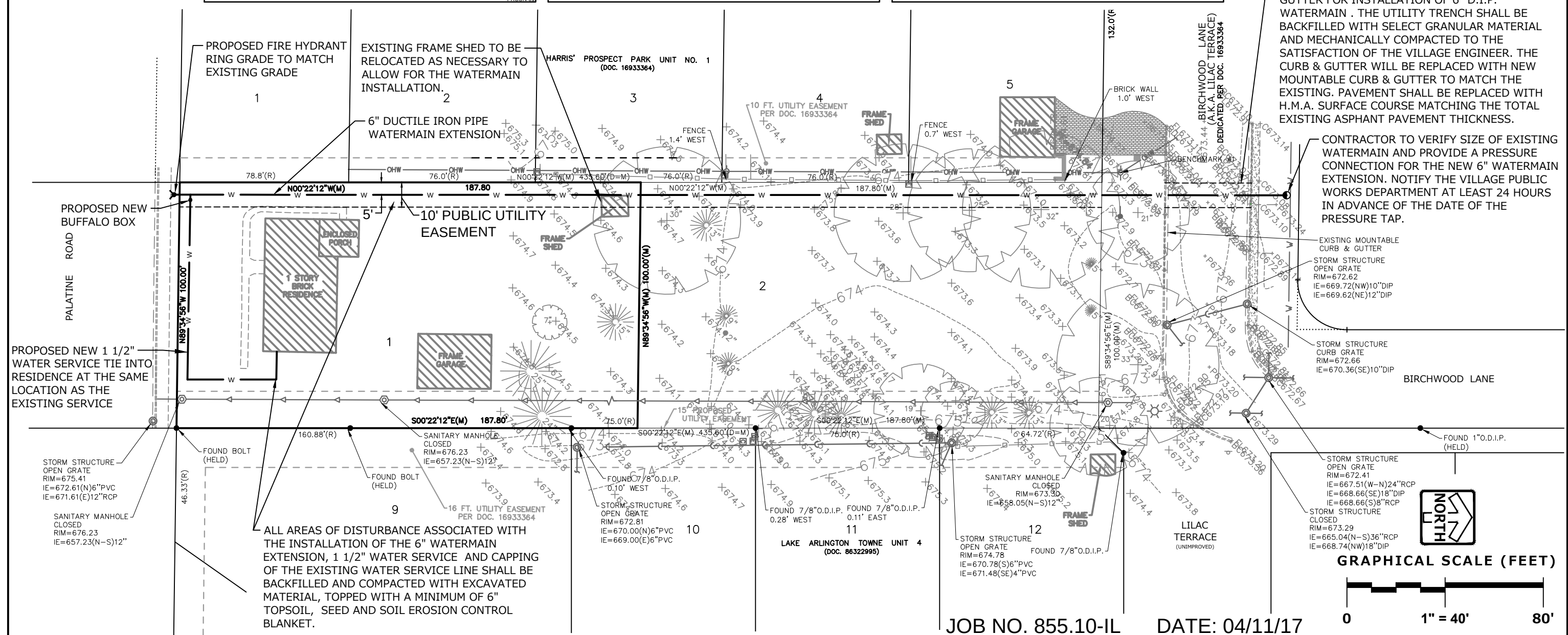
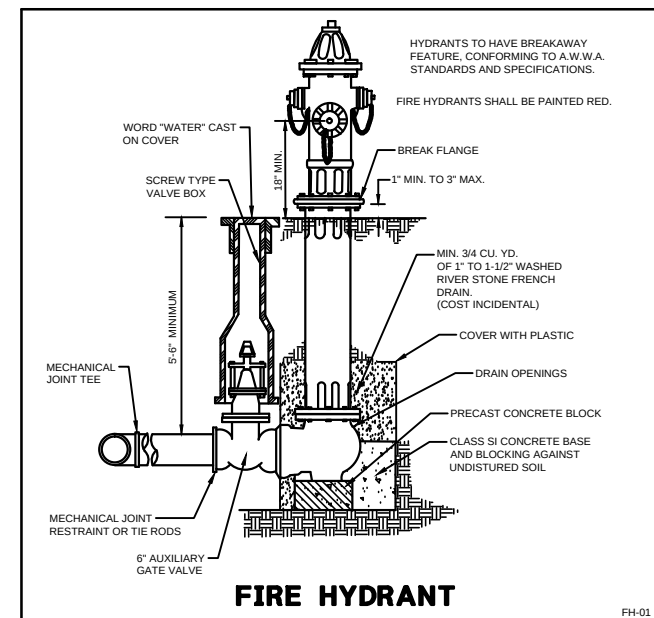
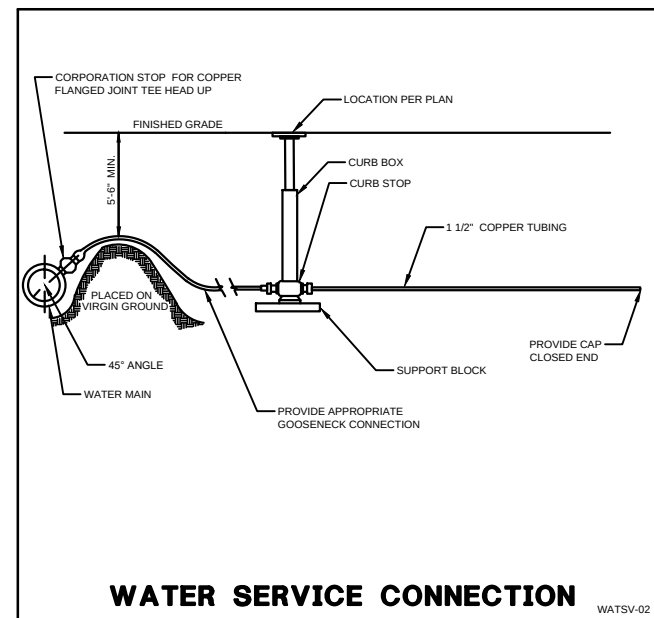
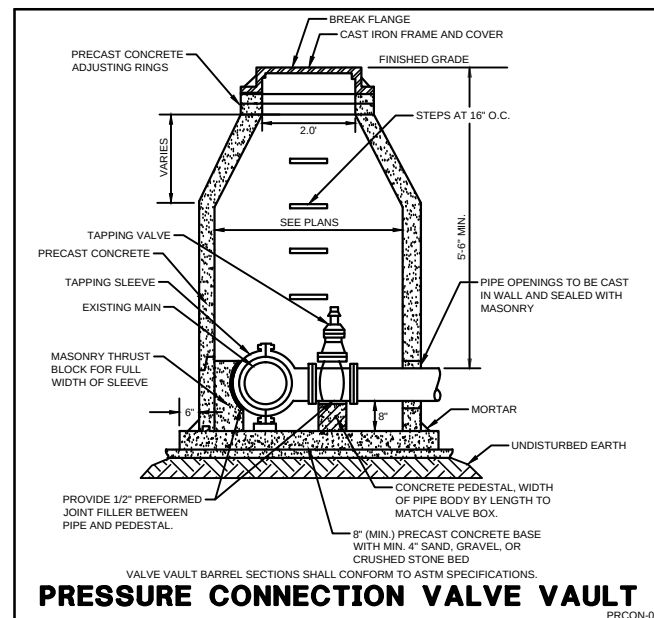
- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

LOT 1	18,778 SQUARE FEET	OR	0.431 ACRES
LOT 2	18,778 SQUARE FEET	OR	0.431 ACRES
DEDICATED R.O.W.	0 SQUARE FEET	OR	0 ACRES
GROSS AREA	37,556 SQUARE FEET	OR	0.862 ACRES
(TO HEAVY LINES)			
(BASED ON MEASURED VALUES)			

J:\PSDATA\2016 PROJECTS\16.0359\16.0359 PLAT SUB FIN.DWG

1 OF 2	SCALE: 1" = 30'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT HOGREVE SUBDIVISION 2214 E. Palatine Road Arlington Heights, IL 60004 CLIENT/OWNER Elroy Hogreve 2214 E. Palatine Road Arlington Heights, IL 60004	DATE: 11-15-16	PC	TK	DRAWN BY: CM	CHECKED BY: DW	BOOK 480	PG 65-66
				NO.	REVISIONS				DATE	BY
				1.	PER EMAIL DATED 12/19/16				12/20/16	CM
				2.	PER VILLAGE COMMENTS				02/23/17	CM
				3.	PER EMAIL DATED 04/05/17				04/06/17	CM



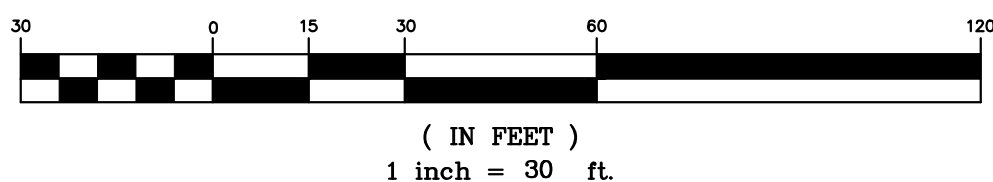


PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 N, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST 1/2 OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 N RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION, THENCE WEST ALONG THE EAST LINE OF SAID SECTION 16, 100 FEET TO THE CENTER LINE OF PALATINE ROAD, FOR A DISTANCE OF 100 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 100 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES; ALL IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE



LOT 1	18,778 SQUARE FEET	OR	0.431 ACRES
LOT 2	18,778 SQUARE FEET	OR	0.431 ACRES
GROSS AREA	37,556 SQUARE FEET	OR	0.862 ACRES
	(TO HEAVY LINES)		
	(BASED ON MEASURED VALUES)		

1. THIS SITE IS ZONED R-1 (ONE FAMILY DWELLING DISTRICT)

2. IMPERVIOUS AREA INFORMATION:

EXISTING IMPERVIOUS AREA FOR LOT 1 = 3,827 SQUARE FEET

THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR LOT 2

FROM CHAPTER 28 ZONING REGULATIONS, SECTION 5.1-1.8
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE:

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR LOTS GREATER THAN 6,600 SQUARE FEET IN AREA: TOTAL LOT MAXIMUM OF 50 PERCENT. AS PART OF THAT 50 PERCENT, NO MORE THAN 50 PERCENT OF THE FRONT YARD SHALL BE IMPERVIOUS SURFACE.

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
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P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

(O) MANHOLE
 (S) STORM STRUCTURE
 (S) SANITARY MANHOLE
 (V) VALVE VAULT
 (V) FIRE HYDRANT
 (F) FLARED END SECTION
 (U) UTILITY POLE
 (●) GUY POLE
 (G) GAS METER
 (M) ELECTRIC METER
 (T) TRANSFORMER PAD
 (E) TELEPHONE PEDESTAL
 (E) ELECTRIC PEDESTAL
 (M) TELEPHONE MANHOLE
 (C) CABLE TELEVISION PEDESTAL
 (E) ELECTRIC MANHOLE
 (H) HAND HOLE
 (E) ELECTRIC BOX
 (V) VALVE BOX
 (B) B/BOX
 (S) SIGN
 (★) LIGHT
 (☆) LIGHT POLE
 (M) MAILBOX
 —OHW— OVERHEAD WIRES
 — W — WATER MAIN
 — G — GAS MAIN
 — E — ELECTRIC LINE
 — T — TELEPHONE LINE
 —) — STORM SEWER
 —) — SANITARY SEWER
 —○— WOOD FENCE
 —X—X— CHAIN LINK FENCE
 — — — — — EXISTING CONDUIT

 BITUMINOUS PAVEMENT
 CONCRETE SURFACE
 BRICK SURFACE

BENCHMARKS

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT 6E
PID #DM3905
(NAVD 88 DATUM)

SURVEY DISK SET IN TOP ON CONCRETE MONUMENT.
THE STATION IS 36' NORTH OF THE CENTERLINE OF
ANDERSON DRIVE, 17' EAST OF THE CENTERLINE OF
REYNOLDS DRIVE, 2.5' WEST OF BACK OF SIDEWALK.

ELEVATION=719.51

VILLAGE CERTIFICATION

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING
HELD

PRESIDENT

VILLAGE CLERK

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
(SS
COUNTY OF KANE)

I HAVE PREPARED THIS PLAT FROM EXISTING RECORDS, MAPS, PLATS AND FIELD MEASUREMENTS.

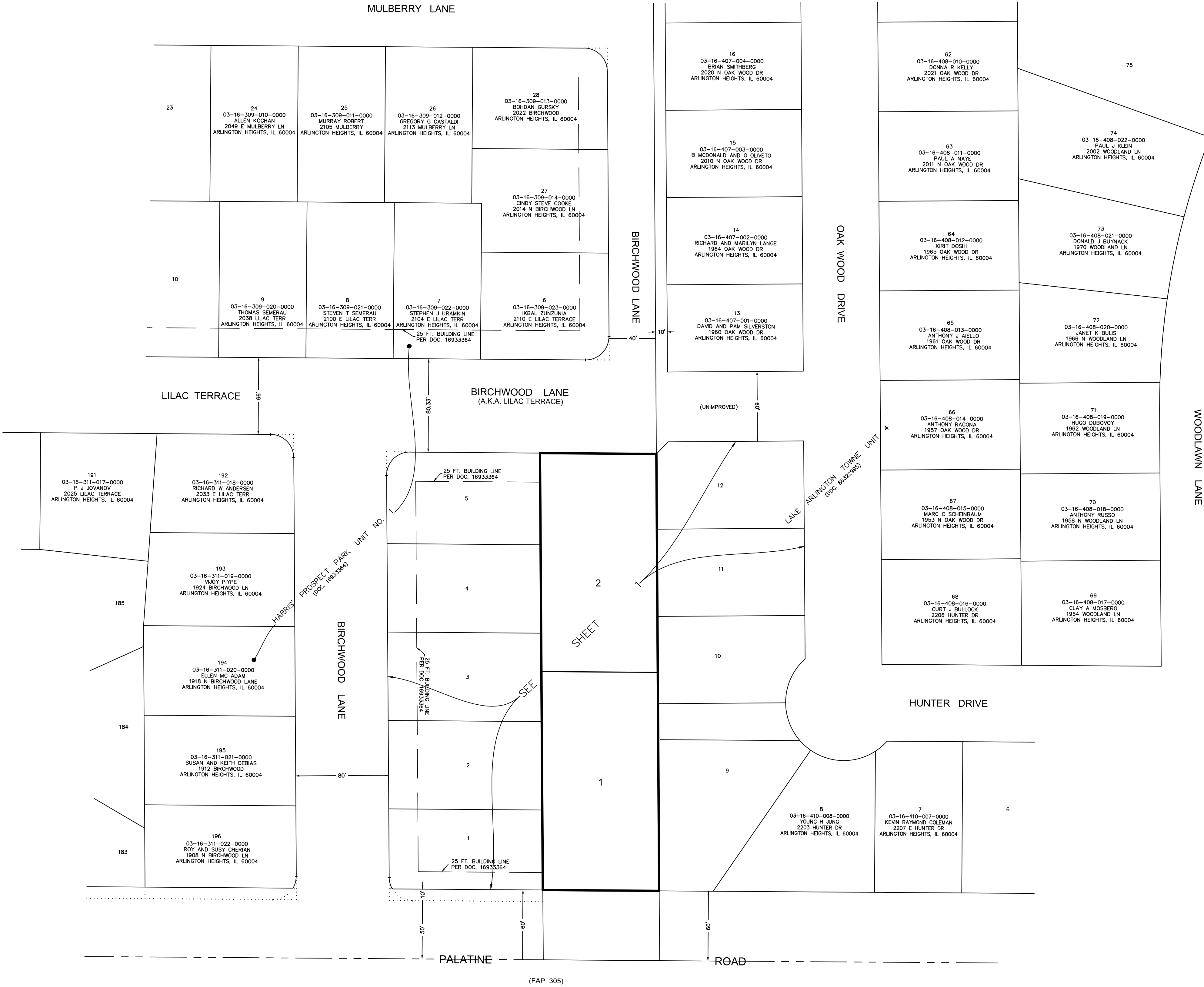
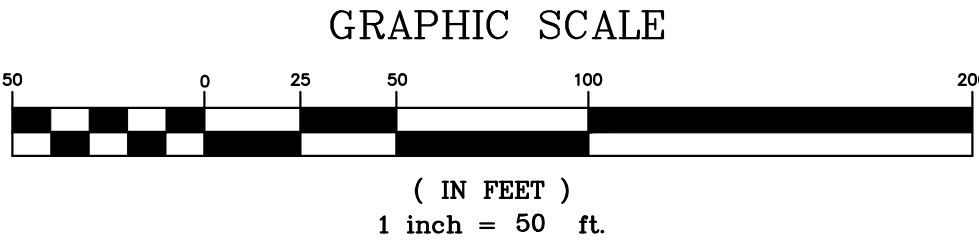
COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017

BY: _____ DATE: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11-30-2018

PRELIMINARY PLAT OF SUBDIVISION
OF
HOGREVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

"THIS IS A PRELIMINARY PLAT, OF NO
LEGAL EFFECT AND NOT TO BE RECORDED"



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INFO NO. 16.0359PRE

SCALE: 1" = 50'

2 OF 2

COMPASS
SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

HOGREVE SUBDIVISION

2214 E. Palatine Road
Arlington Heights, IL 60004

CLIENT/OWNER

Elroy Hogreve

2214 E. Palatine Road
Arlington Heights, IL 60004

DATE: 11-15-16

PC

TK

DRAWN BY

CM

CHECKED BY

DW

BOOK

480

PG

65-66

NO.

1.

2.

3.

REVISIONS

PER EMAIL DATED 12/19/16

PER VILLAGE COMMENTS

PER EMAIL DATED 04/05/17

DATE

12/23/16

02/23/17

04/06/17

BY

CM

CM

CM



Item: Heart's Place - 120-122 E. Boeger Dr. - PC#17-004

Department: Planning & Community Development

Requested Action

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional.
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required

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

Recommendation

The Staff Development Committee has reviewed the petitioner's request and

recommends approval of the following items:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional.
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
6. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
7. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
8. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
9. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

This approval shall be subject to the following conditions:

1. The petitioner shall have 24 months from Final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of Final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development become null and void and the zoning reverts back to its original B-1 and B-2 classifications and the Comprehensive Plan designation reverts back to "Commercial".
2. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.
3. The petitioner shall coordinate with property owner of the Popeye's restaurant

to provide the required improvements to the access easement to allow for proper exiting and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to Final PUD approval.

4. The petitioner shall provide the following onsite staffing:
 - a. Property Manager and Maintenance Staff – Monday through Friday 9am to 5pm.
 - b. Case Workers and Service providers staff – as needed. The petitioner shall provide estimates for the minimum hours for review and approval by the Village.
5. Additional unobstructed paths of travel around the building may be required during Final PUD.
6. Shall comply with all Design Commission recommendation from April 6, 2016.
7. The petitioner shall provide a draft of the Tenant Selection Plan and Hearts Place Apartments Resident Manual prior to consideration by the Village Board, for review and approval by the Village.
8. Petitioner shall work with Staff to relocate and screen ground mounted condensing units to the northwest corner of the property to the extent feasible.
9. A code-compliant photometric plan shall be required as part of Final PUD.
10. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Legal Notification	Exhibits
DC Motion	Correspondence
DC Minutes 4/6/17 DRAFT	Minutes
Housing Commission Minutes 3/7/17 DRAFT	Minutes
Plat & Sub Minutes	Minutes
Parking Survey	Exhibits
Building Elevations	Exhibits
Color Rendering	Exhibits
Engineering Plans, Landscape Plan	Exhibits
Floor Plans - Building	Exhibits
Floor Plan - Units	Exhibits
Market Study	Exhibits

Parking Study	Exhibits
Plat of Subdivision	Exhibits
Plat of Survey	Exhibits
Site Plan	Exhibits
Project Narrative	Correspondence
Real Estate Opinion	Correspondence
Neighborhood Meeting Summary	Correspondence
Affordable Housing Studies	Exhibits
Tenant Selection Plan - Blank	Exhibits
Written Justification for Approval	Correspondence
Department Comments - Round 1	Exhibits
Petitioner Response to Department Comments - Round 1	Exhibits
Department Comments - Round 2	Exhibits
Petitioner Response to Department Comments - Round 2	Exhibits
Department Comments - Round 3	Exhibits
Letter of Support	Exhibits
Letter of Objection	Exhibits



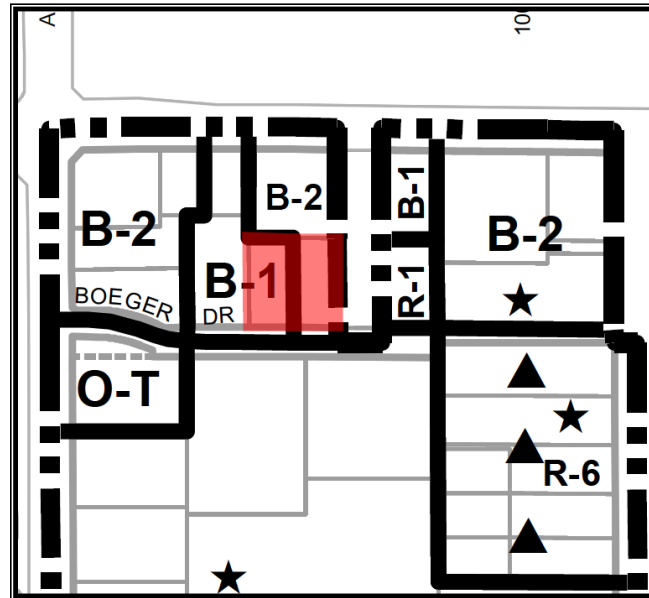
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC #17-004
Project Title: Hearts Place
Address: 120-122 E. Boeger Dr.
PIN: 03-08-100-053, 03-08-100-054

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 26, 2017
Date prepared: April 21, 2017

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

Existing Zoning: B-1: Limited Retail Business District, and B-2: General Business District



SURROUNDING LAND USES

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

Requested Action:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required:

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

Project Background:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2 (General Business District), while the west lot, which has an existing one-story utility building, is zoned B-1 (Limited Retail Business District).

The proposed action, if approved, would allow UP Development (the petitioner) to construct a two-story 16-unit Permanent Supportive Housing (PSH) rental development that would provide a home for individuals living with disabilities that are in need of supportive services. The development would be disability neutral, meaning that it would not cater to any one type of disability and anyone with a disability may qualify to live there, including physical disabilities, mental disabilities, and developmental disabilities. All units within the building would be 2-bedroom; the first floor would contain seven units as well as laundry and storage space, a community room, and two offices that would be used to provide the supportive services to the residents. The second floor would contain nine units. Occupancy of the units would be restricted to no more than four individuals, which would encompass scenarios such as a family with children, a household of related adults, unrelated roommates, and individuals with live-in assistants. The building would have an overall footprint of 9,400 square feet and a total floor area of 18,800 square feet.

Services for the residents would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services they need to remain independent. According to the Illinois Department of Mental Health (DMH), the goal of PSH is to:

- Provide a stable and safe environment for its residents,
- Ensure comfort and decency, and
- Is financially manageable within the resources that the consumer has available.

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for individuals and single parent families with children. Each dwelling unit would be furnished by the developer and would be fully equipped with bathroom, kitchen, living, and sleeping areas. The support services offered to residents would be in areas such as case management, life & parenting skills, and employment support to assist residents in becoming self-sustaining and contributing members of the community.

Four of the 16 units would be restricted to tenants earning no more than 30% of the Area Median Income (AMI), and the remaining units would be restricted for tenants earning no more than 60% of the AMI. Additionally, rental rates would be regulated so that tenants do not pay more than 30% of their income towards rent. The breakdown of income limitations is shown below:

Household Size	2016 AMI		
	30%	60%	100%
1 Person	\$16,170	\$32,340	\$53,900
2 Person	\$18,480	\$36,960	\$61,600
3 Person	\$20,790	\$41,580	\$69,300
4 Person	\$23,070	\$46,140	\$76,900

There would be two full time staff members (property manager and maintenance worker) who will work 9am – 5pm Monday through Friday. In addition to these two employees, case workers and service provider staff may visit the residents as part of the services provided within the PSH model. Key fobs and a door buzzer system will provide security and access for residents.

Prior History

In 2010, the petitioner, who was associated with Daveri Development Group at that time, applied for approval of a PSH project on the subject property, albeit at a different size and density (project was proposed as a 3-story building with 30 units). Multiple variations were required for this project, including the following:

1. A variation from Chapter 28, Section 5.1-8.3, *Minimum Area for Zoning District*, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., *Location*, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. A variation from Chapter 28, Section 5.1-8.4, *Minimum Lot Size* to allow a reduction to the minimum lot size from 73,800 to 40,451 square feet (or an increase in the number of dwelling units from 16 to 30 units)
4. A variation from Chapter 28, Section 5.1-8.10c. to allow a 10% reduction to the minimum unit size from 550 to 495 square feet for the Efficiency units, and from 650 to 585 square feet for the 1-Bedroom units.
5. A variation from Chapter 28, Section 5.1-8.14, *Minimum Distance from Building Wall to Paved Area*, to allow a reduction to the minimum distance from 30 to 3 feet
6. A variation from Chapter 28, Section 11.4, *Schedule of Required Parking*, to allow a reduction to the minimum number of parking stalls from 62 to 24 spaces (15-spaces + 9 landbanked spaces)

The Village Board did not approve the application from 2010, primarily due to concerns over the number and significance of the requested variations.

Variations #1 and #2 as identified above are still required for the present application, however, the need for Variations #3 and #4 have been eliminated. The variation as identified in #5 is still required, although to a lesser degree than previously proposed.

Early Review

On March 17, 2016, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are attached.

Plat and Subdivision Committee

On February 8, 2017, the Plat and Subdivision Committee met to discuss the proposed development. Some concern was expressed relative to the impact of the proposed development on the surrounding properties and the appropriateness of the subject property location given the proposed residential use. The minutes from this meeting are attached.

Housing Commission

On March 7, 2017, the Housing Commission met to discuss the proposed development. Per the Village's Affordable Housing Policy, 10% (2 units) of the units within Hearts Place are required to be affordable. As Hearts Place will have 25% (4) of the units for individuals earning at or below 30% of AMI and 75% (12) of the units for individuals earning at or below 60% of AMI, the proposed development conforms with the Village's Affordable Housing Policy. The Housing Commission made a positive recommendation to the Village Board, and the meeting minutes are attached.

Zoning and Comprehensive Plan

Based on the information provided, Staff has determined that the land use is most consistent with a *Care Facility, Intermediate*, which according to Chapter 28, Section 3.2-41 of the Village of Arlington Heights Municipal Code is defined as: "A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these". According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a Care Facility, Intermediate is a permitted use in the I, Institutional District. Since the subject property is currently zoned B-1 and B-2, a rezoning into the I District is required.

To proceed forward, the Plan Commission must review and the Village Board must approve three primary zoning actions. The first action is the aforementioned rezoning. The second action is an amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional. The last action is a Planned Unit Development, which is required for any development in the I, Institutional District. Several variations from the zoning code have also been identified and will be discussed throughout this report. For each variation, UP Development has provided written justification based on the following hardship criteria:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

Neighborhood Meeting

Staff requested that the petitioner hold a neighborhood meeting for any interested residents within Arlington Heights and Buffalo Grove that wanted to learn more about the proposed development. The petitioner sent notices to nearby property owners and held a meeting on March 7, 2017. The petitioner estimates that around 30 people showed up to this meeting and has provided a summary of the meeting discussion (attached).

ANALYSIS

To determine if an affordable multi-family housing development is appropriate for this location, the Staff Development Committee conducted a thorough evaluation relative to the long term suitability of commercial for the site, the appropriateness of residential at this location, the relationship to the surrounding commercial properties, and the compatibility with the Village's Consolidated Plan. Staff also evaluated concerns relative to public transit as well as conformance with Village Code requirements. Pursuant to the findings outlined within this report, the Staff Development Committee supports UP Development's request for the following reasons:

1. Complies with the Village's Consolidated Plan.
2. Consistent with the Village's Multi-Family Affordable Housing Policy (adopted on December 7, 1998), which promotes adequate housing for all 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.
3. Consistent with the following Goals and Policies of the Village's Comprehensive Plan:
 - **General Planning Goal #9:** To promote affordable housing for various income levels and housing types.
 - **General Planning Policies #2:** To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents.
 - **Land Use Policies #3:** The rezoning of land should be considered only where such rezoning is supported by detailed studies.
 - **General Population and Housing Goal #4:** Encourage a wide variety of housing alternatives by type, size, and price range.
 - **Population and Housing Policies # 6:** To provide a wide variety of housing for young, elderly, disabled, and single households
4. The proposal is compatible with the surrounding properties

Long Term Commercial Suitability

Contextually, the subject site is part of a larger commercial block that consists of a variety of vehicle intensive and destination related uses that are bounded by Dundee Road to the north, Boeger Road to the south, the Old Arlington Heights Road to the east, and Arlington Heights Road to the west. Based upon the existence of multiple property owners within this area, it is unlikely that the subject site would develop in a unified approach with the adjoining properties. The surrounding properties are developed and have commercial/retail businesses that are well-established and economically viable. Also, the owners of these businesses have re-invested and improved their sites over time. For example, the Popeye's directly behind the property went through exterior renovations last year, and the McDonalds restaurant along Dundee Road was torn down and reconstructed less than three years ago.

The site and its surrounding environs are zoned B-1 and B-2. These districts are intended for commercial/retail related uses. Staff is of the opinion that this site is a marginal commercial site given that the property fronts onto a Local Street (Boeger Road) and lacks direct access and visibility to Arlington Heights Road and Dundee Road. It is important to note that if said property was located along a major arterial street, Staff's position on the viability of the site for commercial would be different and the recommendation would be to preserve the underlying commercial designation. The more likely use for the property is a destination related use such as professional office. Staff estimates that a 13,000 square foot office building could be built on the property and comply with code. However, the office market is weak with the vacancy rate in the northern portion of Arlington Heights at 17.7%, and the vacancy rate for the Northwest Suburban Office market as a whole at 20.7%. These vacancy rates and the secondary nature of Boeger Road, further adds to the challenge of redeveloping the site for commercial. Furthermore, the property owner has marketed the site on and off for more than ten years and has had little success and interest from commercial developers. According to the real estate agent for the property, the price has been reduced 12 times over the last several years, resulting in a 69% reduction to the original asking price.

Residential Suitability

Staff is of the opinion that the site is adequate for an affordable residential development. Even though the property is encircled by commercial zoning, the nature of the surrounding land uses are compatible with an affordable multi-family development. To the north are several commercial businesses and restaurants (some with a drive-through) that have operating hours that do not extend beyond 11:00 PM. To the south, there is an antenna tower and a lawn care/landscape contractor. To the east is a vacant parcel of land that is located in the Village of Buffalo Grove and zoned for commercial development (B-1, Limited Retail). Further beyond this site are several one story office buildings and a housing development that is approximately 225 feet from the site and commonly known as Timber Court, which has several affordable units. To the west is a day care facility. The site is also within a short walking distance to a major commercial node at Arlington Heights Road and Dundee Road. This node includes a grocery store, drug store, various restaurants, and several general merchandise businesses. The land use relationship between the proposed multi-family and the surrounding commercial uses is not unique. Throughout the Village there are commercial developments abutting residential neighborhoods. With proper screening and design, these land uses are compatible.

Village of Arlington Heights Consolidated Plan

The Village of Arlington Heights Consolidated Plan is a comprehensive five year planning document that identifies the overall housing and community development needs of the Village, outlines available programs and resources, and establishes a strategy for prioritizing and addressing housing needs and economic opportunities for low and moderate income people within the community. The Consolidated Plan and Annual Action Plan constitutes the Village of Arlington Heights' application for Federal Community Development Block Grant (CDBG) funding for housing and community development programs through the US Department of Housing and Urban Development (HUD).

The 2015-2019 Consolidated Plan identifies as a high priority a need for special housing options for persons that are non-homeless, including housing for individuals with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). Specifically, the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community". The proposed development is not a shelter for homeless individuals and will provide permanent housing for persons with disabilities, as well as supportive services for the residents that reside there. In this way, the proposed development conforms to the Consolidated Plan of the Village.

To demonstrate a need for this type and size facility at this location, the applicant commissioned an independent market assessment that was prepared by Development Strategies. Within the Village of Arlington Heights, an estimated 3,000 people are living with disabilities and could qualify for this type of housing. The study analyzed similar facilities within nearby communities such as Mount Prospect and Glenview, and found those facilities to both have extensive waitlists. Staff believes substantial demand exists for this project.

Access to Public Transit

Since most of the residents will not own an automobile, having access to public transit is an important component of the development. Currently, PACE Route 604 runs along Dundee Road with a bus stop at the corner of Arlington Heights Road and Dundee Road. This route provides transportation to the Woodfield Mall in Schaumburg, as well as to the Northwest Transportation hub near the Woodfield Mall, which allows transfer to eight additional bus lines. The 604 runs Monday through Saturday and does not run on Sundays.

Located 1.3 miles to the east at the intersection of Buffalo Grove Road and Dundee Road (and accessible via the 604) is PACE Route 234, which provides access to four Metra Stations (Wheeling, Mount Prospect, Cumberland, Des Plaines) along two Metra Lines (North Central and Union Pacific Northwest), as well as the Holy Family Hospital, and Randhurst Mall. Route 234 also extends to the Buffalo Grove Metra Station (North Central Line), during rush hour on weekdays. The 234 only runs on the weekday.

Wheeling Township offers a Dial-a-Ride service to residents who are either 60 and older or have a permanent disability. Future residents of Hearts Place would qualify for this service, which operates between 9:00 AM and 3:30 PM on weekdays only. Although several public transit options exist during the weekday for individuals living at Hearts Place, these residents will need to find viable options for transportation on Sunday. The petitioner acknowledges that limited transportation options on weekends exist at other facilities within their portfolio, and residents tend to structure their week to work around Sunday travel limitations. There are adequate transportation options exist within the surrounding vicinity to accommodate the needs of Hearts Place.

Compatibility to adjacent properties

Staff has toured Meyers Place in Mount Prospect, a 39 unit PSH facility for individuals with disabilities, as well as the Axley Place in Glenview, a 13 unit PSH development for individuals with disabilities. Both developments appeared well maintained on the inside and outside, with attractive designs and quality exterior landscaping. While touring each sites, staff observed ample parking available at both facilities (although Axley Place in Glenview is in the final stages of construction and not all families have moved in yet).

The Arlington Heights Police Department reached out to other communities to determine if similar facilities have had a history or issue associated with public safety. Their findings included an analysis of the history of emergency calls at the Myers Place facility in Mount Prospect, which found that the number of calls was not abnormal and was typical for what could be expected at a 39 unit rental apartment facility. Furthermore, the Mount Prospect Police confirmed that the owner of the site (UP Development) was cooperative and easy to work with. Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and a daycare facility to the west.

When a similar PSH development was proposed for this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony backgrounds. Per council, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it is necessary to achieve a substantial, legitimate, nondiscriminatory interest. The petitioner has stated that they will require all applicants to undergo criminal background checks and a criminal history may render an applicant ineligible for housing.

During the previous application in 2010, the applicant provided the Village with a preliminary "Tenant Selection Plan" that outlined the selection process and tenancy requirements and procedures for eligibility. The applicant has provided staff with a blank "Tenant Selection Plan" within the current application, which should be completely filled out to allow staff to understand selection preferences for residents and the screening process for applicants. A condition of approval to require a draft of this document prior to Village Board preliminary approval has been included.

Finally, the petitioner has provided three studies which evaluate the impact of permanent supportive housing facilities on neighboring property values. Each study concluded that these facilities have a negligible effect on neighboring property values, and often cases when they involve the redevelopment of blighted or vacant properties, they often improve the value of property in the vicinity. These studies have been attached.

Conformance with Zoning Standards

A detailed zoning assessment was conducted as part of the formal review process. Pursuant to said review, the proposed development complies with all Institutional zoning standards relative to building setbacks, density, unit size, Floor Area Ratio, lot coverage, and building height. However, several other variations relative to the zoning district size, location, accessory structure location, and loading space requirement have been requested.

Minimum Zoning District Size

The minimum size for an Institutional zoning district is 2 acres. In addition, all institutionally zoned land that is less than four acres in size must have frontage along a Collector Street as defined by the Village's Thoroughfare Plan. Since the property is 0.93 acres and is located along a Local Street, the following variations are required:

- **A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2 to 0.93 acres.**
- **A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.**

The size of the property is sufficient to accommodate the scope of the project. The building complies with all applicable bulk requirements, such as building setbacks, lot coverage, and Floor to Area Ratio. Also, the orientation and positioning of the building allows for parking along the east side of the building, which preserves the greenspace between the building and the daycare facility to the west. The development is a low intensive use that will not have an adverse traffic impact on Boeger Road.

Building-Pavement Separation

The Institutional district requires a minimum separation of 25 feet between the building and any paved surface. Pursuant to the site plan, the eastern portion of the building is 15 feet from the parking lot. As a result, the following variation is required:

- ***A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet***

The windows of the three units on the first floor of the eastern elevation that faces the parking lot are setback 17' and 19' from the pavement (with most being 19') and this represents only a minimal encroachment into the 25' setback area. The only portion of the building that encroaches the full 10' into the required 25' setback area is for offices and a mechanical room. Providing, at a minimum, 17' of separation between the 1st floor units and the parking lot will not create a nuisance to future residents.

Traffic Study

According to Chapter 28, Section 6.12, Traffic Engineering Approval, all PUD developments requiring Plan Commission approval and not adjacent to a major or secondary arterial must provide a traffic and parking study. The applicant has provided a parking study but has not provided a traffic analysis. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 6.12-13, Traffic Engineering Approval, to waive the requirement for a traffic study.***

Staff compared the number of parking spaces required for a 16 unit supportive living facility (33 spaces) versus the number of spaces needed to accommodate code required parking for a 13,000 square foot office building (43 spaces), and determined that the proposed rezoning and subsequent supportive housing development would result in less traffic when compared to the possible development that could occur under the existing Zoning classification. As such, a traffic study was not warranted and staff supports the requested variation.

Accessory Structure Location

The petitioner has proposed a gazebo located to the west of the existing building, which is located in the side yard. The proposed gazebo is an accessory structure, and all accessory structures are required to be located in the rear yard. As such, the following variation is required:

- ***A variation from Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard***

Given the population of the proposed facility, which will include persons with physical disabilities who have limited mobility, access to outdoor amenities in the immediate vicinity is necessary. Relocating the gazebo further north and into the rear yard would cause the structure to be pushed further away from the rear entrance to the building. Furthermore, moving the gazebo into the rear yard would place this element adjacent to the exterior play area of the daycare to the north, where currently the proposed gazebo is proposed for the side of the daycare building (approximately 32' setback of the daycare building). The gazebo will be well screened from the view along Boeger Drive with heavy landscaping, and staff supports this variation.

Loading Space

All institutional developments within the I District are required to provide a loading space if they are greater than 10,000 square feet in floor area. As the proposed PSH will be 18,800 square feet, one loading space is required. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property***

Given that the petitioner will be providing all required parking spaces, there will likely be ample ability to utilize the open parking spaces for loading or unloading if necessary. Additionally, as the facility will be fairly small with only 16 units, move-ins/move-outs will occur less often, which will minimize the need for a loading space. The requested variation is therefore reasonable and staff is supportive of the request.

Fire Accessibility

Fire trucks that may need access to the site will either park along Boeger Drive to access the west of the building, or will pull into the parking lot to access the interior or eastern/northern elevations of the building. In order for a fire truck to conveniently leave the site, it will need to travel north utilizing an existing access easement onto and through the Popeye's property to access Dundee Road. The applicant will need to work with the owner of the Popeye's site to coordinate this connection, and this connection will need to be designed as part of the Final PUD approval process. Furthermore, certain changes/additional pedestrian access pathways may be needed to comply with the requirement to provide an unobstructed path of travel to all exterior openings on the building. These minor changes can be made during Final PUD review.

Landscape & Tree Preservation Issues

According to the tree preservation plan there are 19 within the property boundaries that have a trunk caliper size of three-inches or greater. All of these trees will be removed due to their location within close proximity to the foundation of the building and the underground infrastructure (sanitary line and storm sewer) that will be installed to serve the development. However, the petitioner has proposed to plant 21 trees onsite, including 8 Colorado Blue Spruce evergreens to accommodate for the removal of the 6 mature evergreen trees of the same species. The end result will be a development that includes more trees and shrubs than the previous property contains. It should be noted that in order to comply with the Design Commission recommendation, the petitioner will be relocating some of the air conditioner units that are along the gazebo to the rear of the site, and additional evergreen plantings will be added to the air condenser units in front of the patio area to further screen these elements from the street.

In order to provide additional screening to the east, west, and north, a 6' wood privacy fence will be installed around the perimeter of the property. Where this fence crosses the access easement along the northern property line, a swinging or sliding gate will need to be provided that meets the requirements for proper emergency access. Additionally, a code-compliant photometric plan will be required during Final PUD review.

Parking

Relative to parking, 33 spaces are required by the parking regulations and the applicant has provided 33 onsite parking spaces to comply with code (See Table 1 below). Furthermore, they have also provided, at the request of Village, a limited scope assessment relative to parking. The assessment found that similar PSH developments in nearby suburbs generated a 0.33 parking space per unit demand (on average). Finally, the petitioner has also provided supplemental parking counts at the Myers Place and PhilHaven facilities to verify low parking demand. These counts are summarized below:

	Myers Place			PhilHaven	
	Exiting 67 Space Parking Lot 39 Occupied Units			Exiting 65 Space Parking Lot 37 Occupied Units	
	Parking Spaces Occupied	Parking Spaces Vacant		Parking Spaces Occupied	Parking Spaces Vacant
4/12/17 (Morning)	11	56		21	44
4/12/17 (Afternoon)	7	60		18	47
4/12/17 (Evening)	11	56		17	48
4/16/17 (Morning)	13	54		13	52
4/16/17 (Afternoon)	8	59			
4/16/17 (Evening)	12	55			

Based on their survey which indicates ample on-site parking is available, and the fact that the petitioner's experience with other similar sized PSH developments found that most residents are not expected to own an automobile, it is not believed that parking will be an issue.

Table 1: Parking Assessment

Use	Square Footage / # of Units	Parking Ratio	Required Parking
Apartments	16 units	2 spaces / unit	32 spaces
Office	252 square feet	1 space / 300 SF	1 spaces
Total Required			33 spaces
Total Provided			33 spaces
Surplus / (Deficit)			0

When the Boeger Place development was proposed on the subject property in 2010, that development included 30 units and only provided 15 parking spaces (24 spaces total when including land-banked spots). Additionally, PACE bus route #690 that ran along Dundee Road and served the development had just been discontinued prior to the Village receiving the application in 2010. As a lack of transit options existed at the time, the project was required to explore additional transportation options, including staff provided transport for the residents of the facility. PACE bus route #604 has recently been established to provide transit service along Dundee Road, and adequate transit options exist for the future residents of the facility. As such, no staff provided transportation will be required.

Design Commission

The proposed development was approved by the Design Commission on April 6, 2017. The proposed building design incorporates the principals outlined in the Village's Design Guidelines as well as residential elements including a pitched roof, masonry veneer, large windows, and a low building profile to minimize the overall mass of the structure. According to Code, the maximum building height in the Institutional district is 45 feet. The building height is 24.5 feet as measured to the mid-point of the roof slope. The building does not have a basement, and will be fully alarmed, detected and sprinklered. Furthermore, said structure complies with all applicable accessibility, building, health, and life safety code requirements. Compliance with all Design Commission approval conditions will be a requirement of this PUD.

Utilities and On-Site Detention

In order to serve this development, the water main along Boeger Drive must be extended, which currently terminates east of the subject property. Additionally, an 8-inch private sanitary sewer line that services the adjacent property to the north (Popeye's Restaurant) bi-sects the subject site and must be relocated in conjunction with this development. The engineering plans show both the water main extension and sewer line relocation and the developer will be required to make these infrastructure improvements as part of this project. Finally, on-site detention will be provided within a storm water vault, which will be located underneath the parking lot. Maintenance of this storm water vault will be the responsibility of the property owner.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the following items:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
6. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
7. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
8. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
9. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

This approval shall be subject to the following conditions:

1. The petitioner shall have 24 months from Final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of Final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development become null and void and the zoning reverts back to its original B-1 and B-2 classifications and the Comprehensive Plan designation reverts back to "Commercial".
2. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.

3. The petitioner shall coordinate with property owner of the Popeye's restaurant to provide the required improvements to the access easement to allow for proper exiting and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to Final PUD approval.
4. The petitioner shall provide the following onsite staffing:
 - a. Property Manager and Maintenance Staff – Monday through Friday 9am to 5pm
 - b. Case Workers and Service providers staff – as needed. The petitioner shall provide estimates for the minimum hours for review and approval by the Village
5. Additional unobstructed paths of travel around the building may be required during Final PUD.
6. Shall comply with all Design Commission recommendations from April 6, 2016.
7. The petitioner shall provide a draft of the Tenant Selection Plan and Hearts Place Apartments Resident Manual prior to consideration by the Village Board, for review and approval by the Village.
8. Petitioner shall work with Staff to relocate and screen ground mounted condensing units to the northwest corner of the property to the extent feasible.
9. A code-compliant photometric plan shall be required as part of Final PUD.
10. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

April 21, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File #17-004

NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
APRIL 26, 2017, AT 7:30
P.M. in the Municipal Build-
ing, 33 South Arlington
Heights Road, Arlington
Heights, Illinois to consider
Petition No. 17-004, a pre-
liminary plat of subdivision
to consolidate the two lots
into one lot, a preliminary
PUD to allow a 16 unit sup-
portive housing develop-
ment, a rezoning from the
B-1 and B-2 Districts into the
I District, and an amend-
ment to the Comprehensive
Plan to change the designa-
tion of the subject property
from Commercial to Institu-
tional, said property located
at 120 and 122 Boeger Drive
in Arlington Heights, IL,
and legally described as fol-
lows:

Lots 2 and 3 in Hardee's
Dundee Road Resubdivi-
sion; being a subdivision of
part of the Northwest Quar-
ter of the Northwest Quarter
and the north half of the
southwest quarter of the
northwest quarter of Section
8, Township 42 North, Range
11, East of the Third Princi-
pal Meridian according to
the plat thereof recorded
September 26, 1986 as Docu-
ment 86439262, in Cook
County, Illinois.

The premises are com-
monly known as: 120-122
Boeger Drive, Arlington
Heights, IL 60004
PIN: 03-08-100-053, 03-08-100-
054

As part of said request the
petitioner is requesting the
following variations from
the Municipal Code:

- Chapter 28, Section 5.1-
8.3, Minimum Area for Zon-
ing District, to allow a re-
duction to the minimum dis-
trict standard size from 2.0
acres to 0.93 acres.
- Chapter 28, Section 5.1-
8.1.a., Location, to waive the
requirement that property
up to four acres in size and
zoned Institutional shall
have frontage on a street
classified at least as a Col-
lector on the Arlington
Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-
8.14, Minimum Distance
from Building Wall to Paved
Area, to allow a reduction to
the minimum distance from
25 to 15 feet.
- Chapter 28, Section 6.5.2,
Accessory Structures, to al-
low an accessory structure
(gazebo) in a side yard.
- Chapter 28, Section
11.7(a), Loading Require-
ments, to waive the require-
ment for a loading berth on
the subject property.
- Chapter 28, Section 16.12-
1, Traffic Engineering Ap-
proval, to waive the require-
ment for a traffic analysis.
And other variations as de-
termined necessary by the
Plan Commission.

All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-3760, TDD: (847) 368-
5794.

Joe Lorenzini, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
APRIL 11, 2017 (4469397)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 11, 2017 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz
Authorized Agent

Control # 4469397

RECEIVED

APR 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

DESIGN COMMISSION MOTION – 4/6/17

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR HEART'S PLACE TO BE LOCATED AT 120-122 E. BOEGER DRIVE. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 3/10/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FINAL DESIGN OF THE GROUND SIGN BE REVIEWED BY STAFF.
2. A REQUIREMENT TO EITHER PAINT THE SINGLE-DOOR ON BOTH THE EAST AND WEST ELEVATIONS TO MATCH THE SIDING OR PROVIDE PANELIZATION TO THE DOORS.
3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT TO THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING.
4. A REQUIREMENT TO SCREEN ALL OF THE CONDENSING UNITS WITH EVERGREEN LANDSCAPING.
5. A REQUIREMENT TO REPLACE THE 'AUSTRIAN PINE' AND 'HAMELN GRASSES' WITH A DIFFERENT PLANTING MATERIAL.
6. A REQUIREMENT TO CHANGE MATERIAL ON THE TRASH ENCLOSURE FROM VINYL TO MASONRY, TO MATCH THE BUILDING.
7. A REQUIREMENT TO ADD MORE FOUNDATION PLANTINGS ALONG THE SOUTH AND EAST ELEVATIONS, TO PROVIDE MORE LAYERING WITH A MIX OF SHRUBS, PERENNIALS AND GROUND COVER.
8. A RECOMMENDATION TO PROVIDE BRICK PAVERS AT THE MAIN ENTRANCE.
9. A RECOMMENDATION TO ADD SITE FURNISHINGS THROUGHOUT THE SITE, INCLUDING THE MAIN ENTRANCE GAZEBO AND PATIO.
10. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
11. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING, TO BE REVIEWED BY STAFF IN CASE OF ANY CHANGES.

