



# Cleland Place

1929 Wilmette Avenue, Wilmette

Preliminary Plan Application



HOUSING OPPORTUNITY  
DEVELOPMENT CORPORATION

October 19, 2016



**HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION**

P.O. Box #480 ♦ 2001 Waukegan Road ♦ Techy, Illinois 60082  
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

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October 19, 2016

Village of Wilmette  
1200 Wilmette Avenue  
Wilmette, IL 60091  
Attn: John Adler

Re: 1925 Wilmette Avenue  
PUD Application Preliminary Plan

Dear John, Commissioners and Trustees:

Please find attached our revised Preliminary Plan application for a Planned Unit Development to develop the site at 1925 Wilmette Avenue. We are now proposing to build 16 units of affordable rental housing as the first affordable rental development for families in Wilmette. Based on the community input we received over the past year, we have made several important changes to our previous proposal including reducing the number of units by 20%, adding 2 bedroom units while eliminating studio apartments, and improving parking/traffic flow. With larger units we will be able to accommodate more families but maintain our commitment to veterans and people with disabilities.

To facilitate the creation of this revised proposal we held a series of three community meetings last December and January where we received input from a wide variety of community members. The primary constructive recommendations were to serve more families, create a smaller project, request fewer allowances, improve parking and traffic, and address perceived community safety issues. Since those meetings we have comprehensively addressed the community input, worked with our architect to revise the building design, explored development alternatives including mixed-use options, and reviewed our internal property management procedures. These changes were announced at two community meetings in September. In the meantime, since the building was vacant we have allowed the Actors Training Center of the Wilmette Theater to use the space.

This revised proposal addresses community input received as follows:

- Serve families: now all 1 & 2 bedroom units targeting families (rents \$615/1br, \$800/2br);
- Smaller project: reduced unit count 20% from 20 to 16 units (6 two bedroom, 10 one bedroom);
- Fewer allowances: revised building layout reduces PUD trade-off requests;
- Improve parking/traffic: now 24 parking spaces which meets 1.5 per unit, parking is enclosed under the building, an easement with Wil-Ridge Plaza allows cross-access and parking; and
- Address perceived community safety: HODC will increase staff time on-site by using the site as a satellite office and will hold community welcome meetings with tenants and neighbors.

With these positive changes in response to community input and neighbor involvement, this development will still provide significant benefits to the community through the PUD including:

- Innovative storm water management, including a reduction of impervious surface, through the creation of a bio-swale in the west side yard;
- Additional public infrastructure improvements, including eliminating a curb cut and an overall reduction in current on-site impervious surface;
- Sixteen affordable rental housing units;
- Provision of accessible dwelling units with accessible features beyond what is required by the Americans with Disabilities Act, including over 50 Universal Design features with two handicap accessible units and four adaptable units, as well providing units accessible to visitors; and
- Use of sustainable design and architecture to exceed the requirements of the International Energy Conservation Code with enhanced thermal design and high-efficiency fixtures and systems to achieve Energy Star and Enterprise Green Communities certifications.

Attached are 10 complete copies of the Preliminary Plan application with requested backup documentation. Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Koenig', written in a cursive style.

Richard Koenig, PhD  
Executive Director



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Cleland Place  
Preliminary Plan  
Application for a Planned Unit Development  
October 18, 2016

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**PLAN COMMISSION  
VILLAGE OF WILMETTE  
Application For A Public Hearing**

**1. PETITIONER AND OWNER INFORMATION**

Petitioner's Name: Housing Opportunity Development Corporation

Property Address: 1925 Wilmette Avenue

Mailing Address (if different from above): 2001 Waukegan Rd, PO Box 480, Techny 60082

Daytime Phone: 847-564-2900 Eve Phone: \_\_\_\_\_

Email: rkoenig@hodc.org

\_\_\_\_\_  
Petitioner's Signature Date

Are you the legal owner of the property? YES  NO

If not, state the owner's name, address and phone number and submit his/her signature here or in a letter of authorization.

Owner's Name: HODC Wilmette LLC

Owner's Address: 2001 Waukegan Rd, PO Box 480, Techny 60082

Daytime Phone: 847-564-2900 Eve Phone: \_\_\_\_\_

Email: rkoenig@hodc.org

 10/18/2016  
Owner's Signature Date

Letter of Authorization Attached

**2. PROPERTY DESCRIPTION**

General location of petitioned property (cross streets and nearby landmarks):

\_\_\_\_\_  
Wilmette Avenue and Ridge Rd

Legal Description of the property (as shown on the Plat of Survey):

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See attached

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Present Use: former American Legion

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**3. DESCRIPTION OF REQUEST**

Application for:                      Subdivision                       Consolidation                       Vacation

Briefly describe the request: Planned Unit Development to construct a 16 unit apartment building

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Please attach a separate letter addressed to the Plan Commission stating how this request conforms to the standards of review as set forth in the Village of Wilmette Zoning Ordinance and Village of Wilmette Subdivision Code.

**4. CHECKLIST OF COMPLETE SUBMITTALS**

Please check off those attachments being submitted with this application. *Please note: applications are scheduled in order of filing date, with complete applications being scheduled first.*

Required Submittals

- Filing Fee
- Evidence of Ownership
- Preliminary Plat
- Plat of Survey of Existing Property/Properties
- Letter to the Plan Commission

<p><b>All correspondence should be addressed to the Community Development Department, Village of Wilmette, 1200 Wilmette Avenue, Wilmette, IL 60091.</b></p>
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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Legal Description

LOT 17 AND (EXCEPT THE EAST 286.68 FEET THEREOF) THE NORTH 212.0 FEET  
(MEASURED ON THE EAST LINE) OF LOT 16 IN COUNTY CLERK'S DIVISION OF THE  
WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Premises Address: 1925 Wilmette Avenue, Wilmette, IL 60091.

P.I.N.: 05-33-301-010-0000





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Re: 1925 Wilmette Avenue  
Preliminary Planned Unit Development Application  
Responses to Standards of Review

The Applicant provides the following responses to the standards of review for preliminary planned unit development approval in demonstration that the plan of development for the proposed 16-unit, affordable, multi-family rental housing building will serve the public interest.

***Is the site or zoning lot upon which the planned unit development is to be located adaptable to the unified development proposed?***

The subject site is adaptable to Applicant's proposed planned unit development. The subject site is currently zoned in the Village's NR Neighborhood Retail Business District, which the Village's Zoning Ordinance expressly states is, in part, "designed to accommodate limited multi-family housing opportunities in a small-scale, mixed-use neighborhood environment." Applicant's project directly advances that purpose through the provision of 16 multi-family dwelling units in the established mixed-use neighborhood in which the subject property is located. The neighborhood currently consists of retail, multi-family residential and detached single-family residential uses. In addition, the project has been carefully designed in compliance with the NR district's requirement that all dwelling units be constructed above the ground floor. The subject property and adjacent uses are highly adaptable to the project in that vehicular ingress and egress to and from the project will be limited to the east side of the subject property, which will constrain on-site vehicular traffic movements to the portion of the subject property that is contiguous to, and compatible with, the adjacent surface parking lot immediately east of the subject property. The project site plan's thoughtful placement of on-site vehicular traffic movements at that location will enable the subject building to act as a buffer between (a) the existing single-family uses to the west of the subject property and (b) vehicular traffic movements that occur on the subject property and the retail parcel to the east thereof. Similarly, the project's multi-family use will serve as a quintessential land use transition between the existing retail use to the east of the subject property and the single-family residential uses to the west of the subject property. Of equal importance, the project's multi-family use will be consistent with the multi-family uses that exist both north and south of the subject property.

***Will the proposed planned unit development be detrimental to or endanger the public health, safety and welfare of any portion of the community?***

The proposed planned unit development will in no way be detrimental to or endanger the public health, safety and welfare of the community. To the contrary, the proposed planned unit development will advance the very purpose of the Village's Affordable Housing Plan and the



**EQUAL HOUSING  
OPPORTUNITY**

Village's long-standing policy "to provide affordable housing options so persons with moderate incomes can enjoy the benefits of living in [the Village], and so [the Village's] residents can enjoy the benefits of a community with economic diversity." The multi-family housing that the proposed planned unit development will provide is precisely that identified as necessary by the Village's Affordable Housing Plan to achieve that plan's goal. Specifically, Section 1.4 of the plan states that "the only conceivable way of achieving the Plan's goal is to create new affordable units in multi-family buildings." The proposed planned unit development will consist of 16 professionally managed, multi-family affordable dwelling units. Moreover, the subject building will be constructed in accordance with all applicable building, fire and life safety regulations so as to avoid any danger to the public health, safety and welfare. The subject building will also provide various green features that will benefit the community.

***Will the proposed planned unit development be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted?***

The proposed planned unit development will not be injurious to the use and enjoyment of other property in the vicinity of the subject property. That is true because the proposed use is permitted by right in the NR zoning district in which the subject property is located, and because, with the exception of four out of 24 parking spaces for the proposed planned unit development, all components of the planned unit development will be contained within the subject property. Those four exceptional parking spaces are proposed to be provided by way of an easement to allow partial use of the existing parking lot on the retail parcel immediately east of the subject property given that the peak parking demand for the retail use is during the day while the peak parking demand for the proposed planned unit development is during the evening. This type of shared parking arrangement is expressly authorized by Section 14.10.B of the Village's Zoning Ordinance.

