

**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

2001 Waukegan Rd, PO Box 480 ♦ Techny, Illinois 60082
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

August 23, 2016

Mr. John Adler
Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091



Re: 1925 Wilmette Avenue
Pre-application Meeting

Dear John:

I am writing to submit a pre-application and request a pre-application meeting to develop 1925 Wilmette Avenue. HODC has revised our proposal to construct a 16 unit rental building on the site to be owned and managed by HODC.

Attached please find 9 copies of the requested pre-application backup documentation:

- Survey
- Project Description
- Concept plan
- Modifications
- Applicant information
- Previous projects

Please let me know if you have any questions or need any additional information. We look forward to meeting with staff to discuss our preliminary proposal.

Sincerely,

Richard Koenig
Executive Director



PLAT OF SURVEY

OF

LOT 17 IS PART OF LOT 16. THE REMAINDER OF LOT 16 INCLUDES THE EAST 286.68 FEET THEREOF AND THE NORTH 212.0 FEET, MEASURED ON THE EAST LINE, OF LOT 16 IN COUNTY CLERK'S DIVISION OF THE WEST ¼ OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

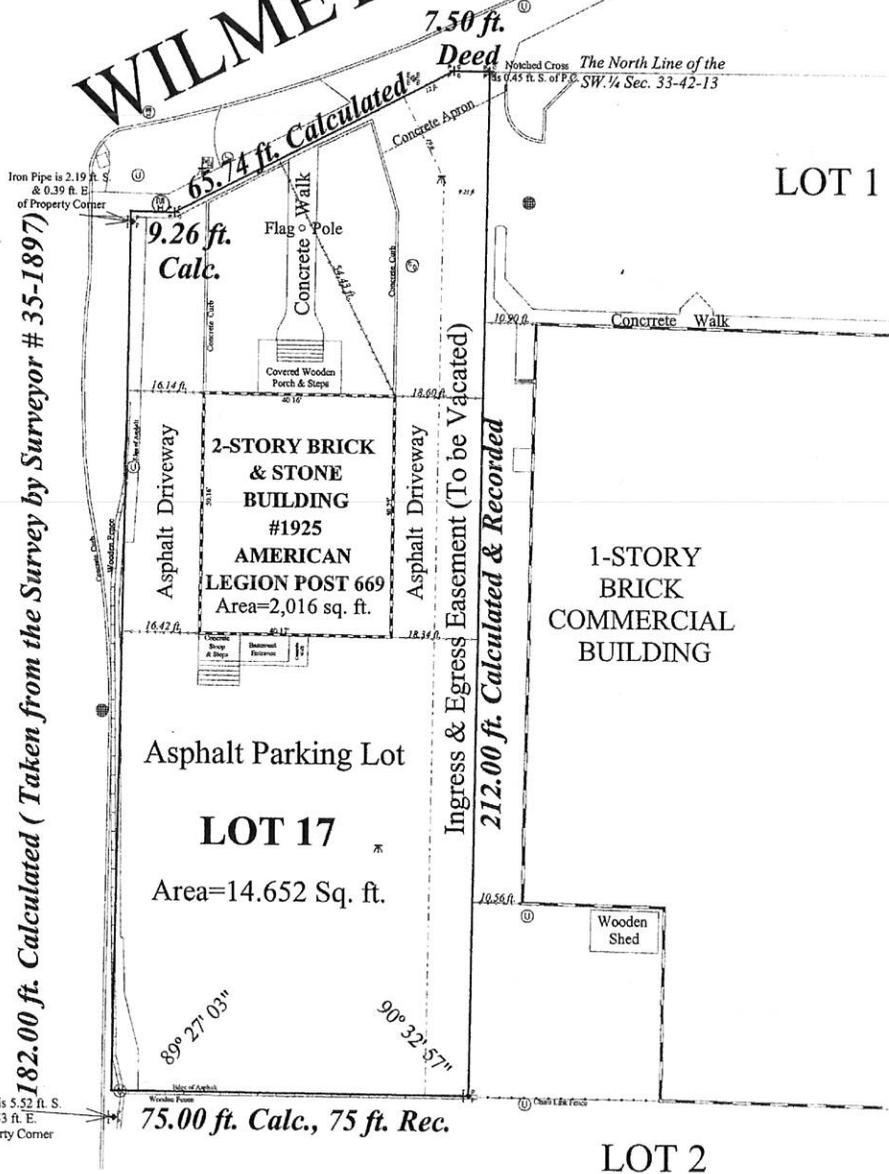
EASEMENT FOR INGRESS AND EGRESS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17; THENCE NORTH 212 FEET ADJOINING THE EAST LINE OF LOT 17 TO THE NORTHEAST CORNER THEREOF; THENCE WEST 7.50 FEET ADJOINING A LINE AT RIGHT ANGLES TO SAID EAST LINE TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF WILMETTE AVENUE; THENCE SOUTHWESTERLY 12.0 FEET ADJOINING THE SOUTHERLY LINE OF WILMETTE AVENUE, THENCE ADJOINING A LINE SOUTHEASTERLY OF AND AT RIGHT ANGLES TO SAID SOUTHERLY LINE OF WILMETTE AVENUE, TO ITS INTERSECTION WITH A LINE 9.23 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 17; THENCE SOUTH ADJOINING A LINE PARALLEL WITH THE EAST LINE OF LOT 17 TO THE SOUTH LINE OF LOT 17; THENCE 9.23 FEET EAST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1925 Wilmette Avenue, Wilmette Illinois