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

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 6, 2017

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Kirsten Kingsley
Jonathan Kubow

Also Present: Michael Brito-Amador for *Mago Grill & Cantina*
Anthony Massarelli, Owner of *845 S. Bristol Ln.*
George Evangelopoulos, Architect for *845 S. Bristol Ln.*
Scott Nielsen, Fairfield Homes for *919 N. Fernandez Ave.*
Chris Russo, ALA Architects for *919 N. Fernandez Ave.*
Joe Labelle, Rize Properties for *948 N. Fernandez Ave.*
Chris Russo, ALA Architects for *948 N. Fernandez Ave.*
Brent Widler, Architect for *828 N. Forrest Ave.*
Megan Carlson, Owner of *828 N. Forrest Ave.*
Tomasz Augusta, Avas Atelier Design for *905 W. Maude Ave.*
Agnes Piersa, Owner of *905 W. Maude Ave.*
Kris Shirley, Brentwood Development for *1111 W. Maude Ave.*
Alex Pereira, UP Development for *Heart's Place*
Therese Thompson, Cordogan, Clark & Associates for *Heart's Place*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 14, 2017

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MARCH 14, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE PROJECT DC#17-025, MAGO GRILL & CANTINA, TO THE BEGINNING OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 8. COMMERCIAL REVIEWDC#17-036 – Heart's Place – 120-122 E. Boeger Pl.

Therese Thompson, representing *Cordogan, Clark & Associates*, and Alex Pereira, representing *UP Development*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new 18,800 square foot, two-story, 16-unit, multi-family supportive housing development to provide housing for families living with disabilities that are in need of supportive services. All units within the building will be 2-bedroom. The first floor contains 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. The proposed development includes site improvements with new on-grade parking, an outdoor gazebo, and landscaping throughout the site. The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot is zoned B-1, Limited Retail Business District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development, approval to consolidate and rezone the two lots to I, Institutional, as well as various zoning variations (zoning district area, collector street frontage, building/pavement separation, gazebo in the side yard, and parking quantity reduction).

With regards to the architectural design, the overall design has a nice scale and proportion, and a good balance of stone and siding on all facades. The dark brown siding color contrasts nicely with the white trim and the "Sienna" stone, creating a very attractive appearance. The design fits well with the surrounding one and two-story commercial buildings that are primarily dark brown brick construction.

Staff comments relative to site design are as follows:

1. **Parking.** As part of the Plan Commission review, construction of the land-banked parking spaces may be required as part of the development.
2. **Trash Enclosure.** It is recommended that the trash enclosure be constructed of masonry to match the building in lieu of vinyl which is less durable.
3. **Landscaping.**
 - a. As part of the Plan Commission review:
 - i. 4" caliper shade trees are required in the parking islands at the end of all parking rows.
 - ii. Staff is recommending that a 6 foot tall fence be provided on the sides and rear of the property for additional site buffer and security, and additional evergreen trees be provided along the fence.
 - iii. Four additional existing trees are recommended to be saved.
 - b. Additional foundation plantings along the south (front) and east elevations are recommended. The plantings should be layered and consist of a mix of shrubs, perennials, and groundcover.
 - c. Brick pavers are recommended at the main entrance.
 - d. Site furnishings including benches and planter pots are recommended in key site areas such as at the main entrance and under the gazebo.
4. **Mechanical Unit Screening.** The Site Plan indicates 18 individual condensing units on grade. 14 units are on the side of the building, and 4 units are in the rear. All mechanical equipment is required to be screened from public view, so it is recommended that all 18 condensing units be moved to the back of the building and screened with landscaping.
5. **Ground Sign.** The proposed sign is too tall and large, and does not comply with code. 40 sf is the maximum allowed sign area, where 48 sf is proposed. It is recommended that the overall height of the sign be reduced to 6 feet above grade. The message on the sign is small as compared to the size of the sign panel; consider enlarging the message for better readability.

With all of these comments in mind, Staff recommends approval.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

With regards to the comments about mechanical unit screening, Ms. Thompson stated that there was probably not enough room to line up all 18 of the condensing units across the width of the site, as suggested by Staff. However, they are not opposed to beefing up the landscaping as much as needed on the south elevation to better screen the mechanical units. She also stated that they intend to comply with code for the proposed ground sign; however, the final text on the sign has not been determined. Chair Eckhardt commented that the commissioners are looking at the design of the sign as part of the overall review of the project tonight, and he asked for more specific details about it. Ms. Thompson replied that the ground sign would not be illuminated, the panel color would be a dark color to match the dark siding on the building, the trim color would be white to match the white siding on the building, the stone would be the same as the stone on the building, and the aluminum letters have not yet been determined, although they could be either a mill finish, or a light anodized aluminum to stand out against the dark sign background, or a white baked enamel to match the trim. Chair Eckhardt had no issue with the design of the ground sign as shown in the drawing.

Ms. Thompson said that other than their concerns about trying to move all of the condensing units to the north side of the building, they have no concerns with the other suggestions made by Staff. She added that although it is not shown on the drawings, they are considering adding site furniture on the patio, the gazebo, and possibly a bench or two under the entrance canopy.

Commissioner Fasolo liked the design of the new building, the materials, and the compositions; it is nicely designed, and he was confident that the final sign design will meet code; the colors and materials are consistent with the building. With regards to the condensing units, he suggested locating the units in a well on the roof, and Ms. Thompson replied that it can be difficult to make this type of roof detail look normal and screen the units from the adjacent neighbors, especially on a 2-story building like this. They felt the units would be less visible if they were located on the ground and screened with landscaping. Commissioner Fasolo understood; however, he felt the units that are adjacent to the gazebo could be pushed further north to be more on the northwest corner. He also agreed with Staff comments about changing the trash enclosure to masonry to be consistent with the building. Commissioner Fasolo also agreed with the other comments about the site regarding brick pavers and site furnishings.

Commissioner Fitzgerald agreed with all of the Staff comments, and felt it was a very nice building on all four sides, which is appreciated. He suggested dressing up the single doors shown on both the east and the west elevations, which Ms. Thompson stated were exit-only doors in the stairwell. Commissioner Fitzgerald commented that 'Austrian Pine' can be killed by fungus, and 'Hameln Grasses' can be difficult to grow.

Chair Eckhardt felt the project was great, and although he initially thought that the stone should be raised all the way up, the horizontal line going around the building is a nice detail.

Commissioner Fitzgerald said that he was in favor of allowing Staff to review and approve the ground sign.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR HEART'S PLACE TO BE LOCATED AT 120-122 E. BOEGER DRIVE. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 3/10/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FINAL DESIGN OF THE GROUND SIGN BE REVIEWED BY STAFF.
2. A REQUIREMENT TO EITHER PAINT THE SINGLE-DOOR ON BOTH THE EAST AND WEST ELEVATIONS TO MATCH THE SIDING OR PROVIDE PANELIZATION TO THE DOORS.
3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT TO THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING.

4. A REQUIREMENT TO SCREEN ALL OF THE CONDENSING UNITS WITH EVERGREEN LANDSCAPING.
5. A REQUIREMENT TO REPLACE THE 'AUSTRIAN PINE' AND 'HAMELN GRASSES' WITH A DIFFERENT PLANTING MATERIAL.
6. A REQUIREMENT TO CHANGE MATERIAL ON THE TRASH ENCLOSURE FROM VINYL TO MASONRY, TO MATCH THE BUILDING.
7. A REQUIREMENT TO ADD MORE FOUNDATION PLANTINGS ALONG THE SOUTH AND EAST ELEVATIONS, TO PROVIDE MORE LAYERING WITH A MIX OF SHRUBS, PERENNIALS AND GROUND COVER.
8. A RECOMMENDATION TO PROVIDE BRICK PAVERS AT THE MAIN ENTRANCE.
9. A RECOMMENDATION TO ADD SITE FURNISHINGS THROUGHOUT THE SITE, INCLUDING THE MAIN ENTRANCE GAZEBO AND PATIO.
10. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
11. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt felt it was a hardship that the trash enclosure is all masonry, and he suggested changing it to include stone corner piers and a combination of materials that are on the building. Ms. Thompson said that from an economic standpoint, in terms of installation they prefer that the enclosure be all stone instead of a combination of materials. Commissioner Fitzgerald suggested adding to #3, the option for Staff to review the revised location of the condensing units, in case of any zoning issues. Commissioner Fasolo agreed with the suggestion.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING, TO BE REVIEWED BY STAFF IN CASE OF ANY CHANGES.

Commissioner Fasolo suggested changing the gates on the trash enclosure from aluminum to siding to match the building. Ms. Pereira was concerned about using fiber cement siding without some substantial backing to it and felt the aluminum was more durable. Mr. Hautzinger suggested a dark finish to match the building and Ms. Thompson agreed.

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

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
March 7, 2017

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Zach Creer
Will Delea Alex Hageli

Commissioners

Absent: Karen Conway Anisa Jordan Narita Nelson

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

II. ROLL CALL

Commissioners Hellner, Hageli, Delea, and Creer were present. Commissioner Creer was welcomed to the Housing Commission.

III. APPROVAL OF MINUTES

A motion was made by Chairman Creer, seconded by Commissioner Delea, to approve the minutes of the January 3, 2017 meeting with a few grammatical corrections. The motion carried unanimously.

IV. REPORTS

None

V. NEW BUSINESS

A. Heart's Place Presentation – UP Development

The petitioner's response to the Village's affordable housing policy was included in the Housing Commission meeting packet for this (March 7, 2017) meeting. The project was described to the members of the Housing Commission at its January 3, 2017 meeting.

A motion was made by Commissioner Delea, seconded by Chairman Hellner, to recommend to the Village Board approval of the affordable housing aspect of the Heart's Place residential project at 120 & 122 Boeger Drive which involved the new construction of 16 affordable units for persons with disabilities (all of the units in the development) of which at least 2 units will be permanently

affordable in conformance with the Villages Affordable Housing Rental Guidelines. The motion was approved unanimously.

There was a discussion about whether and the manner in which the Housing Commission's motion can be communicated to the Illinois Housing Development Authority (IHDA) in order to support the developer's IHDA funding application. Ms. Boyer said that she would prepare the minutes of this meeting as soon as possible, and the minutes and approved motion will be made available to the Plan Commission and the developer.

Commissioner Creer commented that it good to get built affordable units from this project rather than payment of the fee-in-lieu of providing the affordable units. Chairman Hellner agreed and stated that although the full fee amount in the guidelines has not been paid, there has been progress with respect to the negotiated fees with the amount having moved upward for each project.

B. Single Family Rehabilitation Loan Program.

The monthly report was distributed. There has been not change since the January 2017 meeting. There is one open case file.

C. Group Home and Transitional Housing Program Update

Ms. Boyer stated that there are 4 projects in progress:

- 1) Clearbrook is replacing the driveway at a group home. The work is under contract and waiting for warmer weather.
- 2) Little City Foundation is collecting bids for the electrical work to be done at one group home and electrical and kitchen flooring to be done in a second group home.
- 3) Glenkirk is collecting bids for the first floor and basement renovations.

Ms. Boyer mentioned that St. Coletta of Wisconsin applied for funds some time back for a new roof on a group home but did not proceed because they thought that they could wait another year or two for the roof. The CDBG application process for 2017/2018 will be starting soon. Ms. Boyer will make sure that St. Coletta is aware of the opportunity to reapply. Applications will also be sent to the other agencies that own group homes in Arlington Heights.

D. FFY 2017 Annual Action Plan including CDBG Budget

Ms. Boyer said that the grant applications for CDBG funding for 2017/2018 will be released soon. The Housing Commission's motions for with respect to funding of the programs it oversees will need to be made at the April 2017 Housing Commission meeting. Ms. Boyer provided a rough estimate of the CDBG funding that may be available for housing programs.

With respect to the \$150,000 that no longer needs to be reserved for the Senior Center, Ms. Boyer described a proposal for the northwest suburban CDBG entitlement communities to jointly fund the renovations of the Children's Advocacy Center headquarters in Hoffman Estates. She also said that staff is looking at the possibility of funding some public sidewalk improvements, either ADA accessible ramps at sidewalks throughout the Village or public sidewalks in low/moderate income areas of the Village.

Ms. Boyer also mentioned that she may propose to include the possibility of using CDBG funds for the Handyman Program in the description of the Single Family Rehab Program. The Handyman Program, which has been very popular, is running out of grant funds and may need to be re-worked. Including it in

the description of the Single Family Rehab Program would give the Village to option (but not require the Village) to support the Handyman Program with CDBG funds. Any Village CDBG funds could only be used to assist residents of the Village of Arlington Heights.

VI. NEW BUSINESS

A. Northwest Suburban Housing Collaborative – Health and Housing Initiative

Ms. Boyer informed the members of the Housing Commission that the Northwest Suburban Housing Collaborative, under its aging-in-place program area, will be taking with local hospitals about the possibility of linking the Handyman Program with hospital discharges. The idea is to make modifications in homes to improve safety and usability after the patient returns home in order to avoid accidents and readmissions to hospitals. A foundation that may be interested in supporting this link between housing and health has been identified.

A landlord workshop was held recently at Oakton Community College by the Metropolitan Mayors Caucus. Resources for landlords were provided. Around 50 area landlords attended. One of the speakers at the workshop provides landlord training on topics such as property management, fair housing, working with your local building department, etc. Mayor Hayes attended the workshop and gave the concluding remarks. Ms. Boyer said that she will look into the training course and whether this is something that the Village may want to publicize.

B. Wintrust Programs

Commissioner Delea provided information on the Wintrust loans that are associated with the Northwest Housing Partnership's Resilience home rehab loan program. Some grant funds are made available through the program, and then access to the Wintrust program is available for additional repairs. Wintrust is providing 10 yearlines of credit up to \$20,000, the rates are prime + $\frac{3}{4}\%$ with automatic payment or prime + 1% for non-automatic payment. The debt to income ratio is up to 50% and loan-to-value ratio is not an issue.

Ms. Boyer also mentioned that the Northwest Housing Partnership and Wintrust are offering a first-time homebuyer program to certain township in the area including Palatine township which include a small part of Arlington Heights. She said that she will look into putting an announcement about Northwest Housing Partnership programs that are available to Village residents in the on the Village's website.

VII. ADJOURNMENT

A motion was made by Commissioner Creer, seconded by Commissioner Delea, to adjourn the meeting. The meeting adjourned at 7:50 pm.

NEXT MEETING: Wednesday, April 12, 2017 7:00 pm

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

February 8, 2017

Project Title: Hearts Place
Address: 120-122 E. Boeger Dr.
Petitioner: Jessica Berzac
900 W. Jackson Blvd. #2W
Chicago, IL 60607

Requested Action:

- A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
- A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
- An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
- Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required:

- A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
- A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 16 feet.
- Other Variations may be necessary as identified when detailed plans are received.

Attendees: Alex Pereira, Petitioner
Terese Thompson, Project Architect
Jessica Hotaling, Development Team
Richard Koenig, Development Team
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot, which has an existing one-story utility building, is zoned B-1, Limited Retail Business District.

The proposed action, if approved, would allow UP Development (the petitioner) to construct a 16-unit multi-family development that would provide a home for families living with disabilities that are in need supportive services. All units within the building would be 2-bedroom. The first floor would contain 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. These services would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services that they need to remain independent.

Meeting Discussion:

Mr. Koenig introduced the project and said that the development team was interested in constructing a 16 unit housing development. The development would provide affordable supportive housing for people with disabilities. The subject property is currently two separate lots and they would combine the lots into one. They have a contract to purchase both lots and the lots are currently zoned B-1 and B-2 so they would need to be rezoned. All of the 16 units would be two bedroom units and they would be rented out at levels to meet the Village's affordable housing requirement and would comply with the Village's Housing Plan by providing affordable units. The units would be specifically targeted to individuals with a range of disabilities, and any type of disability would qualify, whether it be a physical disability, a mental disability, or a developmental disability.

Mr. Koenig explained that the Housing Opportunity Development Corporation (HODC) would provide the property management for the facility and they would partner with local social service agencies to provide the services needed for the residents so that they could remain independent. The HODC is a nonprofit organization that has been around for over 30 years and they are based out of Wilmette. They have completed over 20 developments totaling over 50 million dollars. Many of the developments that they have completed are very similar to the proposal on the subject property, and they have just completed a similar development located on Milwaukee Avenue in Glenview. They are currently looking for tenants for that facility and working with agencies such as the Wings Program, Clearbrook, Northwest Compass, and other organizations that provide services to the community to help them locate tenants for that development.

Mr. Koenig said he believes that this development provides a valuable form of housing for the community, and that they are asking for the rezoning to be able to provide this housing. He said they will file a zoning application to appear before the Plan Commission and that he believes the requested Variations are due to the structure of the code and not necessarily due to the way that the site has been designed. They will not be asking for any setback Variations, height variations, or density variations. The Variations they need are based on the size of the lot and location of the lot.

Mr. Koenig stated that if they were successful with obtaining zoning approval for this project, the next step would be to go to the Illinois Housing Development Authority to obtain funding for the development, which was necessary to keep the rents affordable for the residents who would qualify to live there.

Mr. Hubbard explained that the subject property was located within the B-1 and B-2 Zoning Districts and so the property would have to be rezoned into the I Institutional Zoning District. The Zoning Code classifies this type of use as an "Institutional Residential Facility", which is appropriate for I District zoning and is permitted use in the I District. Any developments within an I District must be developed as a Planned Unit Development (PUD), and so the subject development would need to apply for PUD approval to allow the 16 unit supportive housing facility. An amendment to the Comprehensive Plan would also be required, which would amend the designation from "Commercial" to "Institutional". Consolidation of the two existing lots into one lot of record is also required for this project.

Mr. Hubbard outlined several Variations that were required for this project as identified during a preliminary review of the conceptual plans, and he mentioned that most of them were relative to the individual I District requirements. A Variation to the minimum zoning district size standard to reduce the minimum zoning district size from 2 acres to 0.93 acres is required, as well as to the I District requirement that all developments within the district that are on property less than 4 acres in size must be located on a street classified at least as a collector street, and the subject property is located on a local street. Finally, the I District has requirement that pavement must be setback at least 25' from a building if that building is 2 stories or less, and the proposed building appears to be setback approximately 16' from the pavement, which would require a Variation. He mentioned that other Variations may be necessary as identified upon the submission of more detailed plans.

Mr. Hubbard mentioned that the Staff Development Committee reviewed the conceptual plans and had offered some feedback. The Village has a Consolidated Plan that identifies a need for housing options to serve non-homeless individuals living with disabilities, including mental disabilities, physical disabilities, developmental disabilities, and

victims of domestic violence, and it appeared that this development may meet this need. Staff would like additional details from the petitioner on the target tenants that would be living here to ensure that this project was providing housing options consistent with the Consolidated Plan. As the petitioner has stated that the proposed development will be for individuals living with disabilities, staff was looking to understand what range of specific conditions qualified as a "disability".

Mr. Hubbard explained that the petitioner would need to provide a written response addressing the approval criteria for any requested Variation. He said that although conceptual plans had been submitted, the formal zoning application would need more detailed plans, at which point staff would have the necessary documents to fully evaluate the request and render a decision relative to staff support of the project. Some of the items that are needed are photometric plans, landscape and tree preservation plans, and preliminary engineering plans, and a traffic study. There is a sanitary main that runs through the center of the site and may need to be relocated, and a water main may need to be extended in order to serve this development. A Design Commission application would be required for this project. Staff encourages the applicant to reach out to the Building Department to understand what Building Codes would need to be met. He said that the property appeared to be code-compliant relative to parking as long as the land-banked parking is factored in, but further details are needed relative to the size of the office spaces within the building, which may have an effect on the overall parking requirement. A neighborhood meeting with nearby residents is strongly encouraged prior to appearing before the Plan Commission. Additional details are needed relative to what security measures will be in place at the facility, and this was identified during the Early Review with the Village Board.

Commissioner Jensen asked about state funds and their importance to this project.

Mr. Koenig responded that they were important for the construction phase of this project. Instead of going to a bank and borrowing money at 5%-6%, they can borrow money from the state at 0%-1%.

Commissioner Jensen asked about funding after the project has been built.

Mr. Koenig replied that there was no state funding after the project has been constructed.

Commissioner Jensen asked about funding the gap in rental income, as rents would be around \$1,300 per month and tenants would not be asked to pay more than \$1,026 per month, so there would be a gap of around \$274 in rental income per unit.

Mr. Koenig explained that this gap was covered through housing vouchers, which is administered through the Housing Authority, which comes from HUD, which is a federal agency. This rental assistance would stay with the unit, so even when a tenant moved out, a new tenant would be able to take advantage of that assistance.

Commissioner Jensen asked if borrowing was from the state or guaranteed by the state.

Mr. Koenig replied that it was from the state.

Commissioner Jensen asked how secure the state funding was given the present economic realities of the state.

Mr. Koenig responded that the state funding was already earmarked for the programs that would provide assistance for permanent supportive housing developments, partly based on a consent decree in Illinois to appropriately house people with disabilities, so the state was required by court order to provide funding for these types of developments.

Commissioner Jensen asked about the loading berth requirement by the Village.

Mr. Hubbard explained that the threshold for requiring such loading space was any residential development over 10,000 sq. ft. in floor area, and the latest documents submitted showed a floor area of 10,118 sq. ft., which would require a loading berth.

Commissioner Jensen asked the petitioner if they felt like they needed a loading berth for their development.

Mr. Koenig responded "no".

Commissioner Jensen stated that they could seek a Variation from this requirement.

Mr. Hubbard said that if the building was modified to less than 10,000 square feet of floor area, it would not require a Variation or a loading berth.

Commissioner Jensen said that a Variation did not appear to be a big deal, but that generally, the less number of requested Variations the better. He asked about the sanitary sewer line and if someone else had some type of responsibility to relocate it.

Mr. Hubbard stated that relocation of the sanitary line was identified in 2010, but that no action was taken on this item, so it would be the petitioners' responsibility to relocate it as necessary with this project.

Commissioner Jensen asked about the Early Review with the Village Board and what the Village Boards outlook on this proposal was, and what, if anything, did they identify as the major issues that should be addressed during the Plan Commission process.

Mr. Hubbard stated that the Village Board expressed their initial reactions towards the proposal during the Early Review process, but that although some board members indicated they were pleased the project had reduced the number and extent of Variations requested, they did not make any commitment towards the project other than that they were willing to consider it.

Commissioner Green asked about the Consolidated Plan.

Mr. Hubbard responded that the Plan was prepared every 5 years and was a requirement to receive Community Development Block Grant funding from the federal government, and generally speaking, the plan is used to identify housing and community development priorities.

Commissioner Green asked if the petitioner would be able to follow the Consolidated Plan.

Mr. Koenig responded that they absolutely would follow the plan.

Commissioner Green asked if homeless people would be qualified to live in the proposed development.

Mr. Koenig responded that they would not be taking homeless people directly off of the street, and said that the proposed development would not be a shelter for homeless people, that it would be permanent, long term housing.

Commissioner Green stated that he believed the Consolidated Plan specifically called for housing options for non-homeless individuals, and he wanted to ensure that the proposed development would be able to conform to this criteria. He asked again if the development would house homeless people.

Mr. Koenig responded that the people that would live there would not be homeless.

Commissioner Green asked if the care provided at the Hearts Place would be 24/7.

Mr. Koenig replied that they did not provide 24/7 care.

Commissioner Green asked if 24/7 care was one of the priorities of the Consolidated Plan.

Mr. Hubbard replied that he did not believe this was specified as a specific priority in the Consolidated Plan for this type of housing, but he would double check with the staff Housing Planner.

Commissioner Green asked if there were properties available for this type of development that met the Institutional District standards requiring land area of at least two acres in size and location along a street classified at least as a "Collector" street.

Mr. Koenig responded that he believed the UP Development team had been searching for some time within the Arlington Heights area for a property that met that criteria, but had been unable to locate one. He said that the subject site was available, had been vacant for twelve years, and in his experience it was of a suitable size to accommodate a small 16 unit supportive housing development.

Commissioner Green said that he was aware the petitioner had located and opened similar facilities in neighboring communities, and so he was surprised to hear that there were no such opportunities available within Arlington Heights that conformed to the I District criteria, and he thought there may be other opportunities within the community other than the proposed site. He asked about some of the facilities in neighboring communities.

Mr. Koenig said that HODC had just opened a similar facility in Glenview and the site there was almost the exact same size as the proposed site in Arlington Heights.

Commissioner Green said that he believed the proposed site to be problematic for several reasons. He said that the Village has a history of considering the effects that a proposed development will have on its neighbors, and he believed that the proposed development would have a negative effect on the existing day care facility abutting the subject property to the west. He asked about mental disabilities of the residents within Hearts Place.

Mr. Koenig said that the development would be "disability neutral", so they would not allow only one specific type of disability. He said tenants could have a physical disability, for example someone in a wheelchair or someone who had lost a leg or a war veteran that was injured, and other tenants could be individuals with a developmental disability, or someone with a mental illness. He said that there would be no specific target disability for this development.

Commissioner Green said he understood that all disabilities would qualify, and used the example of bipolar disorder as a qualifying disability.

Mr. Koenig said that a bipolar disability was a qualifying disability and so individuals suffering from bipolar disorder would be eligible to stay at Hearts Place. He said that as long as a disabled individual could live independently given the supportive services that would be provided to them, then they would be welcomed at Hearts Place.

Commissioner Green noted for the record that all disabilities would qualify. He acknowledged that the number of variations had been reduced from a previous similar proposal in 2010 on the subject property, but he said that the lot size Variation was still an issue for him, as well as the location on a local street and the lack of bussing options. He asked how the typical tenants in a facility like this would travel to the store and to a job, for example would they drive?

Mr. Koenig replied that some would have vehicles, some would take a Pace bus that goes up and down Dundee Road, some would have bicycles, some would have people that could pick them up or would use a Dial-A-Ride service. He said that every individual would be a little different and there was no singular typical mode of travel that they would utilize.

Commissioner Jensen asked if any of the petitioners similar facilities were also not built along a major thoroughfare, as the proposed facility was located on a residential street.

Mr. Koenig said that the proposed development was not in an isolated location, and that the location was just around

the corner from Arlington Heights Road and Dundee Road, both major thoroughfares.

Commissioner Jensen asked about the rationale for the I District requirement stipulating a location along a major thoroughfare.

Mr. Hubbard replied that he was not entirely sure but guessed that it had something to do with access to services that are often provided along major thoroughfare and access to a transportation network that could accommodate heavy traffic.

Commissioner Green asked if the rent for the units could be 100% subsidized.

Mr. Koenig responded that the tenant would pay a maximum of 30% of their income towards rent and that if they had no income, then 30% of nothing was zero and so they would pay no rent. But most tenants had some form of income, whether that was work income or disability income.

Commissioner Green asked if the maximum number of occupants per unit would be four.

Mr. Koenig responded that the maximum number of occupants per unit would be limited to four.

Commissioner Green asked if the maximum number of occupants would affect the parking requirements.

Mr. Hubbard replied that no, the parking requirement was based on the number of units and not the number of occupants or bedrooms within the unit, and that the code required 2 spaces per unit, which is the requirement for any multi-family development in the R-6 District and was the parking classification that was most similar to the proposed development.

Commissioner Green asked if there would be overnight supervision.

Mr. Koenig responded that there would be no overnight supervision. He said that this would function as an independent apartment building and residents would not need overnight supervision. If a resident needed overnight care, then that could be provided through their service agency, for example if a resident needed a care giver to live with them, then a care giver could make arrangements to stay there and that care giver would need to be on the lease and be a part of the permanent operation of the person living there.

Commissioner Jensen asked if the office space was only for daytime use, and if there was no overnight supervision would the building function essentially like a condo complex.

Mr. Koenig confirmed that there would be no overnight supervision and that the offices would be for daytime use. He said the facility is essentially multi-family housing for a special population of individuals.

Commissioner Jensen asked what would happen if someone who had a job signed a lease, then over the course of their tenancy lost their job and could not find another job.

Mr. Koenig responded that the point of the development was to provide a permanent supportive housing environment. He said that leases were renewed on a year to year basis, and a resident that lost their job could ask for an adjustment of their rent based on their income with no job. He said that a resident with no job would not be at risk of not being able to renew their lease once it was up for renewal.

Commissioner Jensen asked how the development would stay financially solvent if multiple tenants lost their jobs and had no income.

Mr. Koenig explained that the rental voucher amount could change to cover a gap in rental income if a resident had no

income to pay rent. He stated that the rental voucher was funded through the federal government.

Ms. Hotaling said that there would be cameras in the building, so although they would not have staff on-site for 24 hours a day, there would be a means to monitor the site via the cameras. She said that they have found cameras to be very effective in providing security to the residents at other facilities they operate.

Mr. Koenig mentioned that the development team had originally thought that R-6 zoning would be appropriate for the proposed facility, which district had a minimum district size requirement of 1 acre, and so the .93 acre site would be very close to conforming. However, in discussions with staff, they were directed that the appropriate zoning district for this development was the I District.

Mr. Hubbard confirmed that this was a discussion that had taken place between staff and the developer, and staff had determined that I District zoning was the most appropriate zoning classification for this type of development.

Commissioner Green concluded that all of his questions had been answered, and explained that the applicant had heard the feedback from the two members in attendance at the Plat and Subdivision Committee meeting and he advised the petitioner to proceed with whatever they thought they wanted to do.

RECOMMENDATION

The Plat & Subdivision Committee provided their feedback to the petitioner and advised petitioner to proceed forward as they saw fit.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

April, 2017 Parking Counts for Myers Place and Philhave

At the direction of the Planning Staff, the petitioner conducted parking counts at the Myers Place and Philhaven developments, respectively located in Mount Prospect and Wheeling, IL. The parking counts were conducted at three points during the day (morning, afternoon, and evening), once in a weekday and once on the weekend. The exception is the weekend date for Philhaven, when staff availability limited us to a single count in the morning. These parking counts were conducted by the property manager or other staff at each development, during the week of April 10th, 2017. Vehicles counted include those owned by residents, staff members, service providers, and visitors and guests. Not counted were vehicles that pertain to construction (in Philhaven) or the commercial portion of the development (in Myers Place).

As the data below reveals, the highest level of use seen at either development represents a ratio of no more than around 0.6 occupied parking spaces per occupied unit, and that ratio usually remains under 0.5. Applying these ratios to the Heart's Place proposal results in a expected maximum number of occupied parking spaces of 10, which is comfortably lower than the proposed 33 spaces. Below please find the data collected:

Myers Place

39 occupied units, 67 total parking spaces

Wednesday, April 12th, 2017

Morning 11 / 67

Afternoon 7 / 67

Evening 11 / 67

Saturday, April 16th, 2017

Morning 13 / 67

Afternoon 8 / 67

Evening 12 / 67

Max. parking spaces used: 13

(0.33 parking spaces per occupied unit)

Philhaven

37 occupied units, 65 total parking spaces

Tuesday, April 11th, 2017

Morning 21 / 65

Afternoon 18 / 65

Evening 17 / 65

Saturday, April 16th, 2017

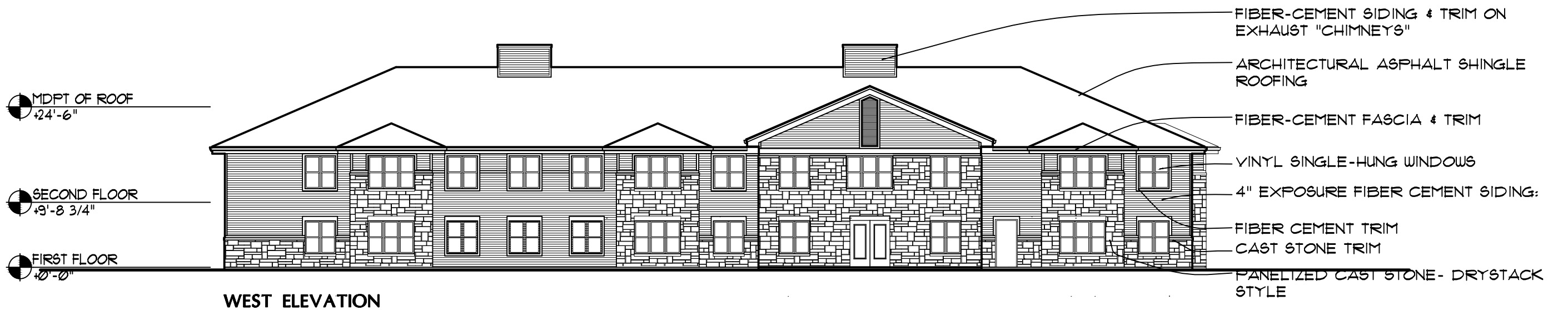
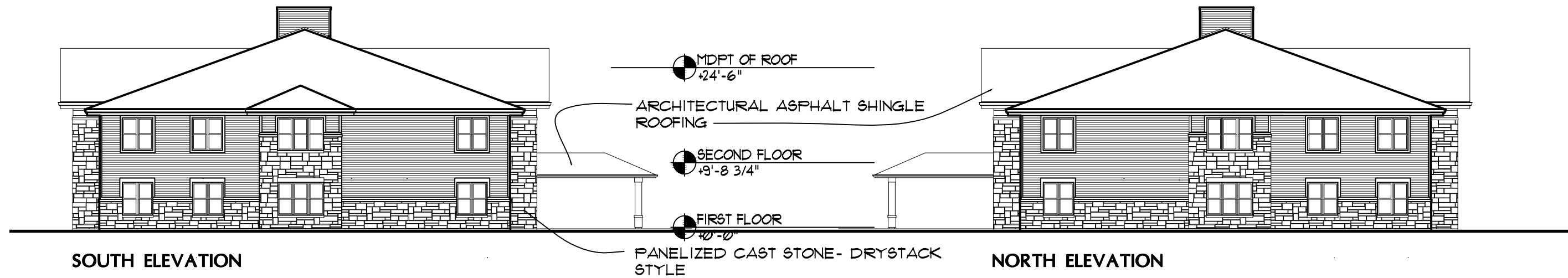
Morning 13 / 65

Afternoon and Evening counts were not conducted.

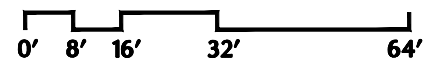
Max. parking spaces used: 21

(0.57 parking spaces per occupied unit)

We hope the above parking count, along with the parking study conducted by KLOA, Inc. previously furnished by the petitioner, satisfactorily addresses any concerns regarding the parking supply proposed at Heart's Place. If you have any questions, please do not hesitate to ask.



JANUARY 29, 2017



UP Development, LLC

HEART'S PLACE
120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS



01.03.2017



UP Development, LLC

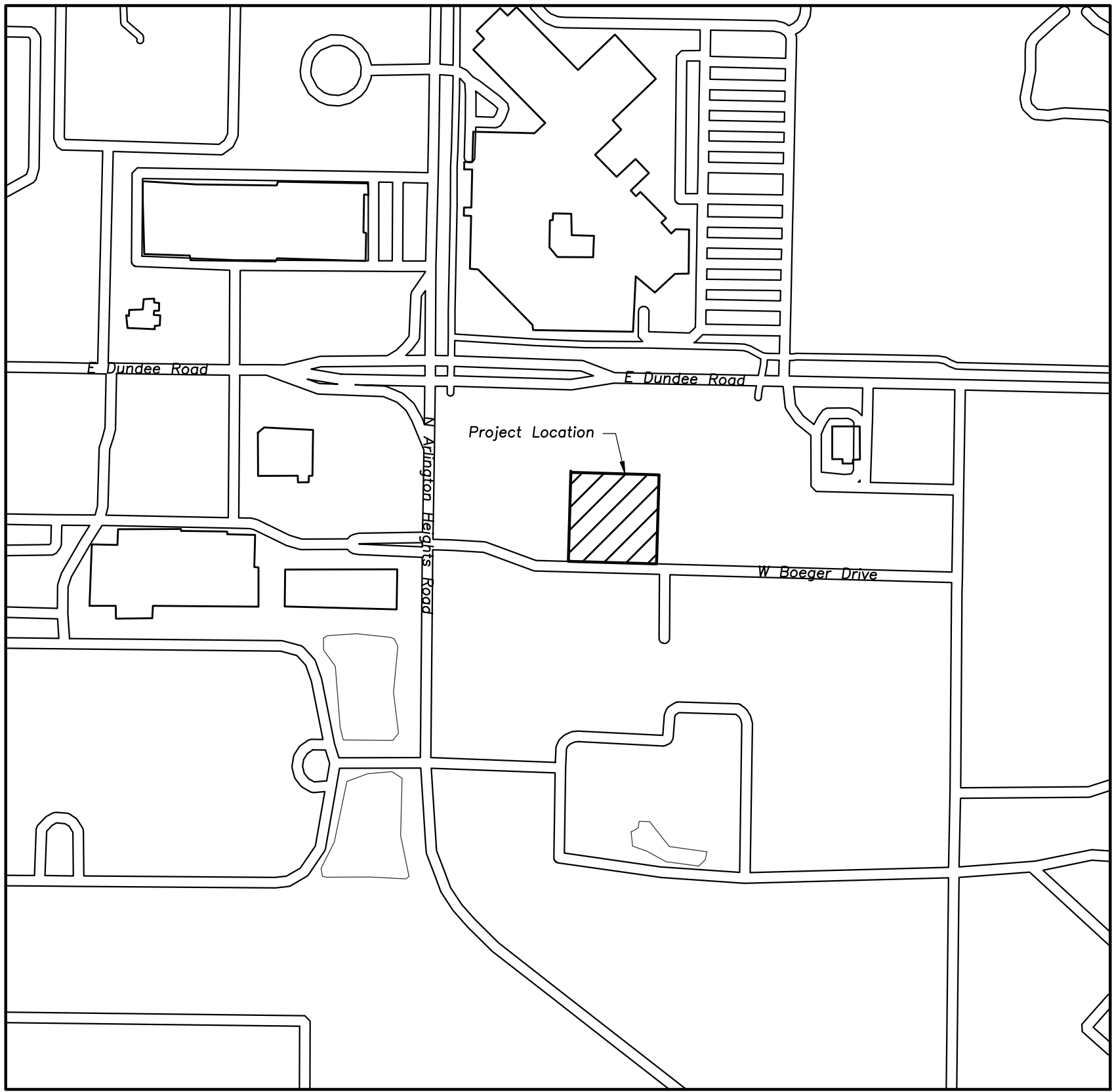
HEART'S PLACE

120 & 122 E. BOEGER ROAD

ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN, CLARK & ASSOCIATES
ARCHITECTS : ENGINEERS

HEART'S PLACE
2 Story Residential Building
120&122 W Boeger Drive
Arlington Heights, IL



SITE LOCATION MAP (N.T.S.)

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer and The Village Of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

INDEX OF SHEETS

C000	Civil Cover Sheet
C001	Preliminary Engineering Plans
C100	Fire Truck Autoturn Exhibit
C101	Fire Department Accesss
C102	Refuse Truck Autoturn Exhibit
C103	Watermain Extension
L001	Preliminary Landscape Plan
TP001	Tree Preservation Plans

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen And Associates, LTD. For UP Development, LLC. on 12-27-16.
Order Number 16-910

PROJECT BENCHMARKS

1. BENCHMARK: MONUMENT RECOVERY
SHEET VILLAGE OF ARLINGTON
HEIGHTS, ILL. #3436 KENNICOTT,
ARLINGTON HEIGHTS, IL MONUMENT 6

1" DISC ON THE NORTH OF A CONCRETE
BASE FOR A TRAFFIC SIGNAL MAST ARM,
52'+/- SOUTH OF THE CENTERLINE OF
DUNDEE ROAD AND 32'+/- WEST OF
THE CENTERLINE OF KENNICOTT.
NAVD 1988
ELEVATION = 742.25



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HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

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Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

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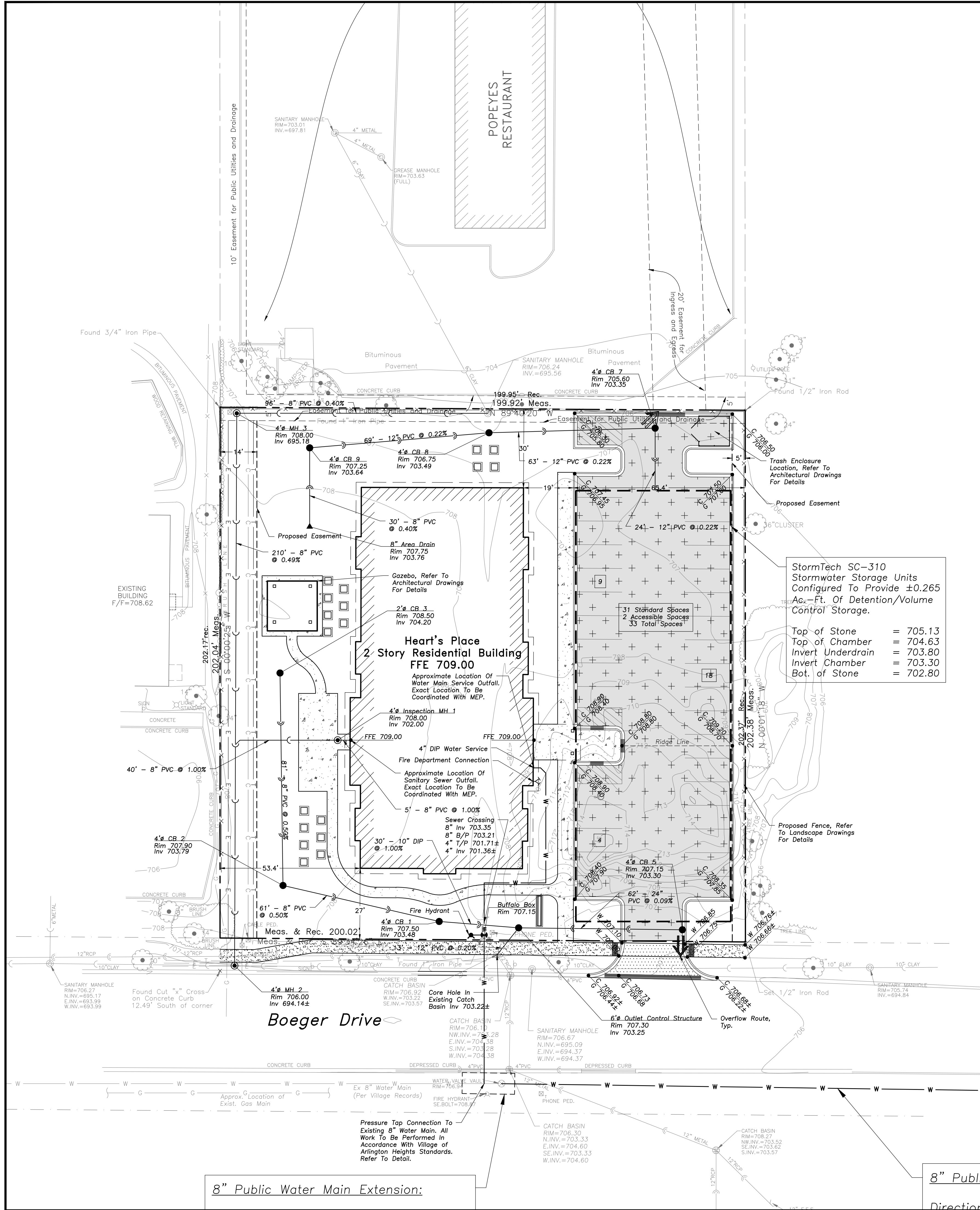
Design By:	Date:
CDF	01/13/17
Approved By:	Project No.
MR	

Sheet Title:

CIVIL COVER
SHEET

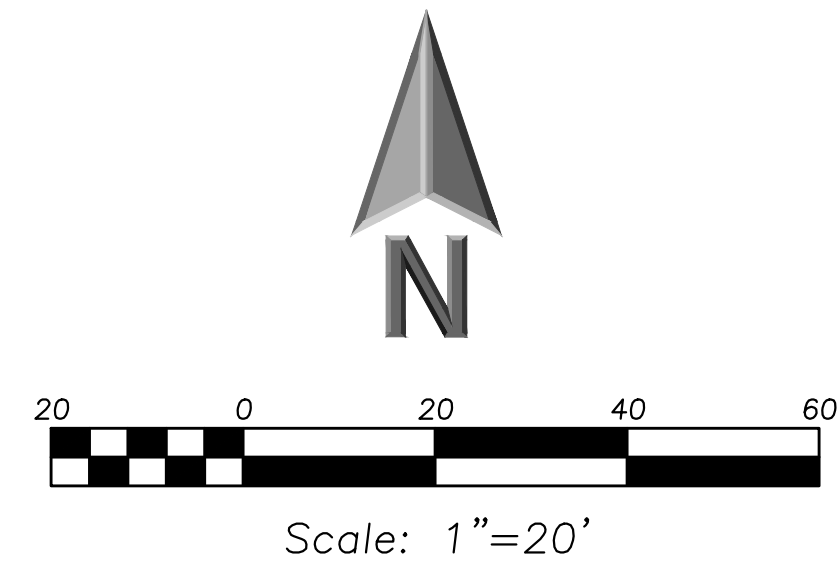
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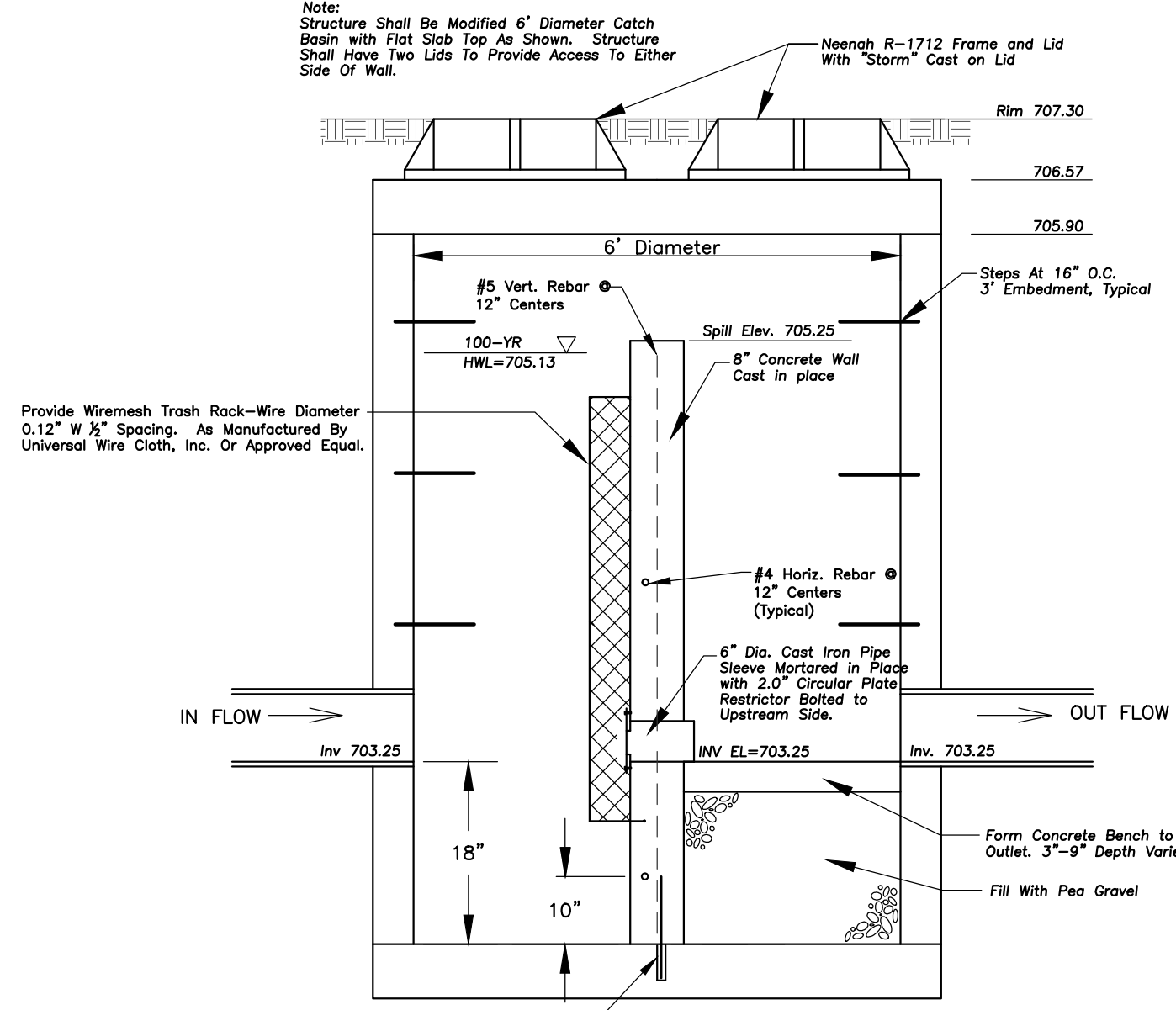
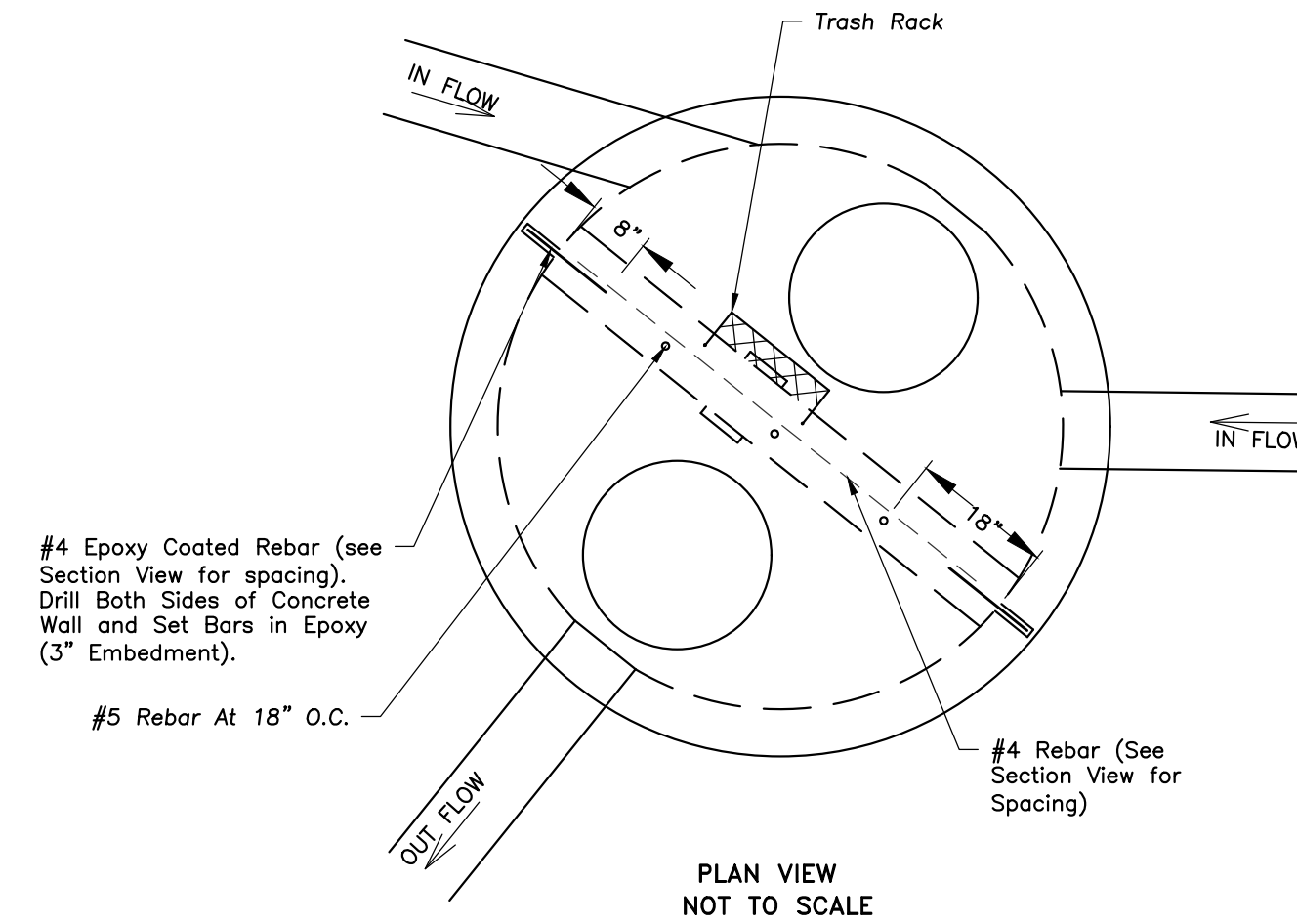
PAVING & SURFACE LEGEND