***Will the proposed planned unit development diminish or impair property values within the neighborhood?***

The proposed planned unit development will not diminish or impair property values within the neighborhood because the proposed use is permitted by right in the NR zoning district in which the subject property is located. As a result, the Village has already determined that the proposed use for which the planned unit development will be established is compatible with other permitted and special uses in the neighborhood. Additionally, the proposed planned unit development will result in a substantial new investment in the neighborhood, which will have the effect of enhancing property values. Finally, many academic studies have shown that the affordable housing use for which the planned unit development is proposed will not negatively impact surrounding property values.

***Will the proposed planned unit development impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district?***

The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property in the NR zoning district because the proposed use for which the planned unit development will be established is permitted by right in that district. In addition, all components of the proposed planned unit development will be contained within the subject property, with the exception of four out of the required 24 parking spaces. Those four exceptional parking spaces are proposed to be provided by way of an agreement to allow partial use of the existing parking lot on the retail parcel immediately east of the subject property given that the peak parking demand for that retail use is during the day and the peak parking demand for the proposed planned unit development is during the evening. This type of shared parking arrangement is expressly authorized by Section 14.10.B of the Village's Zoning Ordinance.

***Is there provision for adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities?***

Adequate utilities, drainage, off-street parking and loading, pedestrian access and all other necessary facilities for Applicant's project will be provided. The project will utilize existing utilities and improve utility connections as necessary to properly serve the project. In addition, the project will result in a reduction of stormwater runoff from the subject property because the project will contain less impervious surface than the existing improvements on the subject property, and the project will utilize a bio-swale as an innovative stormwater management technique to further reduce such runoff. The project will also provide 24 off-street parking spaces and sufficient pedestrian access in accordance with the requirements of the Village's Zoning Ordinance. Loading spaces are neither proposed by the Applicant nor required by the Village's Zoning Ordinance. However, the project will include an elevator to easily accommodate resident move-in and move-out activity.

***Is there provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets?***

The project includes adequate provision for vehicular ingress and egress designed to minimize traffic congestion upon public streets. This is accomplished both by placement of parking spaces on the rear of the subject property, away from Wilmette Avenue, and through the use of a curb cut at the northeast corner of the subject property to facilitate cross access between the subject property and the retail property to the east without need to enter upon Wilmette Avenue. In addition, one existing curb cut at the subject property will be eliminated. These design elements will reduce opportunity for traffic conflicts on Wilmette Avenue and best prevent the potential for stacking of vehicles entering the subject property from conflicting with vehicles maneuvering into or out of parking spaces on the subject property. The traffic study that Applicant submitted with its petition for planned unit development approval finds that the project's design will adequately accommodate traffic circulation.

***Are the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities, compatible with the surrounding neighborhood and adjacent land uses?***

The project's location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities are compatible with the surrounding neighborhood and adjacent land uses. The project is designed to harmoniously fit into the surrounding neighborhood by being architecturally compatible with the character of the existing residential uses near the subject property. In addition, the subject building is designed with setbacks that accommodate sight lines from Wilmette Avenue, as well as the buildings to the east and west of the subject property. The parking area is primarily enclosed and covered by the building. Walkways will allow sufficient pedestrian ingress and egress from the public sidewalk. The project's lighting plan was carefully designed to respect surrounding uses while providing adequate lighting on the subject property in a manner that will not negatively impact neighboring residents. The building will be constructed of high-quality materials, including brick and maintenance-free cement siding.

***Is any part of the proposed planned unit development which is not to be used for structures, parking and loading areas, or access ways, suitably landscaped?***

The portions of the proposed planned unit development that will not be used for a structure, parking area or access way are suitably landscaped. The project's landscape plan includes a water recovery swale within a generously planted, ten-foot wide landscape buffer on the west side of the subject property, landscaping around the parking area, and grass and plantings in the front yard.

***Is the planned unit development in the specific location proposed consistent with the spirit and intent of this Ordinance and the adopted Comprehensive Plan?***

The proposed planned unit development is consistent with the spirit and intent of the Village's Zoning Ordinance because the proposed use is permitted by right in the NR zoning district in which the subject property is located. The proposed planned unit development is also consistent with the spirit and intent of the Village's Comprehensive Plan, which identifies housing issues, housing goals, and housing policies that this proposed planned unit development will achieve by creating new affordable rental housing. The Comprehensive Plan highlights two continuing housing issues: (1) the availability of decent, safe and reasonably affordable housing for elderly and low and moderate income households and (2) whether an appropriate range of housing options is available to the Village's citizens. The proposed planned unit development will work towards achieving the first goal by creating 16 new rental units, including a mix of ten one-bedroom units and six two-bedroom units with rents ranging from \$615-\$800, which is affordable for low and moderate income households. For issue two, the project will complement the Village's existing four affordable senior housing developments by providing the Village its first affordable alternative for families.

The proposed planned unit development will meet two of the Comprehensive Plan's three stated housing goals. First, the proposed planned unit development will meet "Goal Two: continue to provide housing options in appropriately zoned locations that complement the traditional single-

family character of Wilmette” by creating low-cost rental units in a small 16-unit multi-family building on the edge of a single-family district next to a retail use. The proposed planned unit development will also meet “Goal Three: Foster a climate of equal housing opportunities” by offering affordable rental units for families and create equal housing opportunities by being the only development in the Village with family units.

The Comprehensive Plan also identifies nine policies for housing issues. The proposed planned unit development will help impact two policies: #1 and #3. First, the establishment of 16 dwelling units in accordance with the subject property’s existing NR zoning classification will serve as an effective land use transition between the existing neighborhood retail use to the east of the subject property and concentrated detached single-family residential use to the west of the subject property. This will address policy #1’s objective to “maintain residential densities at approximately the levels permitted by the Zoning Ordinance.” In addition, by creating multi-family residential housing in an appropriate area in the Village, the proposed planned unit development will address policy #3’s objective to “continue to provide opportunities for the development of non-single-family detached housing options in accordance with the uses and densities permitted under the current Zoning Ordinance” while adhering to the uses and densities in the NR zoning district.

In addition to meeting the goals of the Comprehensive Plan, the proposed planned unit development will also help address both the Village’s Affordable Housing Plan and increase the Village’s percentage of affordable units as is mandated by the Illinois Affordable Housing Planning and Appeal Act (AHPAA).

The Village’s Affordable Housing Plan describes the Village’s “longstanding policy...to provide affordable housing options so persons with moderate incomes can enjoy the benefits of living in our community, and so our residents can enjoy the benefits of a community with economic diversity.” The project will meet the goals of the Village’s Affordable Housing Plan by providing 16 rental units that are affordable to households earning less than 60% of the area median income.

The project will also increase the number and percentage of affordable units within the Village. According to data from the AHPAA, the Village is currently below the AHPAA threshold of 10% affordable units with only 4.1% of its housing stock qualifying as affordable.

This project will also provide several community benefits by offering the following amenities:

- Innovative stormwater management, including a reduction of impervious surface, through the creation of a bio-swale in the west side yard;
- Additional public infrastructure improvements, including eliminating a curb cut and an overall reduction in current on-site impervious surface;
- 16 affordable housing units;
- Provision of accessible dwelling units with accessible features beyond what is required by the Americans with Disabilities Act, including over 50 Universal Design features with

two handicap accessible units and four adaptable units, as well providing units accessible to visitors of the unit residents; and

- Use of sustainable design and architecture 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.

***Does any part of the proposed planned unit development substantially adversely affect a known archaeological, historical, or cultural resource?***

The subject property does not contain any known archaeological, historical or cultural resources. The subject property is currently improved with a contributing structure of the Gross Point historic district, which will be removed as part of the proposed planned unit development project. However, the subject property's existing building has been significantly altered and is in need of substantial work at a cost beyond any historic value of the structure, as previously determined by historic professionals. The Wilmette Historical Society has worked with the owner to retrieve historical information or documents from the building. To preserve its history, the original cornerstone will be incorporated into the new building design.

***Has the applicant successfully completed one or more recent projects of comparable value and complexity to provide the Village with reasonable assurance that the proposed planned unit development can be completed according to schedule and as designed?***

Applicant has successfully completed 20 affordable housing projects of all types and sizes in various northern suburbs including Glenview, Skokie, Evanston, Highland Park, Morton Grove and others. All such developments were completed according to schedule and as designed.

***Will the proposed planned unit development meet the standards of appearance review?***

The proposed planned unit development, which is being designed by Wilmette resident John Clark of Cordogan Clark & Associates, will meet the standards of appearance review by giving all sides of the proposed building design consideration; utilizing exterior materials on the sides and rear of the proposed building that are comparable in character and quality to the exterior materials used on the facade of the building; utilizing materials of a durable quality that screen mechanical equipment from surrounding streets and properties; utilizing appropriate building scale and placement on the subject property in proportion to the subject property and its lot lines, and in consideration of existing grade conditions; avoiding excessive similarity or dissimilarity in relation to the design of surrounding structures; giving appropriate consideration to the relationship between the street and the pedestrian environment; proper location and screening of parking, storage, and refuse areas to avoid negatively affecting neighboring properties; implementing aesthetically pleasing landscape design that maintains existing mature vegetation to the maximum extent possible and screens parking, storage, refuse, and utility areas from the street and adjacent residential properties; utilization of plant materials that are suitable to the Village's climate and to their location on the subject property; and design of parking areas in the manner necessary to achieve efficient traffic flow and minimize dangerous traffic movements.