WILMETTE AVENUE

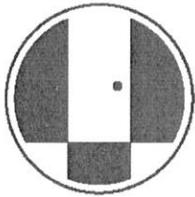


182.00 ft. Calculated (Taken from the Survey by Surveyor # 35-1897)

212.00 ft. Calculated & Recorded
Ingress & Egress Easement (To be Vacated)

STATE OF ILLINOIS COUNTY OF COOK
 Survey completed: The eighteenth day of May 2008
 S.S. David Kaminsky, 6/29/08
 David Kaminsky Illinois, Professional Land Surveyor #35-3117 Expires 11/30/08
 This professional service conforms to the current Illinois Minimum Standards for a boundary survey. Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction and no dimension shall be assumed by scale measurement upon this plat. WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS. FOR EASEMENT, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO THE ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING REGULATIONS. The Legal Description noted on this plat is a copy of the orders and for accuracy MUST be compared with Deed.
 COPYRIGHT 2008 ALL RIGHTS RESERVED

ACCURATE COMPUTERIZED SURVEYING SYSTEMS
 2222 CENTER AVENUE, NORTHBROOK, ILLINOIS 60062-4519
 Tel: (847) 272-2253
 Drawn & Supervised by: David Kaminsky, P.L.S.
 Ordered by: John Fragassi
 Scale: 1 inch=25 feet
 Checked by: S. G.
 Job Number: #08-0514 WT1925WI
 Data Collector: MC-SGT #162012371
 Municipality: Wilmette, Illinois