- Concrete Driveway Section
8" Portland Cement Concrete
6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-9.5, N50
2" Hot Mix Asphalt, IL-9.5, N30
Prime Coat (0.25 gal/sq. yd)
4" CA-6 Aggregate Subbase

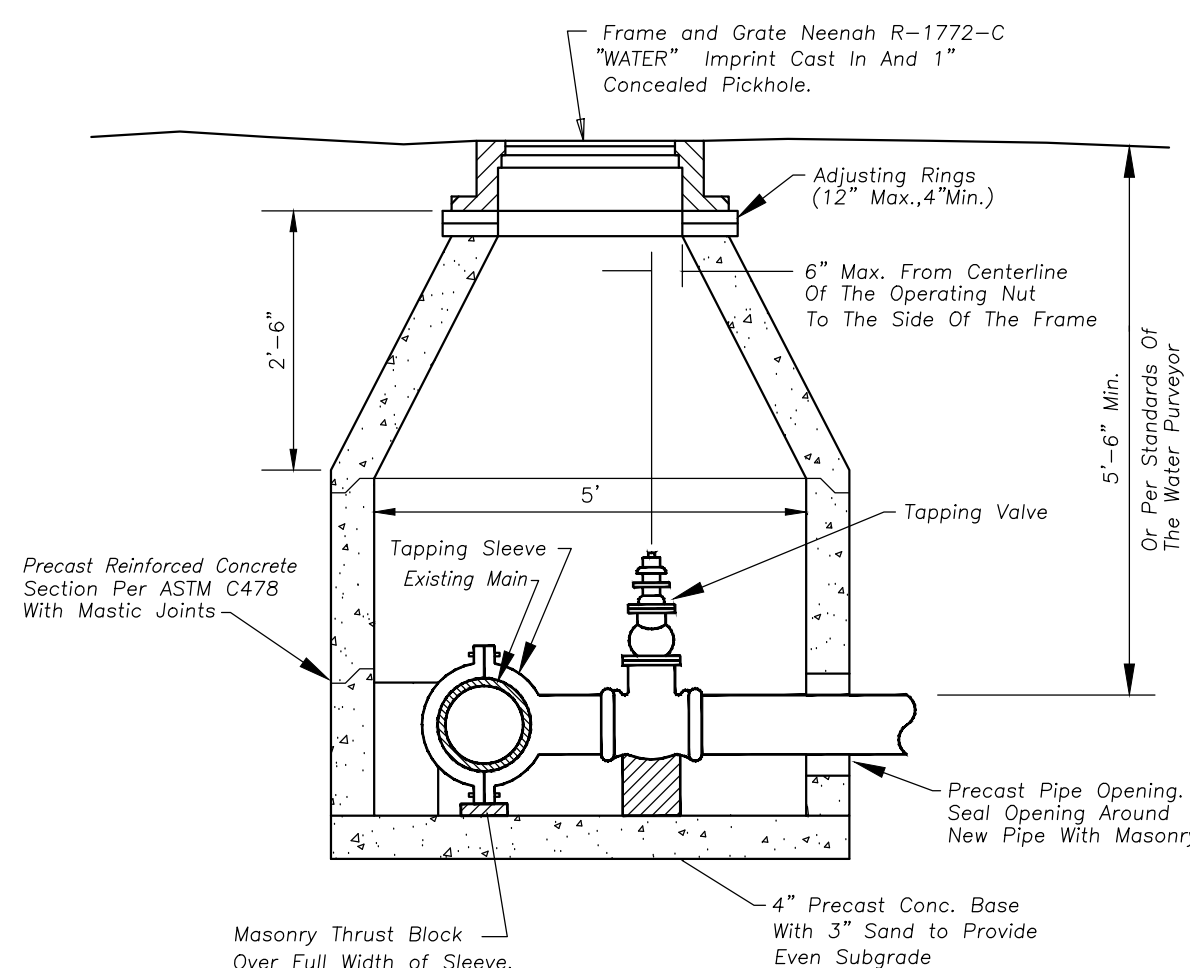


LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |



RESTRICTOR STRUCTURE



PRESSURE CONNECTION VAULT



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HEART'S PLACE 2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

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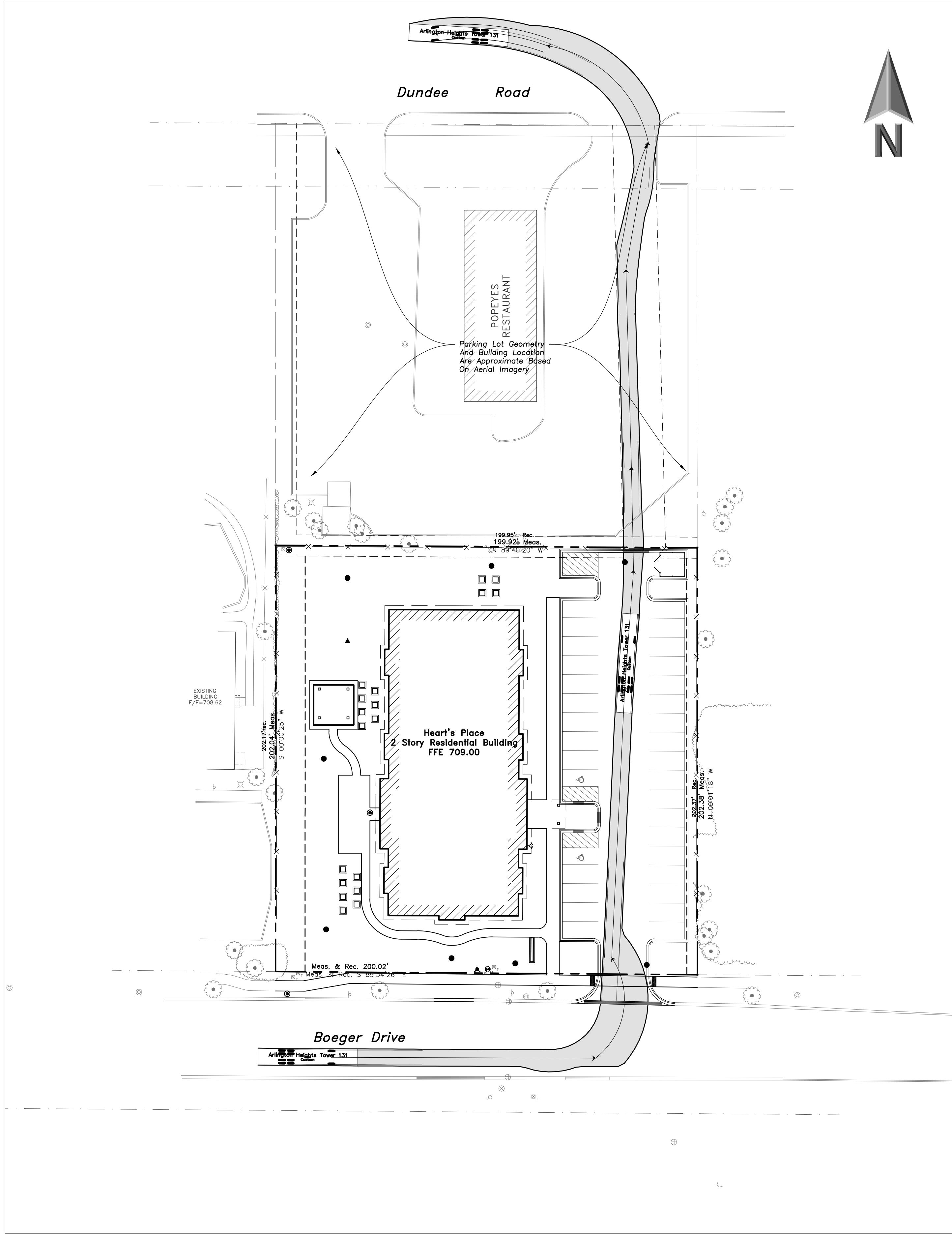
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2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

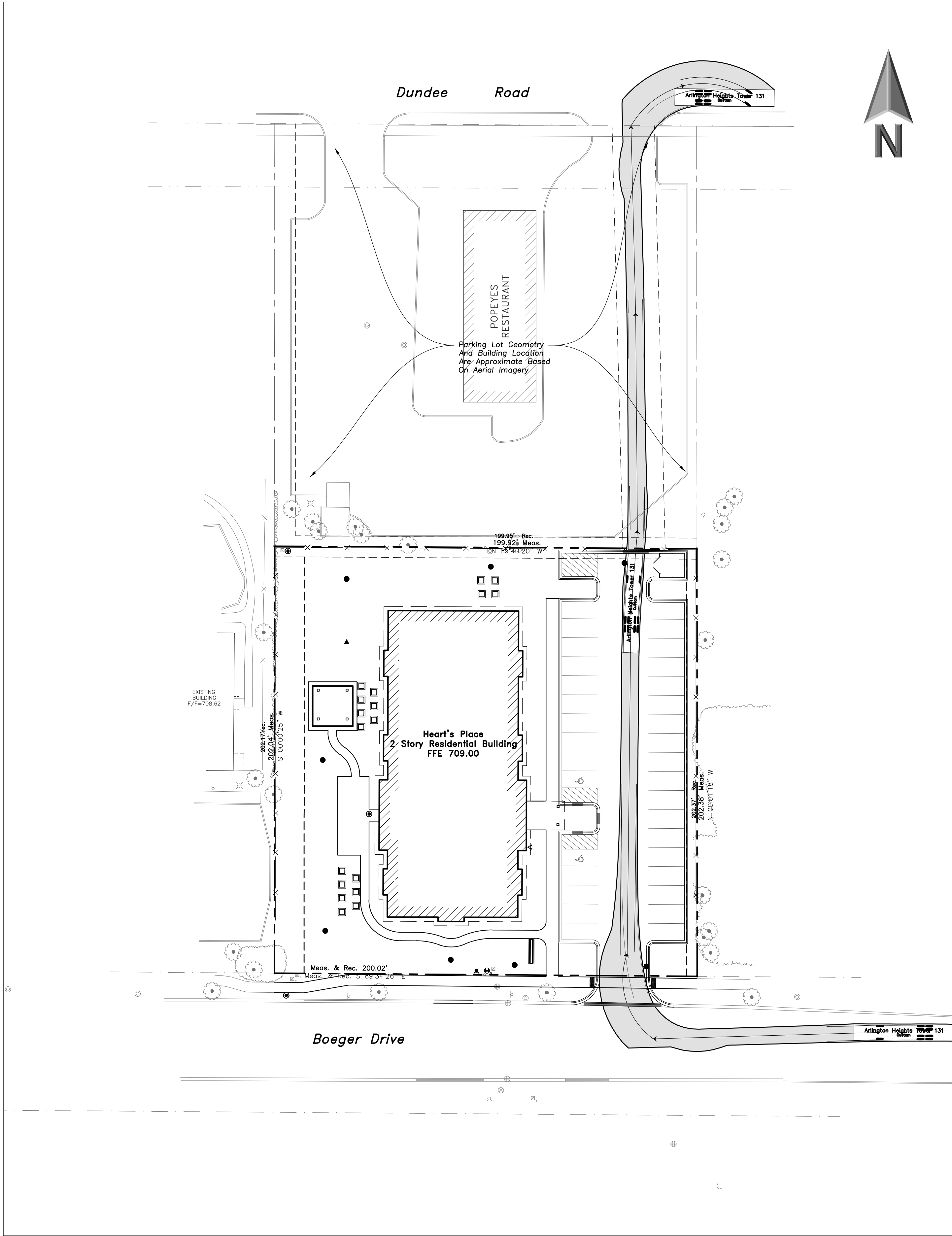
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ENGINEERING
PLAN**

Sheet No:
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FIRE TRUCK INGRESS/EGRESS (EASTBOUND)
SCALE: 1"=30'



FIRE TRUCK INGRESS/EGRESS (WESTBOUND)
SCALE: 1"=30'



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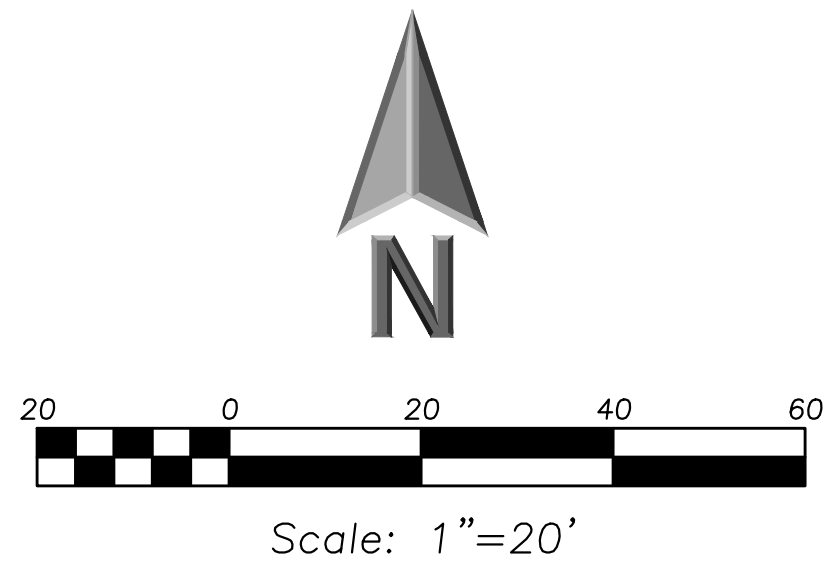
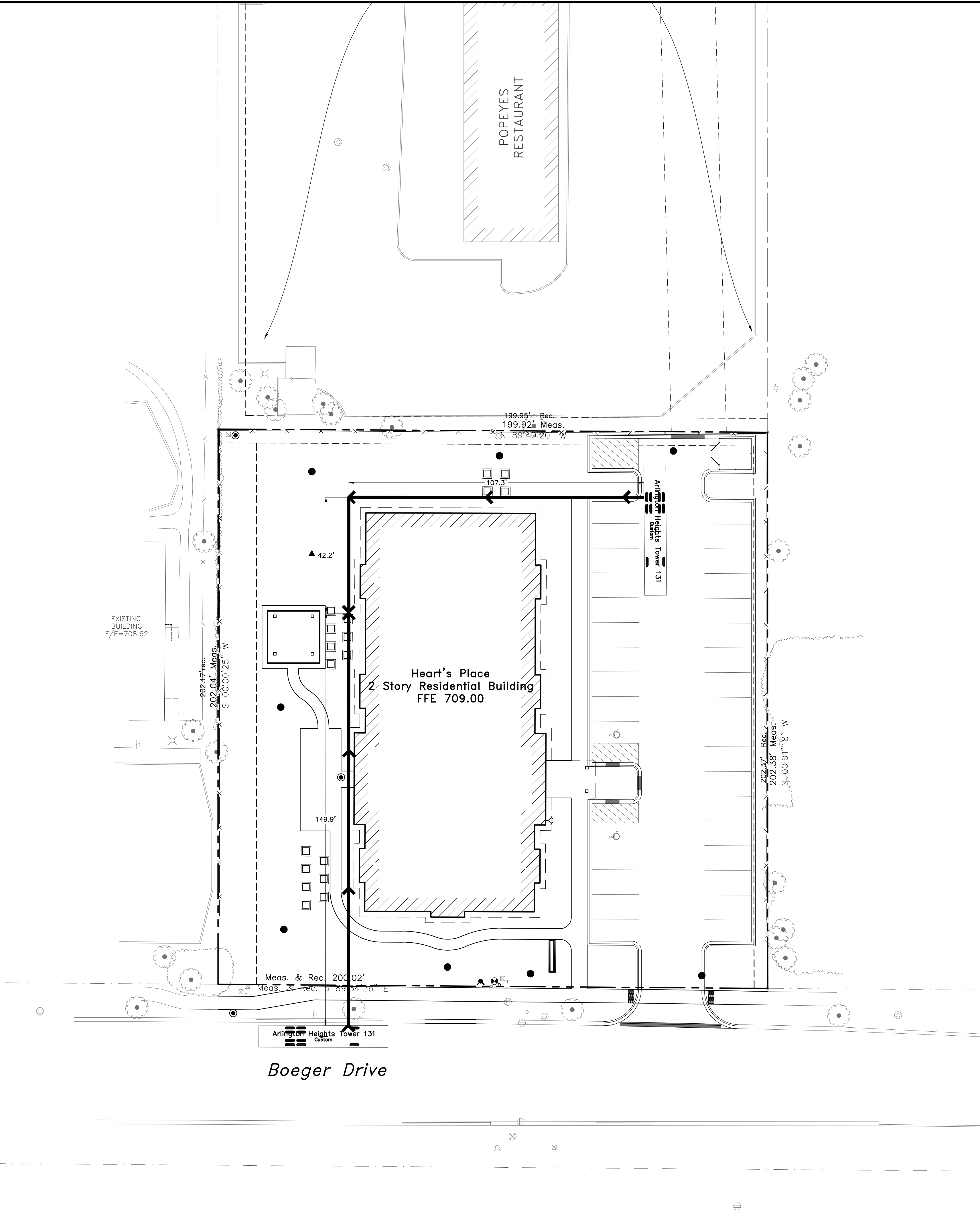
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**FIRE TRUCK
AUTOTURN
EXHIBIT**

Sheet No:

C100

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Plotted: 4/06/17 @ 3:15pm By: cfontang



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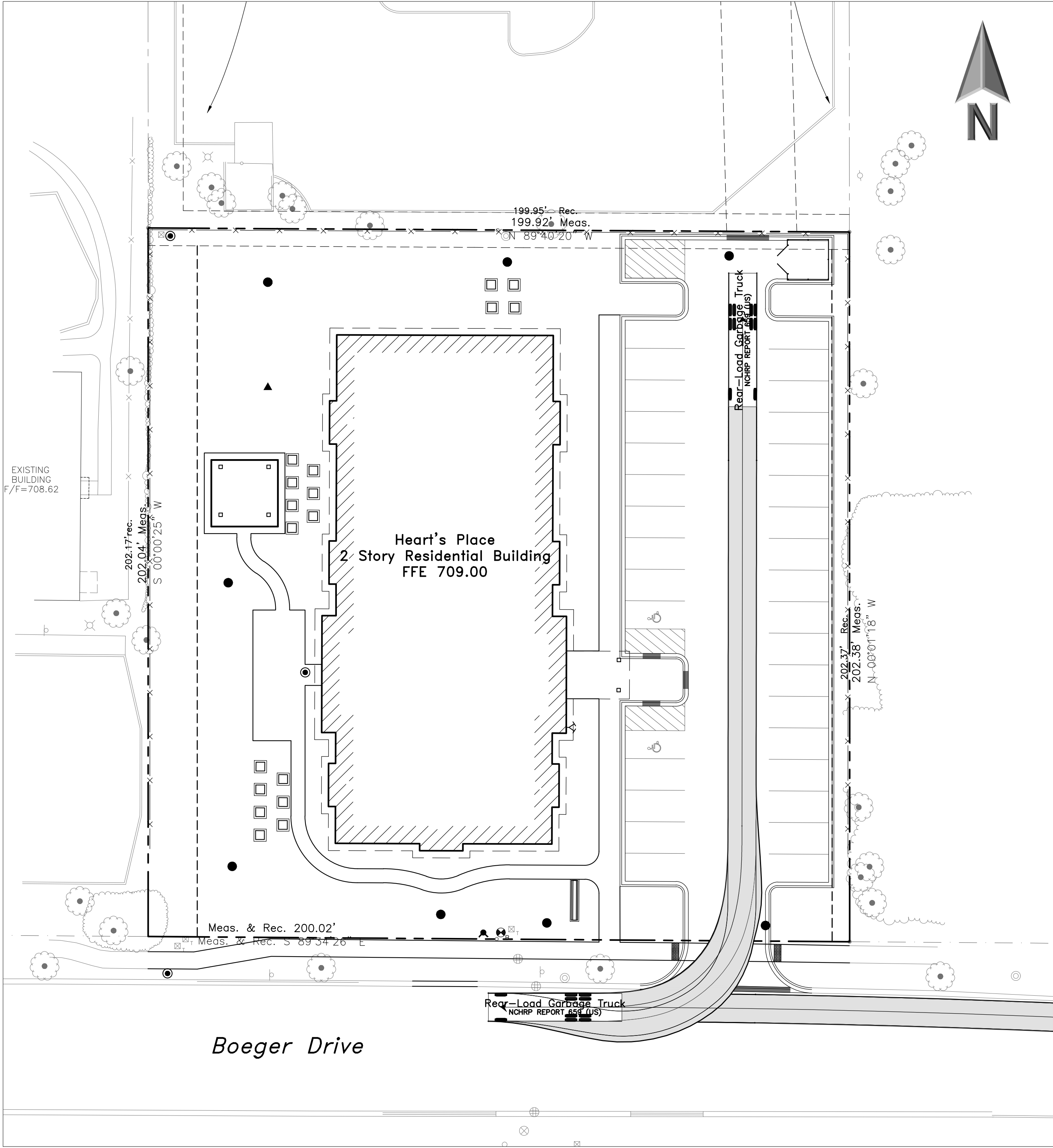
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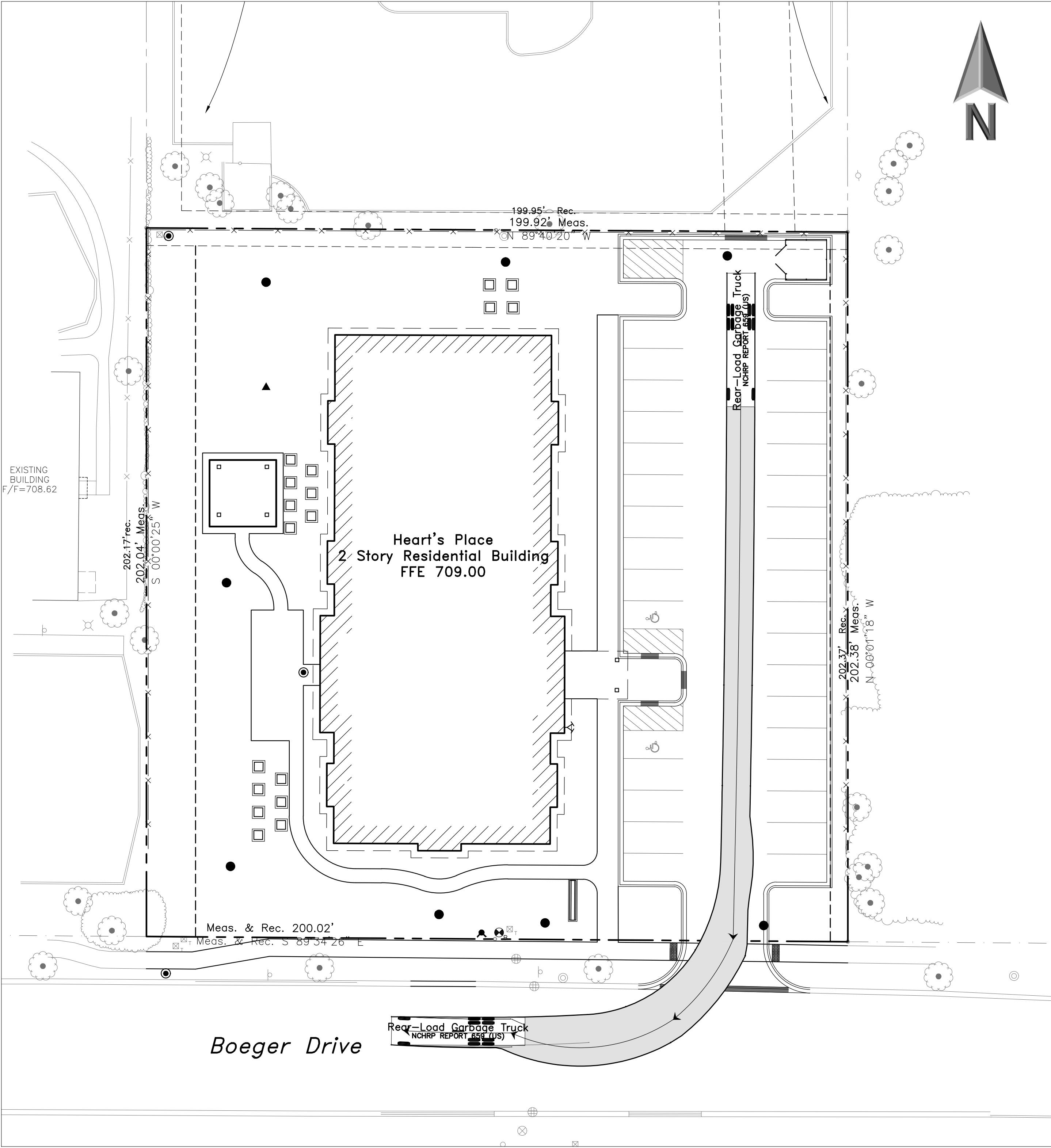
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DEPARTMENT
ACCESS**

Sheet No:
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REFUSE TRUCK INGRESS
SCALE: 1"=20'



REFUSE TRUCK EGRESS
SCALE: 1"=20'



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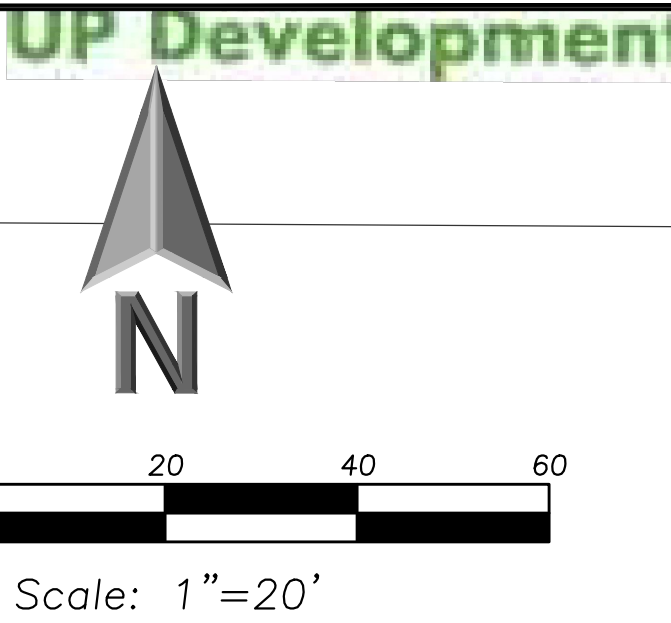
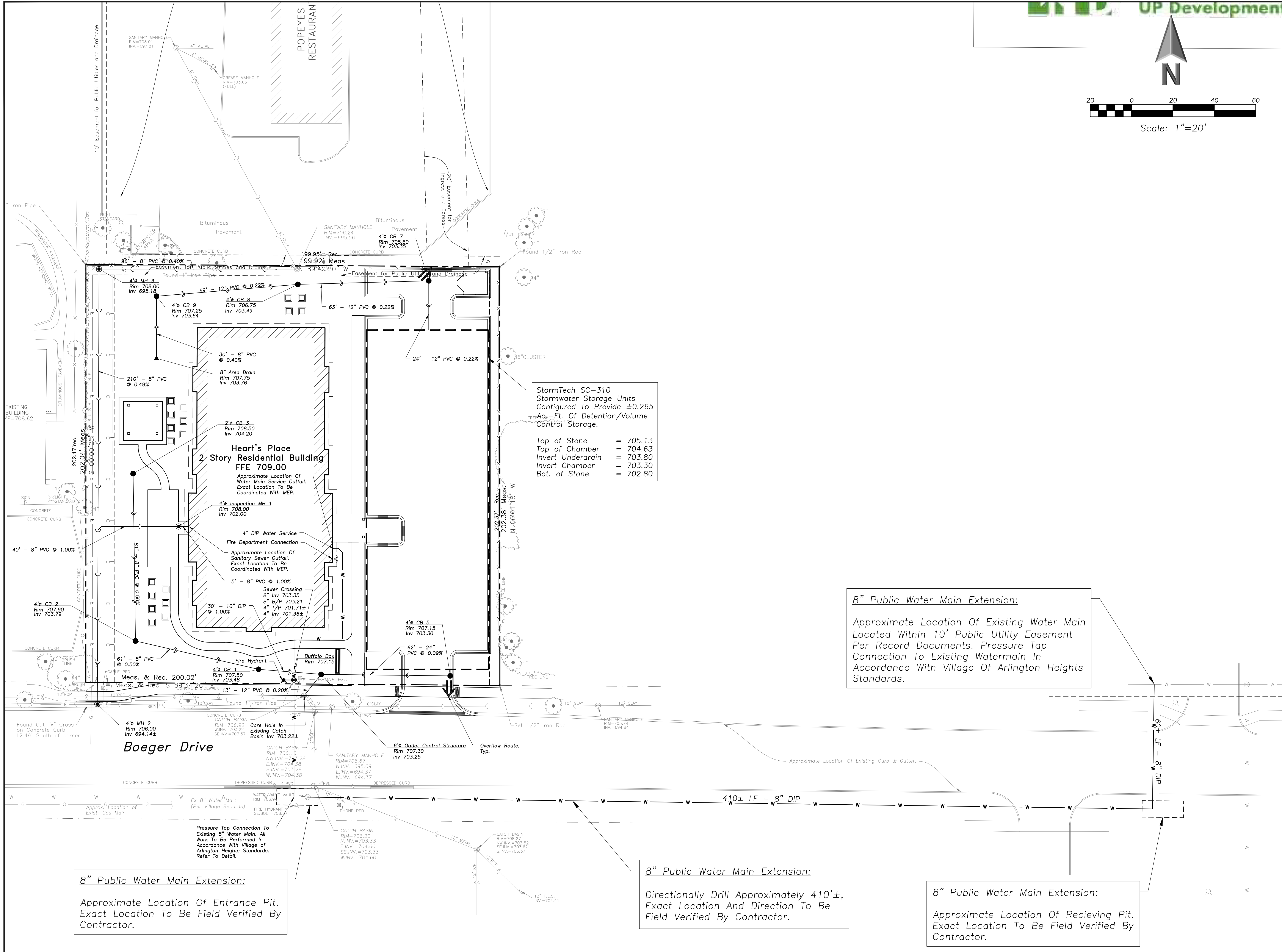
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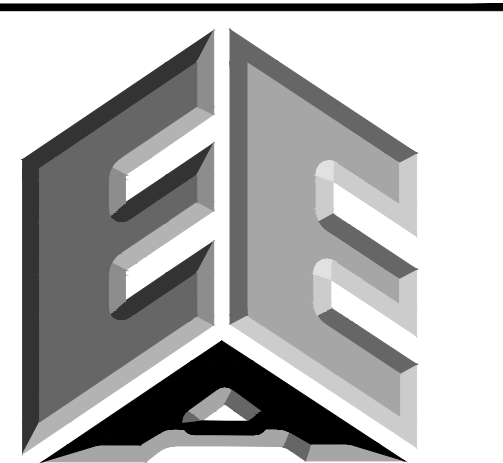
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AUTOTURN
EXIHIBIT

Sheet No:

C102

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Plotted: 4/06/17 @ 3:23pm By: cfontang





ERIKSSON
ENGINEERING
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GRAYSLAKE, ILLINOIS 60030
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LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

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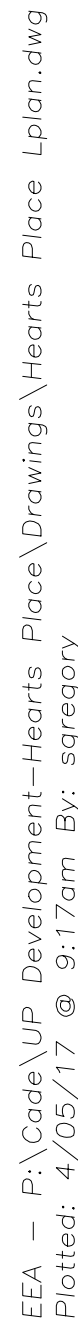
Design By:	Date:
CDF	01/13/17
Approved By:	Project No.
MR	

Sheet Title:

**WATER MAIN
EXTENSION**

Sheet No:

C103



Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	<i>Celtis occidentalis</i>	Common Hackberry	3' Cal.	Good	Parkway Tree (Relocate 20' to the East)
2	<i>Celtis occidentalis</i>	Common Hackberry	6" Cal.	Good	Parkway Tree
3	<i>Celtis occidentalis</i>	Common Hackberry	4' Cal.	Good	Parkway Tree
4	<i>Robinia pseudoacacia</i>	Black Locust	6" Cal.	Good	Invasive weed species with thorns
5	<i>Picea pungens glauca</i>	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
6	<i>Picea pungens glauca</i>	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
7	<i>Picea pungens glauca</i>	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
8	<i>Picea pungens glauca</i>	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
9	<i>Picea pungens glauca</i>	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
10	<i>Picea pungens glauca</i>	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
11	<i>Acer negundo</i>	Boxelder	10" Cal.	Fair	Growing right next to concrete structure
12	<i>Thuja occidentalis</i>	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
13	<i>Thuja occidentalis</i>	Arborvitae	6" & 8" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
14	<i>Thuja occidentalis</i>	Arborvitae	8" & 2" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
15	<i>Thuja occidentalis</i>	Arborvitae	3 @ 8" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
16	<i>Thuja occidentalis</i>	Arborvitae	10" & 3" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
17	<i>Thuja occidentalis</i>	Arborvitae	12" & 10" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
18	<i>Thuja occidentalis</i>	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
19	<i>Acer negundo</i>	Boxelder	10" Cal.	Poor	Growing right next to concrete building foundation
20	<i>Acer negundo</i>	Boxelder	8" Cal.	Poor	Growing right next to concrete building foundation
21	<i>Juniperus virginiana</i>	Eastern Red Cedar	16" Cal.	Fair	Some scarring on trunk
22	<i>Acer negundo</i>	Boxelder	8 @ 2" - 8" Cal.	Poor	Cluster of suckering growth near concrete structure and foundation

1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR / REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

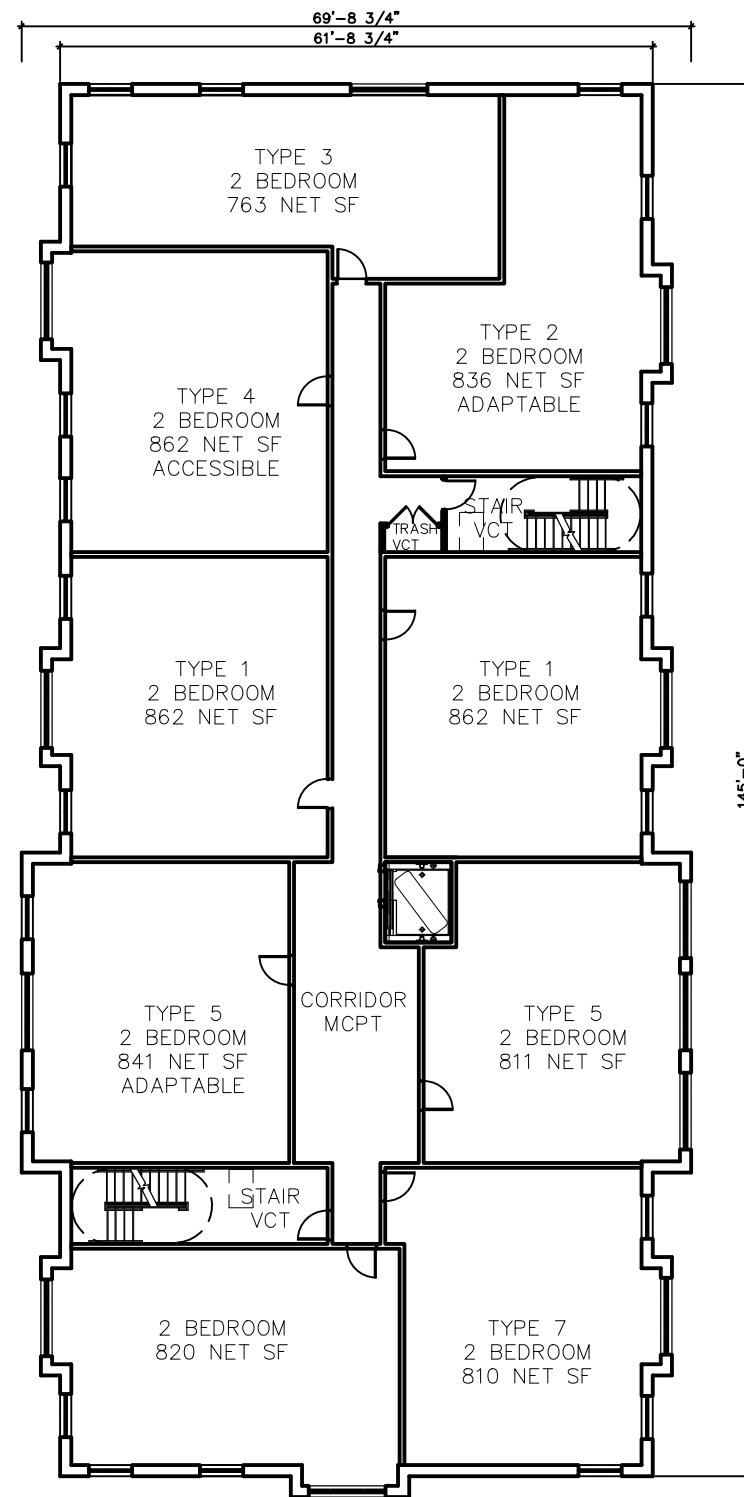
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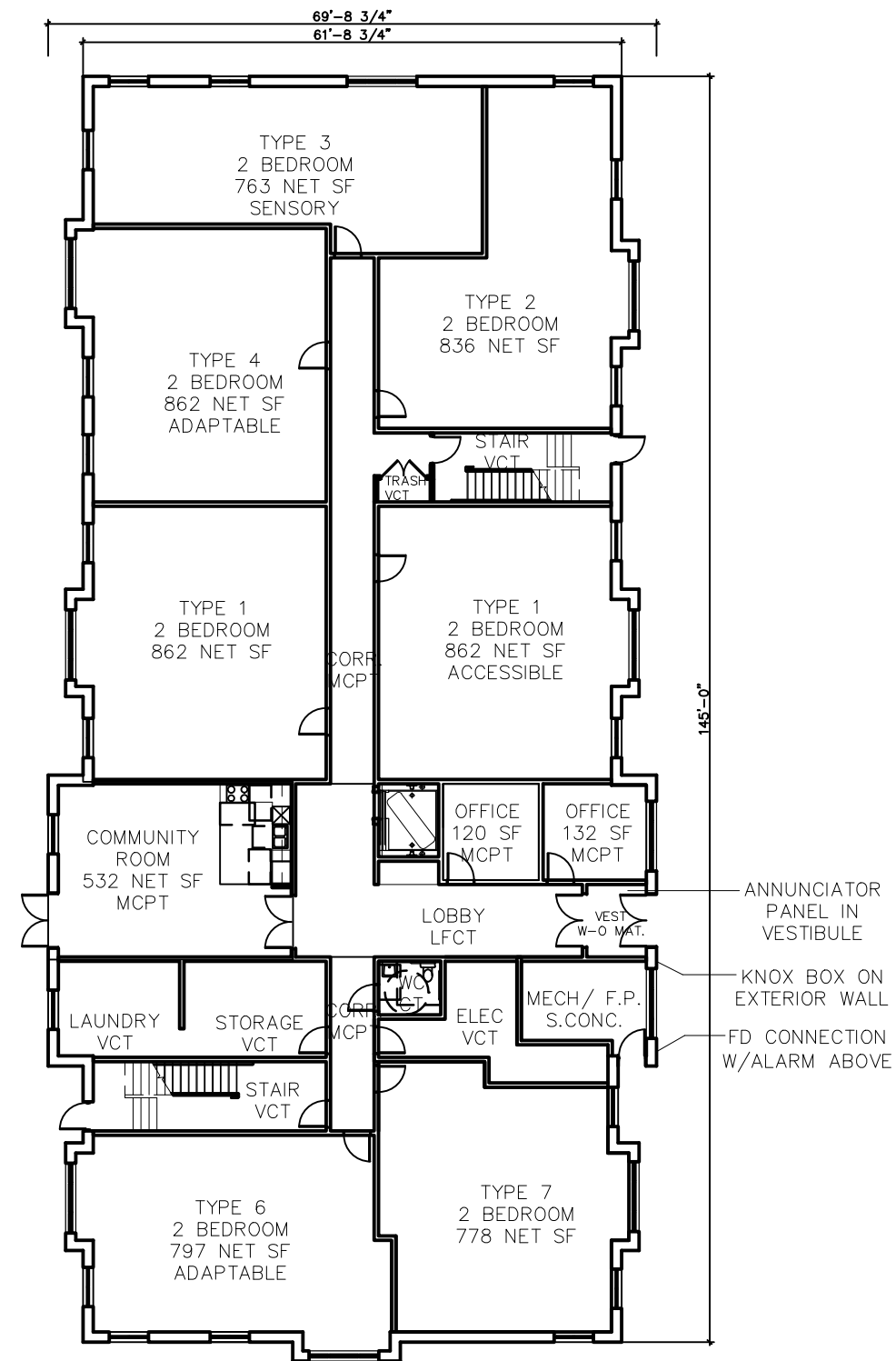
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Approved By: MR	Project No.