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Certification of ownership

Housing Opportunity Development Corporation is the managing member of HODC Wilmette LLC which wholly owns the property located at 1925 Wilmette Avenue, Wilmette. The property was purchased June 25, 2015. The Deed is attached.



**MAIL TAX BILLS TO:**

HODC Wilmette, LLC,  
2001 Waukegan Rd. POB Box 480  
Techny, Illinois 60082



Doc#: 1528626014 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/13/2015 10:18 AM Pg: 1 of 4

**MAIL THIS DOCUMENT TO:**

WARREN P. WENZLOFF  
626 W. JACKSON BLVD., STE. 400  
CHICAGO, IL 60661

1528626014  
10/2

**SPECIAL WARRANTY DEED**

The Grantors:

Huerter-Wilmette Post No. 46 of American Legion, an Illinois Not-for-Profit Corporation, 1925 Wilmette Avenue, Wilmette IL 60091 for and in consideration of the Sum of TEN Dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby specially warrant, grant and convey to the Grantees:

HODC Wilmette, LLC, an Illinois Limited Liability Company  
2001 Waukegan Rd. POB Box 480  
Techny, Illinois 60082

the following real estate in the Village of Wilmette, County of Cook, State of Illinois, to wit:

LOT 17 AND (EXCEPT THE EAST 286.68 FEET THEREOF) THE NORTH 212.0 FEET (MEASURED ON THE EAST LINE) OF LOT 16 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address: 1925 Wilmette Avenue, Wilmette IL 60091**  
**Permanent Real Estate Tax No. 05-33-301-010-0000**

Subject to: General Taxes for 2014 and subsequent years, building lines and building restrictions of record, zoning, building laws and ordinances; private, public and utility easements; public roads and highways, covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantee; **TO HAVE AND HOLD SAID PREMISES FOREVER.** This is not a homestead property

In Witness thereof, Grantor Corporation has caused its name to be signed to these presents by its President and attesting Secretary, this 25th Day of June, 2015.

Michael Jonscher, Commander  
(President)

Patrick Milks, Post Adjutant  
(Secretary)

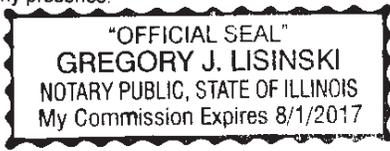
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State of Illinois  
County of Cook

I Gregory J. Lisinski being a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that the persons who appeared before me, are the same persons known to me and that they have executed this instrument as their free and voluntary act, and that they executed the same in my presence.

Given this 25th Day of June, 2015

Notary Public



Instrument Prepared by: Gregory J. Lisinski 2100 Greenleaf Street, Evanston, IL 60202

333-CT



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Applicant Information

**Developer**

Name: Housing Opportunity Development Corporation  
Address: 2001 Waukegan Rd, PO Box 480, Techny IL 60082  
Contact information: Richard Koenig, Executive Director  
Phone: 847-564-2900  
Years of experience: 30  
Other similar projects: see attached Previous Participation forms

**Architect**

Name: Cordogan Clark & Associates  
Address: 716 North Wells Street, Chicago IL 60654  
Contact information: John Clark, Therese Thompson  
Phone: 312-943-7300  
Years of experience: 64  
Other similar projects: see attached Previous Participation forms

**Attorney**

Name: Meltzer, Purtill & Stelle LLC  
Address: 1515 E. Woodfield Road, Second Floor, Schaumburg, IL 60173  
Contact: Harold W. Francke  
Phone: 847-330-6068  
Years of experience: 40

**Engineer**

Name: Haeger Engineering  
Address: 1304 N. Plum Grove Road, Schaumburg, IL 60173  
Contact: Mike Anderson, PE, LEED AP BD+C  
Phone: 847.394.6600  
Years of experience: 45



**Market Study**

Name: Valerie S. Kretchmer Associates, Inc.

Address: 807 Davis Street, Suite 2004, Evanston IL 60201

Contact: Valerie Kretchmer

Phone: 847-864-8895

Years of experience: 31

**Parking Study**

Name: Kenig, Lindgren, O'Hare, Aboona, Inc. (KLOA)

Address: 9575 West Higgins Road, Suite 400, Rosemont, Illinois 60018

Contact: Luay R. Aboona, PE

Phone: 847-518-9990

Years of experience: 21



**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.

<b>DEVELOPMENT</b>	<b>UNITS</b>	<b>STATUS</b>	<b>TYPE</b>	<b>ROLE</b>
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

**Senior Housing:** Reserved for persons 62 and older. Often include a Service Coordinator to enhance residents' lives.

<b>DEVELOPMENT</b>	<b>UNITS</b>	<b>STATUS</b>	<b>TYPE</b>	<b>ROLE</b>
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.

<b>DEVELOPMENT</b>	<b>UNITS</b>	<b>STATUS</b>	<b>TYPE</b>	<b>ROLE</b>
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	18	Completed 2015	Acquisition,	Develop, Own, Manage



Supportive Housing, Skokie			Rehab	
Prospect Townhomes, Niles	12	Completed 2016	Acquisition	Develop, Own, Manage
Axley Place, Glenview	13	Completed 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  
847-564-2900, fax 847-564-2992, e-mail [rkoenig@hodc.org](mailto:rkoenig@hodc.org), [www.hodc.org](http://www.hodc.org)





**Architect Experience Certification**

**Architect:** Cordogan Clark & Associates, Inc.  
**State:** IL - Illinois

Architect Experience			
	Under Construction	Complete	Total
Projects:	1	27	28
Units:	52	5364	5416

*Indicate the architectural experience of Cordogan Clark & Associates, Inc. in IL - Illinois in the cells below.*

Incomplete	State	Project Name	Primary Project Address	Project Municipality(ies)	Total Project Units	Project Status	Construction Complete Date
					<b>5416</b>		
	IL						
	IL	Greenleaf Manor	3345 Sanders Rd.	Glenview, IL	20	Complete	12/1/2013
	IL	Brookridge Heights Apts.	1805 & 1806 Pier Way	Bloomington, IL	52	Under Construction	12/1/2013
	IL	Myers Place	1601 S. Busse Rd	Mt. Prospect, IL	39	Complete	6/1/2013
	IL	Westhaven Park	140 North Wood Street	Chicago, IL	113	Complete	5/25/2006
	IL	Conrad Apartments	4831 & 4845 W. Conrad St.	Skokie, IL	23	Complete	7/12/2011
	IL	The Grove	2845 Easton Street	Downers Grove, IL	294	Complete	9/14/2008
	IL	Sunset Woods	891 Central Avenue	Highland Park, IL	60	Complete	5/24/2002
	IL	Melrose Commons	E. New York St. & Station Blvd.	Melrose Park, IL	95	Complete	7/15/2003
	IL	Heritage Place	300 E. Church St.	Libertyville, IL	57	Complete	10/1/2004
	IL	One Itasca Place	1 Itasca Place	Itasca, IL	140	Complete	3/15/2006
	IL	Carillon Club	4003 Idlewild Lane	Naperville, IL	29	Complete	8/15/2006
	IL	Glenshore Gardens	2350 Chestnut Ave	Glenview, IL	31	Complete	2/15/2005
	IL	Woodlake	101 Woodlake Blvd	Gurnee, IL	144	Complete	9/15/1997
	IL	Brittany Springs	2504 Bordeaux Lane	Naperville, IL	365	Complete	6/15/1996
	IL	Thornberry Woods	7501 Gladstone Dr	Naperville, IL	280	Complete	4/15/2001
	IL	Jade Gardens	336 W. Cermak Rd	Chicago, IL	72	Complete	6/15/1996
	IL	Southwest Crossing	803 Corday Dr	Naperville, IL	440	Complete	8/15/1999
	IL	Orchard Village	1240 W. Indian Trail Rd	Aurora, IL	272	Complete	7/15/2000
	IL	Brickyard Apartments	20 Brickyard Drive	Bloomington, IL	275	Complete	12/1/2002
	IL	Pine Ridge Apartments	401 Pineridge Drive	Oswego, IL	400	Complete	10/1/2007
	IL	Glengarry Club Apartments	231 Butterfield Drive	Bloomington, IL	300	Complete	9/1/1989
	IL	Butterfield Oaks	2288 Oakmeadow Drive	Aurora, IL	400	Complete	11/1/2003
	IL	Northern Illinois University Gilbert Hall Stud	Northern Illinois University	DeKalb, IL	291	Complete	8/1/2013
	IL	Aurora University Residence Hall	347 S. Gladstone Avenue	Aurora, IL	116	Complete	11/24/2013
	IL	Filmstrip Lofts Condominiums	1340 West Diversey	Chicago, IL	14	Complete	10/1995
	IL	Aurora YMCA Senior Living Center	460 Garfield Avenue	Aurora, IL	40	Complete	4/1/1996
	IL	Farmington Lakes Oswego	2000 Farmington Lakes Drive	Oswego, IL	304	Complete	9/1/2001
	IL	Brookridge Heights Apts.	3102 East Hamilton	Bloomington, IL	750	Complete	7/2013
	IL						



**HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION**

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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Future Selling or Leasing

HODC has no intentions to sell or lease any portion of the site but will own the property through HODC Wilmette LLC. The proposed development is a residential rental building and all apartments will be leased to qualified residents. As part of the financing, HODC will be required to maintain the units as affordable housing for at least 30 years.