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Project Description

1925 Wilmette Avenue, Wilmette
Cleland Place

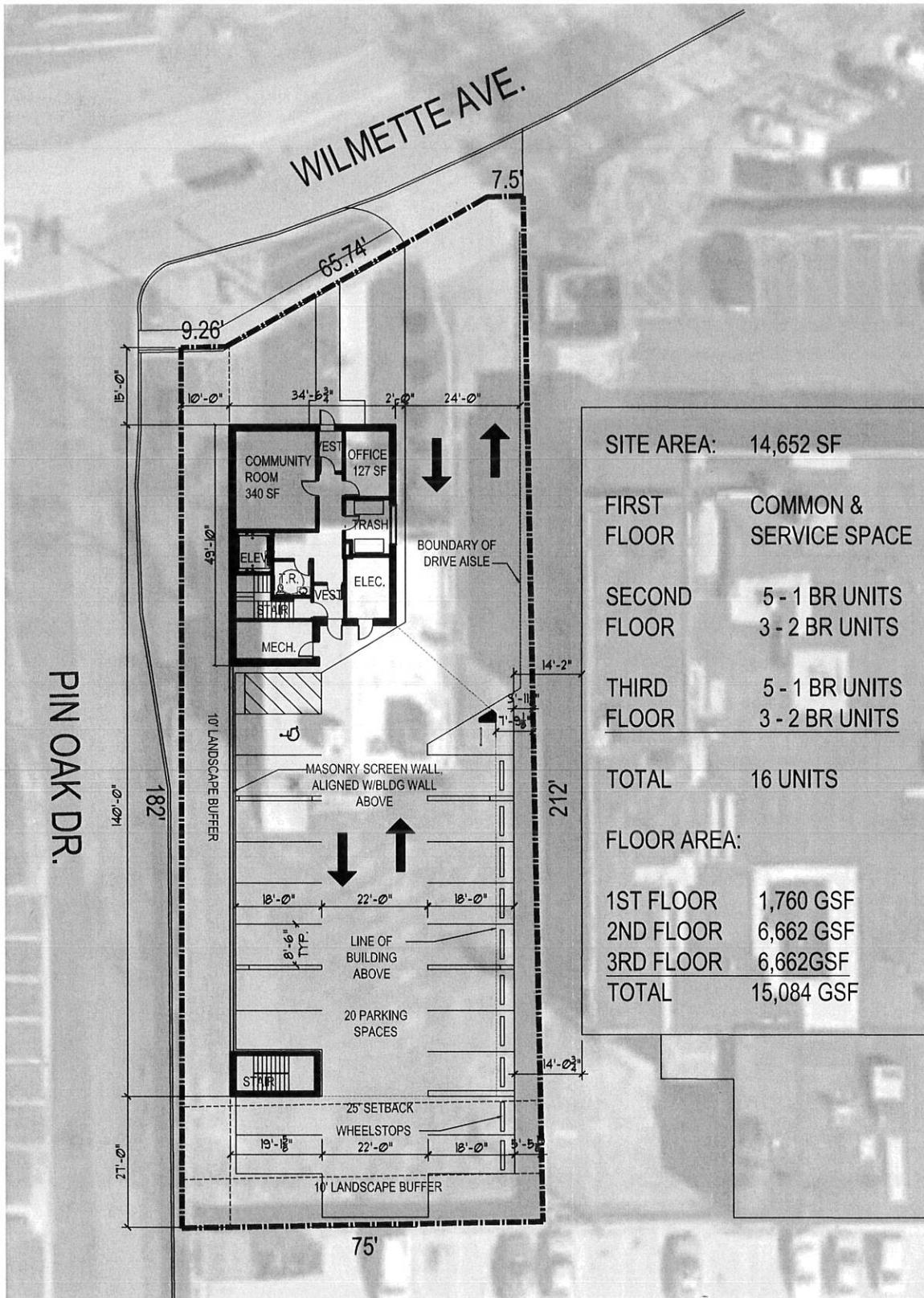
Housing Opportunity Development Corporation proposes to develop a new residential rental development at 1925 Wilmette Avenue. HODC owns the site which was purchased from the American Legion in 2015.

HODC proposes to demolish the existing structure and construct a new 16 unit apartment building. The units would include a mix of 1 bedroom and 2 bedroom apartments. Rents are anticipated to be \$615 for one bedroom and \$800 for two bedrooms. At least 2 units would be handicapped accessible and all units would be visitable and adaptable. There would be a community room for residents, property management office and laundry room.

The proposed new building would be three stories with common spaces on the ground floor and residential uses on the second and third floors. There would be 20 parking spaces on-site which would be at-grade with 16 enclosed spaces plus 4 additional parking spaces on the adjoining site for a total of 24 parking spaces. Exterior construction would be primarily brick and concrete and the building would be energy efficient to meet Enterprise Green Communities Certification requirements.

The development would be reserved for low income households earning less than 60% of area median income with some units set-aside for veterans, extremely low income households, and persons with disabilities. Construction financing would come primarily from the Low Income Housing Tax Credit program. HODC would own and manage the property upon completion. Units would be required to stay affordable for a minimum of thirty years.