Sheet No:

TP001

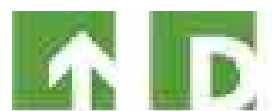


SECOND FLOOR PLAN
1" = 20'-0"



FIRST FLOOR PLAN
1" = 20'-0"

MARCH 23, 2017-REV



UP Development, LLC

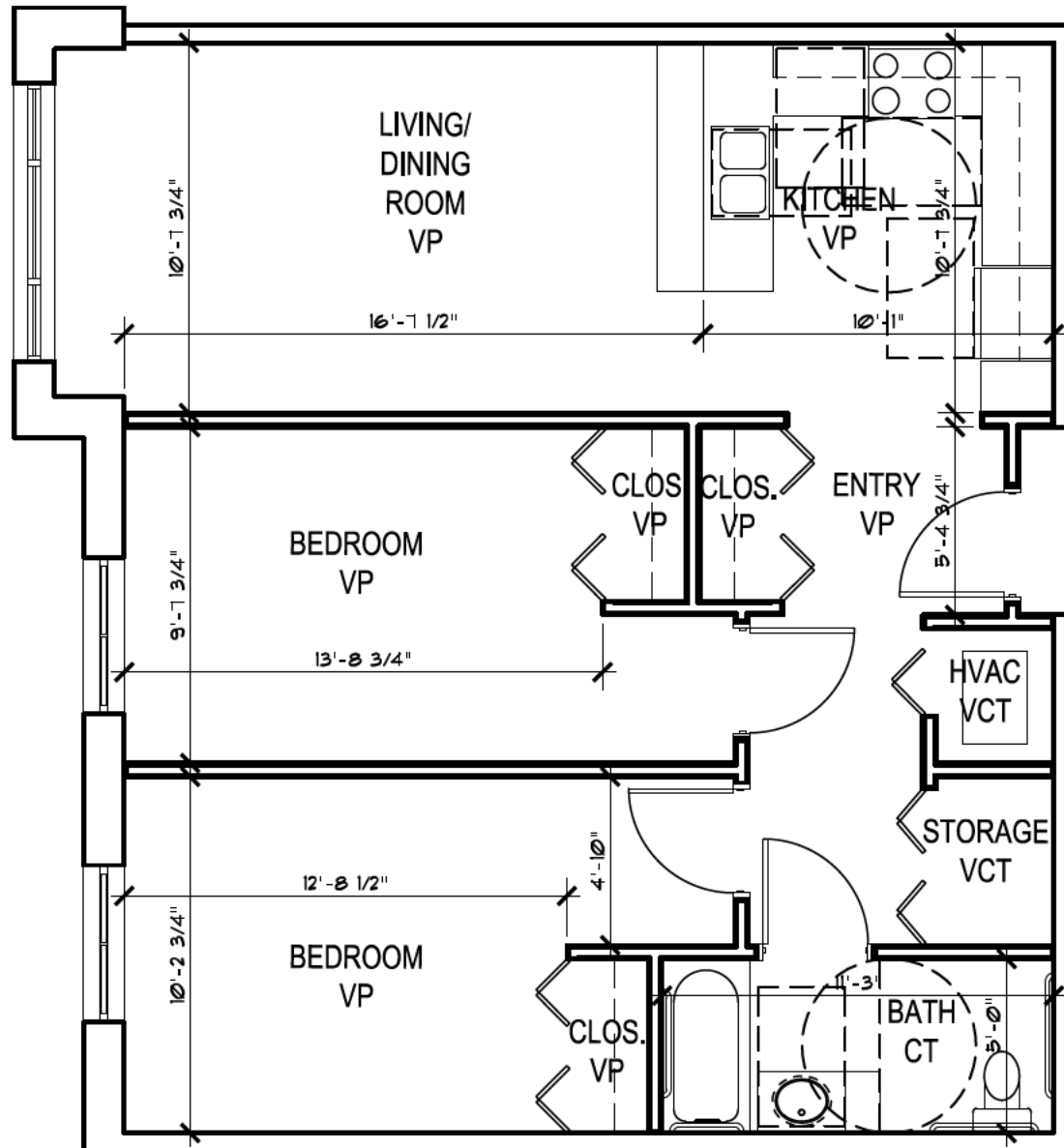
HEART'S PLACE

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

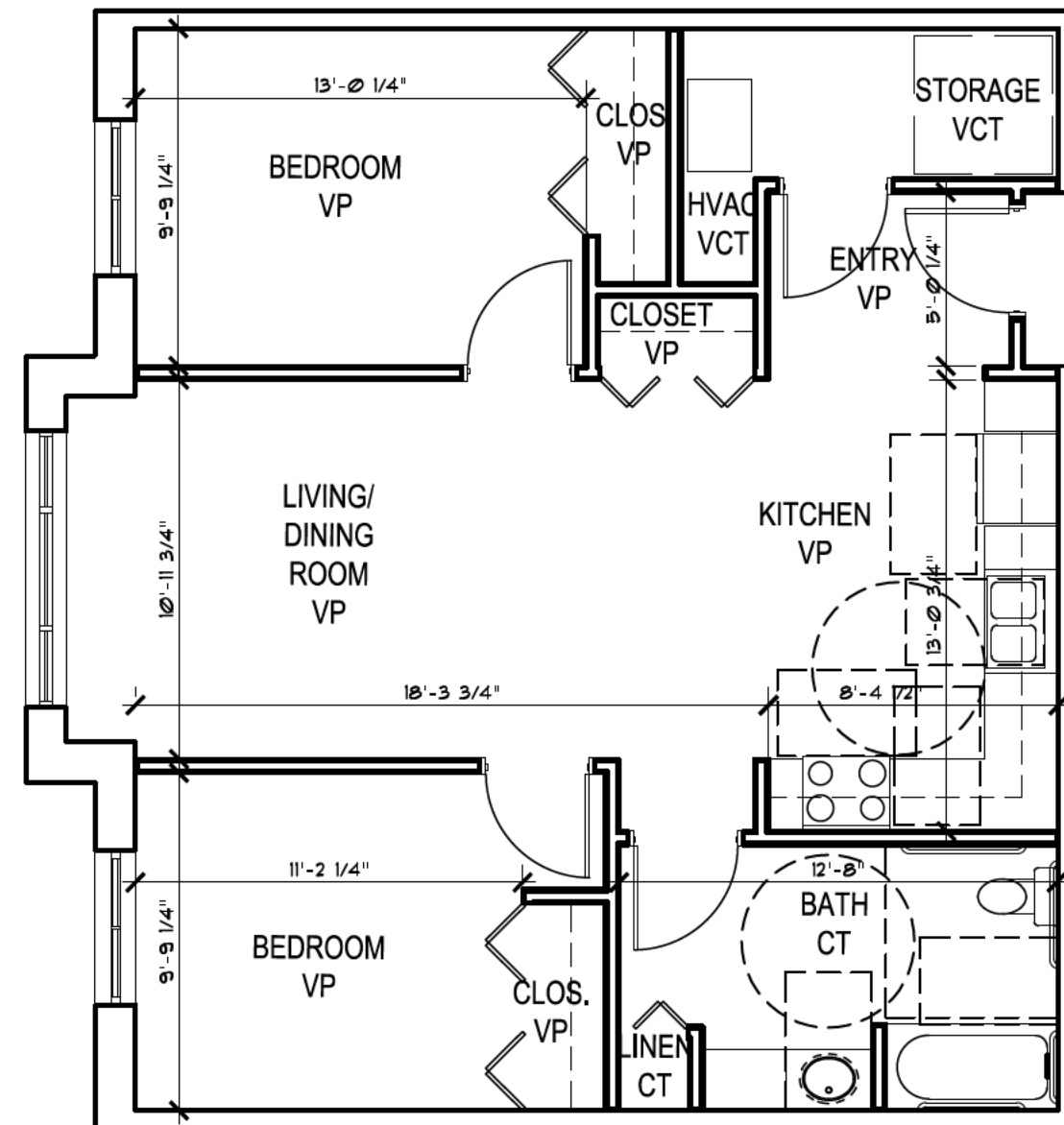


0' 5' 10' 20' 40'

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

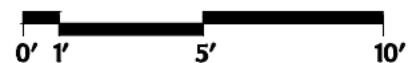


UNIT TYPE 4



UNIT TYPE 1

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



FEBRUARY 27, 2017



UP Development, LLC

HEART'S PLACE

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

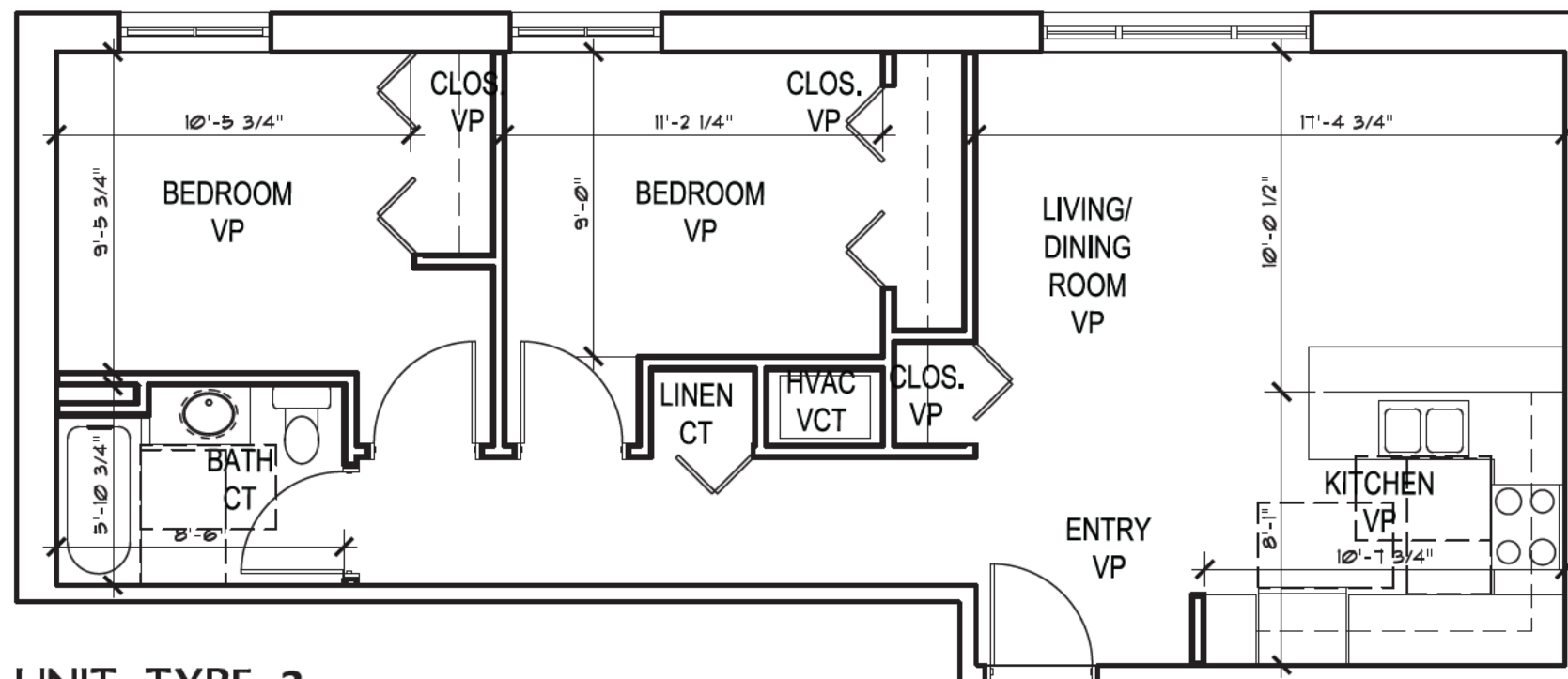
TITLE:

UNIT PLANS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A6.0



UNIT TYPE 3

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



FEBRUARY 27, 2017



UP Development, LLC

HEART'S PLACE

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

TITLE:

UNIT PLANS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A6.1

A DEMAND ANALYSIS FOR
THE PROPOSED

HEART'S PLACE
A 16-UNIT SUPPORTIVE HOUSING PROJECT

120 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004

MARCH 10, 2017

PREPARED FOR

UP DEVELOPMENT, LLC



March 10, 2017

Ms. Jessica H. Berzac
UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

RE: Demand Analysis for Heart's Place in Arlington Heights, Illinois

Dear Ms. Berzac:

We are pleased to submit the following demand analysis for the proposed construction of Heart's Place in Arlington Heights, Illinois. The property will consist of 16 two-bedroom permanent supportive housing units targeting low-income households living with a disability. All units will be subsidized through the Housing Authority of Cook County's Section 8 and Regional Housing Initiative (RHI) programs and tenants units will pay 30 percent of income as rent, while supportive resident services will be coordinated by the Housing Opportunity Development Corporation (HODC).

There is very strong demand for supportive housing options from local target tenant groups. American Community Survey (ACS) disability data highlights nearly 3,000 qualified individuals in the Arlington Heights alone, while a deep secondary demand pool of income-qualified households also exists. The proposed two-bedroom layouts are very versatile and can accommodate a range of household sizes—particularly families, which remain underserved by the current supply of permanent supportive housing units in suburban Cook County—and the site will maintain good access to health care, recreation, and shopping options in the neighborhood.

The development partnership has been very successful in the past in coordinating local social service agencies to identify and meet the housing needs of these target tenant groups, and similar projects in the nearby communities of Mt. Prospect, Glenview, and Wheeling are all fully-occupied with lengthy waiting lists. Given these findings, we support your proposal. Development Strategies appreciates the opportunity to assist you with this analysis. Should you or your associates have any questions about the following report, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MAI
Illinois State Certified General Appraiser



Jake Narup
Analyst

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PROJECT SUMMARY INFORMATION

DEVELOPER INFORMATION

The developer of the subject property will be:

UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

Project Description:

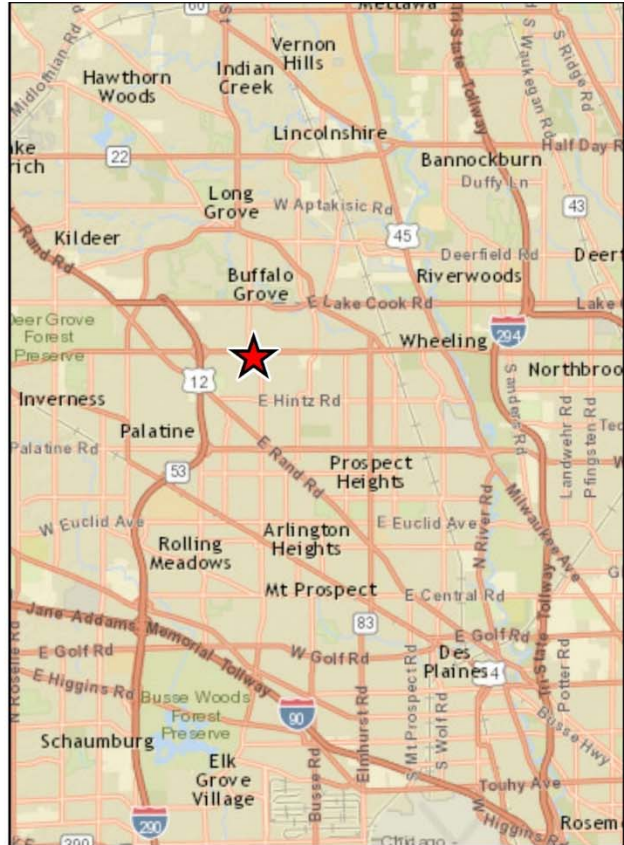
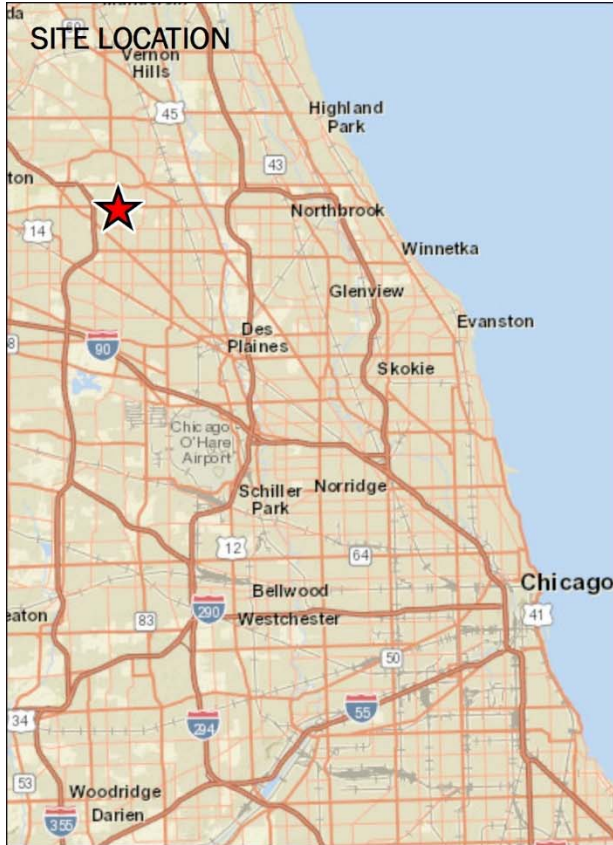
The subject of this demand analysis is the proposed Heart's Place, a new 16-unit permanent supportive housing development to be constructed at 120 East Boeger Drive in Arlington Heights, Illinois, that will be reserved for low-income households living with a disability. Four units will be restricted to households earning below 30 percent of Area Median Income (AMI) and the remaining twelve units will be restricted at 60 percent of AMI.

The project will be partially funded by IHDA through the Low-Income Housing Tax Credit program. A Section 8 HAP contract administered by the Housing Authority of Cook County and the Regional Housing Initiative will subsidize all 16 units, while supportive housing services will be coordinated by the Housing Opportunity Development Corporation (HODC).

LOCATION

The site is located near the northern Arlington Heights near the boundary of neighboring Buffalo Grove. Boeger Drive is immediately east of North Arlington Heights Road—a primary north-south thoroughfare—and just south of East Dundee Road—a primary east-west thoroughfare and commercial corridor. Surrounding uses include several fast food restaurants, an orthodontic office, an auto care center, and a radio station. The site is within two miles of routes 53 and 83 and is easily accessible from across the northern portion of Cook County.

The following page includes a map illustrating the site's location.



APARTMENT DETAILS/RENT SCHEDULE

The subject will contain 16 two-bedroom units. Four units will be available to tenants earning less than 30 percent of AMI, and twelve units available to households earning less than 60 percent of AMI. Because of the HACC and RHI subsidies, proposed rents will exceed LIHTC maximum gross rents, but tenant contributions at 30 percent of income will fall below the rent limits. The proposed unit mix is summarized in the following table.

Heart's Place							
PROPOSED UNIT MIX							
Unit Type	Total Units	Average Unit Size	Contract Rent	Proposed Rent/SF	Utility Allowance	Gross Rent	LIHTC Max Gross Rent
30% AMI							
2-BR/1-Ba	4	830 SF	\$1,298	\$1.56	\$0	\$1,298	\$519
60% AMI¹							
2-BR/1-Ba	12	830 SF	\$1,298	\$1.56	\$0	\$1,298	\$1,039
<i>All units will be supported by an HACC, RHI, or other subsidy and tenants will pay no more than 30% of income towards rent</i>							

The landlord will pay for all utilities including water, sewer, trash, gas heat and hot water, and electricity. The proposed two-bedroom units will range in size from 754 to 862 square feet, averaging 830 square feet. These layouts are very versatile and can accommodate a range of household sizes, particularly families, which remain underserved by the current supply of permanent supportive housing units in Cook County.

DEMAND/AFFORDABILITY

LOCAL DEMAND FROM QUALIFIED HOUSEHOLDS

Data from the American Community Survey (ACS) provides insight into the incidence of a number of disability types in the market. While reliable data is not available at the municipal level, the incidence of disabilities at the county level can be applied to Arlington Heights' population to provide an estimate of the number of individuals that would be qualified for the proposed units. This data is provided by age group, but we have focused our analysis on adults aged 64 and younger. Disabled adults above the age of 64 are likely to pursue alternative housing accommodation in assisted living or skilled nursing facilities.

The population distribution by age and implied disability ratios for Arlington Heights are summarized in the following tables.

Age Distribution Comparison

Age Cohort	Arlington Heights	
Total 2016 population:	76,120	
0 - 4 (Pre-school)	3,839	5%
5 - 17 (K-12)	12,083	16%
18 - 24 (College Age)	5,369	7%
25 - 34 (Early Workforce)	8,443	11%
35 - 49 (Family Years)	14,836	19%
50 - 64 (Empty Nesters)	16,888	22%
65 - 74 (Seniors)	7,372	10%
2016 Median Age	43.8	

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Disability Ratios (Ages 18 to 64)

Disability	Arlington Heights	
Total population:	45,536	
Hearing	565	1.2%
Vision	688	1.5%
Cognitive	1,462	3.2%
Ambulatory	1,940	4.3%
Self-Care	692	1.5%
Independent Living	1,371	3.0%
Total	3,661	8.0%

Distribution based on county-level data;
American Community Survey 2010-2014

Though individual disability rates range from 1.2 percent (hearing difficulty) to 4.3 percent (ambulatory difficulty), many individuals have disabilities in multiple categories, resulting in an overall disability rate of eight percent for those aged 18 to 64 in Arlington Heights.

Heart's Place will be disability neutral, and able to accommodate residents with a number of types of disability types. However, it will lack the on-site staff support to accommodate individuals with a self-care disability, which is defined as "having difficulty bathing or dressing". Excluding these 692 individuals lowers the overall disability rate to 6.5 percent, which represents qualified demand of approximately 2,969 individuals in Arlington Heights.

AFFORDABLE RENT ANALYSIS

We have included a secondary demand analysis identifying the number of households in Arlington Heights that are income-qualified for the proposed community. To qualify for the tax credit units, incomes of tenants must fall below 30 percent and/or 60 percent AMI for Cook County as established by HUD.

IHDA DEMAND ANALYSIS

The **capture rate** is defined by IHDA as "the percentage of low income households needed to achieve stabilized occupancy" and is calculated by dividing the number of the proposed affordable units by the total number of income/age eligible households in the market area.¹ We have calculated the number of income-qualified households on the following pages.

The Section 8 and RHI contracts will cover all of the property's units. In this scenario, essentially any household earning less than \$41,580 (the maximum income for a two-bedroom unit at 60 percent AMI for Cook County)

¹ The definitions of the penetration rate and capture rate are often interchangeable and switched, depending on the agency involved. For instance, the National Council of Housing Market Analysts defines the capture rate as, "the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy."

would be eligible to live at the subject. While some tenants may have some form of income or assistance, a minimum income of zero is used to analyze demand.

We have summarized the maximum allowable LIHTC rents, the proposed rents, and the income ranges by unit type and income level in the following table.

Rent and Income Analysis

<i>Unit Type</i>	<i>Average Household Size</i>	<i>2016 Max. Gross Rent</i>	<i>Utility Allowance</i>	<i>Maximum Affordable Rents (Net)</i>	<i>Proposed Contract Rents</i>	<i>Proposed Gross Rents</i>	<i>2016 Minimum Income</i>	<i>2016 Maximum Income</i>
30% AMI								
2-BR	3.0	\$519	\$0	\$519	\$1,298	\$1,298	\$0	\$20,790
60% AMI								
2-BR	3.0	\$1,039	\$0	\$1,039	\$1,298	\$1,298	\$0	\$41,580

To quantify demand for the property, we must first determine the number of households that are qualified by income to live at the property. ESRI has provided income estimates of the number of households in the Arlington Heights, which we have summarized in the following table.

Primary Market Area - Households by Income

<i>Household Income</i>	<i>2016 Estimate</i>
Total households:	31,461
Less than \$15,000	1,812 6%
\$15,000 - \$24,999	1,841 6%
\$25,000 - \$34,999	2,039 6%
\$35,000 - \$49,999	3,487 11%
\$50,000 - \$74,999	5,391 17%
\$75,000 - \$99,999	4,317 14%
\$100,000 - \$149,999	5,800 18%
\$150,000 or more	6,774 22%
Median HH Income	\$80,388

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Based on data from the previous table and the income ranges established for each unit type, we have determined that there are 7,222 households that earn less than \$41,580. Of these, 2,878 households are eligible for 30 percent AMI units.

We have summarized the capture rate calculation in the following table.

IHDA Capture Rate Calculations

	<i>30% AMI Units</i>	<i>60% AMI Units</i>	<i>Total Demand</i>
ESRI Estimate of 2016 Qualified Households	2,878	7,222	7,222
Total Units	4	12	16
Indicated Capture Rate (Units ÷ Qualified HHs)	0.1%	0.2%	0.2%

By using the IHDA methodology for calculating capture rates, the project has an overall capture rate of 0.2 percent. IHDA guidelines suggest that a capture rates up to five percent are reasonable for projects that are not age-restricted to seniors. Thus, the very low capture rates for the subject suggest that there is substantial demand for affordable rental housing. In the unlikely scenario that the property stops serving a targeted tenant base with disabilities, these figures indicate the property would continue to be successful as traditional affordable housing.

DETAILED DEMAND ANALYSIS

To more accurately determine the capture rate for households that would be interested in renting units at the subject, we will eliminate homeowners from the field of potential renters and make an additional adjustments for household size. Further, we have determined that 75 percent of the units will be rented by households within the Arlington Heights, so only these units will be used in the capture rate calculations.

Renter Household Ratio

We start by subtracting the portion of renters that are not necessarily in the market for rental housing similar to the subject, as well as those that already own a home. According to 2016 ESRI estimates, approximately 24 percent of the households in Arlington Heights area are renters. However, given the cost of home ownership in the area, low-income households are much more likely to rent. Approximately 45 percent of households qualified for 30 percent AMI units rent, while 40 percent of those qualified for 60 percent AMI units rent.

Household Size Ratio

As the subject will offer only two-bedroom units, not all households will be willing to rent the units due to their household size. While a two-bedroom unit could accommodate an individual, we have focused on households of two to four persons, which comprise 62 percent of all households in Arlington Heights.

Market Area Ratio

We have estimated that 75 percent of the demand for the subject property will come from the village of Arlington Heights, with the remaining 25 percent coming from other parts of Cook County. Therefore, the capture rate calculations for the primary market area are based on twelve of the subject's 16 units.

Our detailed capture rate calculations are summarized in the following table.

Summary of Demand from Income-Qualified Households

	30% AMI Units	60% AMI Units	Total Demand
ESRI Estimate of 2013 Qualified Households	2,878	7,222	7,222
Renter Household Demand	45%	40%	41%
Household to Size Ratio	62%	62%	62%
Qualified Renter Households	803	1,791	1,836
Units Serving Income Group	4	12	16
Demand from Primary Market Area	75%	75%	75%
Units Serving Primary Market Area	3	9	12
Indicated Capture Rate (Units ÷ Qualified HHs)	0.4%	0.5%	0.7%

Given the small number of proposed units, detailed capture rates remain very low. The capture rate for 30 percent units is 0.4 percent, while 60 percent units generate an overall capture rate of 0.5 percent. The project's overall capture rate is 0.7 percent, highlighting significant demand for affordable housing.

OVERALL HOUSING NEED

The target tenant pools identified above will be further supplemented by referrals from HODC and partner social service providers such as WINGS, the Kenneth Young Center, and Alexian Brothers. The development partnership has been very successful in the past in coordinating these groups to identify housing needs within the community and advance a viable product to meet them.

HODC recently opened Axley Place, a similar 13-unit permanent supportive housing community in nearby Glenview (six miles southeast) in late 2016. The community includes a combination of one-, two-, and three-bedroom units and was fully-occupied upon completion. HODC capped the Axley Place waiting list at 100 applicants—nearly ten applicants for each unit—and Mr. Koenig indicated that a large number of additional households showed interest in applying. This represents a waiting period of several years for most qualified households, and highlights only a fraction of the demand for housing of this type.

UP Development has also completed several similar projects targeting tenants with mental disabilities. Myers Place was the first supportive housing development of this type completed in the northwest suburbs in 2013 and is located in neighboring Mt. Prospect. Demand has been overwhelming since its completion. Upon opening the application window approximately 150 submissions were made in the first several hours, essentially filling the property immediately. The waiting list was reopened in 2015 for a brief period, reaching its maximum length of 50 applicants within one hour. A second property, PhilHaven, opened in Wheeling in late 2016. Several hundred families attempted to apply the first day applications were accepted, with the waiting list for some unit types closing within four hours.

CONCLUSIONS

Heart's Place will create 16 two-bedroom permanent supportive housing units serving low-income disabled households. There are very few affordable housing options in Arlington Heights and neighboring communities, and no affordable facilities in the village that provide services for the targeted tenant base. The general demand for any type of affordable housing in Arlington Heights remains largely unmet, as evidenced by a very low capture rate of 0.2 percent under IHDA's methodology for calculating demand, and ACS data highlights nearly 3,000 qualified disabled individuals in the village.

The development team has had success in the past in meeting the supportive housing needs of the target group in other suburban Cook County communities. The property's coordination with local social service agencies will provide a significant number of supplementary tenant referrals, and the proposed two-bedroom layouts will accommodate larger households that have been historically ill-suited to studio and one-bedroom permanent supportive housing units. Overall, the project will have no negative impact on existing subsidized and market rate properties in the area and will be an asset to the community while filling an existing housing gap.

VIII. APPENDIX

1. ASSUMPTIONS AND LIMITING CONDITIONS
2. CERTIFICATION
3. QUALIFICATIONS

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 the primary market area 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 member.

CERTIFICATION

Development Strategies understands that this demand analysis is to be submitted to the Illinois Housing Development Authority (IHDA) and we certify that IHDA may rely on the data included in this document in its review of competing tax credit and financing applications. We agree to answer any questions regarding this report and our knowledge of the development proposal from IHDA staff and commissioners.

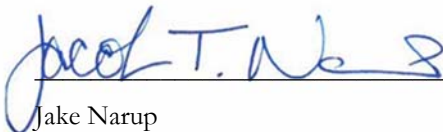
Development Strategies certifies that, to our knowledge and understanding:

- All information and procedures used to establish the study were from factual data and prepared in a professional manor.
- Development Strategies meets IHDA's requirements for professional services firms, including registration with the Illinois Department of Revenue to conduct business in Illinois, adequate insurance coverage, business tenure, and knowledge and experience in preparation of market studies for affordable housing projects using federal, state, and local funding.
- Development Strategies is a member of the National Council of Housing Market Analysts.
- Neither Development Strategies nor any of its employees has any direct or indirect identity of interest with any member of the sponsor's development team.
- Neither Development Strategies nor any of its employees has any direct or indirect ownership interest in the project.
- Our fee for preparation of this study does not rely in any way on the recommendations contained herein.
- No undue pressure or collusion with our client or its representatives exists in the findings and determination of the report.
- 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



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.

EXPERIENCE

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.



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 25 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

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, conservation easements, and favorable financing
- Market studies and appraisals for all types of senior housing
- 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 Choice Neighborhood and 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 and development strategies for a wide variety of properties in all types of locations

EDUCATION

Master of Business Administration
Washington University
Olin School of Business, 1991

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

Bachelor of Arts, Architecture
Washington University
School of Architecture, 1990

REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
- Illinois 153001237
- Indiana CG40500281
- Kentucky 4879
- Michigan 1201074684
- Minnesota 40428193
- Missouri RA2973
- Ohio 2014004574
- Pennsylvania 4146
- Tennessee 4616
- Wisconsin 1928-10

Temporary license status in several states

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

CIVIC ACTIVITIES

The Missouri Growth Association
– Board of Directors

Habitat for Humanity of St. Louis

- Board of Directors, 2011 - Present
- Project Development Committee
- Real Estate Committee Chairman



MEMORANDUM TO: Alex Pereira
UP Development, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 30, 2017
Revised March 21, 2017

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

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Heart's Place supportive housing development to be located in Arlington Heights, Illinois. The site of the proposed development is located on the north side of Boeger Place just east of Arlington Heights Road. Heart's Place is proposed to provide a total of 16 apartments units for people who are living with disabilities. As proposed, the development is to provide a total of 25 parking spaces for a parking ratio of 1.56 spaces per unit. In addition, the development will have two offices with a total of 252 square feet that will be used by the property manager, a part-time maintenance person, and one to two case workers that will be at the development at any one time.

Village of Arlington Heights Parking Requirements

The Village of Arlington Heights Zoning Code requires 2.0 parking spaces per dwelling unit for residential developments regardless of the number of units and one space per 200 square feet for office space and medical or dental clinics. With a total of 16 units, the proposed development is required to provide a total of 30 parking spaces for the residential use and two parking spaces for the office use for a total of 34 parking spaces.

Projected Parking Demand

While the 25 parking spaces to be provided as part of the development do not meet the Village's parking requirements, a review of the development's proposed operation as well as previous parking surveys performed at similar developments demonstrate that the 25 parking spaces will be sufficient to meet the peak parking demand of the supportive housing development.

Operational Analyses. Supportive housing developments have greatly different parking characteristics than a typical residential development. The majority of the residents in supportive housing developments do not own a vehicle due to their financial limitations, even though they may have a driver's license. This is evident in **Table 1** which shows that similar supportive housing developments had a 0.08 to 0.35 vehicle ownership per occupied unit ratio. In addition, supportive housing developments typically have a limited number of employees. The proposed development is expected to have a maximum of two employees working at one time and two case workers at the facility at any one time. As such, it can be seen that the development would have a peak demand of approximately 10 vehicles (six for residents' vehicles and four for employee/case workers' vehicles) which is significantly lower than the 25 parking spaces that are proposed to be constructed as part of the supportive housing development.

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

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

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

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

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

From Tables 2 and 3 it can be seen that the three existing supportive housing developments had a peak parking demand well below the 25 parking spaces to be provided as part of the proposed supportive housing development.

Table 2

PARKING SURVEYS - INDEPENDENCE CENTER, WAUKEGAN, ILLINOIS

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

Table 3

PARKING SURVEYS - SUPPORTIVE HOUSING DEVELOPMENTS

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

Other Parking Surveys. It should be noted that parking rates for supportive housing developments are not provided in either the *Parking Generation Manual*, 4th Edition, published by the Institute of Transportation Engineers (ITE) or the *Shared Parking Manual* published by the Urban Land Institute (ULI). The land use most similar to supportive housing developments that is included in the publications is assisted living facilities. Based on the ITE *Parking Generation Manual*, assisted living facilities have an average peak parking demand of 0.41 vehicles per unit, which is considerably less than the 1.56 parking spaces per unit ratio to be constructed as part of the proposed supportive housing development.

Conclusion

Given the parking characteristics of supportive housing developments, the 25 parking spaces to be provided by Heart's Place will be sufficient to meet the total parking demands of the supportive housing development. This is due to the very low number of residents that own a vehicle and the limited number of employees and case workers (one to two). Further, the parking surveys at similar developments provide further evidence to the limited parking demand experienced at a similar supportive housing development.

HEARTS PLACE CONSOLIDATION

OF

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF CONSOLIDATION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER: _____

ADDRESS: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER/COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DATE: _____

VLLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE OF ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 ____.

VILLAGE OF ENGINEER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, CHAIRMAN OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20 ____., THIS PLAT OF SUBDIVISION WAS DULY RECOMMENDED FOR APPROVAL BY THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS.

CHAIRMAN _____

SECRETARY _____

ENGINEERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS CONSOLIDATION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE CONSOLIDATION.

OWNER _____ REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____

DATE: _____ FIRM: _____

DATE: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED AS UP DEVELOPMENT CONSOLIDATION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE LOT LIES.

SCHOOL DISTRICT
ELEMENTARY HIGH SCHOOL
21 214

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT OWNER OF THE PROPERTY COMMONLY KNOWN AS UP DEVELOPMENT CONSOLIDATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS/HER FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC _____

** SURVEYOR'S AUTHORIZATION TO RECORD **

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, A ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A RECORDED COPY OF THE SAME.

DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:

NAME: _____

ADDRESS: _____

CITY, STATE: _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, BRYAN J. LEE OF R.E. ALLEN AND ASSOCIATES, LTD., HEREBY CERTIFIES THE I HAVE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0063J, EFFECTIVE DATE: AUGUST 19, 2008.

DATED AT GRAYSLAKE, ILLINOIS THIS _____ DAY OF _____ A.D. 20 ____.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002732

BRYAN J. LEE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616
LICENSE EXPIRES 11-30-18

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
120-122 BOEGER DRIVE, ARLINGTON HIEGHTS, IL. 60004

PARCEL AREA = 40,435 S.F.

PIN: 03-08-100-054

03-08-100-053

BENCHMARK:
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, ILL.
#3436 KENNICOTT, ARLINGTON HEIGHTS, ILL.
MONUMENT 6

1" DISC ON THE NORTH OF A CONCRETE BASE
FOR A TRAFFIC SIGNAL MAST ARM, 52'+/-
SOUTH OF THE CENTERLINE OF DUNDEE ROAD
AND 32'+/- WEST OF THE CENTERLINE OF KENNICOTT.
NAVD88 ELEVATION = 742.25

SEND TAX BILL TO:

NAME: _____

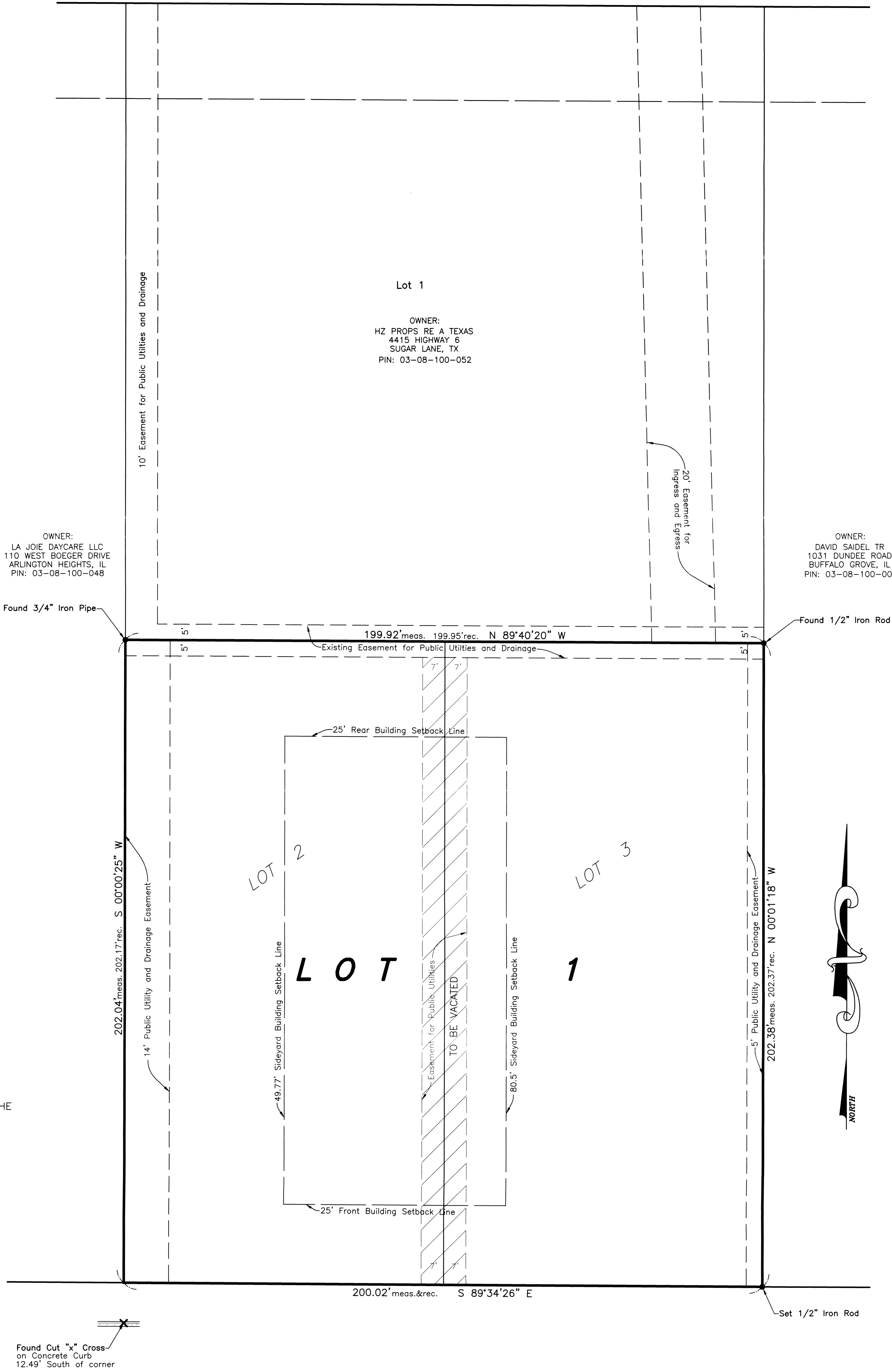
ADDRESS: _____

OWNERS OF THE LAND TO BE CONSOLIDATED:

ALEKS NIKOLICH AND DALE NIKOLICH
107 E CENTRAL, ARLINGTON HEIGHTS, IL 60005

THE SUBDIVIDER:
HOUSING OPPORTUNITY DEVELOPER CORPORATION
2001 WAUKEGAN ROAD, NORTHBROOK IL 60062

Dundee Road



Boeger Drive

COUNTY CLERK'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENETS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF COOK, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20 ____.

COUNTY CLERK OF COOK COUNTY

NO.	DATE	DESCRIPTION	BY
3	04-06-17	ADD BUILDING SETBACK LINES	B.J.L.
2	03-16-17	REVIEW COMMENTS	B.J.L.
1	01-27-17	ORIGINAL ISSUE	B.J.L.



FIELDWORK COMPLETED: 12-27-16

CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd. Suite 2W
Chicago, IL 60607

NOTES:

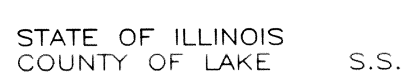
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon: check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.

PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

Dundee Road



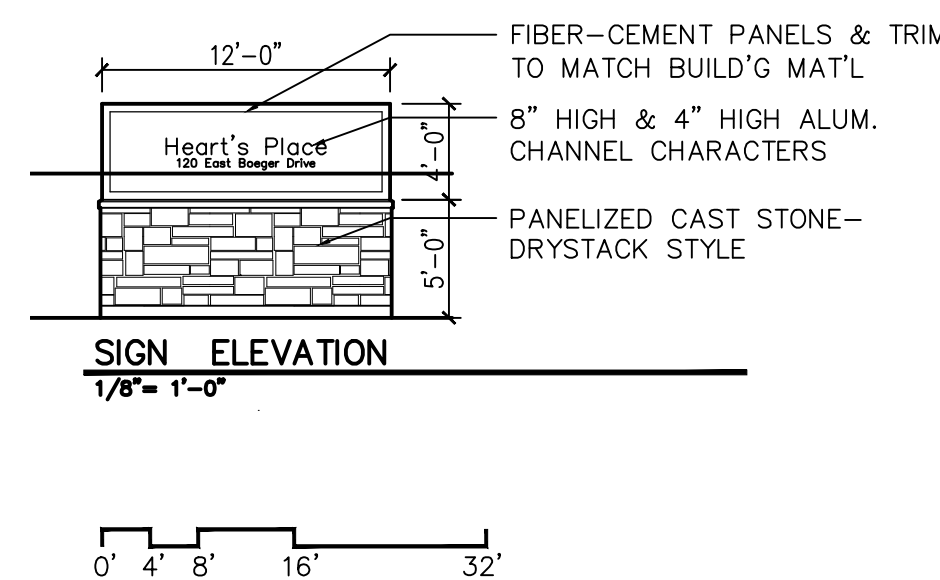
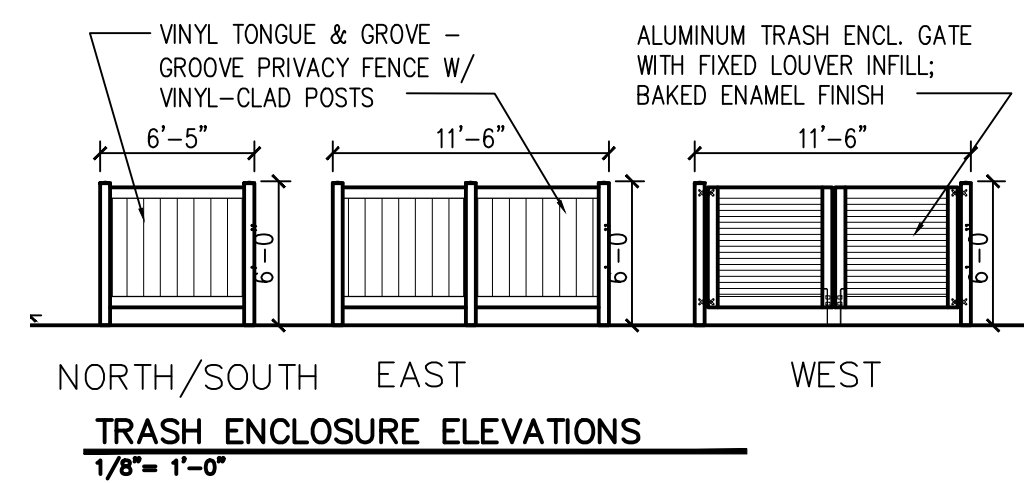
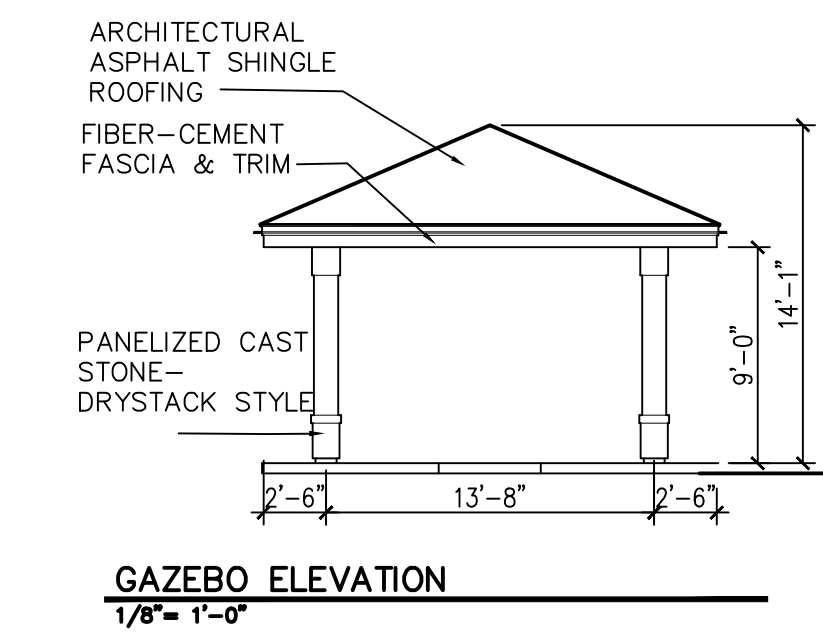
DATED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF
February, A.D. 2010.

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF ILLINOIS" at the bottom. The center of the seal contains the name "BRYAN J. LEE", the number "3618", and the location "GRAYSLAKE ILLINOIS".

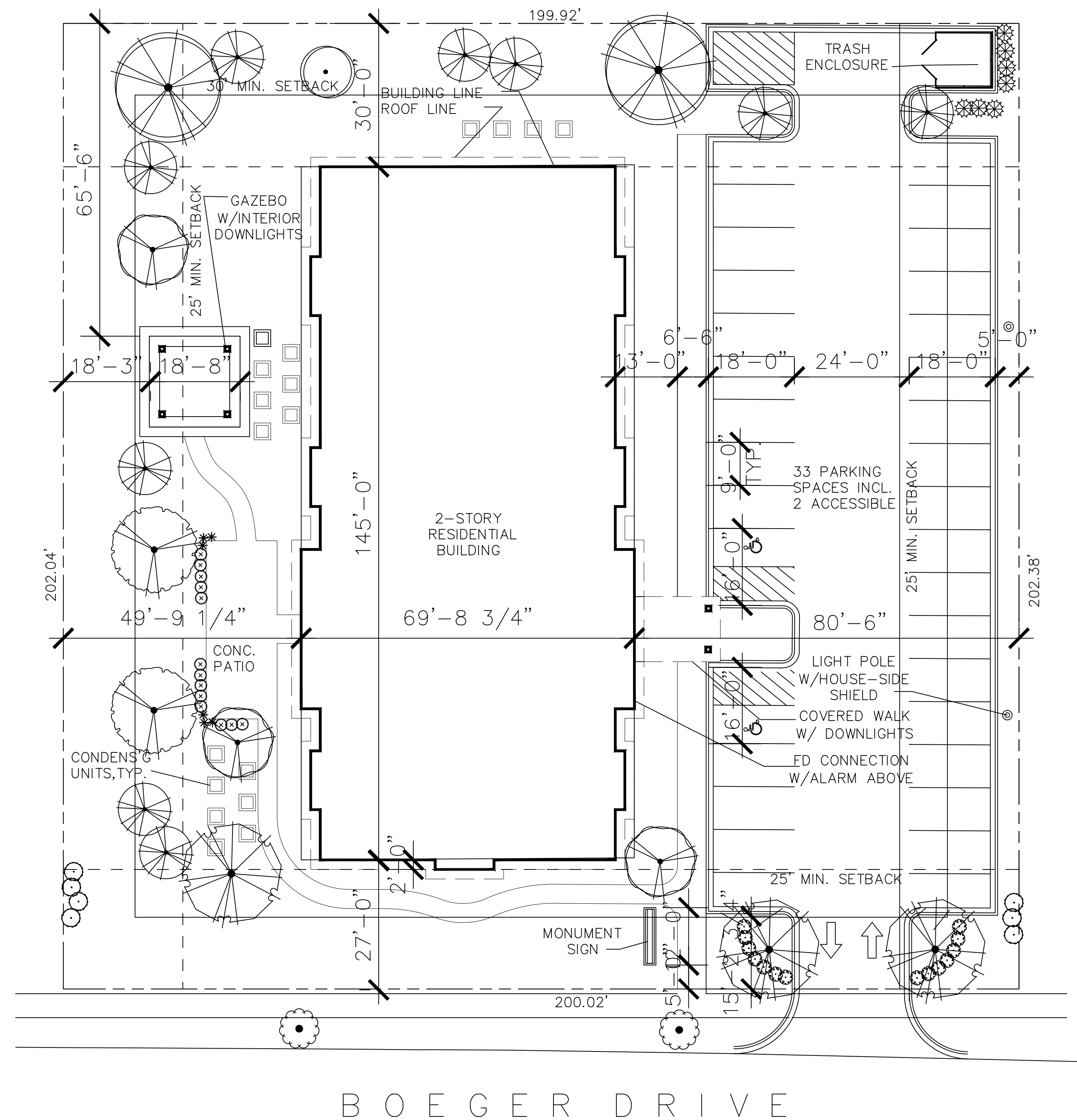
UPDATED SURVEY 12-29-2016 B.J.L.

FIELDWORK COMPLETED: 12-27-16
CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd. Suite 2W
Chicago, IL 60607

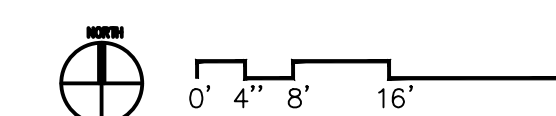
R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030
GRAYSLAKE 847-223-0914 ILLINOIS



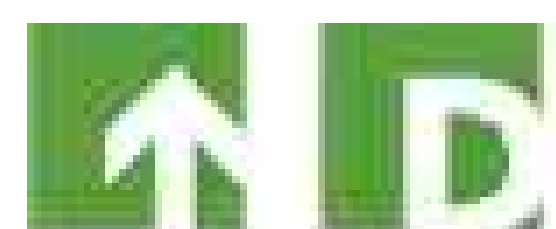
PROJECT DATA			
ZONING DISTRICT	EXISTING	PROPOSED	BUILDING CODE DATA
	B-1 BUSINESS, LIMIT'D RETAIL B-2 GENERAL BUSINESS	I-1 INSTITUTIONAL	
	REQUIRED/ALLOWED I-1 INSTITUTIONAL	PROPOSED I-1 INSTITUTIONAL	CONSTRUCTION TYPE: VB MAXIMUM HEIGHT: 2 STORIES / 40' TABULAR AREA: 4500 SF PLUS INCR. PERIMETER INCREASE: (4500 - 0.25) X 30 = 25 SPRINKLER INCREASE: 4500 + (4500 X .25) + (4500 X 2) = 14,625 ALLOWABLE AREA: 14,625 SF
MIN. LOT SIZE	2 ACRES	0.93 ACRE	
MIN. LOT AREA/UNIT	2400 SF	2500 SF	
MAX. BLDG COVERAGE	40% = 16,160 SF	24% = 9,605 SF	
MAX. LOT COVERAGE	NA	58% = 23,692 SF	
REQ. YARDS	25' FRONT 30' REAR 25' SIDE	25' FRONT 30' REAR 80'-6" EAST SIDE; 49'-9 1/4" WEST SIDE	
MAX. FLOOR AREA RATIO	1.0 = 40,400 GSF	0.47 = 18,800 GSF	
MAX. BLDG. HEIGHT	45'	24'-6"	
MIN. PARKING REQ.	2 SPACES/UNIT= 32	33 SPACES	
MIN. UNIT SIZE	750 SF/2-BR UNIT	MIN. 763 SF	



SITE PLAN
1/16" = 1'-0"



APRIL 5, 2017



UP Development, LLC

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

HEART'S PLACE

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS ■ ENGINEERS



Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

FEB 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

February 10, 2017

Dear Members of the Plan Commission,

Please accept the enclosed materials as our submittal for a PUD proposal for the Heart's Place development, to be located on the adjoining lots at 120 W Boeger Dr (PIN 0308100054) and 5 W Dundee Rd (PIN 0308100053).