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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Comprehensive Plan Analysis

The Village of Wilmette's Comprehensive Plan identifies housing issues, housing goals, and housing policies. The proposed planned unit development will achieve several of those standards by creating new affordable rental housing.

The Village's Comprehensive Plan highlights two continuing housing issues: (1) the availability of decent, safe and reasonably affordable housing for elderly and low and moderate income households and (2) whether an appropriate range of housing options is available to the Village's senior citizens. The proposed planned unit development will work towards achieving the first goal by creating 16 new rental units, including a mix of ten one-bedroom units and six two-bedroom units with rents ranging from \$615-\$800, which is affordable for low and moderate income households. For issue two, the project will complement the Village's existing four affordable senior housing developments by providing the Village its first affordable alternative for families.

The proposed planned unit development will meet two of the Comprehensive Plan's three stated housing goals. First, the proposed planned unit development will meet "Goal Two: continue to provide housing options in appropriately zoned locations that complement the traditional single-family character of Wilmette" by creating low-cost rental units in a small 16-unit multi-family building on the edge of a single-family district next to a retail use. The proposed planned unit development will also meet "Goal Three: Foster a climate of equal housing opportunities" by offering affordable rental units for families and create equal housing opportunities by being the only affordable development in the Village with family units.

The Comprehensive Plan also identifies nine policies for housing issues. The proposed planned unit development will help impact two policies: #1 and #3. First, the establishment of 16 dwelling units in accordance with the subject property's existing NR zoning classification will serve as an effective land use transition between the existing neighborhood retail use to the east of the subject property and concentrated attached and detached single-family residential use to the west of the subject property. This will address policy #1's objective to "maintain residential densities at approximately the levels permitted by the Zoning Ordinance." In addition, by creating multi-family residential housing in an appropriate area in the Village, the proposed planned unit development will address policy #3's objective to "continue to provide opportunities for the development of non-single-family detached housing options in accordance with the uses and densities permitted under the current Zoning Ordinance" while adhering to the uses and densities in the NR zoning district.



In addition to meeting the goals of the Comprehensive Plan, the proposed planned unit development will also help address both the Village's Affordable Housing Plan and increase the Village's percentage of affordable units as is mandated by the Illinois Affordable Housing Planning and Appeal Act (AHPAA).

The Village's Affordable Housing Plan describes the Village's "longstanding policy...to provide affordable housing options so persons with moderate incomes can enjoy the benefits of living in our community, and so our residents can enjoy the benefits of a community with economic diversity." The project will meet the goals of the Village's Affordable Housing Plan by providing 16 rental units that are affordable to households earning less than 60% of the area median income.

The project will also increase the number and percentage of affordable units within the Village. According to data from the AHPAA, the Village is currently below the AHPAA threshold of 10% affordable units with only 4.1% of its housing stock qualifying as affordable.



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Market Study

Attached is a market feasibility study performed by Valerie Kretchmer & Associates dated October 2016. The study indicates a strong for the demand for this project for Wilmette.

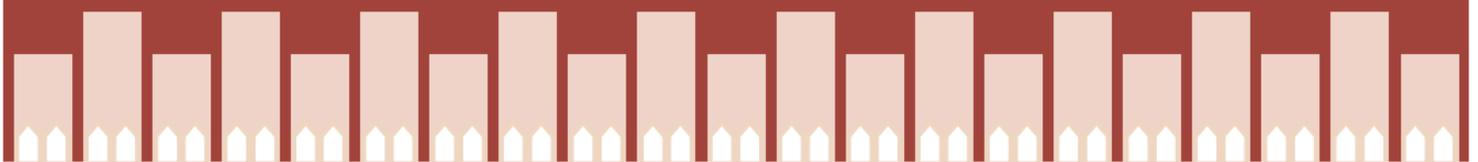


# **Market Study Cleland Place Wilmette, Illinois**

*Prepared for*  
**Housing Opportunity  
Development Corporation**

**October 2016**

*Prepared by*  
**Valerie S. Kretchmer Associates, Inc.  
807 Davis Street, #2004  
Evanston, IL 60201**



---

# Valerie S. Kretchmer Associates, Inc.

*Real Estate and Planning Consulting*

807 Davis Street • #2004  
Evanston, IL 60201-7103  
TEL 847-864-8895  
E-MAIL [vsk@kretchmerassociates.com](mailto:vsk@kretchmerassociates.com)

October 10, 2016

Mr. Richard Koenig  
Housing Opportunity Development Corporation  
2001 Waukegan Road, PO Box 480  
Techny, IL 60082

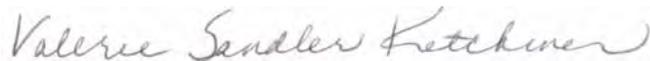
Dear Mr. Koenig:

Valerie S. Kretchmer Associates, Inc. (VSKA) is pleased to present this market study for Cleland Place in Wilmette. Based on our analysis of the project and the competitive properties in Wilmette, VSKA concludes that there is significant demand for this development. There are few rental properties in Wilmette at present and they are all very well occupied. There are only 94 units of affordable housing for seniors in the village. The location will be attractive to the target population, given its proximity to shopping, services, schools and public transportation.

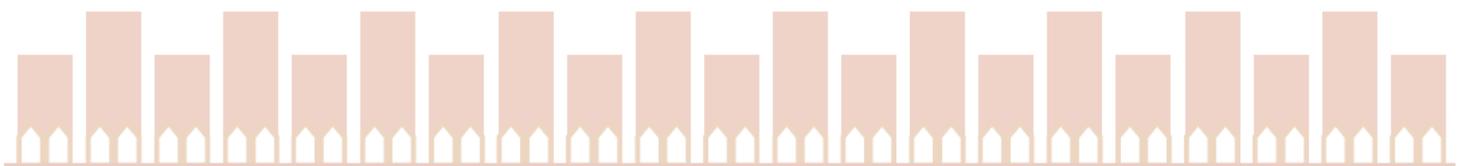
VSKA certifies that no undue pressure or collusion with HODC or its representatives exists in the determination of this study. All information and procedures used to establish the study were from factual data and prepared in a professional manner. I certify that there is no identity of interest between Valerie S. Kretchmer Associates, Inc. staff and any member of the development team.

Thank you for the opportunity to work on this interesting assignment.

Sincerely,



Valerie Sandler Kretchmer  
President



## *Table of Contents*

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## I. PROJECT DESCRIPTION

**A. Developer** Housing Opportunity Development Corporation (HODC)  
2001 Waukegan Road, PO Box 480  
Techny, IL 60082

**Project Description** New construction of 16 units targeted to low-income individuals and families, including veterans and persons with disabilities. There will be no age restrictions. The project will make use of 9% Low-Income Housing Tax Credits among other sources of funding.

**B. Location** 1925 Wilmette Avenue in Wilmette, Illinois.

**C. Site Description** Site contains the American Legion Wilmette Post 46 building that will be demolished. It is 14,652 square feet.

**D. Building** 3-story elevator building. Construction will be primarily brick and concrete and will meet Enterprise Green Communities Certification requirements.

**E. Apartment Details** The unit mix and rents are shown below. At least two units will be fully handicapped accessible and all units will be visitable. The landlord pays for heat and water. Tenants will be responsible for apartment electric. The utility allowance is \$60 for the one bedroom and \$75 for the two bedroom apartments.

Unit Type and Size	# of Units	Unit Size (SF)	Rent
<b>1 Bedroom/1 Bath</b> 60% AMI	10	535	\$615
<b>2 Bedrooms/1 Bath</b> 60% AMI	<u>6</u>	722	\$800
<b>Total</b>	16		

- F. In-Unit Amenities** Full kitchen with stove and refrigerator, ceiling fans and window blinds. The amenities and the unit sizes are reasonable for the targeted population.
- G. Development Amenities and Services** Community room, laundry room, storage lockers and office for management staff.
- H. Parking** 24 spaces including 16 enclosed under the building, 4 uncovered spaces and four off-site. This is sufficient, as not all residents are likely to own a car.
- I. Zoning** Neighborhood retail (which allows residential). The developer is applying for a Planned Unit Development.

## **II. FIELD OBSERVATIONS**

### **A. Access to the Site**

The site is in suburban Wilmette, north of Chicago. It is located on the south side of Wilmette Avenue just west of Ridge Road on the south side of the village. The building will have access from Wilmette Avenue, a primary east-west thoroughfare through Wilmette. It will be within 2 miles of the I-94 Lake Avenue/Skokie Boulevard exit. Location maps are at the end of this section.

### **B. Site Marketability**

Wilmette is a very desirable community within the Chicago metropolitan area. It is known for a high quality of life with excellent public services and amenities. The neighborhood surrounding the site is a mix of multi-family and single-family housing and commercial development. The site will have excellent visibility, as Wilmette Avenue is a major east-west thoroughfare that extends from Lake Michigan on the east through the village. The site is close to shopping and public transportation, two factors that are extremely important to the target population, not all of whom will have their own cars. As such, it should be viewed very positively by prospective tenants.