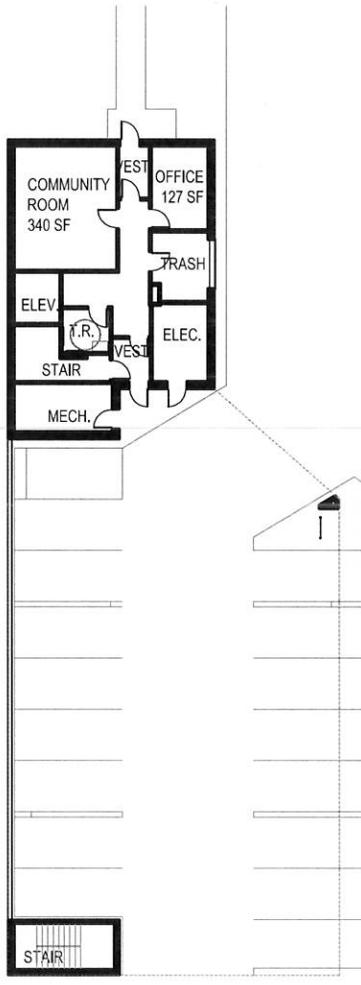


SITE AREA:	14,652 SF
FIRST FLOOR	COMMON & SERVICE SPACE
SECOND FLOOR	5 - 1 BR UNITS 3 - 2 BR UNITS
THIRD FLOOR	5 - 1 BR UNITS 3 - 2 BR UNITS
TOTAL	16 UNITS
FLOOR AREA:	
1ST FLOOR	1,760 GSF
2ND FLOOR	6,662 GSF
3RD FLOOR	6,662 GSF
TOTAL	15,084 GSF

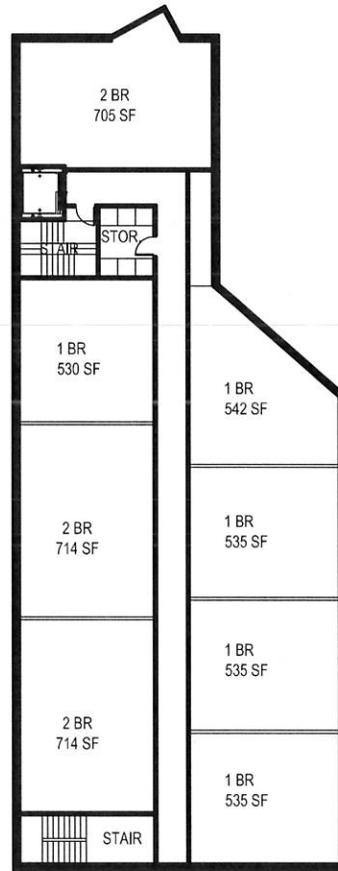


FIRST & TYPICAL FLOOR PLANS



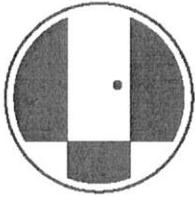


NORTH
GROUND FLOOR PLAN



NORTH
TYPICAL FLOOR PLAN





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**1925 Wilmette Avenue
Proposed Modifications**

Proposal: 16 residential rental units

We are requesting exceptions to allow the following relief for the proposed special use under a planned unit development.

1. An allowance for 3 stories instead of 2 1/2. The proposed building height is still within the height allowances. This will allow accessible ground floor entrances and common space at-grade with two floors of residential above.
2. Increased floor area ratio of 1.03 which will allow larger bedroom units. The lot is 14,652 square feet and the proposed building is 15,084 square feet so the FAR would be 1:1.03 for residential uses or 1:1.36 if the enclosed parking area needs to be included.
3. Parking spaces to be at-grade instead of below grade with 80% enclosed within the building.
4. A portion of the parking spaces to be off-site which will meet the requirement of 24 spaces or 1.5 per unit. There will be 20 parking spaces on-site which equals 1.25 parking spaces per unit on-site plus an easement agreement for 4 additional parking spaces on the adjoining property.
5. A parking lot turnaround area within the 10 foot landscaped buffer yard at the southern end of the site adjoining the paved parking lot for the R3 zoned property to the south. Permeable pavers will allow a return space for cars to turn around into at the end of the lot.