Heart's Place will be a 16-unit, Permanent Supportive Housing apartment building for people living with disabilities and in need of supportive services, to be developed using competitive low-interest loans and grant funds from the Illinois Housing Development Authority. As you know, the Village Board denied the requested variances for a different supportive housing project in 2010, with the majority of the Board comments relating to density and parking variances. As the land has remained vacant in the years since, the project is now redesigned to eliminate those variances and the current building scope and program design are tied very closely to the Village's goals. Demand for Heart's Place is expected to far surpass the limited number of units represented in this proposal, as evidenced in the market study as well as seen in our shared leasing experiences of similar developments.

In response to several non zoning related questions raised in the Plat & Subdivision committee, please see below:

1. What is the target population of Heart's Place?

Heart's Place will be a disability-neutral Permanent Supportive Housing (PSH) development. That means that residents considered for Heart's Place will include adult family members or individuals with any sort of disabling condition (physical, developmental, or mental) that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. A variety of household compositions – including parents with children, related adults, unrelated 'roommates', and persons that require live-in assistance – will be considered.



2. Will Heart's Place house homeless individuals?

Heart's Place will not provide emergency shelter or transitional housing for the homeless. As a PSH development, and in accordance to Priority Need #3 identified in the Consolidated Plan, it will enable persons with special needs who are not currently homeless to live healthily and as independently as possible. Additionally, in accordance to Priority Need #2, Heart's Place will work with referral agencies and service providers to provide permanent homes to households in the community who are at risk of homelessness or were formerly homeless.

HODC is proud to partner with Wings, Pads and other well respected area agencies on this project, all of whom will have access to units for tenant referrals.

3. What security measures will be provided within the property?

Heart's Place will have security cameras in all common areas, both inside and outside. Management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance, and supportive social services as needed.

Thank you for this opportunity to bring much-needed affordable and supportive housing to Arlington Heights. Please accept this invitation to tour either a HODC or UPD permanent supportive housing development in advance of the public hearing. Our shared experience is that individuals who are not familiar with the product type are very impressed with a tour and opportunity to meet residents who have benefited so greatly from a municipal commitment to those with special needs. We look forward to receiving your comments and answering any questions that may be pending about the project.

Sincerely,

Richard Koenig
Executive Director
Housing Opportunity Development Corporation

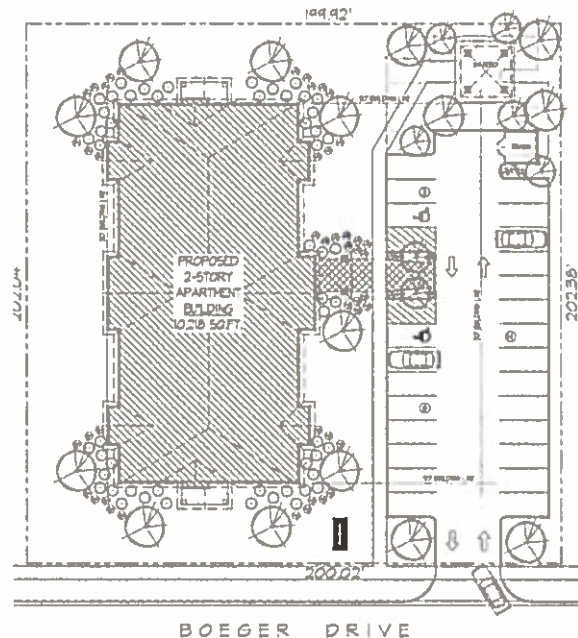


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Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 & 122 E. Boeger Drive in Arlington Heights, IL. This is the same site as the previously IHDA-approved Boeger Place (2010 LIHTC Award), which was denied by the Village Board due to requested variances, specifically for parking reductions and increased density. Now re-designed as a small, family permanent supportive housing development, Heart's Place will be a 16-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. The unit mix will include two bedroom apartments of various sizes and targeted to different referral lists, all qualified as supportive households (please see project timeline and details on the next page).



The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Heart's Place residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential developments, which ensures that residents have access to the programs and services they need to remain independent.

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This project is a strong candidate for IHDA's new Permanent Supportive Housing Development Program, a new program created to fund small supportive housing projects that are not a good fit for Tax Credit funding. This new program recognizes the realities and needs of communities such as Arlington Heights, where there is a serious deficit of supportive housing but the development size is limited by the largely built-out nature of the community. Heart's Place was thus carefully re-designed to meet the state's requirements, the goals of the Arlington Heights community, and the needs of the vulnerable populations it will serve.

Project details:

Timeline

PUD & IHDA Applications	February 2017
Closing / Start Construction	Summer 2017
Begin Marketing / Lease-up	Spring 2018
Finish Construction	Summer 2018
100% Occupancy	Winter 2018

Building height 24'-6"

Number of stories Two

Number of units 16

Tenancy structure Rental

Green features & Sustainable design

- Enterprise Green Communities 2015 Certification
- HERS rating of 75 or lower

Affordability and Project Rental Rates

Heart's Place

120-122 E. Boeger Drive, Arlington Heights

Heart's Place will provide 16 2-bedroom units of rental housing in the northwestern area of Arlington Heights. **In compliance with the local Housing Commission guidelines for buildings with 6-25 units, the project will provide a minimum of 10% of all units at rents deemed "affordable" per the Guidelines.** These 2 units will be maintained at affordable rents for tenants (subject to annual inflation and local Guideline updates) in perpetuity, and recorded by deed restriction for compliance.

We plan to pursue a variety of different financing mechanisms which will determine the final rental mix. First we will pursue the Illinois Housing Development Authority's Permanent Supportive Housing Development Program, to be complemented as necessary by low interest rate loans and grants. We hold expertise in these highly competitive programs, all of which would more than satisfy the local guidelines for affordability. Ideally, all of the units will be rented at affordable rates.

Proposed market rents are contemplated at \$1298 per month for each apartment at Heart's Place. This figure is contingent on the development receiving an allocation of funds from the state, as well as project-based subsidies from other sources. Rental subsidies would ensure the tenants do not pay more than 30% of their income towards the rent. The maximum tenant contribution for a 2BR unit is \$1,026. This rental figure is subject to change as the financing mix changes.

We understand the VAH commitment to the creation of affordable housing and respect the "fee in lieu" imposed on developers who cannot create viable solutions to house a diverse local population. We believe affordable housing is critical for the community and are committed to ensuring Heart's Place complies with the guidelines for a minimum of 10% of the units to be rented at affordable rates in perpetuity.

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LIVING
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COMMERCIAL
RENTAL
NEW CONSTRUCTION



Via Email

March 18, 2017

Ms. Jessica H. Berzac
Principal, VP of Development
UP Development LLC
Suite 2W
900 West Jackson Boulevard
Chicago, Illinois 60607

Re: 120 East Boeger Drive, Arlington Heights, Illinois 60604

Dear Jessica,

In accordance with your request Jameson Real Estate ("Jameson") has looked back over the marketing and prospect activity for the above referenced property. Following and enclosed is a summary report.

The property has been openly offered for sale since April 2006; perhaps earlier prior to Jameson's affiliation. Ownership took the property off the Multiple Listing Service from July 2008 to September 2013. Also, most of 2010 it was under contract with Daveri Development. However, Jameson has continuously maintained property information and availability in a number of subscription real estate databases favored by developers and their agents.

The land area is approximately 40,860 square feet or .94 acres. The asking price has been reduced twelve (12) times. Starting at \$959,000 or \$23.47 per square foot and dropping to \$299,000 or \$7.32 per square foot, a cumulative reduction of 69%.

Jameson Real Estate
425 West North Avenue
Chicago, Illinois 60610
Phone 312 751 0300
Fax 312 335 0886
jameson.com

March 18, 2016

Ms. Jessica H. Berzac

UP Development LLC

Re: 120 East Boeger Drive, Arlington Heights, Illinois 60604

Page: 2

During active marketing periods fifty-four (54) prospects inquired or were engaged by Jameson. The only offers received were submitted by Daveri Development and its successor, UP Development. Attempts to prompt offers at any price to start bargaining never succeeded.

Originally Jameson saw the site as a candidate for an owner/user building for office, medical office or destination retail uses. The extension of Boeger Drive to Old Arlington Heights Road made the site far less remote, but has yet to have a discernable impact on its marketability.

The attached report details prospect activity in several ways since 2007 including the identity of each inquirer.

Cordially,



Robert E. Thomas

RET/rwh

Enclosure, three pages

Jameson Real Estate, LLC
425 West North Avenue
Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
Report: Prospect Summary as of March 2017
Author: Robert E. Thomas
File Name: 120 East Boeger - 03.2017 Prospect Summary
File Date: 18-Mar-17

Prospects - By Date

2007	23	43%
2008	12	22%
2009		
2010		
2011		
2012		
2013	2	4%
2014	6	11%
2015	6	11%
2016	5	9%
2017		
Total	54	100%

Prospects - By Contact

Principals	30	56%
Agents	24	44%
Total	54	100%

Prospects - By Use

Assisted or Senior Living	2	4%
Automotive Related	2	4%
Childcare	3	6%
Industrial	3	6%
Multi-Family	2	4%
Office	4	7%
Medical Office	6	11%
Retail	4	7%
Other	5	9%
Unidentified	23	43%
Total	54	100%

Jameson Real Estate, LLC
 425 West North Avenue
 Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
 Report: Prospect Summary as of March 2017
 Author: Robert E. Thomas
 File Name: 120 East Boeger - 03.2017 Prospect Summary
 File Date: 18-Mar-17

	Date	Contact	Status	Use
1	Jul-07	Azhar Satti	Principal	Unidentified
2	Jul-07	Century 21 1st Class	Agent	Unidentified
3	Jul-07	Coldwell Banker Schaumburg	Agent	Unidentified
4	Jul-07	J.G. Karris	Principal	Office Development
5	Jul-07	Poseidon Development	Principal	Unidentified
6	Aug-07	Evergreen Commercial	Agent	Medical Office
7	Aug-07	Glen Lake Capital	Principal	Medical Office
8	Aug-07	Prasad Bhatt	Principal	Unidentified
9	Aug-07	RMK Enterprises, Inc.	Principal	Unidentified
10	Aug-07	Terraco, Inc.	Principal	Retail Development
11	Sep-07	Dr. Martin Matus	Principal	Medical Office, Optometric
12	Sep-07	Grubb-Ellis	Agent	Office Development
13	Sep-07	Picket Fence Realty	Agent	Retail Development
14	Sep-07	RE/MAX Commercial	Agent	Unidentified
15	Oct-07	Bradford Allen	Agent	Medical Office
16	Oct-07	Brian Zatz	Principal	Unidentified
17	Oct-07	Enterprise Rent-A-Car	Principal	Automotive - Auto Leasing
18	Oct-07	June Simonian	Agent	Medical Office
19	Oct-07	McShane Construction	Principal	Unidentified
20	Oct-07	RE/MAX Northern Illinois	Agent	Unidentified
21	Oct-07	Summit Real Estate Investments	Principal	Medical Office
22	Nov-07	Children of America	Principal	Child Care Facility
23	Dec-07	Feddy O'Shanna	Principal	Unidentified
24	Jan-08	Darwin Realty	Agent	Automotive - Truck Leasing
25	Jan-08	Emercore Group	Principal	Unidentified
26	Jan-08	Mr. Wesley	Principal	Assisted or Senior Living
27	Jan-08	The Glazier Group	Principal	Retail Development
28	Jan-08	Volan Selen	Principal	Unidentified
29	Mar-08	Jameson Realty Group	Agent	Landscape Contractor
30	Apr-08	Children of America	Principal	Child Care Facility
31	Apr-08	Knowledge Learning Corporation	Principal	Child Care Facility
32	Apr-08	Stark & Company	Agent	Unidentified
33	May-08	Sperry Van Ness	Agent	Assisted or Senior Living
34	Jun-08	Amed Manzoor	Principal	Office Development
35	Jun-08	Chicago Downtown	Agent	Unidentified
36	Jan-13	ReMax Villager	Agent	Commercial
37	Sep-13	Real Estate Connect	Agent	Unidentified

Jameson Real Estate, LLC
425 West North Avenue
Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
Report: Prospect Summary as of March 2017
Author: Robert E. Thomas
File Name: 120 East Boeger - 03.2017 Prospect Summary
File Date: 18-Mar-17

	Date	Contact	Status	Use
38	Jan-14	George G. Kaplan	Principal	Unidentified
39	Jan-14	LED Broker	Agent	Multi-Family
40	Aug-14	Short Sales .Com	Agent	Short Sale
41	Sep-14	Charles Rutenberg Realty	Agent	Short Sale
42	Nov-14	General Capital Group	Principal	Unidentified
43	Nov-14	Jameson Real Estate	Agent	Industrial
44	Jan-15	Sandra Nicole	Agent	Commercial or 'Multi-Family
45	Feb-15	Cruz Sanchez-Durand	Principal	Unidentified
46	Mar-15	Grobmar Real Estate LLC	Principal	Build to Suit
47	Mar-15	Reed Fellars	Principal	Unidentified
48	Mar-15	Summit Design Build	Principal	Industrial
49	Sep-15	Jameson Real Estate	Agent	Retail
50	Jan-16	Development Services Group	Principal	Unidentified
51	Mar-16	Morgan Group Development	Principal	Unidentified
52	Jun-16	Brian Properties	Agent	Office
53	Aug-16	BeSpoke Commercial Real Estate	Agent	Unidentified
54	Oct-16	UP Development	Principal	Muilti-Family, Supportive

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Summary of Faith in Action Open Meeting & Heart's Place Proposal Presentation

Location: Our Savior Lutheran Church – 1234 N Arlington Heights Road
Date & Time: March 7th, 2017 at 7pm

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Since the PUD application process started for the Heart's Place project, the owners and occupants of surrounding sites were notified regarding the project through two separate mailings, sent out on February 7th and 23rd. On the second of these mailings, the residents were invited to a neighborhood meeting two weeks hence, on March 7th, where the project would be discussed and the developer team could answer questions from the attendants. Contact information for the developer team was also provided, with a statement that the team would welcome questions at any point.

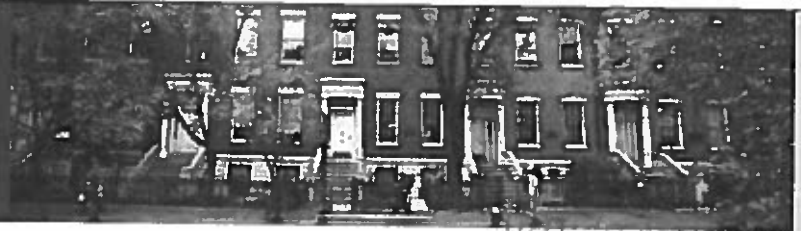
The meeting took place as planned. We had a really good turn out, with nearly 30 people in addition to the development team. After refreshments were served, there was a brief introduction by the Faith In Action and the Task Force members present. The meeting was hosted by Faith In Action, which are faith-based social and housing advocacy groups based in Arlington Heights and surrounding communities. They provided an overview of their work to date and highlighted the need for supportive housing in the region.

Following this introduction, Richard Koenig, Executive Director of Housing Opportunity Development Corporation, introduced the development team, provided an overview of what permanent supportive housing means, shared the project's history and the details of our current proposal. He explained that we are currently requesting a zoning change and specific variances, all pending a PUD approval from the Village, and that the next step in this process is a Plan Commission hearing, to take place tentatively on April 12th.

After Richard's presentation, the development team answered questions from the attendees. These included questions on how the financing works, what are the chances of such financing not coalescing in time, what kinds of amenities surround the site, why there are so few similar projects in the region, details on design and service provision, and the development team's experience with PSH projects and populations.

The meeting concluded around 9pm.

Attached you will find a copy of the meeting agenda, a letter inviting the neighbors to the meeting along with a list of addresses that received said letter, and the meeting's sign-in sheet.



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DEVELOPMENT DEPARTMENT

FURMAN CENTER POLICY BRIEF

The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City

This policy brief is a summary of the Furman Center's research on the effects supportive housing has on the values of surrounding properties. The full study is available at <http://furmancenter.nyu.edu>.

What Is Supportive Housing?

Supportive housing is a type of affordable housing that provides on-site services to people who may need support to live independently. Residents may include formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, young people aging out of foster care, ex-offenders, people with mental illness or individuals with a history of substance abuse. Residents in supportive housing developments, unlike those in temporary or transitional housing options, sign a lease or make some other long-term agreement. Developments provide a range of services to residents, which can include case management, job training and mental health or substance abuse counseling. Supportive housing developments are run by non-profit organizations that typically provide both support services and management.

Researchers have found supportive housing to be an effective and cost-efficient way to house disabled and formerly homeless people.¹ The combination of permanent affordable housing and support services is seen as key to providing a stable environment in which individuals can address the underlying causes of their homelessness—at far less cost than placing them in a shelter or treating them in a hospital.

¹ See, e.g., Culhane, Dennis, Stephen Metraux and Trevor Hadley. 2002. Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing. *Housing Policy Debate*. 13(1): 107 - 163; Lipton, Frank R., et al. 2000. Tenure in Supportive Housing for Homeless Persons With Severe Mental Illness. *Psychiatric Services*. 51(4): 479-486.



Supportive Housing in NYC

Supportive housing grew out of attempts in the late 1970s and early 1980s to provide services to mentally-ill individuals who were homeless or living in substandard, privately-owned Single Room Occupancy (SRO) buildings. Soon thereafter, nonprofit groups formed to rehabilitate the housing in addition to providing on-site services.

By 1990, New York City nonprofits were operating over 2,000 units of supportive housing. The success of these efforts led the state and city to sign a historic joint initiative to fund the creation of thousands of new supportive housing units for homeless persons with mental illness. The "New York/New York Agreement," signed in 1990, was the first of three initiatives that have helped spur the development of over 14,000 units in more than 220 supportive housing residences in the city for formerly homeless and inadequately housed people with a range of disabilities. As Figure A shows, the overwhelming majority of these developments were built in Manhattan, Brooklyn and the Bronx. As seen in Figure B, there has been

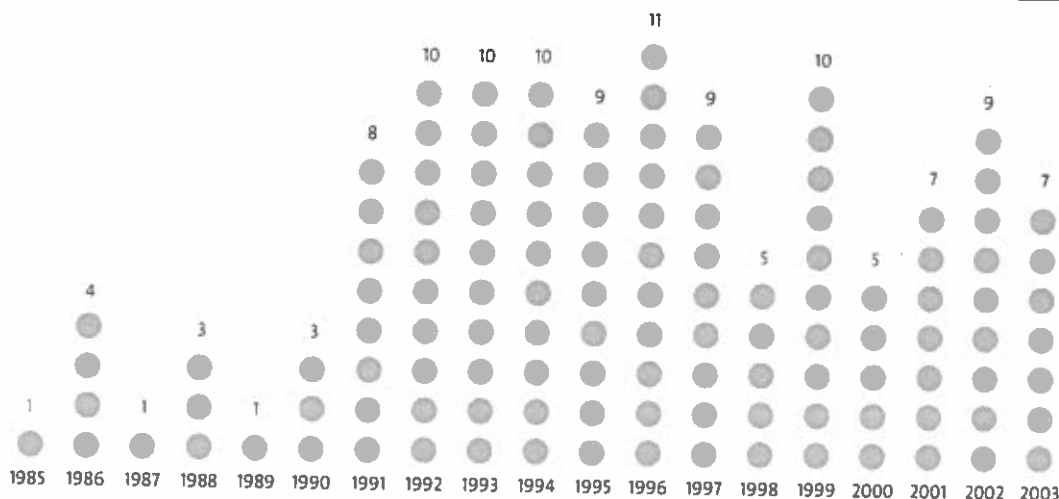
Figure A: Supportive Housing Developments in Our Study by Borough (as of 2003)



fairly steady development throughout the past two decades, with a big building boom following the 1990 NY/NY agreement.

Signed in November of 2005, the "New York/New York III Agreement" was the largest yet, committing \$1 billion to create 9,000 units of supportive housing (both scattered-site and single-site²) for homeless and at-risk individuals and families with disabilities in New York City over ten years. The large scope of this initiative ensures that there

Figure B: Supportive Housing Developments Completed Annually



Note: This figure includes all developments examined in this study: all supportive housing opening in New York City before 2004 that resulted from new construction or the gut renovation of a vacant building.

² Our research looks only at the impact of single-site supportive housing (developments in which the supportive housing units all are located in a single building with on-site social services), but it is important to note that New York City has an additional 9,000 supportive housing units that are scattered-site (dispersed within non-supportive housing buildings).



will continue to be a robust development pipeline of supportive housing to house homeless New Yorkers living with mental illness and other challenges.

As providers of supportive housing begin to implement the NY/NY III agreement, however, they are encountering two related and significant obstacles: New York City has a serious shortage of land suitable for building such developments; and community opposition to hosting supportive housing further limits the sites on which supportive housing can be built. The state and city require some form of public notification for all proposed supportive housing developments, and opposition by the local community often makes it difficult or impossible for developments to secure the necessary funding and land use approvals.

Despite the critical role that supportive housing plays in helping to address the problem of homelessness, communities asked to host the housing often resist, expressing fears that the housing will have a negative impact on the neighborhood. Neighbors voice worries, for example, that the supportive housing will increase crime, drain the neighborhoods' services and overburden its infrastructure, bring people to the community whose personal appearance or behavior will make residents and visitors uncomfortable, or otherwise decrease the quality of life in the neighborhood. They also commonly express a concern that supportive housing will depress the value of housing in the neighborhood, thereby depriving them of potential returns on their investment, and triggering a spiral of deterioration.

What Do We Know About Neighborhood Impacts of Supportive Housing?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise prices.

While some who oppose supportive housing may do so regardless of the facts, objective, credible research about the experiences other neighborhoods have had with supportive housing should help to inform discussions about proposed developments. Some researchers have studied the effects of group homes, but few have looked specifically at the supportive housing model. Moreover, previous studies have been limited by data constraints, including small sample sizes (as few as 79 units) and limited time frames, and have studied effects in low-density neighborhoods, making it difficult to generalize their results to denser urban settings.³

The Furman Center's research aims to fill this gap in the literature with a rigorous, large-scale examination of the impacts of approximately 7,500 units of supportive housing created in New York City over the past twenty years.

³ See, e.g., Galster, George, Peter Tattan and Kathryn Pettit. 2004. Supportive Housing and Neighborhood Property Value Externalities. *Land Economics*. 80(1): 35-54; for studies of precursors to supportive housing such as group homes, see, e.g., Colwell, Peter F, Carolyn A. Dehring and Nicholas A. Lash. 2000. The Effects of Group Homes on Neighborhood Property Values. *Land Economics*. 76(4): 615-637.



About Our Research

In order to measure the impacts of supportive housing on property values, we use a large dataset with information on the sales prices of all apartment buildings, condominium apartments and one to four family homes selling in the city between 1974 and 2005, as well as property-level data on the characteristics of the units sold. We link these data to a list of all the supportive housing developments and their addresses, which we compiled with assistance from the New York City Department of Housing Preservation and Development (HPD), the New York State Office of Mental Health (OMH), the Supportive Housing Network of New York (SHNNY)—the member association of nonprofit supportive housing providers in New York State, and the Corporation for Supportive Housing (CSH)—a financial and technical assistance intermediary to supportive housing providers. This comprehensive dataset includes 7,500 units in 123 developments that opened between 1985 and 2003 and either were newly constructed or the result of gut renovations of

vacant buildings.⁴ The median size of the 123 developments is 48 units.

Identifying the impacts of supportive housing on the values of neighboring properties is challenging, primarily because it is difficult to disentangle what causes what—to determine whether supportive housing affects neighboring property values or whether neighboring property values affected the decision to build supportive housing in the neighborhood. Developers of supportive housing might, for example, be more likely to build the housing on sites in neighborhoods with very low property values, because more city-owned sites are available in such neighborhoods, because community opposition may be lower in these neighborhoods, or because developers can only afford to build in neighborhoods with the lowest property values. In fact, a simple comparison of census tracts in the city reveals that in 1990, before most supportive housing was sited, tracts that now have supportive housing tended to have higher poverty rates and lower homeownership rates than tracts that do not (see Table A).

Table A: Demographics (as of 1990) for Census Tracts with and without Supportive Housing

<i>Indicator* (as of 1990)</i>	<i>All Tracts in NYC</i>	<i>Tracts that now have Supportive Housing**</i>	<i>Tracts without Supportive Housing</i>
Number of Tracts	2,217	102	2,115
Poverty Rate	19.3%	31.4%	18.4%
Homeownership Rate	28.6%	10.9%	30.5%

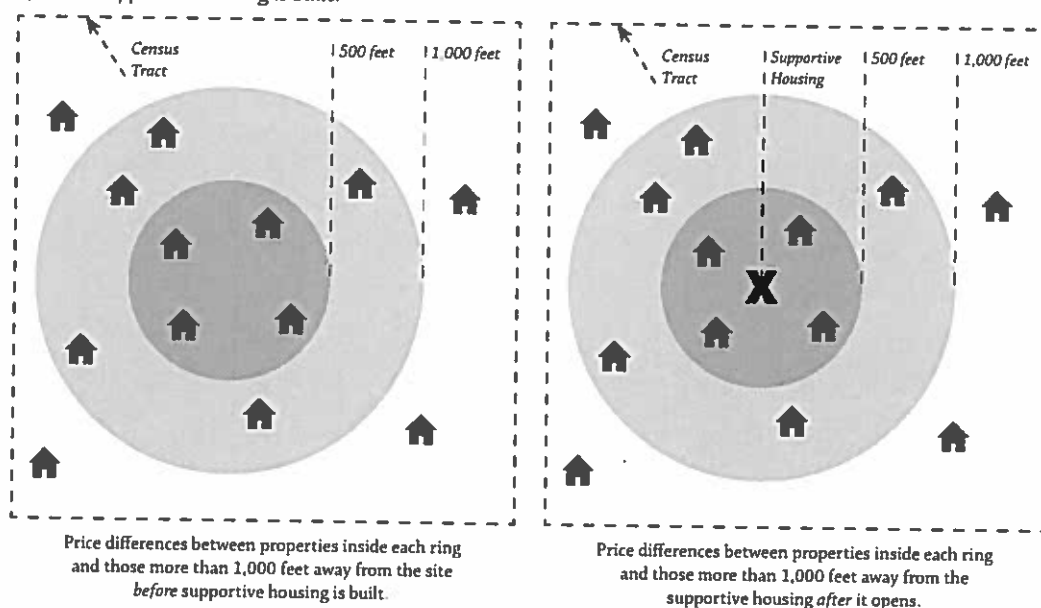
Source: 1990 Decennial Census data (NCDB). *All reported numbers represent the mean value across census tracts, weighted by population. **Tracts with supportive housing are those that are host to the 123 supportive housing developments in our study.

⁴ Because we are interested in the impacts new developments have on a neighborhood, our data on supportive housing developments only include new construction or projects that involved the complete, physical rehabilitation of a formerly vacant building. We did not include instances where an occupied building received cosmetic rehabilitation or was converted into a supportive housing development without undergoing substantial renovation.



Figure C: Methodology

Supportive housing development is represented by the X. We compare prices of properties within 500 feet and 1,000 feet of the development to similar properties in the same census tract but more than 1,000 feet away before and after the supportive housing is built.



We address this problem by controlling for the difference between the prices of properties very near to a supportive housing site and the prices of other properties in the same neighborhood before the supportive housing is constructed. Specifically, our research compares the price differences between properties within 500 and 1,000 feet of a supportive housing development, before and after it is built, with a comparable group of properties more than 1,000 feet from the site but still within the same census tract.⁵

Our strategy is illustrated in Figure C. Our approach controls for differences in prices between properties near to supportive housing sites and other properties in the neighborhood before supportive housing is built. It also controls for neighborhood price appreciation over time. Accordingly, we are able to specifically isolate the impact of the supportive housing. Our approach

also allows us to examine whether impacts vary with distance from the supportive housing development, because the impact on a property closer to a development might very well differ from impacts on properties still affected but further out in the 1,000 foot ring.

Finally, because impacts might be felt as soon as people learn that a supportive housing development is going to be built, and because construction of any building may bring noise, truck traffic, and other problems, we exclude the construction period from our estimate of property value differences between properties within the ring of supportive housing and those beyond 1,000 feet, before supportive housing opens.

⁵ One thousand feet is approximately the length of four North/South streets in Manhattan; across the city, on average, 1,000 feet is about the length of two blocks. While previous property value impact studies have looked at larger distances, it is unlikely that the relatively small developments we study would have an effect on property values many blocks away in the fairly dense Manhattan, Bronx and Brooklyn neighborhoods in which they are concentrated.



What Do We Find?

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant⁶ impact on the value of the properties within 500 feet of the development.

We find that two to five years before a supportive housing development opens, properties within 500 feet of the site sell for almost 4 percent less than properties in the comparison group. This indicates that supportive housing developments are generally being built in areas that are more distressed than the surrounding neighborhood.

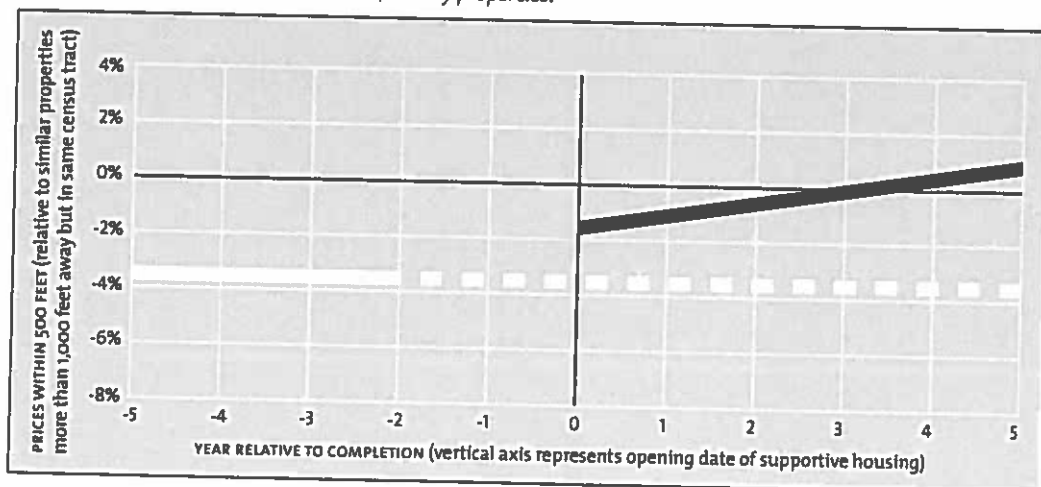
In the five years after completion, we find that the prices of those nearby properties experience strong and steady growth, appreciating more than comparable properties in the same neighborhood but further than 1,000 feet from the supportive housing.

As seen in Figure D, which illustrates the impact of a new supportive housing development of median size (48 units) on properties up to 500 feet away, there is a slight increase in the value of nearby properties when the development opens (compared with their value before construction began), but this difference is not statistically significant. After the supportive housing opens, we see a statistically significant rise in the value of these nearby properties, relative to property values in the comparison group. As a result, the four percent discount neighboring properties experienced before the supportive housing was built steadily narrows over time.

Moving farther away from the development, we find that properties between 500 and 1,000 feet away, unlike those less than 500 feet away, see a statistically significant drop in value when the building is under construction and when the supportive housing opens (compared to prices more than 1,000 feet from the development but within the neighborhood). But once again, we find that prices then show a steady relative gain in the years after completion. That pattern might suggest that the positive effects of the sup-

Figure D: Sales Prices of Properties Within 500 Feet of Supportive Housing Relative to Comparison Group, by Year Relative to Completion (For Median Size Development of 48 Units)

In this figure, the dotted line represents what we estimate would have happened to the prices of nearby properties had there been no new supportive housing development; the solid purple line represents the results of our analysis, which show steady growth in the value of nearby properties.



⁶ The term "statistically significant" refers to the likelihood that the differences between the groups being compared (in this study, the difference between the values of the properties near supportive housing and those further away) could have occurred by chance. If statistical methods show that results are statistically significant at the 95 percent level, we can be sure that the probability that the results are due to pure chance is five percent or less. Generally, researchers will consider results reliable only if they are statistically significant at the 90 (or higher) percent level.



portive housing are diluted farther away from the site and initially are outweighed by community uneasiness about the housing, but as the neighborhood grows comfortable with the supportive housing, prices show steady growth relative to the comparison properties.

In sum, our research reveals that the prices of properties closest to supportive housing—which are the properties opponents of supportive housing claim are most likely to be affected by the development—increase in the years after the supportive housing opens, relative to other properties located in the neighborhood but further from the supportive housing. Prices of properties 500 to 1,000 feet from the supportive housing may fall somewhat while the buildings are being built and as they open, but then steadily increase relative to the prices of properties further away from the supportive housing but in the same neighborhood. Our results accordingly suggest that over time, the values of homes near supportive housing do not suffer because of their proximity to the supportive housing.

Does the Size or Type of Supportive Housing Matter? Does the Population Density of the Neighborhood Matter?

Because of the diversity of supportive housing developments and the neighborhoods in which they are being built, we also wanted to evaluate whether characteristics of either the development or the neighborhood influence any effects the development has. We were somewhat surprised to find that the effects on neighboring property values do not depend on the size of the development (number of units) or the development's characteristics, such as whether the development sets aside a certain number of affordable units for neighborhood residents. The impact supportive housing has on property values also does not differ between lower and higher density neighborhoods.



GLASS FACTORY, a supportive housing development in the East Village, managed by BRC.



What Do These Findings Mean?

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.



THE FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY

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We Are Neighbours

**The Impact of Supportive Housing on Community,
Social, Economic and Attitude Changes**

Prepared by Alice de Wolff

May 2008

ADVANCED GRANTS

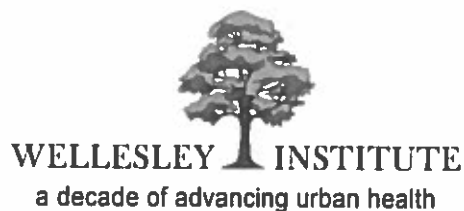
The Wellesley Institute's Advanced Grants programs supports and funds community-based research on housing, health equity, poverty, social exclusion, and other social and economic inequalities as key determinants of health disparities.

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A Community University Research Project: The Dream Team and the University of Toronto



University of Toronto



ACKNOWLEDGEMENTS

This project would not have been possible without the willing participation and insights of the tenants of the two supportive housing facilities featured in the study, the agency staff that support tenants in these buildings, and their neighbours who all took time to participate in interviews.

The Research Group thanks you all!

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Copies of this report and related documents can be found online at wellesleyinstitute.com and thedreamteam.ca.

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We Are Neighbours

The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes

Executive Summary

Supportive housing makes for great neighbourhoods. That's the conclusion of this important new study of two Toronto supportive housing buildings for people with mental illness, many of whom were previously homeless, and the communities that surround them. As the City of Toronto, along with the Ontario and Canadian governments, work to develop affordable housing strategies, this research shows the important role that supportive housing has to play.

Supportive housing combines bricks-and-mortar with special supports to meet the physical and mental health needs of tenants. These support services allow people to live independently in the community. People who live in supportive housing know its value. Members of the Dream Team, who conducted this research project, have been engaged for several years in telling their personal stories about how supportive housing has been – almost literally – a life-saver.

But what about the impact of supportive housing on the surrounding neighbourhood? Almost inevitably, when a new supportive housing project is proposed concerns will be raised about “those people” and the impact of “that project” on community safety, cohesion and property values.

The Dream Team set out to test the value of supportive housing through a community-based research process that brought together supportive housing residents, housing providers and their neighbours. They used public data to show that supportive housing does not hurt property values or increase crime. But their interviews go further, to show that supportive housing tenants make important contributions to the strength of their neighbourhoods. Tenants contribute a modest amount to local businesses (most residents are not particularly wealthy, so their economic footprint is not large); they add to the vibrancy of an area through their street presence; they participate in the friendliness amongst neighbours; and they contribute to the collective efficacy of their neighbourhoods through actions around noise and speed, tidiness and crime.

In short, supportive housing residents are just the kind of great neighbours that every community needs.

Key Findings

Property values and crime rates are unaffected

- There is no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood. Property values have increased and crime decreased in the period considered by the study.

Neighbours do not think the Buildings have a negative impact

- Of the 54 immediate neighbours and business people interviewed, only two business people claimed that the houses have a negative impact. They were also the business people with the least experience in the neighbourhood. Only 40% of residential neighbours and business people knew that the buildings were even supportive housing facilities. The opposition that existed to the houses when they were proposed has dissipated, with virtually no expression of negative attitudes found among immediate neighbours.

Modest local economic “footprint”

- Interviews with neighbours and 36 tenants and staff of both buildings indicate that the local economic “footprint” of each building is modest, primarily because of tenants' low income. However, because they tend to have fewer choices than people with higher incomes, they shop at local convenience stores, pharmacies, coffee shops and restaurants. Some local store operators recognize the importance of tenants' business by offering them small amounts of short-term credit.

Contributions to neighbourhood actions and vibrancy

- The study found that each building contributes to the strength of their local neighbourhoods in different ways, depending on the length of time they have been open and the character of the street.
 - Building A has been on a residential street for almost 20 years. Tenants have initiated a new approach to front yard gardening on the street and participated in collective action with their neighbours around noise and speed reduction, and garbage removal
 - Building B is on the commercial side of a mixed-use street. Tenants have stronger relationships with business operators than with residential neighbours, and have created an important, new vibrancy along what was a drab section of the street.

Contributions and crime

- Tenants in Building B in particular have experienced being targets for criminal activity. Tenants and staff in both buildings have developed internal ways to handle crime that protects both tenants and the neighbourhood.

Impact of Supportive Housing On Neighboring Properties In Houston, Texas

Prepared by: United Way of Greater Houston, July 2010



Supportive housing is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives. People who live in supportive housing sign leases and pay rent just like their neighbors. Supportive housing is proven to help people who are persistently homeless find stability in a home of their own.

Corporation for Supportive Housing

EXECUTIVE SUMMARY

Many people in our community face challenges that make living in an affordable, independent home difficult. Permanent supportive housing pairs affordable rental units with services that help people remain in stable housing. This is the most proven, cost-effective way to help people with low-incomes and other barriers live as independent, productive community members.

A common concern about permanent supportive housing is that the residences will cause a negative impact on the property values of surrounding homes and businesses. However, studies undertaken throughout the nation have examined this claim, and all have concluded that permanent supportive housing units have either a positive or neutral impact on their neighbors' properties. It has been found that because permanent supportive housing units blend in with their surrounding neighborhood and tenants act as a typical neighbor would, there is no negative affect.

Permanent supportive housing locations owned and operated by non-profit organizations have been part of the Houston community for more than 15 years. The United Way of Greater Houston researched the impact six of these permanent supportive housing units had on neighboring property values. The supportive housing units studied in Houston all had a long-term positive impact on the properties surrounding them—increasing on average 170% from the year before opening to five years after opening.

Permanent Housing Locations Studied

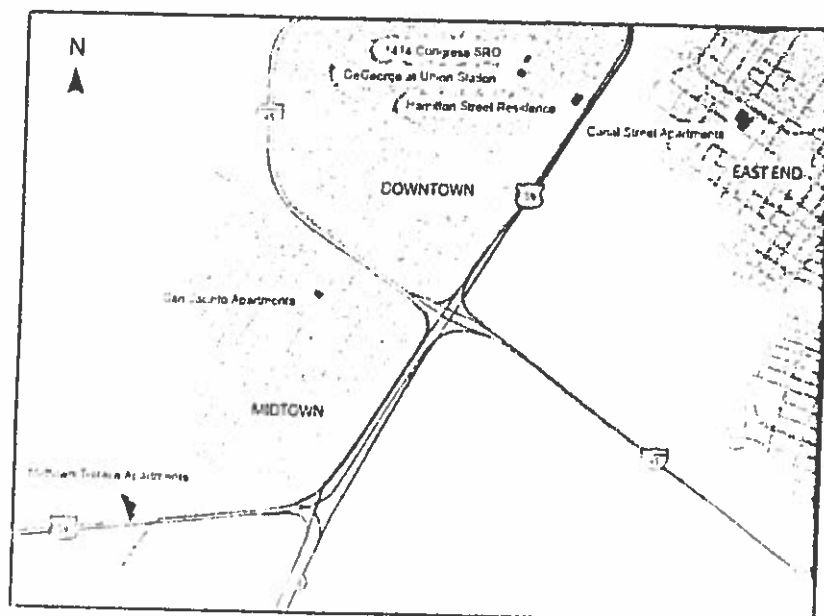


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Special thanks to the permanent supportive housing properties for providing photographs of their properties.

SUPPORTIVE HOUSING IN HOUSTON

Throughout Houston, several permanent supportive housing sites provide people with limited incomes a stable home to live paired with the services they need to remain in housing. Supportive housing units successfully blend in with their neighborhoods through attractive architecture and landscaping. The United Way of Greater Houston studied the effect six supportive housing units in central Houston have on surrounding property values, and found that in all instances, the neighboring properties within a 1,000 foot radius of the permanent supportive housing increased in value during the five years after opening.

Methodology

The Furman Center for Real Estate and Urban Policy at New York University established the most commonly used method for measuring property value changes in its 2008 study titled *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*. Because Houston has fewer supportive housing properties to study, a modified method was used in our research.

Property value data was obtained from the Harris County Tax Office, and the combined Land Value and Improved Value was used to determine a property's value. The six properties studied were mapped using Geographic Information System (GIS) software, and 500 foot; 1,000 foot; and 5,000 foot radiuses around the properties were set.

Each location was built or converted into supportive housing during a different year, so property values for each location were obtained for the year prior to construction/conversion, the year following construction/conversion, and five years after. This data was used to measure changes in property values nearest the permanent supportive housing units—in the 500 surrounding feet and 1,000 feet areas. A comparison to changes in the larger 5,000 foot radius neighborhood was made. By comparing the property values nearest the permanent housing to the larger surrounding area, it is possible to see if the permanent housing itself had an impact on the properties. The property values within the 5,000 foot radius can be viewed as a "control group" for comparison purposes.

Some types of properties had to be excluded from the property value analysis because the value of the properties is not available—these include civic properties and new properties that did not have a value the first year of the comparison.

Background

During the time period between 1994 and 2010, downtown Houston and the surrounding areas underwent major transformations in municipal and private improvements. Because this is the area and timeframe the permanent housing study examines, it would be overly simplistic to attribute the increase in property values solely to the development of supportive permanent housing. The following narratives include both a description of the permanent housing locations studied as well as an overview of changes that occurred in the surrounding neighborhoods during the time period examined.

The permanent housing locations studied are owned by three different entities—Cloudbreak Houston LLC, The Housing Corporation of Greater Houston, and New Hope Housing, Inc. All of the residences are single room occupancy (SRO), meaning that only one person lives in each residence and rooms have a private bathroom and are equipped with a microwave and small refrigerator. Common areas include living rooms, kitchens, fully equipped business centers and computer labs, libraries, and outdoor areas. Apartment managers and social service support staff are on-site at each location, and there is often a front desk staffed 24/7. Tenants sign leases and pay between 30% of their income and approximately \$400 per month depending on the location.

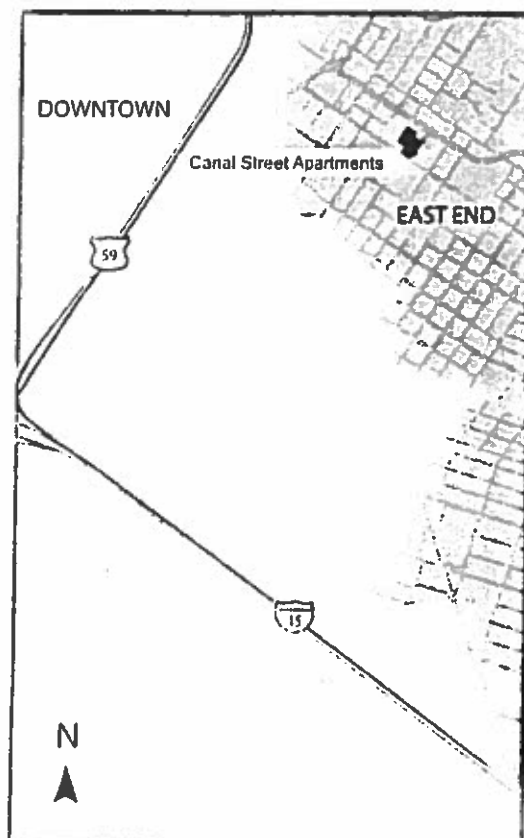
EAST END LOCATION

Neighborhood Changes

The Texas Legislature created the Greater East End Management District in 1999 in order to strategically implement positive real-estate, business, educational, recreational, safety, and visual enhancements in the neighborhood. According to the Greater East End Management District, "Downtown redevelopment and the opening of Houston's new baseball stadium created strong interest in properties east of I-59. Just under \$100 million in new loft apartments and town homes are now under construction between I-59 and Dowling Street."

Between 2004 and 2010 (the period that property values were analyzed near Canal Street Apartments), the following occurred:

- Each year, \$900,000 from area property taxes were invested into civic improvements in the Management District
- 2006: a \$3.4 million grant from the Texas Department of Transportation and City of Houston was used for construction and aesthetic improvements to streetscapes and underpasses leading into the neighborhood
- 2007: plans for construction of a new light rail line in the East End are announced
- 2009: \$5 million in Federal stimulus funds was awarded to bring sidewalks up to city standards
- 2009: a Livable Centers plan was announced for the Greater East end—strategically setting out proposals for enhanced transportation, housing, retail, and business opportunities
- 2004 – 2010: thousands of graffiti sites in the East End were abated

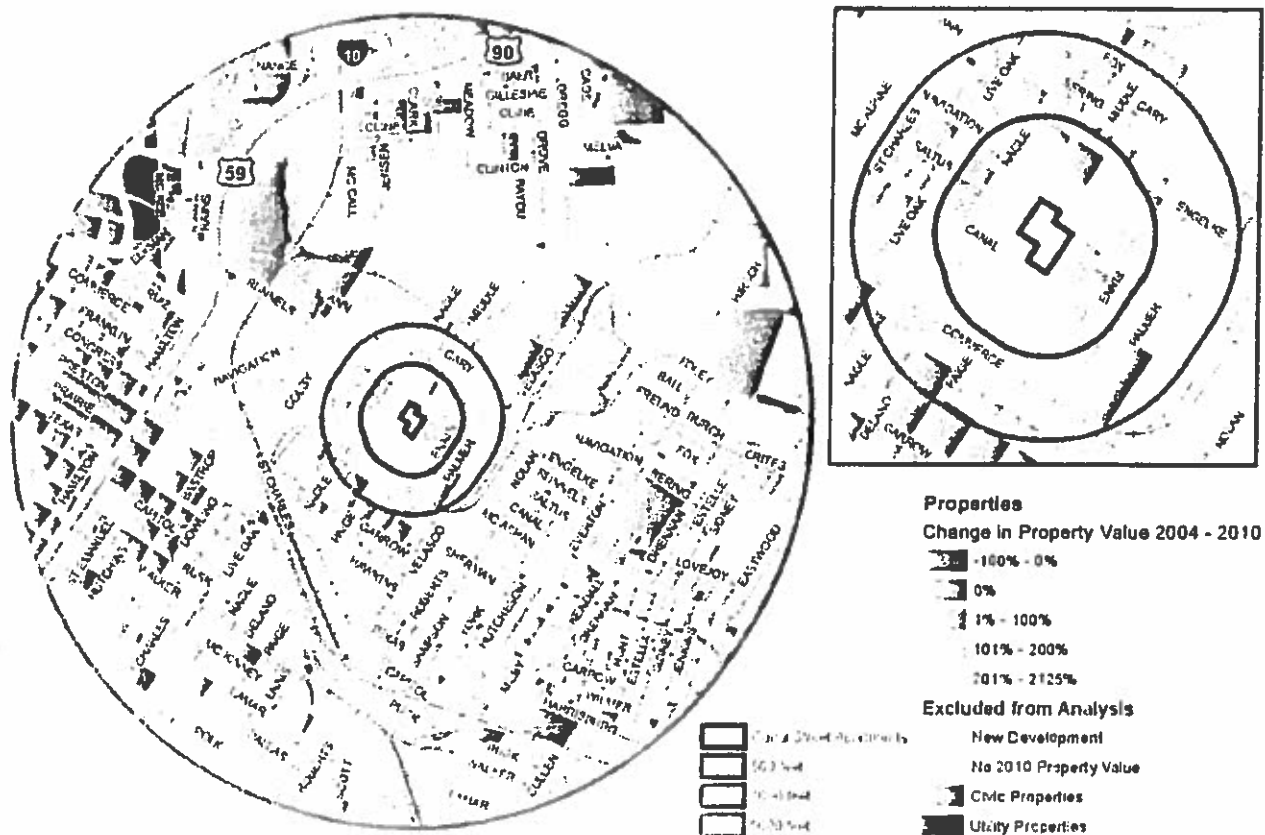


2821 Canal Street—New Hope Housing, Inc.



New Hope Housing's Canal Street Apartments opened in 2005 in the East End near the original Ninf's restaurant, and is an attractive contemporary new construction SRO apartment building with 133 fully-furnished units. A 2009 Urban Land Institute-Houston Development of Distinction, the Canal Street Apartments are a component of revitalization in the East End, a historical neighborhood that has since the mid-1800s been a thriving culturally diverse area close to Houston's downtown.