### **C. Adjacent Land**

To the south and east of the site are a shopping center (Wil-Ridge Plaza) and multi-story apartment building. The shopping center has a driving school, Piero's Pizza, Runner's Edge, nail salon, Language Stars, Body Science and TB Asian Cuisine. South of the shopping center are several multi-family condominium buildings. To the east of the site are a Shell gas station and a portion of Wil-Ridge Plaza. To the west of the site on Pin Oak Drive (a private road) are townhouses and to the west of those are single-family homes. Across Wilmette Avenue to the north are the High Point townhouses and a multi-story condominium building at the northwest corner of Wilmette Avenue and Ridge Road. On the east side of Ridge Road south of Wilmette Avenue is another gas station and a small strip center with a cleaners, nail salon and Domino's Pizza. On the north side of Wilmette Avenue is an antiques mall and kitchen design store.

### **D. Neighborhood Description**

The immediate neighborhood is a mix of multi-family apartments, condominiums, townhouses and single-family homes and commercial uses at the intersection of Wilmette Avenue and Ridge Road. It is appropriate for the proposed use.

## **E. Proximity to Area Amenities and Services**

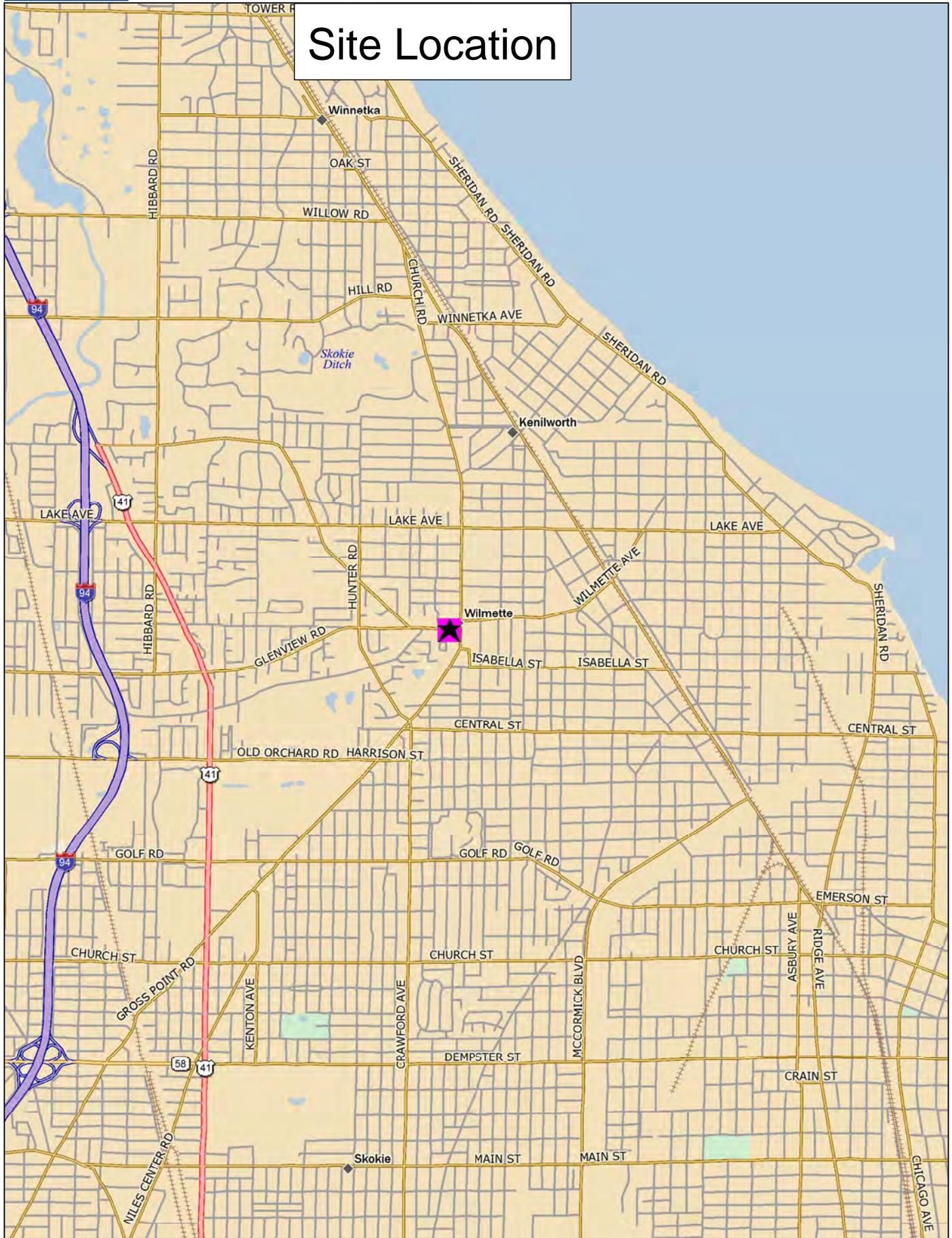
In addition to the two shopping centers at Wilmette Avenue and Ridge Road, additional shopping including a Treasure Island grocery store is 1/2 mile to the north on Ridge Road and Lake Avenue. More extensive shopping, restaurants, banks, library, doctors' offices and the Wilmette Village Hall are 0.8 mile to the east on either side of Green Bay Road in the Village Center. Jewel-Osco is 0.9 mile to the east at Green Bay Road and Linden Avenue. CVS is 1/2 mile south on Central Street and Gross Point Road in Evanston. Edens Plaza and West Lake Plaza are at Skokie Boulevard and Lake Avenue in west Wilmette, 1.75 miles to the west. Stores here include Walgreens, Bed Bath and Beyond, Carson's, The Fresh Market, other smaller specialty stores, and restaurants.

Pace bus 421 runs on Wilmette Avenue and has a stop at Ridge Road. It connects to the CTA Purple Line at 4<sup>th</sup> Street and Linden Avenue, 1.6 miles to the east of the site, as well as to Metra's Union Pacific North Line station in downtown Wilmette, 0.8 mile to the east. It also provides service west to Edens Plaza, and north to Northfield.

Wilmette is known for the high quality of its schools and this is a major attraction for families with children. The schools that will serve children living at Cleland Place are McKenzie Elementary School, located 0.6 mile east of the site at 649 Prairie, Highcrest Middle School, located 0.5 mile northwest of the site at 569 Hunter, and Wilmette Junior High School, 0.9 mile west of the site at 620 Locust, all in Wilmette. New Trier High School's west campus for 9<sup>th</sup> graders is 2.4 miles northwest at 7 Happ Road in Northfield, and the east campus for those in 10<sup>th</sup> through 12<sup>th</sup> grades is 1.5 miles northeast at 385 Winnetka Avenue in Winnetka. Residents will also have the opportunity to take over 500 on-site continuing education classes at New Trier High School's east campus.

Evanston Hospital is located at 2650 Ridge Avenue in Evanston at Central Street, 2 miles southeast of the site. Numerous doctors' offices are across the street from the hospital at 1000 Central Street.

# Site Location



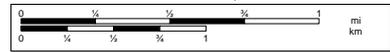
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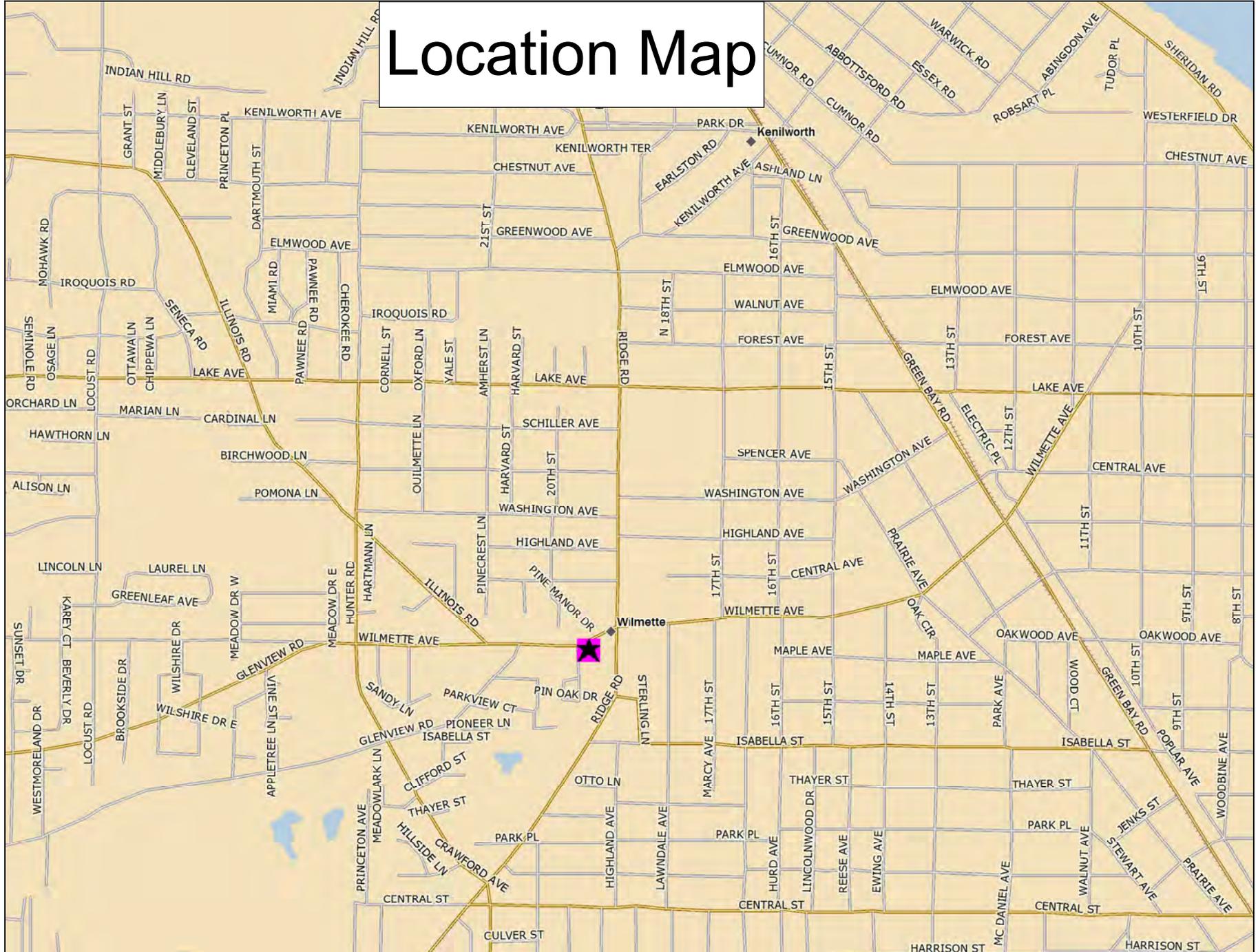
Scale 1 : 40,625