The proposed development will offer the following community benefits:

1. Innovative storm water management: a bio-swale extending along the west yard of the site.
2. Additional public infrastructure improvement: reduction in curb cuts and an overall reduction in current impervious surfaces.
3. Affordable housing set-aside: 16 units affordable for families earning less than 60% of the area median income.
4. Provision of accessible dwelling units with accessible features beyond ADA: all 16 units will include over 50 Universal Design features with two accessible units and four adaptable units.
5. Sustainable design: the building is designed to exceed the requirements of the International Energy Conservation Code with enhanced thermal design and high-efficiency fixtures and systems to achieve Energy Star certification and Enterprise Green Communities certification.





HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

Experience

Housing Opportunity Development Corporation (HODC) is a community-based nonprofit developer of affordable housing founded in 1983. HODC's mission is to develop, manage and preserve housing that is affordable to low- and moderate-income households primarily in Chicago's northern suburbs. We serve families, seniors, persons with disabilities, individuals and local workers in north suburban Cook County and Lake and McHenry Counties. HODC is a Community Housing Development Organization (CHDO) as well as a HUD-certified housing counseling agency. Our Board of Directors includes local citizens, real estate professionals, tenants, and community leaders.

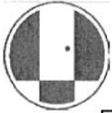
To date, HODC has completed 21 affordable housing projects with over 300 units and manages 255 affordable apartments throughout the suburbs. HODC works to achieve our mission through four primary programs: Housing Development, Property Management, Homebuyer Counseling and Community Education.

Housing Development

As a professional affordable housing developer, HODC's ongoing goal is to purchase, develop, and rehabilitate or construct both rental and owner-occupied affordable housing. So far HODC has developed 21 affordable properties with 306 units. We specialize multi-layered financing structures using a variety of public and private financing including low income housing tax credits. HODC develops property on our own and through partnerships with other nonprofit and for-profit organizations. We have properties located throughout Chicagoland of all sizes from single-family homes to small apartment buildings to large multifamily properties. Apartment sizes range from studios to four-bedroom units. Completed developments have targeted families, seniors and supportive housing for those who are homeless or disabled.

Family Housing: Units are only restricted by income. Includes larger bedroom sizes.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
4831 Conrad Apts, Skokie	12	Completed 1987	Acquisition, Rehab	Develop, Own, Manage
Martha Drake Apts, Skokie	11	Completed 1994	Acquisition, Rehab	Develop, Own, Manage
743 Brummel Apts, Evanston	13	Completed 1998	Acquisition, Rehab	Develop, Own, Manage
131 Callan Apts, Evanston	4	Completed 2000, Redeveloped 2012	Acquisition, Rehab	Develop, Own, Manage
Evanston Duplexes, Evanston	7	Acquired 2004, Redeveloped 2010	Acquisition, Rehab	Develop, Own, Manage
Hyacinth Place, Highland Park	14	Completed 2009	New Construction	Develop, Manage
Conrad Apts, Skokie	23	Completed 2010	Rehab	Develop, Own, Manage



Deerfield Affordable Housing, Deerfield	2	Completed 2013	Acquisition, Rehab	Develop, Manage
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Senior Housing: Reserved for persons 62 and older. Often include a Service Coordinator to enhance residents' lives.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
Sunset Woods, Highland Park	60	Completed 2002	New Construction	Develop, Manage
Morton Grove Senior Housing, Morton Grove	56	Completed 2004	Acquisition, Rehab	Develop, Own, Managed
One Deerfield Place, Deerfield	98	Occupied	Management only	Manage

Supportive Housing: HODC provides the housing and partners with agencies to provide wrap-around services to help residents maintain independence. Several projects were done for other nonprofits or donated to nonprofit agencies.