Close-up of 1,000 feet surrounding Canal Street Apartments



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from Canal Street Apts.	Pre-Construction to Opening 2004 - 2005	Opening to Post 5 Years 2005 - 2010	Pre-Construction to Post 5 Years 2004 - 2010
500'	34%	151%	251%
1,000'	32%	127%	202%
5,000'	30%	121%	171%

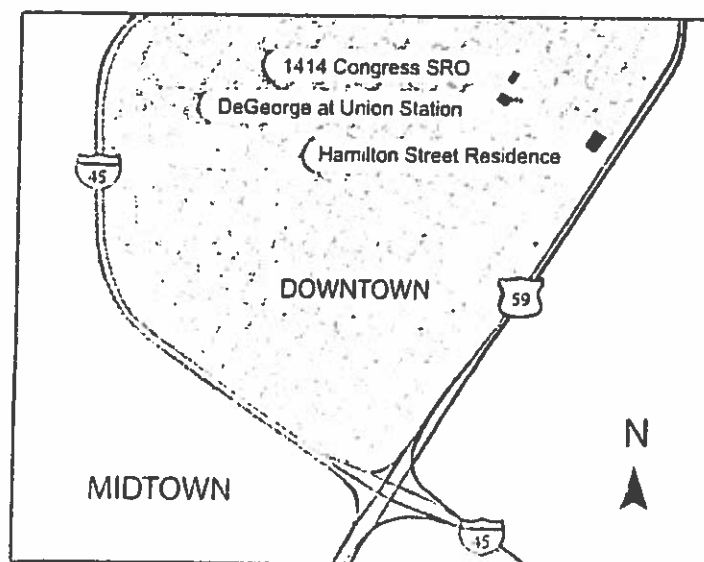
DOWNTOWN LOCATIONS

Neighborhood Changes

The Texas Legislature created the Downtown Management District in 1995. The Management District promotes and implements improvements to the downtown region in the areas of housing, business development, light rail transportation, aesthetic enhancement, and safety. Developers invested more than \$4 billion in downtown Houston's housing, businesses, and entertainment between 2000 and 2010.¹

Between 1994 and 2005 (the period that property values were analyzed in the downtown area), the following occurred:

- 1995 – 1999: the amount of residential units downtown more than doubled from 900 to 2,000²
- 1995: Houston's first single room occupancy (SRO) housing opened, New Hope Housing, Inc's Hamilton Street Residence
- 1996: plans for professional baseball stadium in downtown announced
- 1997: Bayou Place in the Theater District was repurposed from the former convention center into a center for entertainment and restaurants
- 1997: University of Houston Downtown opened
- 1998: the historic Rice Hotel which stood vacant for twenty years was converted into high-end residences and opened as the Post Rice Lofts
- 1998: the Cotswold Project began, investing \$62 million into rebuilding streets and converting northern downtown areas into a pedestrian-friendly environment by adding greenery, trees and public art
- 1999: the Buffalo Bayou bridges were replaced and created an artistic entry point into downtown
- 2000: professional baseball stadium, now Minute Maid Park, opened
- 2000: the Star of Hope Men's Center, a shelter for homeless men, was relocated, causing many people living on the street to move out of the area surrounding Minute Maid Park, the Hamilton Street Residence, and the DeGeorge at Union Station
- 2003: expansion of the George R Brown Convention Center
- 2003: Toyota Center, the professional basketball and entertainment center opened
- 2003: Hilton of the Americas opened, the hotel nearest the Convention Center and the Toyota Center
- 2004: light rail along Main Street leading from downtown through the Medical Center to Reliant Park opened
- 2004: Main Street Square, a three-block pedestrian plaza with art and retail space opened
- 2005: construction of Discovery Green Park was announced and community input was sought in the transformation of concrete public parking lots into an urban green space with free exercise classes, a farmer's market, music and visual entertainment, and restaurants



¹ www.downtownhouston.org

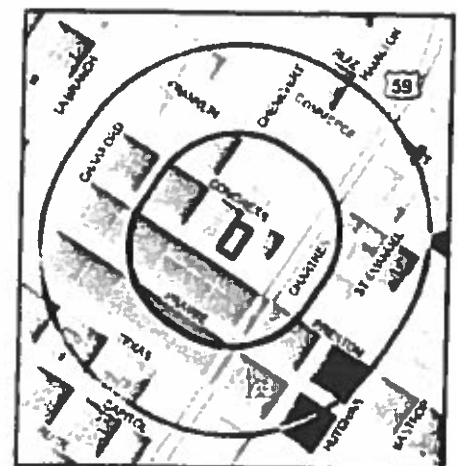
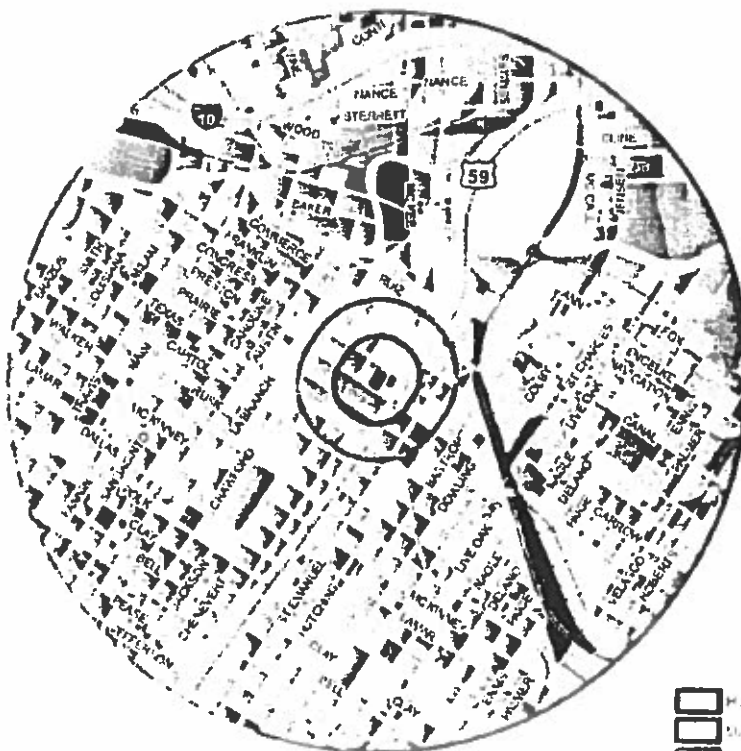
² Barua, Joel Warren. *Filling the Doughnut*. 1998. Published in: Scardino, Eunie and Bruce Webb. *Ephemeral City*. University of Texas Press, 2003.

320 Hamilton Street—New Hope Housing, Inc.



In 1995, the first SRO housing in Houston opened—forty units—the first wing of New Hope's Hamilton Street Residence, just 100 feet from what would be Minute Maid Park. Due to the level of demand, the Hamilton Street Residence expanded twice and today 129 furnished units are available at an affordable rate for people in need of permanent supportive housing.

Close-up of 1,000 feet surrounding Hamilton Street Residence



Properties Change in Property Value 1994 - 2000

- < 0%
- 0%
- 1% - 100%
- 101% - 200%
- > 200%

Excluded from Analysis

- New Development
- No 2000 Property Value
- Civic Properties
- Utility Properties

Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

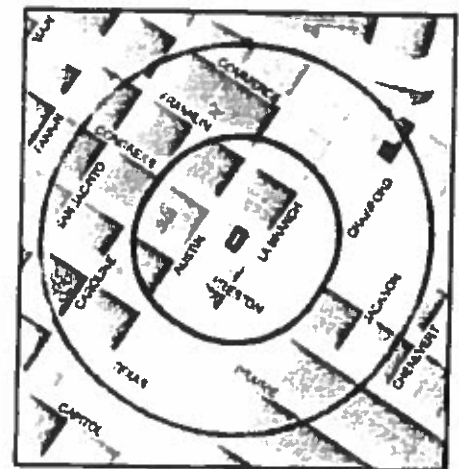
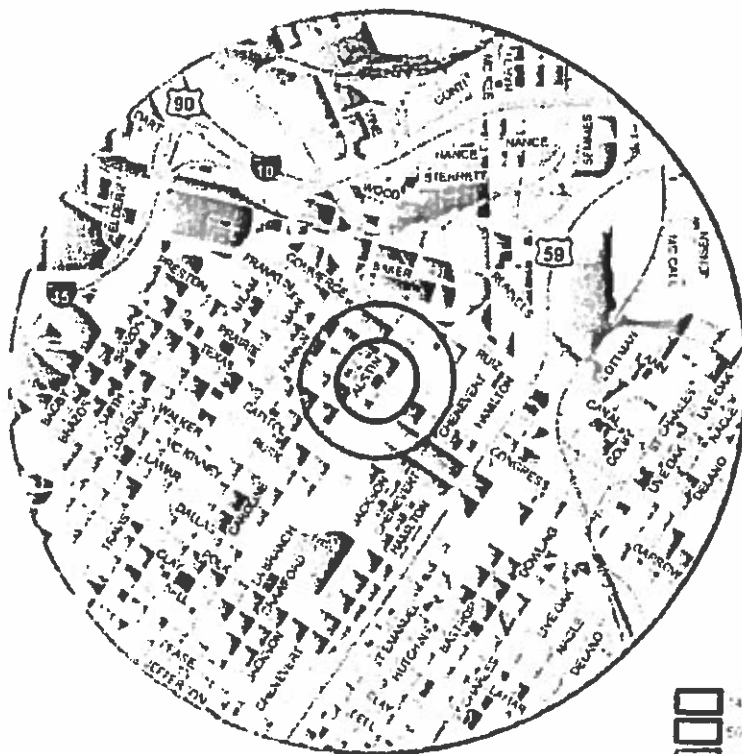
Distance from Hamilton Street Residence	Pre-Construction to Opening 1994 - 1995	Opening to Post 5 Years 1995 - 2000	Pre-Construction to Post 5 Years 1994 - 2000
500'	-2%	265%	252%
1,000'	-3%	228%	212%
1,500'	4%	53%	54%

1414 Congress Street—New Hope Housing, Inc.



In 1998 the restoration of an existing 1930s railroad or travelers' hotel was completed, and the former Powell Hotel became SRO apartments offering permanent supportive housing. Fifty seven furnished units were made available to people in need of an affordable place to live. New Hope Housing assumed governance of the property in late 2002. In 2008 the building was closed for an extensive renovation and reopened in summer 2010.

Close-up of 1,000 feet surrounding Congress Street SRO

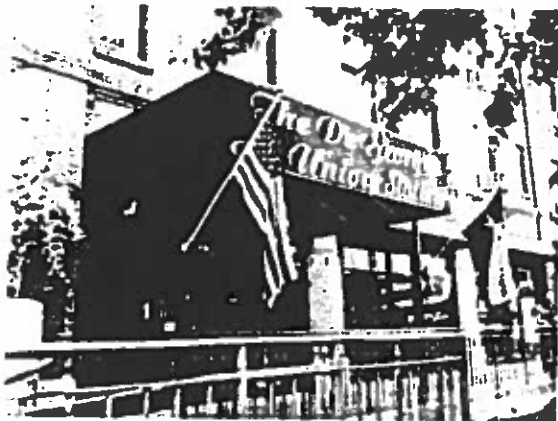


Properties
Change in Property Value 1997 - 2003
 < 0%
 0%
 1% - 100%
 101% - 200%
 > 200%
Excluded from Analysis
 New Development
 No 2003 Property Value
 Civic Properties
 Utility Properties

Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

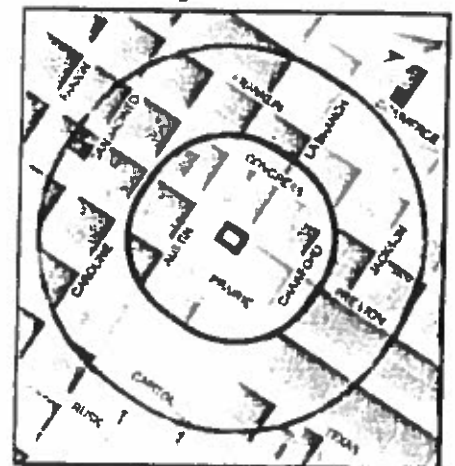
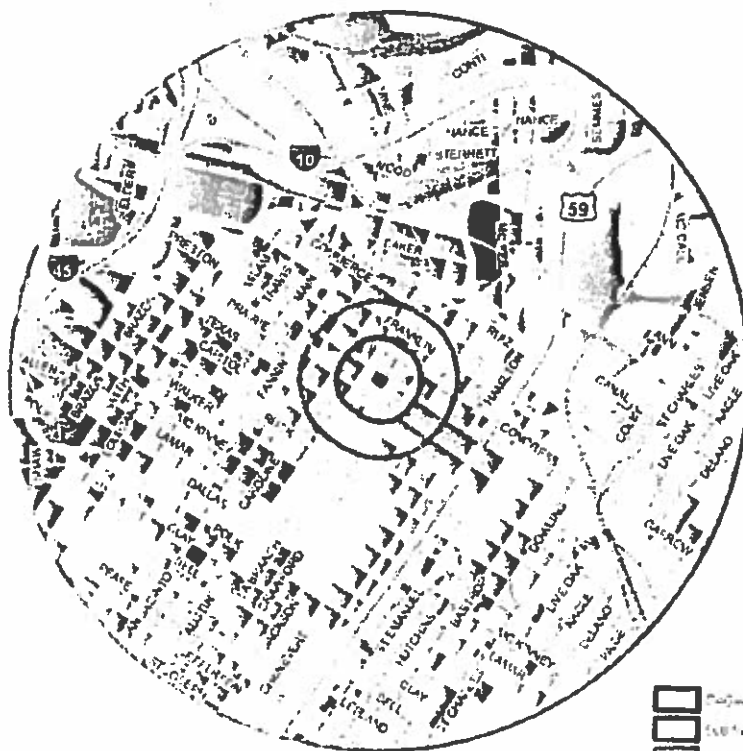
Distance from Congress Street SRO	Pre-Construction to Opening 1997 - 1998	Opening to Post 5 Years 1998 - 2003	Pre-Construction to Post 5 Years 1997 - 2003
500'	-238%	325%	151%
1,000'	-153%	227%	268%
1,500'	-33%	135%	144%

1418 Preston—DeGeorge at Union Station, The Housing Corporation of Greater Houston



The 100 unit DeGeorge at Union Station SRO apartment for veterans opened in 2000 after a \$3 million renovation of the historic building was completed. The building was originally constructed in 1913 as a high-end hotel near the Union Station for passenger trains. Over the years, the hotel fell into disrepair and eventually became a semi-abandoned "by the hour" hotel. To meet the needs of the veterans who live at the DeGeorge, a Veterans Administration staffed health care center is located on-site.

Close-up of 1,000 feet surrounding De George at Union Station



Properties Change in Property Value 1999 - 2005



Excluded from Analysis



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from DeGeorge at Union Station	Pre-Construction to Opening 1999 - 2000	Opening to Post 5 Years 2000 - 2005	Pre-Construction to Post 5 Years 1999 - 2005
500'	107%	13%	120%
1,000'	57%	28%	36%
5,000'	32%	98%	154%

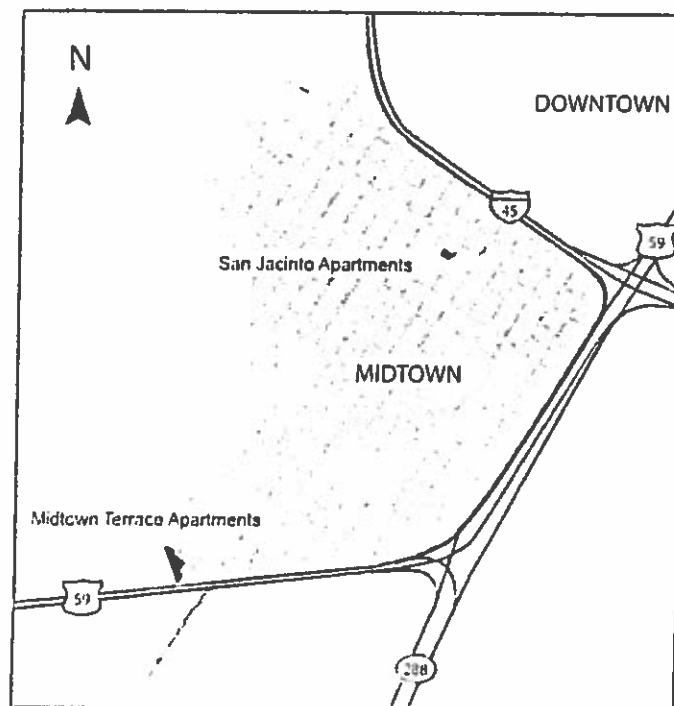
MIDTOWN LOCATIONS

Neighborhood Changes

The City of Houston authorized the Midtown Redevelopment Authority whose goal is to increase and enhance housing choices, employment, education, retail, and entertainment in 1995. In 1999, the Texas Legislature created the Midtown Management District whose mission is to improve marketing and perception, urban planning, services and maintenance, and security and public safety for the Midtown area. Between 1990 and 2000 the area within the Midtown SuperNeighborhood saw the population increase from 3,070 to 5,311 and 2,200 multi-family units opened.³

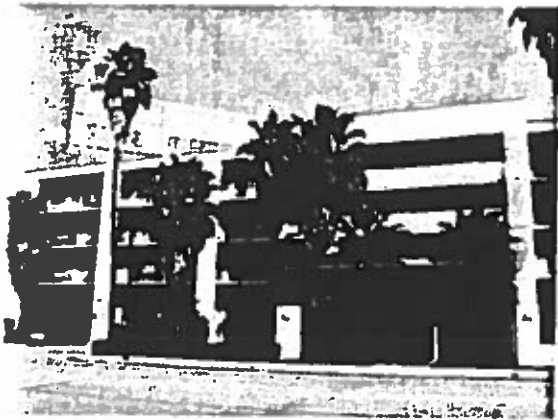
Between 1996 and 2005 (the period that property values were analyzed in the midtown area), the following occurred:

- 1999: Midtown VISIONS Cultural Art Tour began and has been an annual event since
- 2000: street light program began - end result is 1,700 new street lamps in Midtown
- 2001: Midtown Paper began with the goal of portraying the positive aspects of living and working in the neighborhood
- 2001: public safety program enacted to deter and prevent crime
- 2002: annual neighborhood plant and tree planting and trash pickup event began
- 2004: Main Street light rail began
- Federal Transportation Administration awarded grant to improve accessibility for pedestrians in area
- Midtown Park was created, providing a well-maintained green space for recreation and sports



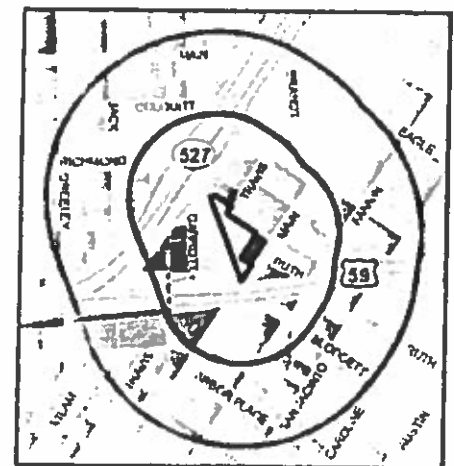
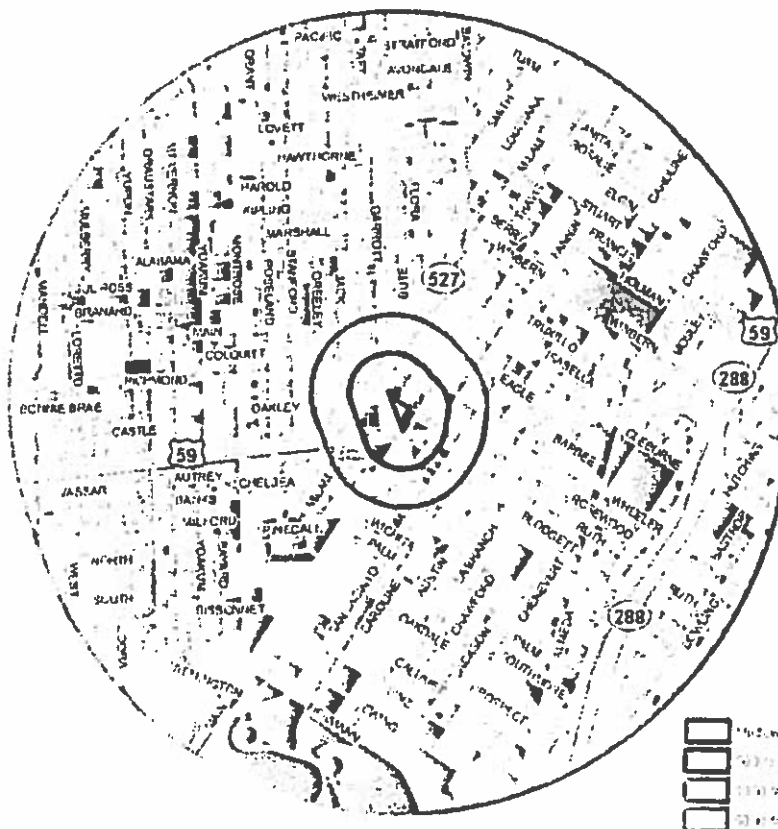
³ Houston Land Use and Demographic Profile, City of Houston Planning and Development Department, 2000.

4640 Main Street, Midtown Terrace, Cloudbreak Houston LLC

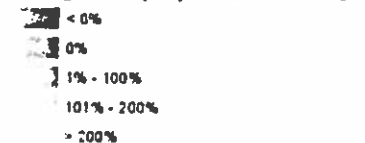


In 1997, after remodeling and converting a Days Inn Motor Lodge into SRO apartments, Midtown Terrace SRO opened. There are 170 units of affordable housing available for veterans at the location, and support services are offered by US Vets on-site.

Close-up of 1,000 feet surrounding Midtown Terrace



Properties Change in Property Value 1996 - 2002



Excluded from Analysis

Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

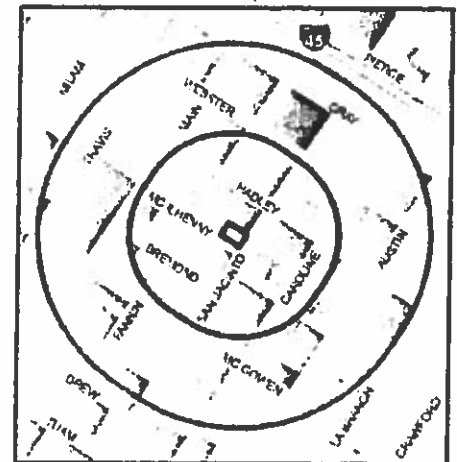
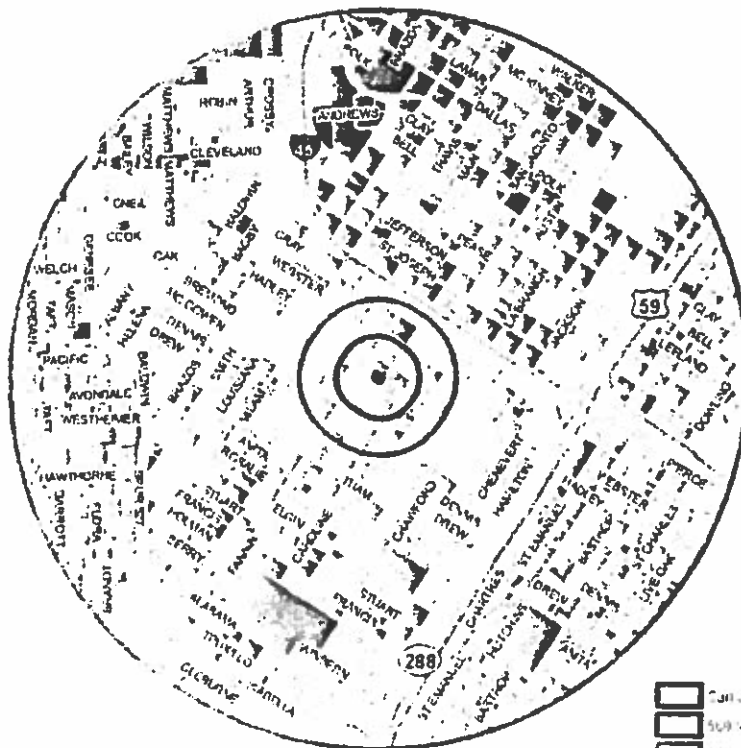
Distance from Midtown Terrace	Pre-Construction to Opening 1996 - 1997	Opening to Post 5 Years 1997 - 2002	Pre-Construction to Post 5 Years 1996 - 2002
500'	7%	67%	77%
1,000'	2%	66%	67%
5,000'	3%	73%	82%

1111 McIlhenny, San Jacinto Apartments, The Housing Corporation of Greater Houston

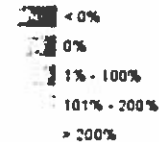


The Housing Corporation of Greater Houston renovated a historic building and opened as a 33 unit affordable permanent SRO housing in 2000. The building was originally owned by a business that used it as temporary housing for out-of-town employees, and the remodeling project cost \$1.5 million.

Close-up of 1,000 feet surrounding San Jacinto Apartments



Properties Change in Property Value 1999 - 2005



Excluded from Analysis

- New Development
- No 2005 Property Value
- CMC Properties
- Utility Properties

Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from San Jacinto Apartments	Pre-Construction to Opening 1999 - 2000	Opening to Post 5 Years 2000 - 2005	Pre-Construction to Post 5 Years 1999 - 2005
500'	29%	124%	183%
1,000'	17%	97%	136%
1,500'	35%	84%	133%

WHAT MAKES SUPPORTIVE HOUSING WORK SUCCESSFULLY IN A NEIGHBORHOOD?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise the price.

-NYU's Furman Center for Real Estate & Urban Policy,

"The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City"

What do Leaders in Houston Think About Permanent Supportive Housing?

High quality permanent housing, coupled with excellent management, is crucial to gaining neighborhood confidence.

-Michael M. Fowler, board president of New Hope Housing, Inc.

Originally, people were hesitant about a supportive housing location being proposed for our area—thinking it would be like a problematic halfway house. The neighborhood's whole attitude toward subsidized housing has changed as a result of New Hope. The Canal Street Apartments has excellent care, oversight, and management. They have a person on staff 24 hours a day with a single point of entry, making sure people on the property are actually supposed to be there. The building is one of the most attractive in the neighborhood and has created a positive change.

-Diane Schenke, President of Greater East End Management District

WHO ARE SUPPORTIVE HOUSING TENANTS?

Residents of supportive housing are individuals and families who might have been homeless, who also have very low incomes due low-wage employment or physical or cognitive disabilities. Some residents are older adults living on fixed incomes or veterans who served in the military in need of affordable housing. They might have chronic health conditions or permanent disabilities related to mental illness, physical disabilities, or substance abuse. Life situations such as these often make it difficult for a person to find stable housing, but with the necessary support services and affordable rent, tenants are able to thrive.

In Their Own Words

Perry:

As a disabled Vietnam Veteran, I am unable to work, and I live on a very limited budget. Until last February, when I moved into Canal Street, I was in a shabby apartment with no heat or air conditioning. My health was deteriorating and I knew I could not face another hot summer or cold winter in that awful place. Luckily, a friend of mine saw the article about Canal Street in Houston Home and Garden and we came to see the property.

I could hardly believe my eyes when we drove into the parking lot. The building is new and beautiful, landscaped and well lighted and everyone was so friendly. The community manager and assistant took a lot of time showing me the building, the community spaces and the apartments. The veranda upstairs even has a view of downtown Houston.

The best part, though, is my apartment. It came with a lot of furniture and the appliances built in, so I just needed my personal items and linens to make it a real home. I now have my own little cooking area, my own private bath, windows and good light and a lockable private apartment—I really have a home. And it is heated and air-conditioned—so comfortable.

Living here is so much healthier for me, and so much for comfortable. It has lifted my spirits and changed my life for the better. Honestly, it has been an adjustment to live in a community, as I lived alone for so long. I've gotten to know my neighbors and it's good to see people every day who know me and whom I know.

*Sincerely,
Perry*

Pat:

My journey began with a string of poor choices of my own making, that resulted in many other difficult experiences in my life. Getting pregnant at the age of sixteen, which should have been one of my life's greatest highlights, actually set in motion a new set of circumstances and problems.

A failed dysfunctional marriage at the age of seventeen introduced me to life in the fast lane, and that comes with: alcohol, drugs, crime, and incarceration. But more importantly, my greatest loss was relationships with my child, family, and my relationship with the God of my understanding. I wanted to change, but somehow I was powerless to do anything to bring about that change. Finally, after years of living my life in frustration, and hopelessness, I cried out to God to give me whatever it was that I was missing because I was so tired of being sick and tired!

However, the answer didn't come as I had expected; He truly did for me what I could never have done for myself. On June 3rd, 1994 I was arrested and remained incarcerated for six years. Upon my release back into society, I checked myself into an innovative transitional living facility for women. It was there that I first heard of New Hope; the name alone sounded inspiring to me. After my graduation from the transitional program, I applied and was accepted as a resident of the New Hope Hamilton Street residence. Truly, this was a new beginning that's given me a "new hope." A clean and safe living environment that's affordable is a blessing beyond measure or words to even explain all the advantages of being a resident at New Hope. I've resided at New Hope since December, 2005. Not only am I a resident, I am also presently a part-time employee, employed by New Hope, which has been a benefit that's had a very positive affect on my life.

No matter what the future holds for me, I will be forever grateful to New Hope, the staff, and all those involved for assisting me in the rebuilding of my life.

*Gratefully yours,
Pat*

SUPPORTIVE HOUSING THROUGHOUT THE COUNTRY

Every city that has studied the affects of supportive housing on property values has come to a similar conclusion—that supportive housing properties either have a neutral or positive impact on neighboring properties.

Denver

A study of 11 supportive housing apartment complexes in Denver found that the facilities had a positive impact on property values within 1,001 to 2,000 feet of the supportive housing.

"We found no evidence that the announcement and development of these supportive housing sites was associated with any negative impact on proximate [property] prices. On the contrary, the areas within 1,001 to 2,000 feet of these sites experienced both a post-announcement/ operating increase in both general level and trend in [property] prices relative to the prices of similar [properties] in the same census tract not near such facilities."

-Supportive Housing and Neighborhood Property Value Externalities," *Land Economics*, Feb 2004

Chicago

The economic and social impact of seven supportive housing properties in the Chicago Metropolitan Area was examined using four different methods, and determined, "[W]e find no evidence that group homes adversely affect neighborhood property values."

-The Effect of Group Homes on Neighborhood Property Values," *Land Economics*, Nov 2000

Fort Worth

Three permanent supportive housing developments in Fort Worth were used to determine the property value effects. "Each of the three permanent supportive housing developments examined appreciated in value between 2000 and 2004 as well as between 2000 and 2008. The largest property value increases for neighboring properties were for those parcels within 500-feet of a permanent supportive housing development."

Proximity to Permanent Supportive Housing and Annual Property Value Appreciation per sq ft

	Cornerstone New Life Center		Samaritan House & The Villages at Samaritan House		Pennsylvania Place Apartments	
	2000 – 2004	2004 – 2008	2000 – 2004	2004 – 2008	2000 – 2004	2004 – 2008
Properties within 500 Feet	29.17%	23.57%	23.3%	15.75%	35.91%	20.48%
Properties within 1,000 Feet	22.99%	19.79%	15.54%	13.06%	20.83%	15.08%
Census Tract	23.07%	19.22%	14.88%	12.36%	18.09%	12.84%

"Our Neighbors, Our Neighborhoods: The Impact of Permanent Supportive Housing on Neighborhoods in Fort Worth, Texas," Sept 2009

Philadelphia

The immediate effect of a supportive housing site opening in a neighborhood does not adversely affect surrounding housing values. In fact, the opening of supportive housing in a neighborhood is associated with a positive effect on housing values over time (grew 1.8% faster per year than the baseline 5% increase citywide home value increases).

- Project HOME's Economic and Fiscal Impact on Philadelphia Neighborhoods," Econsult Corporation, Nov 2007

Connecticut

The data collected to assess the impact of the [supportive housing] projects on neighboring property values implied that the markets surrounding all but one of the projects improved from the date of our first evaluation, June 25, 1999 through March 1, 2002... [For the property whose neighboring values decreased], the decrease in values, however, was a nominal \$1.96 weighted average per square foot.

-Chapter 3, Impact of the Projects on Neighboring Property Values," Connecticut Housing Demonstration Program

CONCLUSION

The United Way of Greater Houston's research confirms that permanent supportive housing units have no negative impact on their neighbors' property values. In fact, the opposite affect is exhibited. Property values closest to the supportive housing increased at a higher rate than those in the larger neighborhood. Public and private funders of homeless services must continue to provide permanent solutions to ending homelessness, and well-managed properties paired with support services are key to ending chronic homelessness.



United Way of Greater Houston

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Houston, Texas 77007

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Exhibit 8-A: Sample Research **on the Impact of Affordable Housing on Housing Values**

(reprinted with permission from HOMEBASE, a public interest law and social policy center on homelessness)

1. *Habitat for Humanity South Ranch 2 Community Impact Study* (Coopers and Lybrand, AZ 1994)

Study of potential impact of a proposed 196-unit owner-built and occupied home development in a previously unoccupied area of Phoenix concluded that the development would benefit the overall community by bringing in a community-committee, stable, working families, drawing commercial development to a new area and specially linking existing developed areas of Phoenix.

2. *Relations Between Affordable Housing Development and Property Values* (Institute for Urban and Regional Development, University of California, Berkeley, CA, Working Paper 599, 1993)

Determined that proximity to affordable housing is not a significant factor in determining sales prices and, in one instance, may have had a positive impact on sales prices.

3. *Measuring the Effects of Affordable Housing on Residential Property Values* (San Francisco State University, unpublished master's thesis, Smith, B., 1992)

Analysis found that among 13 "proximity zones" the highest increases in value and the lowest turnover rates were in areas closest to an affordable housing facility.

4. "The Effect of Group Homes for the Mentally Ill on Residential Property Values" (*Hospital and Community Psychiatry*, Boydell, Katherine M., M.H.Sc., John N. Trainor, MSW, Anna M. Pierri, 1989)

Determined that property values in a suburban area with a group home increased more than a similar area without such a facility.

5. *Texas Department of Mental Health and Mental Retardation: Questions and Answers* (Johnson and Olson Associates of Austin, TX, 1988)

This summary finds no evidence of property values declining because of the location of a group home for the mentally retarded, and finds that there was less residential turnover near the group home than in other similar areas.



6. *The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research* (Department of Housing and Community Development, State of California, 1988)

Out of 15 published papers on subsidized housing, group homes for the disabled and manufactured housing, 14 concluded that this housing had no significant negative effects on the values of neighboring properties. Some reported positive property value effects.

7. *The Impact of Group Homes on Residential Property Values* (The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, MD, 1988)

Study found that most areas around group homes appreciated more than other similar areas in the county. Determined that there is no correlation, positive or negative, between location of group homes and neighboring property values.

8. *Impact Study for Sacramento Housing and Redevelopment Agency* (Spear Street Advisors, Inc., San Francisco, CA, 1988)

Determined that proximity to affordable housing was not a statistically significant factor affecting property values.

9. *Impacts on the Surrounding Neighborhood of Group Homes for Persons with Developmental Disabilities* (Illinois Planning Council on Developmental Disabilities, Daniel Lauber, Springfield, IL, 1986)

Research ascertained that the location of group homes had no effect on property values, mean sales price or residential turnover rates.

10. *Impact of Affordable Housing on Property Values* (Lynn Sedway and Associates, 1983)

Study determined that appreciation rates near affordable housing were at least as high as the area average.

11. *Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People* (Woodrow Wilson School of Public and International Affairs, Princeton University, NJ, 1982)

Of 32 group homes all over New York State, none had a short- or long-term impact on neighboring property values.



TENANT SELECTION PLAN

Other Programs

(Non-Section 8 and 236 Programs)

DEVELOPMENT NAME

DEVELOPMENT ADDRESS

RECEIVED
MAR 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Revised: February 5, 2014

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TENANT SELECTION PLAN



For Other Programs (Non-Section 8 and 236 developments)

IHDA Identification Number: _____

"Development"

Owner's Name (the "Owner")

Managing Agent's Name (the "Management")

I. INTRODUCTION

This Tenant Selection Plan (this "Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures.

A. Development Description (Check the one that applies)

- ☐ The Development does not offer subsidized rents.
- ☐ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among tenants as well as from time to time for an individual tenant. The rents attached to this Plan as **Exhibit A** reflect the market or contract rent for the Development and **not** the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in one of two housing programs: (i) the HUD Section 8 program or (ii) the HUD 236 program which are further augmented by either the Rent Supplement or Rental Assistance programs. Both of these programs have household income limitations.)

In addition, the Development ☐ **does** ☐ **does not** accept Housing Choice Vouchers.
(Check the one that applies)

B. Tenant Type (Check the one that applies)

- ☐ The Development is not designated as housing exclusively for any particular tenant type. (This would typically include those developments known as "Family")
- ☐ The Development is designated as housing exclusively for: *(check all that apply)*
- | | |
|---|--|
| ☐ Elderly | ☐ Family & Special Needs |
| ☐ Special Needs Family | ☐ Elderly & Special Needs |

If the "Elderly" or "Elderly & Special Needs" designation is selected, the age restriction, for the units designated Elderly, will be:
(Check the one that applies)

- ☐ 55 and above (households whose head or spouse or sole member is at least 55 years of age) or,
- ☐ 55 and above (one person 55 years of age or older) or,
- ☐ 62 and above (all members of the household are 62 years of age) or,
- ☐ 62 and above (households whose head or spouse or sole member is at least 62 years of age) (this is only available to developments participating in a HUD housing program); or
- ☐ Other (please describe) _____

If any of the "Special Needs" designations is selected, the Development is serving the following special needs population(s):
(Check all that apply)

- | | |
|--|---|
| ☐ Battered Women | ☐ Developmentally Disabled |
| ☐ Disabled | ☐ Physically Disabled |
| ☐ HIV/AIDS | ☐ Ex-offenders |
| ☐ Homeless | ☐ Substance Abusers |
| ☐ Foster Care Families | ☐ Mentally Ill |
| ☐ Transient Families | |
| ☐ Other (please describe) _____ | |

C. Unit Distribution

1. Development (Start-Up only)

The Development will offer _____ rental units.

This ☐ includes ☐ does not include a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

_____ Market rate (no income restriction) units

_____ Units at _____ % Median income

_____ Units at _____ % Median income

_____ Units at _____ % Median income

_____ Units at _____ % Median income

_____ Manager unit(s)

2. Development (Up and Running only)

<u>Per Regulatory Agreement</u>			<u>Per Extended Use Agreement (if applicable)</u>		
_____	Market rate units		_____	Market rate units	
_____	Units at	_____ %	_____	Units at	_____ %
		Median income			Median income
_____	Units at	_____ %	_____	Units at	_____ %
		Median income			Median income
_____	Units at	_____ %	_____	Units at	_____ %
		Median income			Median income
_____	Units at	_____ %	_____	Units at	_____ %
		Median income			Median income
_____	Manager unit(s)		_____	Manager unit(s)	

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan as **Exhibit A**.

E. Civil Rights and Nondiscrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants on the basis of race, color, national origin, sex, age, disability, religion, and familial status. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, or unfavorable discharge from military service.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

Owner and Management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

Fair Housing Act Amendments of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status and national origin regardless of any federal financial assistance.

Under the Fair Housing Act, Owner and Management shall not take any of the actions listed below based on race, color, religion, sex, disability, familial status and national origin:

- a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;
- b. Provide anyone housing that is different from that provided to others;

- c. Subject anyone to segregation, even if by floor or wing;
- d. Restrict anyone's access to any benefit enjoyed by others in connection with housing program;
- e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;
- f. Deny anyone access to the same level of services;
- g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;
- h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and
- i. Retaliate against, threaten, or act in any manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

Fair Housing Act provides additional protections for persons with disabilities. It requires that the Management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-household housing.

Owner of federally assisted housing program shall display the Fair Housing poster required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 prohibits all recipients of federal financial assistance from discriminating based on race, color or national origin.

4. Age Discrimination Act of 1975

Age Discrimination Act of 1975 (the "Age Discrimination Act") prohibits discrimination based upon age in federally assisted and funded program, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program or if age distinctions are a factor necessary for the normal operation of the program or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for HOME and CDBG Program)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the Owner to make their programs as a whole, accessible to persons with disabilities. Section 504 obligations include the following:

- a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

- b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;
- c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;
- d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and
- e. Developing a transition plan to ensure that structural changes are properly implemented to meet program accessibility requirements.
- f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage of accessible units.

If the Owner, Management and Development employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes

☐ No

If "Yes" was checked, indicate the name of the Section 504 Coordinator:

Name: _____

Telephone Number: _____

TDD Number: _____

6. Executive Order 13166 – Limited English Proficiency (for HUD programs only)

Executive Order 13166 requires Owner/Management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with limited English proficiency. This may include interpreter services and/or written materials translated into other languages.

7. Violence Against Women and Justice Department Reauthorization Act of 2005 (for Tax Credit and HOME developments only)

Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005) protects victims of domestic violence, dating violence or stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed.

Owner/Management responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on a tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-91066).

Alternatively, in lieu of the certification form or in addition to it, Owner/Management may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

Owner/Management is encouraged to carefully evaluate abuse claims as to avoid conducting an eviction based on false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing obligations. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

- a) A unit transfer because of household size.
- b) A unit transfer based on the need for an accessible unit.
- c) A unit transfer of a non-handicapped individual living in a handicapped accessible unit to accommodate a handicapped applicant on the Waiting List (as defined below). A lease addendum (**Exhibit B**) will be entered into with non-handicapped tenant living in a handicapped accessible unit.

2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

- a) Displaced from an urban renewal area.
- b) Displaced as a result of a governmental action.
- c) Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.

(Check all that apply and rank in the order of highest preference (1) to lowest preference):

- a) Former Federal Preferences ☐ Order # _____
- b) HUD Pre-approved Preferences
 - i. Preference for Working Families ☐ Order # _____
 - ii. Preference for Persons with Disabilities ☐ Order # _____
 - iii. Preference for Victims of Domestic Violence ☐ Order # _____
 - iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order # _____

- | | | |
|--|--------------------------|---------------|
| c) Residency Preferences (with HUD approval) | ☐ | Order # _____ |
| d) Local Preference (as established by PHA) | ☐ | Order # _____ |
| e) Existing Tenant Transfers (other) | ☐ | Order # _____ |
- Including, but not limited to a change in household composition, a deeper rent subsidy, or for medical reasons certified by a doctor.

B. Verification of Preferences

The State Mandated Preferences will be verified by third party verification (**Exhibit C**). Third party verification will also be utilized if the Owner has adopted any of the Former Federal Preferences. If Management has selected any of the optional preferences and will not be using third party verification the following means of verification will be utilized:

C. Selection of Families for Participation

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicants' place on the Waiting List, or date of submission of application.
2. Applicants will be informed of the availability of preferences, and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference Is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive a written notice of this determination from Management (**Exhibit D**). The notice will contain a brief statement of the reasons for the determination, and state that the applicant has the right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.
2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or Owner.

E. Exceptions to the Preference Rule

1. **Relocation and/or Unit Transfers:**
Management must give priority to current households
 - i) when their units are designated for rehabilitation and/or
 - ii) for current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities or Management due to fire, flood or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

(Please check which method will be used)

- ☐ The Development will use pre-application cards or;
- ☐ The Development will use pre-applications.

A. Distribution of Pre-Application Cards or Pre-Applications

1. A letter will be sent to households who respond to the marketing efforts (**Exhibit E**). This letter will include a Pre-Application Card or Pre-Application (**Exhibit F**) to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.
2. The letter will state that those persons qualifying for a preference will receive housing before any other applicant who is not so qualified.
3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.
4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received (**Exhibit G**). The Pre-Application log will indicate whether the applicant has claimed a preference or has requested a handicapped accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).
2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail this Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.
3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.
4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.
5. All Pre-Application Cards or Pre-Applications will be retained on-site permanently.

IV. WAITING LIST(S) PROCEDURES

A. Creation of Waiting List(s)

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List(s) will be maintained in either:
(Check the one that applies)

- ☐ A bound ledger (manually)
☐ A computer program (electronically)

The Waiting List(s) will contain the following information for each applicant listed:

1. Applicant name
2. Household unit size (number of bedrooms household qualifies for under site occupancy standards)
(NOTE: applicant may qualify for multiple unit sizes)

3. Date and time application received
4. Qualification for any preferences and ranking
5. Annual income level
6. Targeted program qualifications
7. Accessibility requirements
8. Number of persons in household

The Waiting List will be maintained in accordance with the following guidelines:

- The pre-application or pre-application card will be a permanent file.
- All applicants will be maintained in order of preference. Applications equal in preference will be maintained by date and time sequence.

B. Changes In Income or Household Composition

When placed on the Waiting List, applicants will be informed to notify Management when the following changes occur:

- Address and/or phone number
- Household composition
- Preference status
- Income (Optional)

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (check the one that applies)

☐ Applicant will maintain original application date. (Applicant will be placed on new bedroom list according to original application date.)

☐ Applicant will receive new application date based on redetermination. (Applicant will be placed at bottom of new bedroom list.)

C. Contacting Persons on the Waiting List(s)

1. Applicants on the Waiting List will be contacted as follows:

When a unit becomes or will become available within ___ days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other.*)

Applicants, who respond timely and accept the offered unit, will be contacted to schedule an interview. This represents the beginning of the screening process. Those applicants who do not respond timely or who do not accept the offered unit will be processed in the manner indicated below:

- a. If Management does not receive a response within ___ days, the applicant will forfeit the opportunity to apply for the offered unit (*check the one that applies*)

☐ and will be removed from the applicable Waiting List.

☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within ___ days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant (*check the one that applies*)

☐ will be removed from the applicable Waiting List.

☐ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within ___ days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If, after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (*Please indicate Management's policy below.*)

D. Updating the Waiting List(s)

1. The Waiting List will be updated at least once every twelve months in the following manner:

☐ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given ___ days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding address, it will be re-mailed to the address indicated and a new response time same as above will begin.

☐ (Other)

2. After each of the Waiting List(s) are updated based on the Reply Cards returned, an acknowledgement letter (**Exhibit K**) ☐ will ☐ will not (*Check the one that applies*) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in address, telephone number or telephone device for the deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and such applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-Opening the Waiting List(s)

1. Closing the Waiting List(s)

The Waiting List(s) for the Development will be closed when the following occurs:

When Management decides to close the Waiting List(s), future applicants will be advised that the Waiting List(s) are closed and additional applications will not be taken. When Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

The notice must state the reasons for the Management's refusal to accept additional applications.