1" = 3,385.4 ft

Data Zoom 12-3

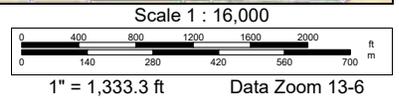
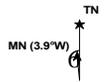
# Location Map



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### III. WILMETTE POPULATION AND HOUSEHOLD CHARACTERISTICS

#### A. Population and Households

##### 1. Population and Households

Table 1 that follows shows the population and household trends for Village of Wilmette. The village had a 2000 population of 27,673 and the 2010 Census showed a decrease of 586 people (2.1%) during the decade. Esri, a demographic data vendor, estimates the village's 2016 population at 27,370, a 1.0% increase in five years; by 2021, it is projected to have a population of 27,559 (+0.7%).

Wilmette also experienced a decrease in the number of households between 2000 and 2010 (3.0%), but 2016 estimates indicate an increase of 1.2% to 9,855. The household count is projected to increase by 0.8% to 9,929 by 2021. The average household size in the village as of 2016 is estimated at 2.76 persons.

Table 1 also shows estimates of the village's population by age in 2016. The village has an older population with a median age of 46.3 years. Over 19% of the population is over age 65, a very large share.

##### 2. Households by Income and Age

Table 2 below shows the income distribution and median household income for residents of Wilmette. The 2016 estimated median household income was a very high \$135,603 and almost 75% of Wilmette households have incomes over \$75,000. By 2021, the median income is projected to increase by 9.6% to \$148,591. At the lower end of the income spectrum, 10.6% of village households (1,048) have incomes under \$35,000 and 16.8% (1,659) have incomes under \$50,000. Depending on household size, most could qualify for the apartments at Cleland Place.

VSKA also analyzed the number of households by age. Table 2 also shows that 34% of the households in the village are headed by a person over the age of 65, equal to 3,361 households. By 2021, the number of households over 65 is projected to increase by 11.6% (+389). On the younger side of the age spectrum, only 4.1% of households are under 35 years of age, though their number is projected to increase by 25% (+96) over the next five years. The cost of housing is high in the village, making it difficult for younger and low-income individuals to afford to live in Wilmette. Cleland Place will have no age restrictions so that it is likely to attract people of all ages.

Table 1

VILLAGE OF WILMETTE  
POPULATION CHARACTERISTICS

	Number	Percent
<u>Population</u>		
2000 Census	27,673	
2010 Census	27,087	
Change, 2000-2010	-586	-2.1%
2016 Estimated	27,370	
Change, 2010-2016	283	1.0%
2021 Projected	27,559	
Change, 2016-2021	189	0.7%
<u>Households</u>		
2000 Census	10,043	
2010 Census	9,742	
Change, 2000-2010	-301	-3.0%
2016 Estimated	9,855	
Change, 2010-2016	113	1.2%
2021 Projected	9,929	
Change, 2016-2021	74	0.8%
Average Household Size, 2016	2.76	
<u>Population by Age, 2016</u>		
Under 5	1,286	4.7%
5-14	4,680	17.1%
15-24	3,389	12.4%
25-44	3,768	13.8%
45-54	4,437	16.2%
55-64	4,551	16.6%
65+	5,261	19.2%
Median Age, 2016 (years)	46.3	

Note: Numbers may not sum to given totals due to rounding.

Source: Esri

**Table 2**  
**CHARACTERISTICS OF VILLAGE OF WILMETTE HOUSEHOLDS**  
**2016 AND 2021**

	<u>2016</u>		<u>2021</u>		<u>Change</u>	
	Number	Percent	Number	Percent	Number	Percent
<b>Households by Age</b>	9,855		9,929		74	0.8%
Age 15-24	29	0.3%	26	0.3%	-3	-10.3%
Age 25-34	378	3.8%	474	4.8%	96	25.4%
Age 35-44	1,164	11.8%	1,112	11.2%	-52	-4.5%
Age 45-54	2,343	23.8%	2,055	20.7%	-288	-12.3%
Age 55-64	<u>2,577</u>	<u>26.1%</u>	<u>2,510</u>	<u>25.3%</u>	<u>-67</u>	<u>-2.6%</u>
Total Under 65	6,491	65.9%	6,177	62.2%	-314	-4.8%
Age 65+	3,361	34.1%	3,750	37.8%	389	11.6%
<b>Household Income</b>						
\$0-\$14,999	324	3.3%	289	2.9%	-35	-10.8%
\$15,000-\$24,999	368	3.7%	322	3.2%	-46	-12.5%
\$25,000-\$34,999	356	3.6%	458	4.6%	102	28.7%
\$35,000-\$49,999	611	6.2%	326	3.3%	-285	-46.6%
\$50,000-\$74,999	905	9.2%	739	7.4%	-166	-18.3%
\$75,000-\$99,999	967	9.8%	913	9.2%	-54	-5.6%
\$100,000-\$149,999	1,784	18.1%	1,955	19.7%	171	9.6%
\$150,000-\$199,999	1,226	12.4%	1,355	13.6%	129	10.5%
\$200,000+	3,311	33.6%	3,570	36.0%	259	7.8%
Median Income	\$135,603		\$148,591		\$12,988	9.6%

Note: Cells may not sum to given totals due to rounding.

Source: Esri

IHDA's maximum income limits will apply to residents of Cleland Place. They are based on household size. Given the fact that all of the units will have one and two bedrooms, the maximum number of residents per unit will be two and four respectively. Table 3 below shows the income limits by household size for those at 60% of the Area Median Income (AMI).

Table 3

**MAXIMUM ALLOWABLE INCOMES FOR CLELAND PLACE RESIDENTS**

<b>Income</b>	<b>1 Person HH</b>	<b>2 Person HH</b>	<b>3 Person HH</b>	<b>4 Person HH</b>
60% AMI	\$32,340	\$36,960	\$41,580	\$46,140

3. Veterans

Veterans will be among those targeted for Cleland Place. The American Community Survey has an estimate of the number of veterans living in Wilmette. As of 2009-2013, Wilmette has 1,208 veterans with 235 under age 65, equal to 19% of all veterans. The vast majority of veterans under the age of 65 are in the labor force. Some veterans may be potential renters at Cleland Place with at least two units set aside for them.

## IV. HOUSING MARKET CHARACTERISTICS

### A. General Housing Characteristics

Data from the 2010 Census do not provide details on the characteristics of the housing stock and rents. As such, VSKA used data from the 2010-2014 American Community Survey (ACS) for the Village of Wilmette. The ACS figures have a margin of error because they are based on a sample of homes in the community (not 100% as with the decennial Census). The margin of error differs for each category so that some of the data are more reliable than others. Those with larger values, such as the number of single-family detached homes, are likely to be more accurate than those with smaller values, such as the number of people paying \$200-299 in rent. Table 4 on the following page presents these data.

The village has as an estimated 9,932 housing units, of which 76.3% were single-family detached homes, 4.5% were single-family attached, 1.3% were in buildings with 2-4 units and 17.7% were in larger multi-family buildings. The housing stock is relatively old, with 2/3 built before 1960 and 80.5% before 1970. However, since 2000, 708 units were built, equal to 7.1% of the housing stock. The majority of these involved teardowns of older homes and construction of new, more expensive single-family detached homes.

Table 5 below shows the 2010 occupancy characteristics for the Village of Wilmette from the Census. The village had a total of 10,290 housing units. (The numbers are slightly higher than the 2010-2014 American Community Survey, but are based on the full Census. As such, they are more reliable than the ACS, but the Census is less detailed.) The housing stock is heavily weighted to owner-occupied housing (87%) as only 13% of households were renters as of the 2010 Census. Among those households under the age of 65, 86% were homeowners and of those over 65, 89% were homeowners. The overall vacancy rate at the time of the Census was a low 5.3% though the rental vacancy rate was 9.9%. This is a much higher rate than likely exists today based on VSKA's market survey.