DEVELOPMENT	UNITS	STATUS	TYPE	ROLE
Claridge Apts, Evanston	48	Completed 2002	Acquisition, Rehab	Develop, Own, Manage
New Foundation House, Skokie	2	Completed 2003	Acquisition, Rehab	Develop
WINGS House, Skokie	4	Completed 2003	Acquisition, Rehab	Develop
Permanent Housing for Homeless Households, Northbrook, Northfield	2	Completed 2006	Acquisition, Rehab	Develop, Own, Manage
Cook County NSP, Streamwood, Hanover Park	2	Completed 2011	Acquisition, Rehab	Develop
McHenry County NSP, Woodstock	6	Completed 2012	New construction	Develop
McHenry County NSP, Woodstock, Fox River Grove	5	Completed 2012	Rehab	Develop
North Suburban Supportive Housing, Skokie	18	Completed 2015	Acquisition, Rehab	Develop, Own, Manage
Prospect Townhomes, Niles	12	Completed 2016	Acquisition	Develop, Own, Manage
Axley Place, Glenview	13	Under construction 2016	New construction	Develop, Own, Manage



Property Management

HODC currently manages 255 units throughout the suburbs including properties in Deerfield, Evanston, Highland Park, Niles, Northbrook, Northfield, Skokie and, soon, Glenview as well as previously in Morton Grove. HODC's property management department provides flexible and efficient property management services for our low income tenants. We manage rental units that HODC owns, units that we developed but have no ownership as well as third-party properties. Developments range in size from 1 house to almost 100 units. HODC accepts rental assistance vouchers (Section 8) and has many units are handicapped accessible. Tenants served include families, seniors, persons with disabilities, individuals, homeless households and local workers.

Housing Counseling

As a HUD-certified housing counseling agency, HODC provides homebuyer counseling to people interesting in purchasing their first home. HODC has counseled over 3000 households and helped over 50 families purchase homes. Homebuyer group workshops cover all aspects of ownership while one-on-one meetings help potential buyers create a plan for purchasing their own home. We partner with local real estate professionals and loan officers to provide consultations for first-time buyers. HODC works with local employers on employer-assisted housing programs that help workers live near their jobs and help employers retain workers. HODC also administers foreclosure assistance programs through the state of Illinois to help owners from losing their homes.

Outreach

HODC staff actively participate in local, regional and statewide coalitions and campaigns that promote expansion of affordable housing options. Partners have included the Alliance to End Homelessness in Suburban Cook County, Metropolitan Planning Commission, Housing Action Illinois, Chicago Rehab Network and Illinois Housing Council. HODC's outreach and education program advocates for affordable housing in the region and provides technical assistance and advice on affordable housing issues to local communities such as the Evanston Inclusionary Zoning Task Force, Glencoe Senior Housing Task Force, Morton Grove Senior Housing Task Force, ULI Technical Assistance Panel for Highwood, and Highland Park Housing Commission. HODC also seeks to build stronger communities through collaborations with municipalities and local employers and by strengthening relationships with neighbors and tenants.

Awards, Honors, Certifications

Housing Opportunity Development Corporation

- Community Housing Development Organization (CHDO)
- HUD-certified Housing Counseling Agency
- Chicago Association of Realtors, (2002) Good Neighbor Award
- Manning Silverman & Co., (2004) Community Service Award

Claridge Apartments, Evanston, IL

- Housing Action Illinois, (2002) Golden Trowel Award



Hyacinth Place Townhomes, Highland Park, IL

- Lake County Stormwater Management Commission, (2008) Development of the Year Award
- Urban Land Institute Terwiller Center for Workforce Housing, (2010) Jack Kemp Workforce Housing Models of Excellence Award
- Chicago Association of Realtors, (2010) Good Neighbor Award

HODC's mission is predicated on creating diverse communities: that making additional, affordable housing available, even in small increments, is significant and a step closer to an inclusive community. We take a holistic approach to development that includes building welcoming communities and creating opportunities for collaboration with municipalities, employers, tenants and neighbors.

Richard Koenig, PhD, Executive Director, 2001 Waukegan Rd, PO Box 480, Techny, IL 60082
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