2. Re-opening the Waiting List(s)

Prior to each re-opening of the Waiting List(s), a notice, announcing the re-opening and providing information on how to apply, will be placed in the following publications:

The Waiting List(s) will be re-opened when the following occurs:

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List(s). Management will provide a copy of the Affirmative Fair Housing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to same screening for drug abuse and other criminal activity applied to other applicants.

1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, as a result of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking

applications.

2. ☐ A credit report will be ordered.
☐ A credit report will not be ordered.
3. ☐ A criminal background search will be obtained.
☐ A criminal background search will not be obtained.
4. Verification of employment, income, bank accounts, and other assets, etc., is required as applicable for each applicant.
5. Verification of previous housing, for ___ years, is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.
6. Verification of Social Security Numbers for all members of the household is required.
7. Other: _____

B. Home Visits

☐ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices are acceptable. Details of this process are outlined in **Exhibit L**. Home Visits will be conducted for all applicants who reside within _____ miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (excluding weekends and designated federal holidays).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the income limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Birth dates must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers for all household members. An explanation of acceptable documentation is provided in **Addendum 1** attached to this Plan.

D. Student Eligibility Requirements (for Tax Credit only)

Households consisting entirely of full-students are not eligible for Tax Credits unless the

household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint tax return.
2. The household consists of single parent(s) and their child (or children) and no one in the household is a dependent of a third party.
3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).
4. At least one member of the household is participating in an officially sanctioned job training program.
5. At least one member of the household was formerly in foster care.

Full-time status for purposes of the LIHTC program includes attendance at regular facilities for five or more months during the calendar year in which the taxable year of the taxpayer begins.

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. For the purpose of determining the unit size for which a household may be eligible; the following will be counted as members of the household:
 - a. Fulltime household members
 - b. Unborn children
 - c. Children in the process of being adopted
 - d. Children whose custody is being determined
 - e. Foster children
 - f. Children temporarily in a foster home
 - g. Children in joint custody 50% of the year or more
 - h. Children away at school but home for recess
 - i. Live in aides
 - j. Foster adults

The Occupancy Standards for the development are:

2. Upon request, an applicant or resident may be placed on as many of the Development's Waiting List(s) that the household size qualifies.
3. A household may be required to provide proof of custody of related or unrelated occupants in order to be considered for a change in unit size.

VIII. REJECTION CRITERIA

The ability of the applicant to fulfill lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgments or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.
2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the lease.
3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contribution plus other long-term obligations (payments extending more than twelve months) should be less than ____% of his/her monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories will be rejected:
 - a) current addiction to or engagement in the illegal use of a controlled substance.
 - b) any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).
 - c) any household member that is subject to a state sex offender lifetime requirement.
 - d) any household member for whom there is reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.
2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.
 - a) criminal convictions that involved physical violence to persons or property, or endangered the health and safety of other persons within the last ____ year(s);
 - b) criminal convictions in connection with the manufacture or distribution of a controlled substance within the last ____ year(s); or
 - c) Other _____

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

- ☐ Housekeeping will be considered because home visits are conducted. Housekeeping criteria are not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety or welfare of other residents.
- ☐ Housekeeping will not be considered because home visits are not conducted.

F. Exception to Rejection Criteria

The development has adapted the following policy regarding Extenuating Circumstances:
(Check the one that applies)

- ☐ Extenuating circumstances will not be considered.
- ☐ Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide, in writing, the circumstances under which he/she will be an acceptable resident in the future.

IX. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that he/she may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

The applicant will have 14 days (excluding weekends and designated federal holidays) to respond in writing or request a meeting to discuss the rejection. Any meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate in the decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five days (excluding weekends and designated federal holidays) of the applicant's written response or meeting. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

X. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting Lists, as applicable.

XI. AMENDING THE TENANT SELECTION PLAN

XII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

MANAGEMENT:

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

Today's Date: _____

OWNER:

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

Today's Date: _____

This Plan is reviewed as of this _____ day of _____, 20_____.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature: _____

Print Name: _____

Title: _____

EXHIBIT A

RENT STRUCTURE

# of Units	Unit Type	Market Rate	Low-Income	Very Low-Income	Utility Allowance
	Studio				
	1 Bedroom				
	2 Bedroom				
	3 Bedroom				
	4 Bedroom				
	5 Bedroom				

NOTE: The rents shown above are the initial rents for the development. After the initial rents, this exhibit will be replaced with a copy of the most recently approved Rent Schedule for the Development.

EXHIBIT B

LEASE ADDENDUM FOR ACCESSIBLE UNIT AVAILABILITY

This addendum to the Lease Agreement between _____
(Lessor)

and _____
(Lessee)

entered into a lease agreement on _____
(Date)

In order to comply with Section 8.27 of Section 504 of the Rehabilitation Act of 1973, the landlord or its agent must first lease vacant accessible units to current occupants requiring accessibility features of the vacant unit and occupying a unit not having such features. If no such occupants exist, the unit would be leased to an eligible qualified applicant on the waiting list, who requires the accessibility features of the vacant unit. When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the unit, the landlord must require the applicant to agree to move to a non-accessible unit when available.

The resident noted above has been offered an accessible unit and does not have handicaps requiring such a unit. The resident noted above hereby agrees, upon request of the landlord to transfer to a non-handicapped accessible unit to accommodate a person or person(s) on the wait list who have required such an accessible unit. The resident noted above will be responsible for all moving expenses they incur.

Agreed to this _____ day of _____, 20____

(Lessor)

Date Signed: _____

(Lessee)

Date Signed: _____

Accepted:

Owner or its Agent

Date Signed: _____

EXHIBIT C

VERIFICATION OF PREFERENCE STATUS

Dear _____:

_____ (Applicant) SSN# _____,

has applied for housing at _____ and has indicated that they are eligible for a housing preference given the following circumstance:

1. State Preferences

- A.** ☐ Displaced from an urban renewal area.
- B.** ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- C.** ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.

2. Former Federal Preferences

- A.** ☐ An action by an owner which resulted in the applicant's having to vacate his/her unit where:
* the reason for the owner's action is beyond the applicant's ability to control or prevent.
* the action occurred despite the applicant's having met all previously imposed conditions of occupancy.
* the action taken is other than a rent increase.
- B.** ☐ Actual or threatened physical violence directed against applicant or one or more members of the applicant's household by a spouse or other member of the applicant's household; or, the applicant lives in a housing unit with such an individual who engages in such violence
- C.** ☐ Applicant is living in substandard housing because:

- D.** ☐ Applicant lacks a fixed, regular, and adequate nighttime residence.
- E.** ☐ Applicant is paying \$_____ in monthly rent which is greater than 50% of the household income.

In order to determine the preference status, we are required to verify the preference. Therefore, we would appreciate your completing the certification below and returning this form in the enclosed envelope. This information will be used only for purpose of determining the preference for this applicant.

Sincerely,

I hereby authorize the release of the requested information.

Property Manager

Signature of Applicant

.....
(Please complete items below, sign and date).

I verify that _____ (Applicant's) current living situation meets
_____ preference(s) as cited on the previous page.

Firm or Agency Name _____

Signature

Print Name _____

Title _____

Firm or Agency Address _____

Phone
Number _____

Date _____

EXHIBIT D

REJECTION LETTER FOR PREFERENCES

Re: _____ Apartments

Dear _____:

In your recent application for _____ Apartments, you indicated that you qualify for the following preference(s):

- ☐ Displaced from an urban renewal area.
- ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.
- ☐ (List the preferences adopted by the owner)

After reviewing the documentation, which you submitted, we regret to inform you that you do not meet the criteria for receiving a preference based on the following reason(s):

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

If you feel this decision has been made in error and wish to provide additional documentation, please contact the rental office at _____ (voice) or
_____ (TDD).

Sincerely,

EXHIBIT E

APPLICANT INQUIRY

Date: _____

Dear _____:

Thank you for your initial inquiry regarding housing at _____. Residents will be selected only from those eligible persons who make formal application. We had numerous inquiries for our apartments.

We are now accepting pre-application cards from interested households. If you are still interested in living at _____, please return the enclosed pre-application card by mail as soon as possible.

You may be eligible for a preference if one of the following conditions applies to you have been displaced from an urban renewal area; by a disaster, such as a fire or flood, or by an activity carried on by an agency of the United States or by any State or local government body or agency. (Also list the preferences adopted by the owner). Households qualifying for a preference will receive assistance before any other applicant households that are not so qualified. If you feel you qualify for a housing preference, complete the appropriate certification form attached to this letter and return it along with your pre-application card by mail.

For households not claiming housing preference, screening will be conducted according to the order in which the pre-application cards were received.

Interviews will be conducted at _____. Leasing personnel will be unable to see applicants prior to their scheduled interview. If you have any questions, we will be happy to answer them at the time of your interview.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT F

PRE- APPLICATION CARD

Date Received: _____

Time Received: _____

Interested person for ☐ 1 BR ☐ 2 BR ☐ 3 BR ☐ other _____
(Check all that apply)

Name (Head of Household): _____

Address: _____

Phone (Home): _____ Phone (Work): _____
Cell phone: _____ E-Mail: _____

Would you be interested in a handicapped accessible unit? ☐ Yes ☐ No

Do you feel you qualify for a housing preference? ☐ Yes ☐ No

Do you live/work in the _____ Community? ☐ Yes ☐ No

Annual Household Income: \$ _____ Date Apartment Needed? _____

Household data: Please list all persons who will occupy the unit:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Optional and for Federally Subsidized Programs ONLY.

ETHNICITY:	☐ Hispanic or Latino	☐ Non-Hispanic or Non-Latino
RACE:	☐ Caucasian	☐ African American
	☐ Asian	☐ American Indian or Alaskan
	☐ Native	☐ Native Hawaiian or Other Pacific Islander

EXHIBIT G

PRE - APPLICATION CARD LOG IN ORDER OF RECEIPT

Check All That Apply

<u>Date Rec'd</u>	<u>Time Rec'd</u>	<u>Name</u>	<u>Unit Type</u>	<u>Housing Preferenc e</u>	<u>Accessible Unit</u>	<u>Income Level – VL/L/M</u>

EXHIBIT H

SAMPLE WAITING LIST

Date Rec'd	Time Rec'd	Head of Household	Unit Size	Income Level			Need for Accessible Unit		Comment/Contact	Remove/Rejected Date	Move-in Date	Preference Type
				EL	VL	L	Y	N				
12/3/01	10:30 AM	Mary Tate	2	X				X				Working household preference; Elderly preference
12/4/01	1:00 PM	Hiroshi Kihara	2		X		X					

EXHIBIT I

WAITING LIST UPDATE

Date: _____

Dear _____:

We are currently in the process of updating our waiting list for _____

_____. Some time ago, you expressed an interest in living at our development, and your name was placed on the waiting list.

If you are still interested in living at _____,

enclosed is a card that must be returned to _____ management office, within 15 days (excluding weekends and designated Federal Holidays). Failure to return this information within this time period will result in your name being permanently removed from the waiting list.

It is not necessary to call or come in to the office at this time, as we do not have anything immediately available.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Thank you for your interest in _____

Sincerely,

Property Manager

EXHIBIT J
REPLY CARD

I AM STILL INTERESTED IN LIVING AT

DEVELOPMENT NAME _____

APPLICANT NAME _____

CURRENT ADDRESS _____

HOME PHONE# _____

WORK PHONE# _____

E-MAIL
ADDRESS _____

CELL PHONE # _____

UNIT SIZE DESIRED

☐

0 BR

☐

1 BR

☐

2 BR

☐

3 BR

☐

OTHER

EXHIBIT K
WAITING LIST ACKNOWLEDGEMENT

Date _____

Dear _____:

This letter is to acknowledge receipt of your waiting list update card. Currently you are on our
_____ bedroom waiting list(s).

We do not have an exact time in which you will be contacted regarding an apartment; however, please remember to keep us advised of your current address and phone number.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT L

HOME VISIT REPORT

Applicant Name _____

Current Address _____

- ☐ The person conducting the Home Visit report is employed by the Management
- ☐ The person conducting the Home Visit is a hired agent of the Management and is employed

by _____

Person Conducting Home Visit _____

Date of Applicant's Tenancy in this Unit: From _____ To _____

1. GENERAL CLEANLINESS

A. Bedrooms, Living/Dining Room ☐ Good ☐ Acceptable

Explain: _____

B. Kitchen Appliances ☐ Good ☐ Acceptable

Explain: _____

C. Bathroom ☐ Good ☐ Acceptable

Explain: _____

D. Are there any cleaning supplies in the unit? ☐ Yes ☐ No

E. Is there evidence of vermin infestation? ☐ Yes ☐ No

Explain: _____

2. OTHER COMMENTS

A. Did the applicant have any comments on the unit or its conditions?

B. Other comments by staff

3. I HAVE READ THE ABOVE HOME VISIT REPORT AND I AM AWARE OF ITS CONTENTS.

Applicant Signature _____

Inspector's Signature _____

Date _____

Date _____

EXHIBIT M

APPLICANT REJECTION

Date _____

Dear _____:

Thank you for your interest in renting an apartment at _____. After careful consideration and review of your application, we regret we are not able to accept your application for tenancy at this time for the following reasons:

If you wish to appeal this decision, please contact the _____

Management office at _____ (voice) or _____ (TDD) within 14 days of the date of this letter (excluding weekends and designated federal holidays) to schedule an appointment.

Regardless of whether or not you decide to respond to this notice, you may still exercise other avenues of relief available to you if you believe that you have been discriminated against on the basis of race, color, creed, religion, sex, national origin, age, familial status, ancestry, unfavorable military discharge, marital status, receipt of governmental assistance, or handicap.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

ADDENDUM 1

SOCIAL SECURITY NUMBER REQUIREMENTS

The head of household/spouse/co-head must disclose social security numbers (SSN's) for all household members. In addition, applicants must provide adequate documentation or acceptable evidence of the SSN including any of those listed below:

- Original Social Security card
- Driver's license with SSN
- Identification card issued by a federal, state or local agency, a medical insurance provider, or an employer or trade union
- Earnings statements on payroll stubs
- Bank statement
- Form 1099
- Benefit award letter
- Retirement benefit letter
- Life insurance policy
- Court records

Applicants do not need to disclose or provide verification of a SSN to be placed on the waiting list; however applicants must disclose a SSN and provide adequate documentation to verify each SSN for all non-exempt household members before they can be housed.

If household members have not disclosed and/or provided verification of the SSN at the time a unit becomes available, the next eligible applicant must be offered the available unit.

The applicant who has not provided required SSN has 90 days from the date they are first offered an available unit to disclose/verify the SSN. During this 90-day period, the applicant may retain its place on the waiting list. After 90 days, if the applicant has been unable to supply the SSN documentation the applicant will be determined ineligible and removed from the waiting list. An additional 90 days will be granted if the failure to provide documentation of a SSN is due to circumstances that are outside the control of the applicant.

Individuals who have applied for legalization under the Immigration and Reform Control Act of 1986 will be able to disclose their SSN, but unable to supply the cards for documentation. SSN are assigned to these persons when they apply for amnesty. The cards are forwarded to the Department of Homeland Security (DHS) until the persons are granted temporary lawful resident status. Until that time, their acceptable documentation is a letter from the DHS indicating social security numbers have been assigned.

Written Justification for Requested Rezoning and Variances

The project development team of Housing Opportunity Development Corporation (HODC) and UP Development seek to have a reclassification in zoning for our Heart's Place Apartments project located at 120-122 Boeger Dr. The two lots are currently zoned B-1 and B-2. We ask the Village to rezone both lots to "I", Institutional (as recommended by staff) or R5, Residential, as well as grant the following variances:

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet.
4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive requirement for a loading berth
6. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement that petitioner provide a traffic study for the proposed site.

Below please find a written justification to: 1) support the requested change in zoning and land use and demonstrate the suitability of the project to the site; 2) identify the ways in which the project meets the goals of the 2015-2019 Consolidated Plan and the Affordable Multi-Family Housing Policy; and 3) support the requested variances, as listed above.

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DEVELOPMENT DEPARTMENT

1) Rezoning and Site Suitability

The Boeger Drive location is ideal for permanent supportive housing because of its good access to shopping, services and jobs and plentiful transportation options. It is in close proximity to many daily shopping types of stores, including Walgreens and Aldi Grocery, in addition to many restaurants and small businesses, medical offices and health facilities. In addition, the Boeger location is nestled in a quiet commercial street that ends in the large Timber Court residential complex. This area of Arlington Heights is a high "opportunity area" and is identified as an ideal location due to the lack of affordable housing options, but access to jobs and transportation.

For public transportation, PACE lines 604 and 234 run within walking distance to the site, the latter having been just recently added, on December of 2016. These bus routes will connect residents to the Holy Family Hospital, four Metra stations, the Northwest Transportation Center, Randhurst and Woodfield Malls, Wheeling H.S., and several other community amenities. Wheeling Township offers a dial-a-ride service for seniors and disabled and Heart's Place residents will be eligible for this service. These combined transportation options are strong and we are confident that residents will have plenty of access to all necessary amenities and opportunities for transportation.

Overall, the development team's combined experience in affordable housing development and social service coordination gives us confidence that this is an excellent choice for a site on which to locate a permanent supportive housing development. The site also received a recommendation from the Corporation for Supportive Housing, a national leader in technical assistance and supportive housing development.

Currently, the subject property is split between two zoning districts: B-1 and B-2. The current zoning would allow the construction of a business-oriented building with no height limitations. The Heart's Place development will instead have only approximately 19,000 s.f. of floor area and a height of approximately 24'-6". Both of these bulk items are substantially below that which is allowed in the proposed Institutional zoning district.

The important items to consider regarding the proposed Heart's Place development are:

- It will have a smaller density, and likely lower occupant load, than if it were an as-of-right business use;
- It will have a residential use that will have a substantially lower vehicular use impact than a traditional residential use of a size that is permitted as-of-right in either a B or I-zoning district due to the intended population group which typically do not own vehicles; and
- It will blend in seamlessly with the variety of land uses in the adjacent properties, which include business and retail locations, a high-school, a day care, a medical center, and multifamily residential developments.

For all the reasons identified above, the development team believes that the site should be rezoned as I – Institutional or R5 - Residential to allow the Heart's Place project to go

forward in fulfilling a need in the community identified by the Village through its Comprehensive Plan, Consolidated Plan, and Affordable Multi-Family Housing Policy.

Comprehensive Plan and Demand for Housing

The 2015-2019 Consolidated Plan for the Village of Arlington Heights identified that 6,465 households in Arlington Heights, nearly 21% of all households in the Village, are cost burdened or severely cost burdened by their current housing. In addition, the Plan shows that for low- and moderate-income and minority households, as well as households that include members living with disabilities, the frequency of housing problems is markedly higher than for the general population. Based on this reality, the Plan argues that:

Supportive housing needs of persons with disabilities depend on the nature of their disability. Due to the lack of new construction of market rate rental units since the 1980s, the Village is lacking market rate and affordable units for persons with physical disabilities. Based on telephone calls to the Village's Disabilities Services Coordinator, the number of owner units for person with physical disabilities is also insufficient.

Heart's Place will address this need. The development team has a strong combined portfolio of supportive housing in the Chicago metro area and elsewhere in the Midwest region, and HODC is a recognized leader in the provision of service-rich housing options in the northern suburbs. Heart's Place draws from this wealth of experience and past successes to directly respond to the growing demand for affordable and supportive housing for persons with disabilities in Arlington Heights, as identified in the Consolidated Plan. Heart's Place will provide 16 units targeted towards that population through the proven highly effective permanent supportive housing model.

The Consolidated Plan reports that the current waiting list for the Albert Goedke Apartments in Arlington Heights, which provides public housing for low income senior citizens and persons with disabilities, is 170 applicants long. As a privately owned and operated housing development these proposed 16 units of permanent supportive housing will contribute a long-term, permanent solution to the housing needs of many of the Village's most vulnerable residents.

In addition to helping fulfill the need for supportive housing in the Village, Heart's Place Apartments will help create the affordable housing the Village seeks according to the Village's Affordable Multi-Family Housing Policy which looks to expand housing opportunities for all members of the community. For a project of this size, the Policy specifies housing should be at least 12% affordable and serve the population with annual income at or below the 80% AMI level. Heart's Place exceeds both of these expectations creating 100% affordable housing for individuals and families at or below the 60% AMI level.

Heart's Place will be extending high-quality housing opportunities to some of the Village's most vulnerable residents. People with disabilities often have limited incomes, and often have no alternative other than to live in inappropriate settings. 100% of the apartments in

Heart's Place will be income and rent restricted through deed and regulatory agreements. The units will be restricted to people at or below 60% of the area median income (AMI). Income limits (in percentage of AMI), contract rents, and corresponding income figures for the multiple AMI levels can be found in the tables below.

All of these compliance factors are layered together, monitored by the property manager and audited annually by the State.

Heart's Place			
# Units	AMI	Type	Contract Rent
-----	-----	-----	-----
12	60%	2 bedroom	\$1,298
4	30%	2 bedroom	\$1,298
16			

Cook County			
Income Limits	1 PERSON	2 PERSON	3 PERSON
	LIMIT	LIMIT	LIMIT
AMI			
60%	\$31,680	\$36,180	\$40,740
30%	\$15,840	\$18,090	\$20,370

Variances

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

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.

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

120-122 Boeger Dr. has been on the market for over twelve years. The current owner has received no other offers of substance, especially within the current business zoning classification. Their marketing efforts have been diverse and extensive, yielding low interest from a variety of industries. The Heart's Place Apartments will turn this site into a highly functional attractive site that the neighborhood and larger community can be proud to have as part of their community. The past twelve years therefore show that without this rezoning (and necessary reduction in minimum district size, given that the lot size is an immutable characteristic of the site), the property will not yield a reasonable return.

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

The size of the site is what it is, 0.93 acres, based on historical development patterns in the area. The site cannot be enlarged or expanded. A similar apartment building on this site could be zoned R5 which would require just 1.0 acres minimum, nearly identical to the existing land area of 0.93 acres. If the Village determines that a zoning classification of I-Institutional is appropriate for the specifics of this residential development, the unique site size should not detract from the usage.

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

The locality currently contains a number of land uses that, rather than detracting from one another, contribute to an integrated, vibrant community. The presence of a large grocery store, a high school and a daycare, medical offices and a medical center, various business and retail locations, and multifamily residential developments already make for a dynamic environment. The addition of Heart's Place, whose character and functionality is in fact very similar to other multifamily developments in the area, would therefore preserve this dynamic character. Heart's Place residents, just as residents of surrounding residential properties, will shop in the nearby retail and grocery locations, make use of the nearby healthcare

options, use the available public transportation, and participate in community events.

2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.

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

As highlighted above, the property is highly unlikely to yield a reasonable return without the requested rezoning due to lack of demand for the site and marketability over the past decade. Similarly to lot size, the classification of the street on which the site has frontage is a reality beyond the petitioners' control. As such, without this variance the requested rezoning is unattainable, and the property's ability to yield a reasonable return is compromised.

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

The permitted uses under the Institutional District, as per Chapter 28 of the Arlington Heights Municipal Code, include, among others: ambulatory care facilities; places of worship; health and medical institutions; business offices; parking garages. Common among these is the generation of frequent and high-volume automobile traffic, which, as related by the Village's planning staff, justifies the requirement for Collector streets. Heart's Place will be a permanent supportive housing development, independent housing by definition, with minimal on-site service provision, which will be provided for residents only as needed and services will not be open to the general public. In addition, our experience with other supportive housing developments reveals that the parking demands of the residents will be minimal – indeed, a parking study commissioned for this project and enclosed herewith found that “similar supportive housing developments had a 0.08 to 0.14 vehicle ownership per occupied unit ratio.” This project thus presents unique circumstances in that its traffic demands are at a much lower level than other uses permitted under the Institutional District.

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

The automobile traffic generated by Heart's Place will be minimal based on lack of car usage by residents. In fact, as demonstrated by the low rate of automobile ownership among residents of this type of development, the traffic generated is likely to be significantly lower than that generated by the surrounding businesses, health care facilities, and

multifamily residences. Heart's Place will not add a significant amount of traffic to West Boeger Drive, and as such will not alter the essential character of the locality.

3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet.

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

In order to meet all the setback requirements, provide sufficient parking, and offer extensive landscaping, this variance is necessary for the construction of a structurally sound residential building that meets the requirements of the Village of Arlington Heights as well as the project's funding agencies. The success of this project depends in no small part on the quality of the apartment building and the amenities provided, making this variance a necessary condition on the property's ability to yield a reasonable return.

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

The 120-122 W. Boeger Drive site is uniquely positioned for the development of permanent supportive housing due to the surrounding shopping and dining options, nearby medical offices and health facilities, and the availability of public transportation. The project has been designed to conform to the property's available acreage, but other building code and funding source requirements necessitate this reduction to the minimum distance from building wall and paved area.

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

The variance amounts to a 9-foot reduction of the space between the new parking lot and the closest point of the new residential building to the west of said parking lot, both structures being completely contained within the site's boundaries. The project conforms to all other setback requirements, including those that concern the distances between built structures and properties and rights-of-way that are adjacent to the site. Additionally, the project is conditioned on the review and approval from the Design Commission, which will ensure it conforms to the Village's Design Guidelines. Heart's Place has been carefully designed to blend in with the surrounding community and land uses, and the requested variance will have no significant impact on the locality's essential character.

4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard

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

- Residents living with disabilities, such as the ones that will be targeted by Heart's Place, often have limited mobility and thus restricted capacity to move easily and comfortably beyond the vicinities of their own homes. In those cases, it is vital that these residents are provided a safe and comfortable outdoor venue where they can enjoy fresh air and open space without having to exert themselves by walking to nearby parks. For this reason, the proposed gazebo plays a critical role in the project. Unfortunately, due to site constraints, the outdoor amenity is unable to be placed in the backyard, making the side yard location the only viable placement.

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

The unique circumstances in this case comes from the unique needs of the project's residents, as described above, and the site dimensions which do not allow for the placement of the gazebo in the backyard. The building has been designed to meet all setback requirements leaving no space for an outdoor amenity to the rear of the site. The unique circumstances of this project necessitate that a gazebo be placed on the side yard, as proposed.

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

As described in the site plan, the proposed gazebo will keep the overall aesthetics of the site by reflecting the same set of materials as the building itself – asphalt shingle roofing, fiber-cement trim, and panelized case stone at the base. With less than 20 feet side lengths, it will have no significant impact on the character of the locality. Additionally, the gazebo will contain interior downlights, which will aid in illuminating the vicinities of the building and provide a safe space for residents to enjoy the outdoors – which in turn will contribute to the peacefulness and safety of the locality.

5. Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive requirement for a loading berth

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

The dimensions of the site have been carefully studied by the design team to maximize the return, in terms of quality living space and common areas, of this project. Because we have committed to building all 33 parking spaces

without any land-banking – as per the Village’s recommendation – the site can no longer accommodate a loading berth in the previously proposed location. And as is the case for the proposed gazebo, there is unfortunately no other feasible space on site for the loading berth without compromising its design and overall quality – and hence its ability to yield a reasonable return.

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

Section 11.7 specifies that all “hospitals, sanitariums, and other institutional uses” over 10,000 sq. ft. in gross floor area are required to have a loading berth. That is a reasonable requirement for institutional uses where there is a need for frequent loading and off-loading of materials – such as medical supplies for hospitals and large quantities of linens for sanatoriums. Seen as the spirit of this requirement is to ensure the feasibility of institutional uses that are very different from permanent supportive housing, PSH developments provide an unique circumstance in this regard. Heart’s Place, as is the case with other PSH developments in the petitioner’s portfolio, will have no need for loading and off-loading of large quantities of supplies of any kind.

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

The omission of a loading berth will not affect the proposed site design negatively – it will in fact allow for a smaller paved area and greater landscaping. As such, it will not alter the character of the locality.

6. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement that petitioner provide a traffic study for the proposed site.

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

The parking study provided shows sufficient data to assuage any concerns regarding the traffic impact of this proposal, and as such a full traffic study was not budgeted for, and would represent a significant burden on the developer.

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

The parking study prepared by KLOA and provided by the petitioner clearly shows an extremely low vehicle ownership rate for permanent supportive housing residents. With a maximum of two employees on site at any given moment, the traffic generated by the site will be minimal, and easily absorbed by the adjacent rights-of-way. It is worth pointing out that the Police Department review of the project proposal revealed similar findings, stating that “[i]t does not appear that this project will create any traffic problems.”

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

Given the evidence that the proposal will not generate substantial traffic in the locality, a traffic study would not add any new information to this proposal, and thus would not impact the Board's evaluation of the proposal as a whole. This variation would thus help protect the financial feasibility of the proposal without detracting from its overall quality.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations

PC#: 17-004 – Round 1

Date: March 1, 2017

Sam:

I have reviewed the submitted documents and have the following comments:

1. Provide a Plat of Survey showing proposed setbacks from all property lines.
2. The building shall be designed as an I-1 occupancy based on the 2009 International Building Code (IBC).
3. Provide the proposed construction type of the building.
4. Provide an occupant load calculation based on bedroom square footage per unit. At the time of this submittal, floor plans of individual units were not submitted. Indicate the number of employees on-site at any given time.
5. Restroom facilities shall be provided for employees. Separate facilities for men and women are required for more than 5 employees working at any one time.
6. Show the location of the elevator machine room.
7. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

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DEVELOPMENT DEPARTMENT**

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building Services



Fire Safety Division

Preliminary Planning Review

Date of Review: 2/21/2017

P.C. No. 17-004 Round No. 1

Project name: Hearts Place

Address: 120-122 Boeger Dr.

Planning Department Contact: Sam Hubbard

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General Comments:

1. Provide drawings showing the fire truck negotiating both sides of the building in the parking lot. Dead ends are not permitted per the local amendment to the fire code. If the fire truck must traverse portions of parking lot/property located on another parcel not in the owner's control or possession it is recommended that a permanent easement and deed restriction of the other property be considered to prevent any owners of other properties from obstructing planned fire truck access. Appropriate signage will be required to prevent parking or blocking access.
2. All construction shall be compliant with the current adopted codes.
3. The building shall be provided with a complete NFPA compliant fire suppression system.
3. The building shall be provided with a complete NFPA compliant fire alarm system.
4. The fire department connection shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
5. A fully operational fire alarm annunciator panel shall be located at the front entrance to the building.
6. A key safe (Knox Box) shall be provided at the front entrance.
7. The building address shall be displayed on the front of the building and shall be a minimum 6" in height on a contrasting background.
8. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 2/21/2017

Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: March 6, 2017
Subject: 120-122 Boeger Dr., P.C. #17-004 – Addition to Round 1

With regard to the proposed final plat, I have the following comments:

1. Until plumbing plans have been submitted, I will assume a 4" RPZ and a 4 x 2 compound water meter will be required for this application.
2. Are there going to be lights included in this project? If so, please provide a detail.
3. VAHPW has not further comments at this time.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd. Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: ✓ Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ✓ For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 1BR: _____ 2BR: 3BR 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ X _____

4. SITE PLAN ACCEPTABLE? _____ X _____

5. PRELIMINARY PLAT ACCEPTABLE? _____ X _____

6. TRAFFIC STUDY ACCEPTABLE? _____ X _____

7. STORM WATER DETENTION REQUIRED? _____ X _____

8. CONTRIBUTION ORDINANCE EXISTING? _____ X _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? ... _____ X _____

10. WETLAND EXISTING? _____ X _____

} SEE ATTACHED COMMENTS

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENGINEERING

DATE OF PLANS: 1-30-17

Director

Date

3/6/17

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. A consolidation is still considered a subdivision by Code. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the proposed sanitary main, the water main extension, and the public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

14. The Final Plat of Resubdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Resubdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Example attached. Call for an editable Word file.
16. Preliminary stormwater detention calculations are acceptable. Eliminate the half-trap and mortared restrictor pipe detail. Revise the proposed restrictor structure to be similar to the attached detail. Clearly show the overland overflow route for the site.
17. Final design of the detention system must have a statement from the manufacturer or a structural engineer certifying that this system has been designed to the AASHTO HS-25 loading standard.
18. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
19. The exhibits provided showing the turning path of the Fire Department's responding vehicle place the vehicle in a dead-end situation. There is an existing 20' Easement for Ingress/Egress on the adjoining property to the north. The proposed parking lot pavement shall be designed to utilize that easement for fire access. Incorporate necessary improvements to the adjoining lot to properly support the vehicle and allow proper access.
20. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Heavy duty pavement section shown is acceptable.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
22. The proposed public sanitary sewer main is shown to be located within an easement along the west property line. However, that easement is full of other utilities. The corner manhole is shown on top of a double pedestal for an existing utility. Is installation even feasible? Consider an alternate design.
23. The sidewalk through the driveway shall be 8" thick concrete. Eliminate the reinforcing wire from the Paving & Surface Legend for any concrete work in the public ROW.
24. Proposed pressure connections for the water main extension must have valves within 5' diameter vaults. Show all surface and sub-surface items along the south side of Boeger Drive along the path of the proposed water main extension.
25. The traffic report misstates the number of apartments as 15 as opposed to the packet information of 16 units. The report should be corrected for the proper number of units in the proposal.

Preliminary Plat of Resubdivision:

26. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items must be addressed:
- Item 1: Is "UP Development Consolidation" the name of the proposed resubdivision?
 - Item 11: The existing 14-foot wide easement for public utilities through the center of Lot 1 must be vacated. Show the proposed 14-foot wide Public Utility and Drainage Easement along the west side of Lot 1. Add a 5-foot wide Public Utility and Drainage Easement along the east side of Lot 1.
 - Item 12: Show the side and rear building setback lines, as applicable.
 - Item 13: Provide the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.
27. For the Final Plat of Resubdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #21, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 3/6/17
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Outlet Control Structure Detail (1 page)
Sample Onsite Utility Maintenance Agreement (4 pages)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in

(Platform to Front Axle)

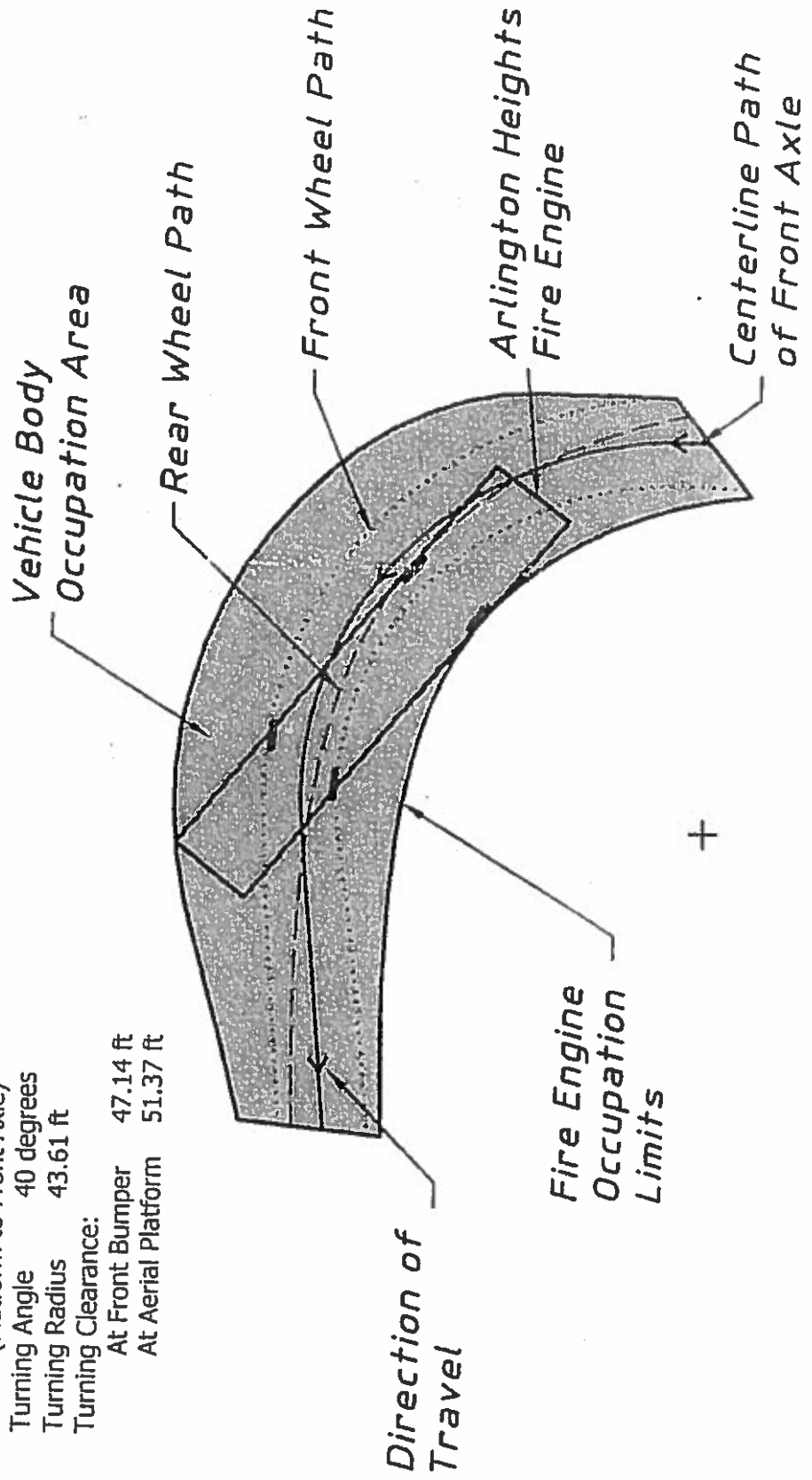
Turning Angle 40 degrees

Turning Radius 43.61 ft

Turning Clearance:

At Front Bumper 47.14 ft

At Aerial Platform 51.37 ft



Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☒ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☒ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☒ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☒ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☒ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☒ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☒ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☒ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☒ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidity of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor
No. _____ "

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

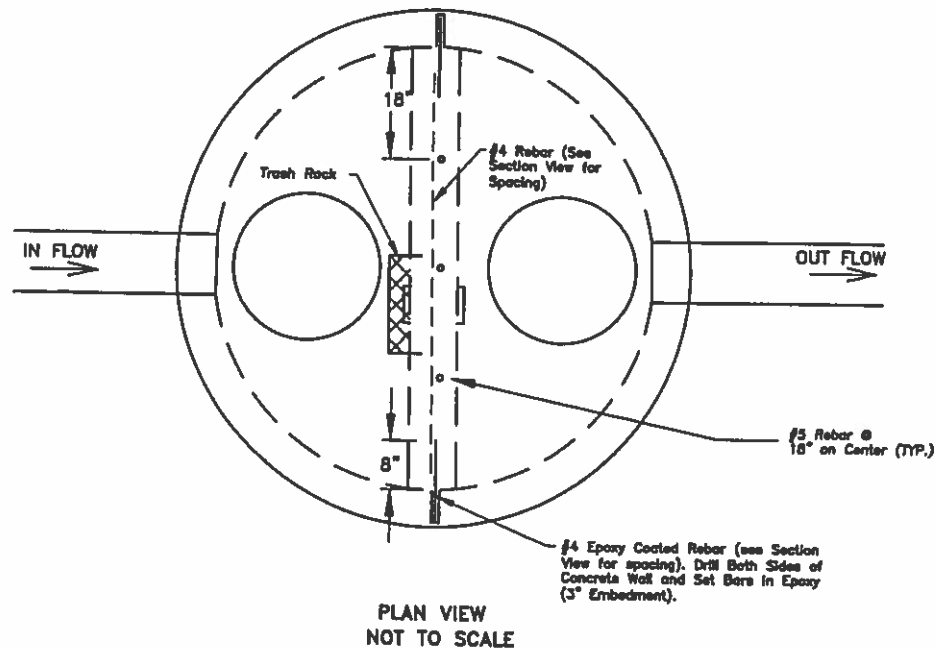
BY: _____ DATE: _____, 20__

TITLE: _____

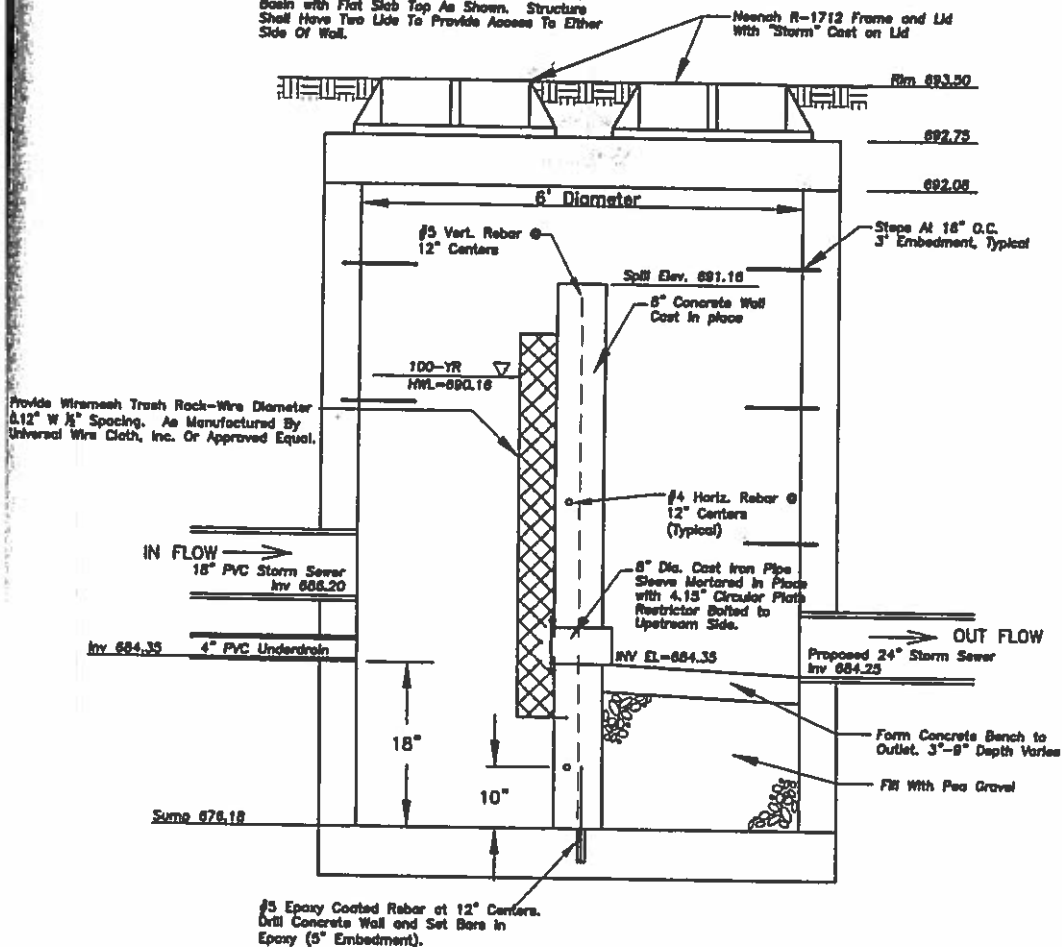
WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

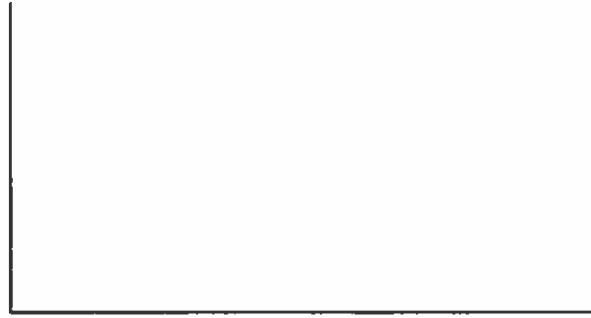
TITLE: _____



Note:
Structure Shall Be Modified 6" Diameter Catch
Basin with Flat Slab Top As Shown. Structure
Shall Have Two Lids To Provide Access To Either
Side Of Wall.



OUTLET CONTROL STRUCTURE



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (*address*), Arlington Heights, Illinois, 6000__, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers:

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

4. It is further AGREED that the RESPONSIBLE ENTITY shall save the VILLAGE harmless from any and all claims for damages resulting from the VILLAGE interrupting service to the property due to the failure of the RESPONSIBLE ENTITY to perpetually maintain the systems as described above and any other claims or damages arising out of this Agreement and the ownership of the facilities described herein.

5. This Agreement shall be binding between all successors and assigns and shall be a covenant running with the land as here and before legally described.

6. This Agreement shall be recorded in Cook County, Illinois.

This Agreement is entered into the _____ day of _____, 20__.

For: _____

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of

_____, an (LLC? Corporation?), for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20__.

Notary Public

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public



Arlington Heights Fire Department
Plan Review Sheet

RECEIVED

FEB 28 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 17-004

Project Name

Hearts Place

Project Location

120-122 Boeger Drive

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Please see Fire Safety Division general comment #1 pertaining to dead ends for Fire Department truck access.
- 2) Allow Building & Zoning Department comments regarding suppression, detection, and construction to serve as Fire Department comments.
- 3) The Fire Department Connection shall be fully visible and located at the main front entrance. It shall be within 100 feet of the nearest fire hydrant.
- 4) A Knox Box (key safe) shall be located at the main front entrance.
- 6) A fully operational fire alarm or annunciator panel shall be located at the front entrance to the building.

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

Date Feb 27, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments 120 & 122 E. Boeger Dr.

Round 1 Review Comments

03/01/2017

1. Character of use:

The character of use is not consistent with the area. This development is surrounded by commercial properties except for one multi family complex on the other side of Boeger. The main problem will be limiting access to students from Buffalo Grove High School. There is a history of problems caused by students after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They might attempt to use the property as a cut through. It will be necessary to fence the property to limit access to the grounds. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. The addition of Trespass Warning signs is recommended.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

It does not appear that this project will create any traffic problems.

6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Parking could become an issue if a larger percentage of residents than expected have the ability to drive and maintain vehicles.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

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MAR 02 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-004</u>	P.I.N.# <u>03-08-100-054 & 03-08-100-053</u>
Petitioner: <u>UP Development, LLC</u>	Location: <u>120-22 E Boeger Dr, 60004</u>
<u>900 W. Jackson Blvd, Suite 2W</u>	Rezoning: <u>✓</u> Current: <u>B1, 2</u> Proposed: <u>1</u>
<u>Chicago, IL 60607</u>	Subdivision: _____
Owner: <u>Mr. Aleks Nikolich and Mr. Dejan Nikolich</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: <u>✓</u> For: <u>PSH Development</u>
_____	Special Use: _____ For: _____
_____	Land Use Variation: _____ For: _____
Contact Person: <u>Jessica Berzac</u>	_____
Address: <u>900 W. Jackson Blvd, Suite 2W</u>	Land Use: _____ Current: <u>Vacant</u>
<u>Chicago, IL 60607</u>	Proposed: <u>Multifamily Bld</u>
Phone #: <u>773-936-5014</u>	Site Gross Area: <u>20,200 sqft</u>
Fax #: <u>312-870-4748</u>	# of Units Total: <u>16 (all 2 bdrm)</u>
E-Mail: <u>jessica@updevelopers.com</u>	1BR: _____ 2BR: <u>3BR</u> 4BR: _____

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

1. GENERAL COMMENTS:

Developer must submit multi-family recycling plan to Village for approval during Building Department permit process.

See attached comments from Village Disability Services Coordinator.

Jeff Bohner 2/27/17

Environmental Health Officer

Date

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FEB 27 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister 2/27/17

tor

Dirac
Date

Plan Review for Accessibility

Address: Hearts Place – Permanent Supportive Housing
120 & 122 E. Boeger Drive
Rezoning from B-1 to B-2
Preliminary and Final Plat of Subdivision, Preliminary PUD
Rezoning from B-1 and B-2 to the I District, Comp Plan
Amendment, Multiple Variations

Round 1
P.C. #17-004

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: February 23, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

1. Per IAC Section 400.320(e) "Housing units owned or financed by a governmental unit which consist of five or more dwelling units on each project site, shall comply with all requirements of Multifamily Housing." (IAC Section 400.350).
2. See Subpart D: Multi-Story Housing, New Construction Section 400.350(a through e) and Section 400.360(a through e) Requirements for Adaptable Dwelling Units.
3. The Federal Fair Housing Accessibility Guidelines apply to 100 percent of dwelling units in elevator buildings and to all public and common use areas. (See Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.) and the "Fair Housing First" website links below.
<http://www.fairhousingfirst.org/fairhousing/coverage.html>
<http://www.fairhousingfirst.org/fairhousing/requirements.html>
<http://www.fairhousingfirst.org/faq/safeharbors.html>

RECEIVED
FEB 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: ✓ Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ✓ For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 1BR: _____ 2BR: 3BR 4BR: _____

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

YES NO

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

Comments:

Please see attached Comments

[Signature]

3.3.17

Date



Planning & Community Development Dept. Review

March 3, 2017

REVIEW ROUND 1

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

7. It is noted that a Neighborhood Meeting has been scheduled to take place on March 7th. Upon completion of this meeting, please provide a copy of the sign-in sheet to staff, as well as a summary of the discussion that took place.
8. Completion of the Design Commission process, prior to appearing before the Plan Commission, is required. To date, no Design Commission application has been received. All signage will be reviewed as part of the Design Commission process.
9. The project will appear before the Housing Commission on March 7th.
10. A detailed Construction Phasing and Staging Plan will be required at time of Final PUD application. This plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction works and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
11. School, Park, and Library contributions will be required prior to the issuance of a building permit.
12. Please ensure that all plans to be resubmitted as a result of the Round 1 Village review comments include a revision date.
13. Final engineering plans will be required at time of final PUD and final Plat of Subdivision approval.