Rent data are not available from the 2010 Census, so VSKA used estimates from the ACS. Despite the limitations of the ACS data referred to earlier, it provides the most recent overall information on rents. Table 4 provides estimates of gross rent (which includes the cost of tenant-paid utilities) for Wilmette. The median gross rent was an extremely high \$1,779. Two thirds of all renters paid more than \$1,000 and 40.2% paid more than \$2,000 in gross rent. However, only 10.1% of the units rented for less than \$750 (140 units), and another 13.9% (193 units) had rents of \$750-999. The units with the lowest rents are most likely in the two affordable senior buildings (94 units) where tenants pay 30% of their income in rent. A very small share of the rental inventory is affordable to the population targeted for Cleland Place.

Table 4

**2010-2014 HOUSING CHARACTERISTICS  
IN VILLAGE OF WILMETTE**

	Number	Percent
Total Units	9,932	
Single-Family Detached	7,579	76.3%
Single-Family Attached	447	4.5%
2-4 Units	131	1.3%
5-9 Units	182	1.8%
10+ Units	1,582	15.9%
Mobile Home, Other	11	0.1%
 Year Structure Built		
2010 or later	24	0.2%
2000-2009	684	6.9%
1990-1999	385	3.9%
1980-1989	214	2.2%
1970-1979	641	6.5%
1960-1969	1,338	13.5%
1940-1959	3,403	34.3%
1939 or earlier	3,243	32.7%
 Total Renter-Occupied Housing Units	1,386	
Gross Rent		
Less than \$200	18	1.3%
\$200-\$299	0	0.0%
\$300-\$499	85	6.1%
\$500-\$749	37	2.7%
\$750-\$999	193	13.9%
\$1,000-1,499	203	14.6%
\$1,500-1,999	179	12.9%
\$2,000+	557	40.2%
No Cash Rent	114	8.2%
Median Gross Rent	\$1,779	

Source: U.S. Census, American Community Survey 5-Year, 2010-2014

Table 5

2010 HOUSING CHARACTERISTICS IN WILMETTE

	Village of Wilmette	
	Number	Percent
<u>Housing Occupancy/Vacancy</u>		
Total housing units	10,290	
Vacant units	548	5.3%
Vacant units for rent	139	9.9%
<u>Housing Tenure</u>		
Occupied housing units	9,742	
Owner-occupied units	8,482	87.1%
Renter-occupied units	1,260	12.9%
<u>Occupied Units for HHs Age 65+</u>		
Owner Occupied	2,612	88.9%
Renter Occupied	326	11.1%
<u>Occupied Units for HHs Ages 15-64</u>		
Owner Occupied	5,870	86.3%
Renter Occupied	934	13.7%

Source: U.S. Census, 2010

**B. Rental Properties in Wilmette**

VSKA surveyed the affordable and market rate apartment buildings in the village. There are two affordable senior buildings, Gates Manor and Shoreline Place, the only affordable properties in Wilmette.

*Gates Manor*, located at 1135 Wilmette Avenue in the Village Center, has 51 one bedroom apartments for seniors. All of the apartments are covered by project-based subsidies so that residents pay 30% of their income in rent. The building is full with a wait list with 107 names; some have been on the wait list since 2008. Residents must be at least 62 years of age to live in the building.

*Shore Line Place* is located at 324 Linden Avenue across the street from the terminus of the Purple Line at 4<sup>th</sup> and Linden. It has 43 studio and one bedroom units and all are covered by project-based subsidies so that tenants pay 30% of their income in rent. It is open to those age 62+ and younger adults with mobility impairment. The building is full with a wait list with 168 names.

VSKA also surveyed the market rate apartments in the village. Most of the multi-family buildings in Wilmette are condominiums. There were very few listings of available one and two bedroom apartments in Wilmette at the time of our survey in August. VSKA surveyed market rate apartments that are considered to be relatively affordable, which are older Class B buildings. At this time, there are no newer Class A apartment buildings in Wilmette.

*Hillcrest Apartments* are located at 141 Green Bay Road just south of Walker Brothers Original Pancake House. The older building has a total of 48 studio, one and two bedroom apartments. Studio rents range from \$960-975, one bedrooms rent for \$1,160, and very large two bedroom apartments rent for \$1,420-1,490. The elevator building has a surface parking lot and on-site laundry, but no other amenities. It is fully occupied.

The closest building to Cleland Place is directly to the south. *High Ridge Apartments* at 307 Ridge Road consist of two older 3-story walk-up buildings in only fair condition. It has 82 studio, one and two bedroom units. One bedroom units rent for \$875-950 and two bedrooms rent for \$1,400. It has three laundry rooms and outdoor parking, which is \$25 per month. It is 99% occupied.

*422 5<sup>th</sup> Street/429 Linden Avenue* is located on the south side of Linden between 4<sup>th</sup> and 5<sup>th</sup> Streets near the CTA Purple Line station. It is an older walk-up building with 30 units. One bedroom apartments rent for \$1,100-1,200 and two bedrooms rent for \$1,400-1,500. At present it has one vacant unit. Apartments have a stove and refrigerator. The building has a laundry room. Tenants are responsible for all utilities except for water, sewer and trash removal. Off-street parking is available for \$80 per month in a municipal lot nearby.

*422-444 Ridge Road* is located one block north of Wilmette Avenue. It consists of 24 two and three bedroom townhomes that are in the process of being updated. Two bedroom units rent for \$1,950 and three bedroom units are \$2,950. The units have new kitchens, hardwood floors, and in-unit laundry. Three two bedroom units are already completed and at least two three bedroom units are available.

*3513 Lake Avenue* is an older 4-story elevator building on the far west side of the village west of I-94. It has a total of 38 one, two and three bedroom apartments. One bedroom units rent for \$900-950 and two bedroom units rent for \$1,250. The building is full. Units here are slightly smaller than those at Hillcrest and 422 5<sup>th</sup> Street.

Table 6 below shows a summary of the market rent ranges. Table 7, followed by a map, provides additional details on the apartment buildings in Wilmette. Photographs of these properties are in the Appendix.

**Table 6**

**RENT RANGES AT WILMETTE MARKET RATE APARTMENTS**

<b>Bedrooms</b>	<b>Rent Range Class B</b>	<b>Unit Sizes (SF) (where available)</b>
1 Bedroom	\$875-1,200	650-795
2 Bedroom	1,250-1,950	850-1,215

As shown, the proposed rents at Cleland Place at \$615 for one bedroom and \$800 for two bedrooms are below all of the Class B apartments in the village. The units will be smaller than the market rate units, but comparable to the units at the two affordable senior buildings. The two affordable senior buildings have long wait lists and the market rate apartments are very well occupied. As such, there are few choices for renters in Wilmette.

**C. Planned Apartments in Wilmette**

Discussions with the Village of Wilmette staff indicated that there are no other affordable properties planned at this time. The Wilshire at 611 Green Bay Road is under construction with 75 market rate one, two and three bedroom apartments. Rents will be expensive, in the range of \$2.40 per square foot (versus \$1.11-1.15 at Cleland Place), similar to the range in the newer Class A buildings in Evanston. As such, the rents will be much too expensive for the target renter at Cleland Place.

Another market rate apartment building with 14 units is planned for a site on Greenleaf east of Poplar in the East Village Center. It too is expected to be considerably more expensive than Cleland Place.