Property Development and Use:

14. Section 9.5-2.1(h) required the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?
15. Please provide a detailed description of all funding sources, (private, county, state, and federal), that you anticipate utilizing for this project. In this description, please clarify which sources will be used to facilitate the initial construction of the building and for the annual operation of the facility. If rents are capped at \$1,298 (per the Market Study), and a tenant is only required to pay 30% of their gross income towards their rent, please explain what sources will cover the gap in rental income.
16. Staff understands the UP Development will be the property developer, HODC will be the property manager (i.e. landlord), and multiple different supportive service agencies will be the service providers. At what point will UP

Development turn control of the project over to HODC? While the facility will be “disability neutral”, is there a primary service provider that HODC will be partnering with for most tenant referrals and services?

17. At the Plat and Subdivision Committee meeting, the petitioner stated that there would be a maximum of four people per unit. Please confirm that this will be the maximum number of occupants per unit.
18. The market study mentions “live-in assistants”. What situations would allow a live-in assistant and would they be required to stay in their own room or be on the lease?
19. Will overnight guests be allowed?
20. Between the onsite property manager and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day?
21. The security procedures description states that case manager, service provides, and property maintenance staff will be onsite during “business hours”. What days and hours are typical business hours for case managers and service providers?
22. The security procedures description interior and exterior camera but did not mention key FOB’s. Will key FOB’s be used to secure the building? Will there be a buzzer system for residents to let visitors in?
23. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

Zoning:

24. The Plan Commission and Village Board will have to approve the following:

- A rezoning from the B-1 and B-2 Districts into the I District.
- A preliminary and final plat of subdivision to consolidate the two lots into one lot.
- A preliminary and final PUD to allow a 16 unit supportive housing development.
- An amendment to the Comprehensive Plan to change the designation of the subject property from “Commercial” to “Institutional”.

The following Variations have also been identified:

- Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 acres to 0.93 acres.
- Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres in size and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-8.1.4, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet (note – further details on the plans will be needed to verify the exact extent of this variation).
- Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
- Chapter 28, Section 11.4-1, Residential Uses, to allow 25 parking spaces where code requires 33 parking spaces. Please note that staff recommends the construction of all 33 parking spaces.

For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide further details on marketing efforts and strategies that have been used over the last 5 years.
26. Similarly, please provide a summary on inquiries and purchase prospects that have been received over the last 5 years to substantiate that a residential property use on the site would be the most viable.
27. The application from 2010 included studies on the effects of a PSH development on neighboring property values. Please provide current studies that outline this effect.

Plat of Subdivision:

28. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
29. Please revise the Plat to show the required side and rear yard setbacks.
30. Will any subdivision Covenants, Conditions, and Restrictions be proposed in connection to the lot consolidation?

Site Plan:

31. The scale on the preliminary engineering plan was slightly skewed when the plan was printed. On subsequent revisions, please make sure that the plans are printed to scale.
32. Please revise the preliminary engineering site plan to show the distance of the building to each property line (north, south, east, west) at its shortest point to allow staff to determine the proposed building setbacks.
33. The "Project Data" table is not showing the proposed building setbacks. Please revise the table to show what the actual proposed distance will be from the building to all property lines.
34. Although the architectural plans showed a 30' rear yard building setback, the engineering auto-turn exhibit (which appeared to be at the correct scale) showed the distance of the rear of the building to be 29' setback from the rear property line. Please ensure that the setbacks of the building conform to all requirements and to scale and accurately shown on the engineering site plan and architectural site plans.
35. Please revise the engineering site plan to show the distance from the building wall to the closest point of the parking lot to determine the extent of the Variation required.
36. Please include a line item in the "Project Data" table that indicates what the proposed impervious surface lot coverage will be, including clarifying the difference between the land-banked parking left as open space and as being constructed with pavement. As noted above, staff is recommending that the land-banked parking be constructed as part of the proposed development and not be left as open space.
37. Was the gazebo factored into the proposed "Building Lot Coverage" calculation?
38. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.
39. Please provide a photometric plan including catalog cut sheets for all fixtures.
40. Will there be any outdoor play equipment for children?

41. The land-banked parking option places the loading berth within the required side yard setback. Section 11.6-1 of Chapter 28 requires loading berths to be located out of any required side yard setback. Please explore alternative layout for the land-banked parking option that will remove the need for this potential Variation, or clarify if a Variation will be requested.
42. As noted above, staff recommends the construction of the land-banked parking. Please note that the architectural site plan appears to show only a 1'-2' setback from pavement to north property line. A minimum of 6' separation should be provided to allow for landscape screening. Additionally, if it is necessary that the subject property be connected to the property to the north via the existing easement to allow for a fire truck to leave the site without backing up, the location of the proposed loading berth may conflict with this drive aisle. Please clarify if a Variation to waive the requirement for a loading berth will be requested, or whether the site can be redesigned to find a code-compliant location for the loading berth.
43. If the petitioner elects to proceed with the land-banked parking option, it should be shown on the preliminary engineering plans as well. If inclusion of the land-banked parking option will clutter the plan, a separate plan showing the land-banked parking is acceptable.
44. In order to provide additional site buffer and security, a 6' tall fence is recommended around the east, west, and north sides of the property. If the applicant is amenable to constructing this fence, it should be noted that a Variation would be required.

Buildings:

45. For all resubmittals, please provide full sized sets of the Architectural site plan.
46. Section 9.5-2.1(d) of Chapter 28 requires preliminary architectural floor plans for all preliminary PUD projects. The submitted floor plans did not show the level of detail as required for preliminary PUD approval. Please revise the floor plans to show the interior details of each unit and space within the building.
47. Did the net floor area calculation for each dwelling unit include any utility rooms within the unit?
48. The dumpster enclosure should be constructed of masonry walls to compliment the appearance of the building. Use of a vinyl fence is discouraged.
49. The project narrative stated that the development will meet the 2015 certification criteria for an Enterprise Green Community development, and will have a HERS rating of 75 or lower. Please provide specific details on what the energy efficient/green design features will be provided to obtain this certification and rating.

Landscaping:

50. Landscape islands at the end of all parking rows must be the full width of a parking space. The landscape island abutting the dumpster enclosure, in both the proposed and land-banked option, does not appear to be the full width of a parking space.
51. Please add additional landscaping around the telephone pedestal in the front yard and the cable pedestal in the rear yard.
52. The rendering and architectural site plan is not consistent with the engineering site plan and landscape plan in the front entrance area, which is shown as all paving on the landscape plan and engineering plan, and is shown with a small landscape area on the rendering and architectural site plan. Please revise plans to ensure they are all consistent.

Market Study:

53. The market study states that people with chronic homelessness are a target demographic for the proposed development. Please clarify this statement as it is understood that the development is for residents with disabilities.

While a homeless person with a disability would qualify for housing at Hearts Place, the market study does not make this distinction, which leads to the perception that a homeless individual without a disability may be qualified to live at Hearts Place or that Hearts Place will provide temporary shelter for the homeless.

54. The average size of the units and corresponding rent per square foot, as well as the size range of the units within the Market Study are not correct. Please revise the Market Study so that it includes the correct size of the proposed units and all corresponding calculations.

Parking:

55. The traffic study states that the development will contain 15 units and there is no mention of the office portion that will be provided within the development. Based on these omissions, the required amount of parking in the traffic study is not correct. Please revise the traffic study to ensure it contains accurate information.
56. The parking study relies on 2010 data from supportive housing developments in Waukegan, Rockford, Chicago, and Peoria to establish the parking demand for the proposed site. The parking study should analyze the parking demand per unit at the Axley Place development in Glenview, the Myers Place development in Mount Prospect, and the PhilHaven development in Wheeling to determine updated per unit parking demand from developments that are more similar to the proposed project.

Traffic and Transportation:

57. Section 6-12 of Chapter 28 requires that all PUD applications must submit a traffic analysis that evaluates access, on-site circulation, trip generation, trip distribution, and impacts to public streets. Please clarify if a Variation from this requirement is requested.
58. The project narrative identified the Pace Bus routes 604 and 234, as well as the Wheeling Township Dial-a-Ride service for seniors and the disabled as viable public transportation options for residents of this development. Staff notes that these options are not available on Sunday. What alternative travel options for residents without access to a car exist on Sundays and/or if the bus routes are discontinued?

Prepared by: SAM JUBARI

PC 17-004
120 & 122 Boeger Drive

- 1) Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4" caliper shade trees. Provide a 4" caliper shade tree in the northeast corner near the trash enclosure. The landscape island must be equal in area to one parking space.
- 2) Provide a 6' screen along the side and rear property lines. As part of the screen, provide additional evergreen trees.
- 3) Provide additional foundation plantings along the south (front) and the east elevation. The plantings should be layered and consist of a mix of shrubs, perennials and groundcover. The proposed landscaping is sparse and additional landscaping should be provided.
- 4) Provide details of the proposed site furnishings.
- 5) It is recommended that tree #8, 9, 10, and 21 be preserved.
- 6) The site plan, elevations and landscape plan are inconsistent. The elevations show trees near the main entrance within the landscape island. Also, the site plan shows green space. Please make sure the plans are consistent. Due to the size of the island, consider brick pavers within the island and raised decorative planters.

March 23, 2017 - Response Letter to comments from the Heart's Place PUD Departmental Review:

Thank you for your comments and suggestions regarding the PUD application submitted with regards to the Heart's Place project, proposed to be located at 120-122 W. Boeger Drive, in Arlington Heights.

Below please find our response to the various items brought up in the review, including, where appropriate, explanations of how the updated documents and plans enclosed herewith respond to the particular issue.

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MAR 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building Services Department

- 1. Plat of Survey showing proposed setbacks from all property lines**
See enclosed updated Preliminary Plat of Consolidation
- 2. Building to be designed as I-1 occupancy**
- 3. Proposed construction type of the building**
The building will be wood frame construction.
- 4. Occupant load calculation; floor plans of individual units; number of employees on-site**
We allow a maximum of 4 residents per two-bedroom unit, so the maximum occupancy at Heart's Place would be 64 residents. Unit floor plans for units type 1, 3, and 4 enclosed; a full set of unit plans will be provided at the time of Final PUD submission. Heart's Place will have a shared property manager and a part time maintenance person for a total of a maximum of two employees on-site at any given time.
- 5. Restroom facilities for employees**
See enclosed updated floor plans; a maximum 2 employees will be working at any one time.
- 6. Location of the elevator machine room**
There is no machine room as the site will have a machine room-less elevator. See enclosed updated floor plans.
- 7. Service disconnect**
The Electrical Room has been extended so that the disconnect can be within 5' of the service entrance. See updated floor plans.

Fire Safety Division

1. Fire truck access issue

Please see updated engineering plans enclosed. The highlighted mounted curb at the northeastern corner of the site, is provided in anticipation of utilizing the easement on the

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

adjoining property to the north for the purposes of navigating a fire engine, as requested. Utilization of the 20' ingress/egress easement to the northeast corner will be pursued and coordinated with the property owner of the adjoining lot to conform to all requirements and regulations pertinent to this issue prior to Final PUD.

Please also see attached schematic (C104) revealing how a fire engine could navigate all sides of the building in this proposed plan, within the guidelines specified by the Fire Safety Division, and highlighted on their letter dated March 17th, 2017.

2-3. Construction and fire suppression/alarm to be compliant with current codes and NFPA

Noted.

4-8. Fire department connection, alarm annunciator panel, Knox box, building address, and weatherproof alarm notification device

The building address will be displayed in accordance to Village code. Fire Dept. connection, alarm annunciator panel, Knox Box, and weatherproof alarm notification device have been added to the updated floor plan. Please see attached.

Public Works Department

1. Water meter

Noted; final plans to be included in Final PUD and/or building permit stages.

2. Lighting

There will be no external lights on site apart from external building lights. A photometric plan will be included in the Final PUD submission.

Engineering Department

11. Disclaimer regarding building permit

The petitioner accepts the understanding as detailed in item 11 of the Engineering Department's review comments

12-15 Requirements for final engineering approval

The Engineer's cost estimates, final engineering plans, final plat of resubdivision, and the Onsite Utility Maintenance Agreement will be provided as part of the Final PUD submittal for Heart's Place. The petitioner acknowledges the requirements listed in items 12 through 15.

16-17. Preliminary stormwater detention issues

See updated engineering documents attached. Preliminary coordination with the storm system provider has already taken place. Final design to be included in Final PUD submission.

18. Photometric diagram

Photometric lighting diagram to be included with Final PUD submittal.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

19-20. Fire truck access issue

Please refer to Fire Safety Division comment #1, above.

21. Bike racks

Bike racks are typically included in all of the applicant's projects and will be seriously considered.

22. Sanitary sewer main issue

See updated engineering plans enclosed. Further coordination with the existing utility purveyors will occur prior to Final PUD.

23. Sidewalk specifications

See updated engineering plans enclosed.

24. Water main specifications

A pressure connection detail has been added to the updated engineering plans enclosed. Additional items along the south side of Boeger Drive will be added pending survey information.

25. Number of units in Traffic Report

See attached updated Parking Study.

26. Preliminary Plat of Subdivision issues

See attached updated plat of consolidation.

27. Final Plat of Subdivision Checklist

Final Plat will be included in Final PUD submission.

Fire Department

1-6. Fire truck access; Building & Zoning Department comments; Fire Department connection; key safe; and fire alarm issues

See above

Police Department

1. Character of use

We respectfully disagree that the proposed use is not consistent with the area. It is a very diverse area with a large housing development across the street, so there is nothing out of character to the entire quadrant. The petitioners, UP Development, LLC and Housing Opportunity Development Corporation, have an extensive combined portfolio of affordable and supportive housing in the north suburbs of Chicago – as well as in other areas with similar suburban characteristics. It has been the petitioners' experience that the well being of project residents and surrounding neighbors depends strongly on the successful integration of the project with the surrounding community. We believe the erection of a fence on the site would significantly detract from such integration, and serve to isolate the project from the community in a harmful way.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

Heart's Place will have a minimum two staff persons on-site during business hours – a property manager and a building superintendent – that can address any issues that may arise with regards to trespassing. Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off, including the other residential properties in the area. As a fence is not required per code, it seems burdensome to require this of this project alone

2. Lighting requirements

Noted. Photometric lighting diagram to be included in Final PUD submittal to meet local code.

3-5. Traffic problems

Noted.

6. General comments

Emergency information/contact card enclosed. Parking needs have been extensively analyzed, and the proposed parking has been deemed beyond sufficient by KLOA's traffic analyst. Please see enclosed updated parking study.

Health Services Department

1. Recycling Plan

Recycling plan will be provided during building permitting process.

Disability Services Coordinator

1-3. Multifamily Housing Accessibility requirements

Noted; final plans will comply to all relevant requirements

Planning and Community Development Department

7. Neighborhood Meeting details

Please see enclosed meeting summary, a copy of the agenda and sign-in sheets, and address and PIN numbers of neighbors invited.

8. Design Commission process

Design Commission application submitted on March 10th, 2017.

9. Housing Commission

The petitioner project was discussed by the Housing Commission on March 7th, where a motion to recommend to the Village Board the approval of the project was passed. See attached minutes from that meeting.

10. Construction Phasing and Staging Plan

Appropriate plan to be submitted with Final PUD submittal.

11. Developer contributions

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

School, Park, and Library contributions will be made prior to building permit approval.

12. Revision date

Revision date included on all updated plans.

13. Final Engineering Plans

Final Engineering plans will be included with Final PUD submittal.

14. Section 9.5-2.1(h)

There are currently no plans for easements, bylaws, covenants or maintenance agreements associated with this PUD. A blank copy of IHDA's Tenant Selection Plan is attached, to be completed upon confirmation of funding sources. This model has been used elsewhere in the portfolios of both UP Development and HODC, but as no funding is yet secured for Heart's Place, nothing can be finalized at this time. Regardless, the following basic parameters will be in place:

- **Income:** Applicant households must meet the most rigorous income limitations set forth by the various funding sources of the project.
- **Background Check:** A criminal background check will be ordered for all adult members of the household. Applicants are subject to a seven (7) year look-back on any criminal history; at the discretion of the property management, any felonies and sexually or physically violent crimes within that period may render the applicant ineligible.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

The House Rules and Lease for the project will be developed in partnership with Property Management upon confirmation of financing sources and can be submitted with final PUD..

Finally, it would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process.

15. Clarification on funding sources (capital and operational) and rental subsidies

Final development financing sources are not yet secure for this project.

Any gaps between a tenant's income and the market rents would be covered by operational subsidies.

16. Control of property and primary service provider

The property will be owned by a to-be-formed Limited Liability Company, UPD Heart's Place, LLC, whose General Partners are UP Holdings (a subsidiary of UP Development), and the Housing Opportunity Development Corporation. HODC's role as property management is distinct from this ownership structure, and will be governed by a property management agreement between the two parties. Management control will occur during lease-up and project occupancy.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

Service providers will be largely determined by the specific needs of the residents, but HODC has historically partnered with WINGS in Permanent Supportive Housing settings and intends to extend this partnership for a large portion of the services offered at Heart's Place.

17. Maximum number of occupants per unit

The petitioner's statement at the Plat & Subdivision Committee was correct; there could be a maximum of four occupants per two-bedroom unit at Heart's Place.

18. Live-in assistants

Live-in assistants will be allowed when residents require such assistant to maintain independent, healthy lives in Heart's Place. Live-in assistants will be on the lease and required to have their own bedroom in the unit.

19. Overnight guests

As this is an independent apartment building, overnight guests will be allowed subject to the limits specified in the lease and house rules.

20. Maximum number of employees expected

The maximum number of employees that is anticipated to be on site during a typical day is two – a property manager, and maintenance staff. In addition, individual tenants may have visits from case workers/service providers as needed.

21. Security procedures

Business hours for service providers are 9am-5pm, with evening hours scheduled as necessary by the provider.

22. Key fobs

Key fobs will be used on the main external door. A buzzer system will connect to the property manager's office and the individual units.

23. Qualifying disabilities

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment. Heart's Place will be disability neutral, meaning that no disability will automatically disqualify or impede an otherwise eligible resident from living in the development.

24. Additional Variations

Please see enclosed updated written justification for requested variances.

25-26. Marketing efforts for the site

Please see enclosed the summary of marketing efforts and purchase prospects for the site, prepared by Jameson Real Estate, the realtor company contracted by the site owners since 2006.

27. Current studies on the effect of PSH developments on neighboring properties

The studies provided in our last application are still largely relevant to the reality and nature of the impact of PSH developments on neighboring properties. Two of the previously provided studies are being enclosed here, in addition to a newer study by the United Way of Greater Houston and a list of studies on the topic compiled by CSH (formerly Corporation for Supportive Housing). See below for highlights of the included studies:

Furman Center (2008)

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant impact on the value of the properties within 500 feet of the development.

Wellesley Institute (2008)

This study reinforces earlier research findings that supportive housing does not harm neighborhoods. [...] Tenants in these buildings contribute a modest but significant amount to their local economies; contribute to the vibrancy of their area through their street presence and watchfulness; contribute to the friendliness amongst neighbors; and contribute to the collective efficacy of their neighborhoods through actions around noise and speed, tidiness and crime.

United Way of Greater Houston (2010)

The United Way of Greater Houston's research confirms that permanent supportive housing units have no negative impact on their neighbor's property values. In fact, the opposite effect is exhibited. Property values closest to the supportive housing increased at a higher rate than those in the larger neighborhood.

27. Variations

Please see enclosed updated Written Justification for Requested Rezoning and Variations

28. Final Plat of Subdivision

Final Plat of Subdivision to be included with Final PUD submission.

29. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation

30. Subdivision Covenants, Conditions, and Restrictions

No subdivision Covenants, Conditions, and Restrictions are proposed in connection to the lot consolidation apart from the deed restriction for two units to be maintained at affordable rents in perpetuity for tenants, in accordance to the Arlington Heights Housing Commission Guidelines.

31. Plan Scales

Printed plans enclosed rendered in the correct scale.

32-38. Engineering and Architectural Site Plan issues

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

See enclosed updated Engineering Site Plan and Architectural Site Plan. The gazebo was factored in the proposed "Building Lot Coverage" calculation.

39. Photometric Plan

Photometric lighting diagram to be included with Final PUD submittal.

40. Play Equipment

There will be no outdoor play equipment for children

41-43. Loading Berth and land-banked parking issues

A variation was requested to waive the requirement for a loading berth, in lieu of requesting that 8 parking spaces be land-banked. All 33 of the parking spaces have been shown in the enclosed plans. Due to the scarce parking demand projected for the project, and only if agreed to by the Village Board, a parking land bank may be considered by the petitioner, as it would be both feasible and more attractive than building all 33 spaces.

44. Recommended fence

See above response to comment #1 'Character of Use' of the Police Department

45. Full size sets of Architectural site plans

Adequately sized plans enclosed.

46. Floor plans

See enclosed updated floor plans

47. Net floor area calculation

The net floor area calculation for each dwelling included approximately 9 sq. ft. for the furnace closet within each unit.

48. Dumpster enclosure

The developer would prefer to avoid the higher costs associated with masonry if possible. The enclosure will be surrounded by dense shrubbery which will largely conceal it from view.

49. Energy efficiency/Green design

See attached Enterprise Green Communities checklist for a list of features that will qualify the project for the stated certification and rating.

50-52. Landscaping issues

Please see enclosed updated plans. A final rendering reflecting the updated landscaping plan will be provided at the time of Final PUD, once feedback on landscaping is obtained from the Plan Commission and Village Board. Final plans will meet all local codes and staff department requirements – regarding landscaping and otherwise – prior to final PUD.

53-54. Market Study issues

See enclosed updated Market Study. Heart's Place is permanent housing. It will not provide temporary shelter for homeless persons, and will not house homeless individuals. Average size

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

of the units was corrected.

55-56. Parking Study issues

See enclosed updated parking study.

57. Traffic Study

A variation for waiving the traffic study requirement was requested. See updated justification for variations enclosed.

58. Transportation options on Sundays

The staff is correct in pointing out that the existing public transit options around the site do not operate on Sundays. This has been the case in other developments in the petitioner's portfolio also. In some cases, there was not a strong enough demand to require alternative transportation options to be arranged, as residents tend to schedule their weeks in accordance to their transit needs. In other cases, the strongest demand was for transportation to and from church, in which case support from the local church was elicited to provide transportation for residents. Service providers are also often able to provide transportation to and from their facilities, if the need arrives. If Heart's Place residents require transportation beyond these situations, they can navigate in the community similar to anyone else in the area.

Additional Comments

1-6. Landscaping and site furnishings issues and recommendations

See enclosed updated site and landscaping plans. No site furnishings beyond the fence detail included in the plans.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations
PC#: 17-004 – Round 2
Date: March 29, 2017

Sam:

I have reviewed the Round Two submitted documents and have the following comments:

1. Provide a height and area calculation for the building based on the construction type.

RECEIVED

MAR 30 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building and Fire Safety



Fire Safety
Preliminary Planning Review

Date of Review: 3/27/2017 P.C. No. 17-004 Round No. 2
Project name: Hearts Place
Address: 120-122 Boeger Dr.
Planning Department Contact: Sam Hubbard

General Comments:

The following comments are in response to the revised plans submitted for review. Certain items mentioned on the original review were not addressed in the response and will be included in this review.

1. The proposed easement for access to the adjoining property to the north should be recorded with that property's title and should specifically state that it will run in perpetuity.
2. Original Comment: The fire department connection shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.

The location of the Fire Department Connection was not shown on the revised plans. In addition there was no indication of a fire hydrant being located within 100 feet to the FDC location.

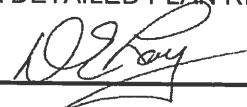
3. Original Comment: An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.

There is no indication that this was addressed along the West side of the building. An unobstructed route along the FD Access line should be provided or access.

RECEIVED
MAR 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 3/27/2017

Reviewed By: 

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent



Date: April 5, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 2

With regard to the proposed final plat, I have the following comments:

- 1) Until plumbing plans have been submitted, I will assume a 4" RPZ, and a 4 x 2 compound water meter will be required for this application. I will reserve sizing comments until Final PUD has been submitted.
- 2) A maintenance plan should be submitted for the outlet control structure.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 2

28. The responses made by the petitioner to comments #11-18, 20-22 & 24-27 are acceptable for preliminary approval.
29. The response made by the petitioner to comment #19 is noted. The access easement area through the Popeye's property must be improved to become usable as part of this project. The project cannot be approved without assurance that the required pavement is installed on the Popeye's property.
30. The response made by the petitioner to comment #23 is noted. Distinguish between the public sidewalk and private sidewalks with different hatching symbols on the final engineering plans.


James J. Massarelli, P.E. 3/29/17
Director of Engineering Date

Needed at Final Engineering:

- Estimates of Cost
- OUMA
- Final detention calculations
- Manufacturers' loading certification
- Photometrics
- Public sanitary sewer main design
- Add utility signature blocks to Final Plat

Hubbard, Sam

From: Lyons, Bernard
Sent: Wednesday, March 29, 2017 9:09 AM
To: Hubbard, Sam
Cc: Aleckson, Mark
Subject: Heart's place

Sam, Fire has no further comments for Hearts Place on Boeger. BL

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments 120 & 122 E. Boeger Dr.

Round 2 Review Comments

04/05/2017

1. Character of use:

-We still maintain the character of use is not consistent with the area. This development is surrounded by commercial properties except for one multi family complex on the other side of Boeger.
-There will be problems with limiting access to students from Buffalo Grove High School. There is a history of problems caused by students before/after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They may attempt to use the property as a cut through or for other activity. It may be necessary to fence areas on the property to limit access to the grounds or deny/control access. Your comments state, "Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off..." There are several properties that have fencing in the area, 125 W Boeger has fencing surrounding the property, as well as the property immediately east of 125 W Boeger with the radio tower on it, as well as the 3430 N Old Arlington Heights Road on the property and the McDonald's uses fencing as well. Fencing is not required by code but is highly recommended for access control. It should be installed and used to control access to areas and does not have to be solid or burdensome. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. Something as simple as a 4 foot black iron fence like the one pictured(see below) - it is the fencing used at the McDonald's at 15 E Dundee Road.



-The addition of Trespass Warning signs is recommended.

2. Are lighting requirements adequate?

Nothing further.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

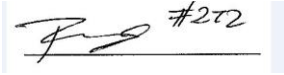
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

It does not appear that this project will create any traffic problems.

6. General comments:

-We are reviewing similar housing developments in surrounding communities for service call volumes and will comment further upon receipt of this information and its review.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Memo

To: Sam Hubbard, Development Planner
From: Jeff Bohner, Health Officer *JB*
Date: March 27, 2017
Re: 120-122 E. Boeger Drive, PC# 17-004

This Department has reviewed the submittal for 120-122 E. Boeger Drive, P.C. # 17-004 and have no further comments.

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MAR 28 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Planning & Community Development Dept. Review

April 3, 2017

REVIEW ROUND 2

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

59. The responses to comments #7 thru #11, and to #13 are acceptable.
60. The response to comment #12 is noted. Please continue to ensure that all revisions include a revision date.

Property Development and Use:

61. The responses to comment #15, comment #18 and comments #20 thru #23 are acceptable.
62. The response to comment #14 is noted. When this project was proposed in 2010, the developer at the time agreed to a provision in the tenant selection plan that would give preference to local applicants. The blank copy of the IHDA Tenant Selection plan still appears to allow local preference criteria in tenant selection. Please clarify why the local preference is no longer a viable option. Staff notes that during 2010, the completed Tenant Selection plan document was provided, although in draft form, which allowed staff to verify the tenant selection details. The document provided within the current application has not been filled out.

Please note that the Housing Agreement and House Rules/Resident manual shall be required during Final PUD.

Additionally, please provide details on the tenant screening process. The previous development proposed a BMP (Blended Management Program) screening process. Please describe the screening process that will be used for the proposed development.

Finally, can language be added to the Tenant Selection plan that prohibits convicted sex offenders and residents with a prior felony conviction?

63. The response to comment #15 is noted. While it is understood that funding has not yet been secured for this project, please provide a description of the *anticipated* funding sources (private, county, state, and federal), that you will be utilizing for this project. In this description, please clarify which sources will be used to facilitate the initial construction of the building and for the annual operation of the facility.
64. The response to comment #17 is noted. What is the typical number of occupants that reside in two-bedroom units based on your experience in similar developments?
65. The response to comment #19 is noted. However, no house rules have been provided, so the term of stay for an overnight guest remains unknown.

Zoning:

66. The responses to comments #24 thru #27 are acceptable.

Plat of Subdivision:

67. The response to comments #28 and #30 are acceptable.
68. The response to comment #29 is not acceptable. The required building setbacks must be shown on the Plat of Subdivision, per section 29-201b.12 of Chapter 29 of the Municipal Code. Please revise the Plat to show the required building setbacks.

Site Plan:

69. The response to comments #31, #32, #34, #35, #39, #40, and #41 are acceptable.
70. The response to comment #33 is not acceptable. The "proposed" setback values in the table are incorrect. The values in the proposed column should be the actual minimum setback distances of the building to all property lines at their closest points. Please revise the table accordingly.
71. The response to comment #36 is noted. As the land-banked parking is now proposed to be constructed, please include the total site impervious surface on the "Project Data" table as requested.
72. The response to comment #37 is noted. The "Project Data" table is now showing an overall maximum building lot coverage of 13,794 sq. ft., whereas the previous table indicated a maximum building lot coverage of 9,390 sq. ft. It is unclear where an additional 4,000 sq. ft. of building coverage has been added to the site? The comment was to include the gazebo in the building lot coverage calculation, which would only add approximately 225 sq. ft. of building lot coverage. Please clarify why the building lot coverage has increased by approx. 4,000 sq. ft.
73. The response to comment #38 is noted. The ground mounted mechanical units now shown on the plan should be relocated so that they are behind the principal building and screened from view. It should be noted that AC units must maintain a minimum 20' setback distance from the rear property line.
74. The response to comment #42 is noted. Staff notes that the orientation of the parking lot appears to enable a connection to the north at the location of the access easement, however, no detail on this connection has been provided. Therefore, the petitioner shall acknowledge that in order to meet the standards for emergency access, the Village may require a fence or gate with Knox box in this area, a path from Boeger Rd. to the rear patio area to provide for emergency personnel, an updated fire truck turning exhibit showing how a fire truck can traverse from the subject property through the Popeye's property, improvements to the Popeye's property to ensure adequate emergency vehicle access, and verification that the access easement on the Popeye's property is unobstructed and sufficient to accommodate the needs of the Fire Department. Further changes to the rear of the parking lot may be needed to accommodate the emergency access and to provide additional landscaping, as requested, at the edge of the parking lot.
75. The response to comment #43 is noted. The applicant will proceed without any land-banked parking areas. It should be noted that the site plans appear to show 34 parking spaces although the "Project Data" table indicates that only 33 parking spaces will be provided. Please note that since the office areas are a total of 252 sq. feet in size, only one additional space is required for the office uses, bringing the total required parking to 33 spaces.
76. The response to comment #44 is not acceptable. Staff notes that the landscape plan appears to show a 6' tall fence along the north, east, and western property lines. However, the response to this comment indicated that the petitioner objected to the requirement of a fence. Please clarify. Staff believes that the fence is necessary and notes that it is a landscape code requirement to provide screening between residential facilities and commercial properties. While this obligation usually falls on the commercial property owner, since the petitioner is rezoning the land for an institutional residential facility, and as the last party to develop in the area, the petitioner must provide the landscape screen. The 6' tall fence can satisfy the code requirement for a landscape screen.

Buildings:

77. The response to comments #46, #48 and #49 are acceptable.

78. The response to comment #45 is noted. Please provide full size architectural plans during Final PUD.

79. The response to comment #47 is noted. However, based on the response, three of the units will require a Variation in minimum required unit size as utility closets do not get included in the overall square footage of the dwelling unit size. Staff notes that you have not requested a variation and asserted that all units in the Final PUD will conform to minimum unit size requirements. Please note that any dwelling unit that is less than 750 sq. ft. in net floor area will be required to obtain a Variation, which would require a new public hearing.

Landscaping:

80. The response to comment #52 is acceptable.

81. The response to comment #50 is noted. However, as redesigned, staff notes that the western parking row terminates without the required landscape island. Please revise the parking lot to include the required landscape island at the end of the parking row (north).

82. The response to comment #51 is noted. Staff notes that the final landscape plan shall, at a minimum, provide landscaping around the telephone pedestal located in the front yard.

Market Study:

83. The responses to comments #53 and #54 are acceptable.

Parking:

84. The responses to comment #55 is acceptable.

85. The responses to comment #56 is noted, however, one weekday and one weekend parking count during the morning, afternoon, and evening should be provided for the Myers Place development in Mount Prospect and the PhilHaven development in Wheeling.

Traffic and Transportation:

86. The responses to comments #57 and #58 are acceptable.

Prepared by:

PC 17-004
120 & 122 Boeger Drive

- 1) It is recommended that tree #8, 9, 10, and 21 be preserved.

**April 6, 2017 - Response Letter to comments from the Heart's Place PUD
Departmental Review:**

Thank you for your second round of comments and suggestions regarding the PUD application submitted with regards to the Heart's Place project, proposed to be located at 120-122 W. Boeger Drive, in Arlington Heights.

Below please find our response to the various items brought up in the review, including, where appropriate, explanations of how the updated documents and plans enclosed herewith respond to the particular issue.

Building Services Department

1. **Provide a height and area calculation for the building based on the construction type**
Height and area calculation provided in updated architectural site plan attached.

Fire Safety Division

1. **Easement**

The development team will ensure that the proposed easement for access to the adjoining property to the north is recorded, in perpetuity, with that property's title prior to Final PUD.

2. **Fire Department Connection and fire hydrant**

Please refer to the updated engineering plans attached.

3. **Access walkway**

Please refer to the updated architectural and engineering plans attached.

Public Works Department

- 1 & 2. **Plumbing and Maintenance Plans**

Noted. A maintenance plan for the outlet control structure will be included in the Final PUD submission.

Engineering Department

29. **Easement**

The development team commits to improving the access easement area through the Popeye's property, as directed, prior to Final PUD.

30. **Public vs. Private sidewalks**

Noted. Final engineering plans will include the required distinction between public and private sidewalks.

Fire Department

No comments requiring a response were offered.

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Police Department

1. Character of use:

Based on input from several departments, Heart's Place will include a 6' tall wood fence along the north, eastern and western property lines as shown in the enclosed landscape plan. The petitioner will consider implementing the Police Department's recommendation regarding Trespass Warning.

Health Services Department

No comments requiring a response were offered.

Planning and Community Development Department

62. With regards to comment #14 from Round 1, referring to Section 9.5-2.1(h)

Heart's Place is a new proposed housing development, and previous firms or project files should not be used as a reference for this new project. There are currently no plans for easements, bylaws, covenants or maintenance agreements associated with this PUD. A blank copy of IHDA's Tenant Selection Plan was attached in our previous submission, to be completed upon confirmation of funding sources. This model has been used elsewhere in the portfolios of both UP Development and HODC, but as no funding is yet secured for Heart's Place, nothing can be finalized at this time.

Regardless, the following basic parameters will be in place:

- **Income:** Applicant households must meet the most rigorous income limitations set forth by the various funding sources of the project or the local Housing Ordinance.
- **Background Check:** A criminal background check will be ordered for all adult members of the household. Applicants are subject to a seven (7) year look-back on any criminal history; at the discretion of the property management, any felonies and sexually or physically violent crimes within that period may render the applicant ineligible. These details will be included in the Tenant Selection Plan, to be submitted with Final PUD. If there are further Tenant Selection details required by Village code and not identified through the Housing Commission recommendation, please send them for our review. For instance, does the Village have code enforcement regarding Village residents with felonies? Tenant selection will comply with any applicable laws and funding source requirements. Tenant selection will be completed in partnership with the property manager and various social service agencies to ensure all applicants have fair access.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

Having a local preference for current community residents is not an option due to changes in federal fair housing laws. In prior years, developers were allowed to give preference to residents who lived or even worked in the community in which a project was located. When local preference was used, current residents of the town who applied later in the process were able to jump over non-residents to the top of the waiting list. Recent federal fair housing laws

and rulings have changed to disallow this practice of local preference since it tends to favor populations already present in a community and contradicts affirmative fair housing laws. The form Tenant Selection Plan provided by the Illinois Housing Development Authority includes a small section for specific identified types of set-asides if approved at the federal level. HUD may approve specific set-asides if there is a prevailing reason to do so such as a court order or other special circumstances. In general, no local preferences are currently allowed in federally funded affordable housing across the country. When conducting marketing to identify potential residents, outreach efforts will begin locally and expand concentrically outward so Arlington Heights residents will be the initial focus of identifying potential tenants but they cannot be given preference over non-residents in the selection process.

The House Rules and Lease for the project will be developed in partnership with Property Management upon confirmation of financing sources and will be submitted with final PUD..

63. With regards to comment #15 from Round 1, referring to funding sources
CAPITAL

Final development financing sources are not yet secure for this project. The development team is pursuing many options including grants, private equity or loans, state or federal tax credits, and County, State or Federal low-interest rate loans.

OPERATING

Any gaps between a tenant's income and the market rents would be covered by operational subsidies. The development team is pursuing many options including County and State programs.

64. Typical number of occupants per unit

Across our portfolios it is most common to see a 2-person household in a 2-bedroom unit.

65. Overnight guests

As noted in our previous submission, this is an independent apartment building, and as such overnight guests will be allowed subject to the limits specified in the lease and house rules, to be submitted with final PUD. Overnight guest policies typically require management approval for anything beyond 3 consecutive nights.

68. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation; we apologize for the earlier omission.

70. Proposed setbacks

The correct proposed setbacks have been identified in the attached updated site plan.

71 - 72. Site impervious surface and Building Lot Coverage

The 'Project Data' table in the attached updated site plan includes two separate line items to distinguish building coverage from site impervious surface (lot coverage).

73. Condensing units

Due to the required setbacks (even when accounting for allowed encroachment of the rear

04/06/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE – Round 2

setback), there is not enough room in the north end of the site to accommodate all condensing units. The petitioner therefore commits to meeting the Village's goal of screening ground equipment from view by including robust landscaping around the condensing units. See attached updated landscaping plan. Additionally, as per feedback from the Design Commission on April 6th, 2017, the petitioner further commits to relocate the condensing units presently located adjacent to the gazebo to a location on the northwest corner of the site. This modification, which is contingent on its feasibility with regards to engineering requirements, will be reflected on Final PUD plans.

Note: the Design Commission approved of the above approach, and unanimously voted to approve the project design.

74. Easement

The petitioner acknowledges the listed possible requirements that the proposal will have to meet in order to meet the standards for emergency access. All required changes will be incorporated, according to Village input, in the final plans to be submitted at the time of Final PUD.

75. Parking

The extra parking space has been converted into the required landscape island. Please see attached architectural and engineering plans. The attached fire engine turnaround exhibit shows the vehicle traveling from our property through Popeye's utilizing the ingress/egress easement. Note, a more detailed design of the fire truck access to Popeye's property will be furnished after owner coordination and additional information. The refuse truck will be entering the site in reverse as it did before, the island will not affect its' movements.

76. Fence

Heart's Place will include the 6' tall fence along the north, eastern and western property lines as shown in the landscape plan, and as such satisfy the relevant code requirement. Please also see attached updated architectural and engineering plans.

79. Minimum unit sizes

Please see attached updated floor plans, where the size of units types 3 and 7 was adjusted to conform to minimum size requirements.

81. Landscape island

Issue has been fixed, as noted above. Please see attached updated plans.

82. Final landscape

Noted. The attached updated landscape plan shows the require landscaping around the telephone pedestal.

85. Parking

Due to the timing of this request we were unable to provide the parking count along with the other materials in this submission. The required nine copies of the requested counts will be submitted on the week of April 10, 2017.

The petitioner would like to note that the supply of parking will more than likely exceed the demand at Heart's Place. Myers Place and Philhaven both have a vehicle per occupied unit ratio of about 0.35, as noted in KLOA's study. Even if we were assume Heart's Place had double that ratio, that would result in about 11 parking spaces needed for residents. With a generous estimate of 5 spaces taken up by staff and service providers, there would still be 17 spaces left for guests – more than enough by any account. Additionally, as the planning staff was able to observe during a recent visit to Myers Place and Axley Place, parking demand is typically minimal in PSH developments, and free parking spaces can be easily found at both sites.

Additional Comments

1. Trees to be preserved

The trees are unable to be preserved because of sewer improvements. The depth of excavation required as well as the location of sewers and associated structures will enter the impact zone of the trees in question.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations

PC#: 17-004 – Round 3

Date: April 18, 2017

Sam:

I have reviewed the Round Three submitted documents and do not have any more comments.

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THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building and Fire Safety



Fire Safety
Preliminary Planning Review

Date of Review: 4/12/2017 P.C. No. 17-004 Round No. 3

Project name: Hearts Place

Address: 120-122 Boeger Dr.

Planning Department Contact: Sam Hubbard

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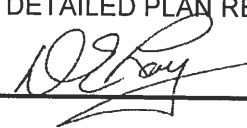
General Comments:

The following comments are in response to the revised plans submitted for review.

1. While the access provided for the Fire Tower Ladder appears to be acceptable, the revised plans do not indicate an acceptable walkway around the perimeter of the building. Sec. 504.1 of the Fire Code requires an approved access walkway leading from fire apparatus access roads to exterior openings.
2. The location of the Fire Dept. Connection appears acceptable; however, the distance from the FDC to the fire hydrant is not shown on the revised plans. It should be confirmed that this distance does not exceed the maximum travel distance of 100' from the FDC to the fire hydrant.
3. Drawings indicate that there will be a "gate/fence" installed between the north property line and the adjacent property across the fire access lane. Fire apparatus access road gates shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet.
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one person.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved prior to installation.
 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
 7. Locking device specifications shall be submitted for approval prior to installation.
 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
 10. Appropriate signage on the gates will be required to be displayed on both sides of the gate to prevent any type of obstruction.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 4/12/2017

Reviewed By: 

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 13, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 3

With regard to the proposed final plat, I have the following comments:

- 1) Until plumbing plans have been submitted, I will assume a 4" RPZ, and a 4 x 2 compound water meter will be required for this application. I will reserve sizing comments until Final PUD has been submitted.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

*OK per Jeff's
Comments.
CJ*

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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 3

31. The responses made by the petitioner to comments #29 & 30 are acceptable for preliminary approval.

 4/17/17

James J. Massarelli, P.E. Date
Director of Engineering

Needed at Final Engineering:

- Estimates of Cost
- OUMA
- Final detention calculations
- Manufacturers' loading certification
- Photometrics
- Public sanitary sewer main design
- Add utility signature blocks to Final Plat
- Access easement issue
- Sidewalk hatching

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

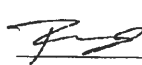
Hearts Place (Boeger) Apartments
120 & 122 E. Boeger Dr.

Round 3 Review Comments

04/12/2017

1. **Character of use:**
-Nothing further
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
It does not appear that this project will create any traffic problems.
6. **General comments:**
-We are reviewing similar housing developments in surrounding communities for service call volumes and will comment further upon receipt of this information and its review. *** THE REVIEW IS COMPLETE AND FINDINGS PASSED ON TO PLANNING DEPT.***
-Nothing further

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Planning & Community Development Dept. Review

April 17, 2017



REVIEW ROUND 3

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

87. The responses to comments #62 is noted. A draft of the "Tenant Selection Plan" and "Hearts Place Resident Manual" will be required prior to final Village Board consideration of the Preliminary PUD.
88. The response to comment #73 is noted. The condenser units shall be moved per the Design Commission requirements and additional landscaping will be added and shown on the landscape plan for Final PUD. Please note that a code-compliant Photometric Plan will also be required during Final PUD review.
89. The response to comment #75 is noted. During Final PUD approval, additional information and details will be needed on the Popeye's connection and coordination with Popeye's will be required.
90. The response to #82 is noted. Landscaping shall be added around the telephone pedestal in the front yard during Final PUD consideration.
91. The response to #68 is *not* acceptable. The Final Plat shall be revised during Final Plat of Subdivision approval, and the correct required setbacks must be shown on the Final Plat of Subdivision. This is 30' for the rear yard setback and 25' for the east side and west side setbacks.

Prepared by: *Sam Weber*

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MAR 30 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

March 27, 2017

Dear Mr. Hubbard and Members of the Plan Commission,

As a Faith in Action Team, six Churches in Arlington Heights have joined forces the North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness, co-president Hugh Brady, to open supportive housing for people living with mental illnesses or other disabilities and in Arlington Heights. The six churches and team members who represent their congregations are Richard Fung from St. James Catholic Church, Loryn Ankeny from Our Savior Lutheran Church, Nancy Duel from First United Methodist Church, Rev. Connie Stewart and JoAnn Rapp from Congregational United Church of Christ Gary Gephart from St. John United Church of Christ and Linda Waycie from Southminster Presbyterian Church.

The Faith in Action Team's mission is to increase awareness of justice issues impacting our brothers and sisters in our local community, and to provide opportunities for our churches and friends to participate in actions that influence public policy toward a more just world.

The need for permanent supportive housing is great! As part of the zoning applications for an earlier proposed permanent supportive housing in Arlington Heights seven years ago the developer provided a market study showing a need for such housing. The study concluded that within a five mile radius of the proposed site near the corner of Arlington Heights and Dundee Rd. there was a "need for 973 permanent supportive housing units for the chronically mentally ill." Other agencies currently provide housing for around 100 people with mental illness in the same five mile radius. That leaves a shortage of over 800 units!

In a recent sign up day at the Kenneth Young Center in Schaumburg, more than two hundred people registered to be on the waiting list for PhilHaven, a 50 unit permanent supportive housing building in Wheeling that just opened in December, 2016.

The Arlington Heights Faith in Action Team supports Heart's Place, on Boeger Dr. in Arlington Heights. This facility will consist of sixteen housing units for persons with disabilities and facing chronic homelessness, providing those households with

high-quality housing and wrap-around services. Potential residents will be rigorously screened by the Housing Opportunity Development Corp. (HODC). Applications will be reviewed for income and background compliance and other criteria. Residents with a history of criminal violence or are drug users will be screened out.

Because disabled residents with mental illness do receive treatment that includes medication and counseling on site, residents are no more violent or likely to commit violent crimes than the average person. Studies show that residents are much more likely to be VICTIMS of violent crimes than the general public is. There is widespread fear of persons with disabilities of all types and the Arlington Heights Faith in Action Team stands to support those in our community that have no voice and need facilities like Heart's Place of Arlington Heights.

Please approve Heart's Place tonight.

Margaret Everding

To: Village of Arlington Heights
Ms. Robin Ward
Mayor Thomas W. Hayes
Board of Trustees
Plan Commission
Plat and Subdivision Committee
Office of the Village Clerk

Date: February 7, 2017

Re: Protest of the Hearts Place Apartments

To Whom It May Concern,

Please be advised that I am the owner of the property located at 110 Boeger Road. Said property is presently occupied by La Joie Daycare, LLC. The proposed Hearts Place Apartments at 120 Boeger Road is directly next to my property.

Referencing Zoning Regulation Chapter 28 Section 28-18.3 I strongly protest this project and the zoning change to institutional along with the multitude of variations.

My late husband worked his entire life to provide for us and purchased this property for our retirement income. He was in the construction business and selected this site in Arlington Heights because Arlington Heights was always very strict with their zoning laws which preserved land values. Last time this project was proposed, our tenant at the time, Kindercare, vacated the building rather than have a public zoning fight. This left us with a vacant building, a very high tax bill, and no income. Suffering a stroke and being bound to a wheel chair this created an enormous amount of mental and physical stress for him. He worked very hard to replace the tenant with La Joie Daycare at a discounted rent and unfortunately passed away as the lease was being negotiated. I, along with La Joie Daycare, have invested a substantial amount of money into improving the property. La Joie Daycare has struggled to build their client base and pay even their discounted rent. I am 81 years old and spent the last 5 years unsure if they would make the rent payment. They have finally built their business to thrive and recently signed another lease. I beg of you to not put me through that again.

Please file this letter as my protest to the Hearts Place Apartments.

Yours truly,

Margaret Everding
Margaret Everding

Jayshree Mistry 2/9/2017