Table 7

WILMETTE APARTMENTS

August 2016

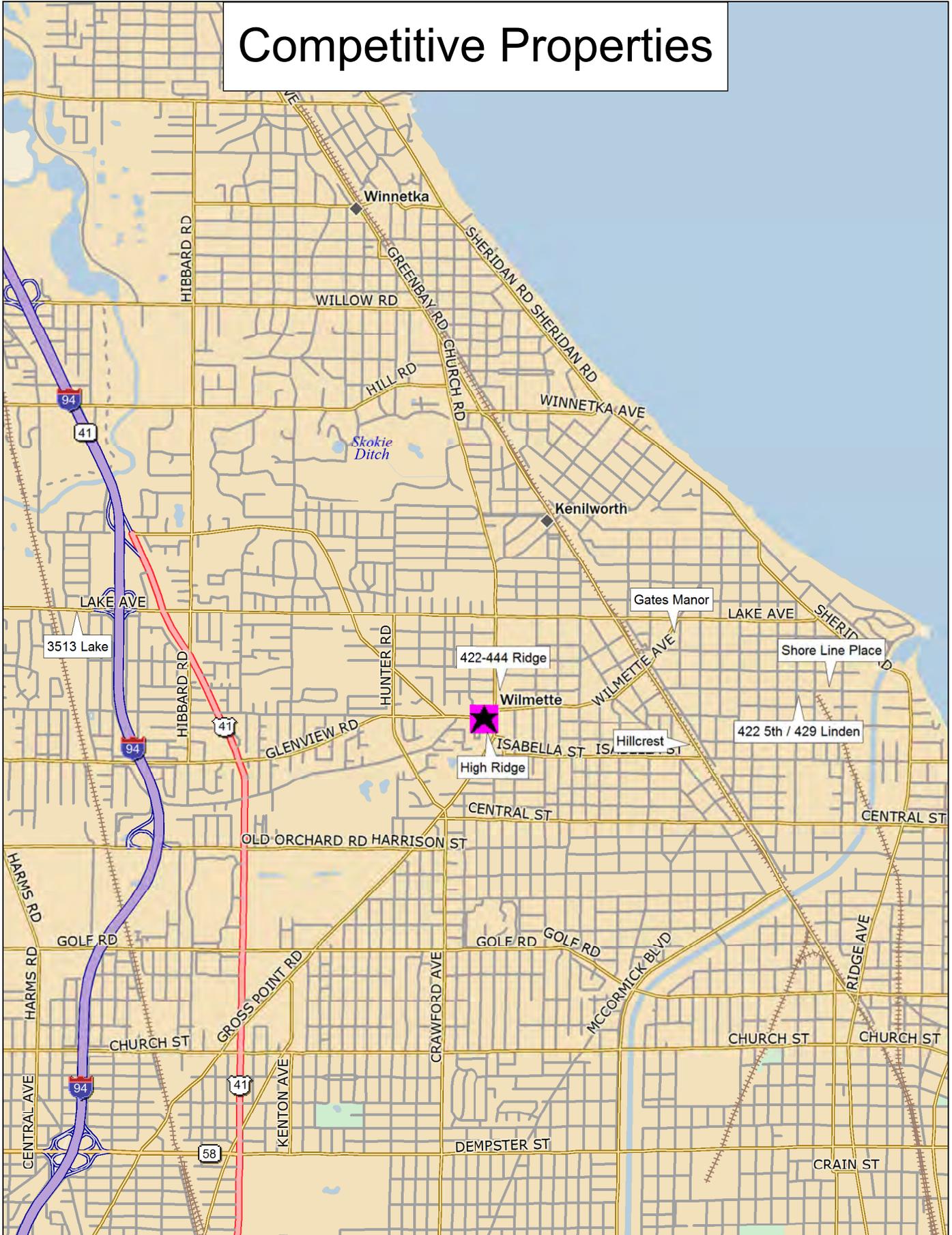
Name and Address	# of Units	Net Rental Range (Monthly)		Square Footage	Average Rent/ S.F. (\$)	Occupancy %	Amenities/Comments
		Unit Type (Bed/Bath)	\$				
<b>Subject Property</b>							
Cleland Place	16					NA	Units will have stove, refrigerator, ceiling fan and window blinds.
1925 Wilmette Avenue	10	1/1 60% AMI	\$615	535	\$1.15		Common area amenities to include community room, laundry facilities and on-site management. Landlord pays for heat, water, sewer and trash. Utility allowance: 1 bedroom - \$60, 2 bedroom - \$75.
Wilmette	6	2/1 60% AMI	800	722	1.11		
<b>Affordable Properties</b>							
Gates Manor	51	1/1	30% of income	650	NA	100%	Senior building in downtown Wilmette for ages 62 +. Wait list has 107 names.
1135 Wilmette Avenue Wilmette (847) 256-5040					NA		
Shore Line Place	43					100%	Senior building managed by Lutheran Social Services. Units include stove refrigerator, blinds, carpet, heat and A/C unit. Common area amenities include storage, library, computer room, laundry, community room, and free parking. Wait list has 168 names.
324 Linden Avenue	11	Studio 50% AMI	30% of income	414	NA		
Wilmette (847) 251-6212	32	1/1 50% AMI	income	540	NA		
<b>Class B Market Rate Apartments</b>							
Hillcrest Apartments	48	Studio	\$960-975	430	\$2.23-2.27	100%	4-story elevator building. Dated looking. Units have stove and refrigerator. All electric appliances. Heat and water included in rent. Electricity is paid by tenant. In-wall AC, radiator heat, high speed internet available. Laundry on-site. \$30/month for parking.
141 Green Bay Rd		1/1	1,160	795	1.46		
Wilmette 847-869-4200		2/1	1,420-1,490	1,215	1.17-1.23		
422 5th Street/429 Linden Avenue	30	1/1	1,100-1,200	700	\$1.57-1.71	97%	Older walk-up building. Units have stove and refrigerator, new kitchens, updated bathrooms. Laundry on-site. No storage. Street parking or \$80/month in municipal lot. Tenants pay electric and cooking gas. Water, sewer and trash are included. Currently has one 1 BR unit available.
Wilmette 847-491-9039		2/1	1,400-1,500	1,000	1.40-1.50		

Name and Address	# of Units	Net Rental Range (Monthly)		Square Footage	Average Rent/ S.F. (\$)	Occupancy %	Amenities/Comments
		Unit Type (Bed/Bath)	\$				
High Ridge Apartments 307 Ridge Rd Wilmette 847-920-0207	82	1/1	\$875-950	NA	NA	99%	Older walk-up buildings in fair condition. Units have stove, refrigerator, dishwasher, disposal, hardwood floors and new cabinets. On-site laundry rooms. Rent includes gas, heat and water. Outdoor parking is \$25/month.
422-444 Ridge Road Wilmette 847-421-8595	24	2/1 3/2	\$1,950 2,950	NA NA	NA NA	NA	Remodeled split level townhomes with new kitchens, hardwood floors, central air conditioning, laundry in unit, parking in front. Tenant pays gas and electric. In the process of rehabbing units. Offering discounts on security deposit and first month rent with good credit scores. Three 2 bedrooms almost completed and at least two 3 bedrooms available.
3513 Lake Avenue Wilmette 844-532-4787	38 6 29 3	1/1 2/1 3/1	\$900-950 1,250 1,300-1,400	650 850 1,050	\$1.38-1.46 1.47 1.24-1.33	100%	Older elevator building. Full living room and dining room. Heat, water, and trash included. Tenant pays electric. One parking space provided per bedroom.

NA Not Available

Source: Valerie S. Kretchmer Associates, Inc.

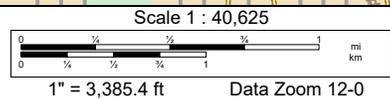
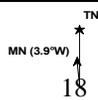
# Competitive Properties



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## **V. AFFORDABILITY AND DEMAND**

### **A. Affordability**

All of the apartments will be targeted to households earning less than 60% AMI. Table 8 below shows the affordability of the rents, including the cost of tenant-paid utilities, to the target population. Units are considered to be affordable if a tenant pays no more than 35% of his or her income in gross rent (which includes utilities). All of the units at Cleland Place will be affordable to the target population.

Table 8 also shows the minimum income necessary to afford the proposed rents and not pay more than 30% of income for rent. Tenants will need a minimum income of approximately \$23,143 to afford a one bedroom apartment and \$30,000 for a two bedroom apartment. Tenants will need enough income to afford the rent but not earn more than the maximum allowable income. As such, the income range to be served at Cleland Place will be approximately \$23,143 to \$46,140, the maximum allowable income for a four-person household.

### **B. Project Capture and Market Penetration Rates**

The 16 planned units will capture only 0.2% of all households in the village regardless of income, and 1.2% of the households with incomes under \$46,000. These are extremely low rates for an individual project, particularly in an area with very little affordable housing. Table 9 below shows these capture rates.

VSKA also analyzed the overall market penetration rate for the existing affordable apartments in Wilmette today and with the addition of Cleland Place. Since there are only two affordable senior buildings with 94 units, the current penetration rate is only 6.3% of the village's households with incomes under \$46,000. By 2021, with the addition of 16 units at Cleland Place, the market penetration rate will increase to 8.4%. This is a low overall penetration rate, indicating that Wilmette can easily support another 16 units as proposed for Cleland Place. Table 9 also shows the penetration analysis.

### **C. Demand for Cleland Place**

VSKA estimated demand based on the number of income-eligible households in Wilmette. We conservatively applied penetration rates of 5-6% of the households with incomes of \$23,000-\$46,000 to determine the number of supportable units from households living in the village. This results in demand for 57-68 units in 2016, decreasing slightly to 50-59 units by 2021 due to the projected decrease in the number of low-income households. This is well in excess of the 16 units planned. Table 10 below shows these calculations. The demand will be even higher since some workers who don't live in the village now but who will qualify under the income guidelines are likely to find this a desirable location.

**Table 8**  
**CLELAND PLACE**  
**GROSS RENT AS A PERCENT OF INCOME**

Income and Rent	1 Person Household	2 Person Household	3 Person Household	4 Person Household
<u>Low-Income (60% of Median)</u>	\$32,340	\$36,960	\$41,580	\$46,140
1 Bedroom Units				
Proposed Rent Plus Utilities	\$675	\$675		
Rent as % of Maximum Income	25.0%	21.9%		
Minimum Income Needed for Affordability*	\$23,143	\$23,143		
Maximum Allowable Rent (LIHTC)	\$866	\$866		
2 Bedroom Units				
Proposed Rent Plus Utilities	\$875	\$875	\$875	\$875
Rent as % of Maximum Income	32.5%	28.4%	25.3%	22.8%
Minimum Income Needed for Affordability*	\$30,000	\$30,000	\$30,000	\$30,000
Maximum Allowable Rent (LIHTC)	\$1,039	\$1,039	\$1,039	\$1,039

\* Gross rent includes all utilities. Utility allowance is: 1 BR: \$60 and 2 BR: \$75

Note: Minimum income for affordability assumes 35% of income for rent.

Source: Valerie S. Kretchmer Associates, Inc.

Table 9

## CLELAND PLACE CAPTURE AND MARKET PENETRATION ANALYSIS

	2016	2021
<b>Wilmette Households</b>	9,855	9,929
Income Under \$15,000	324	289
Income \$15,000-\$24,999	368	322
Income \$25,000-\$34,999	356	458
Income \$35,000-\$45,999	<u>448</u>	<u>239</u>
Total Households with Incomes Under \$46,000	1,496	1,308
Income \$46,000+	8,359	8,621
<b>Proposed Units at Cleland Place</b>		16
<b>Cleland Place Capture Rates</b>		
Capture Rate of All Wilmette Households		0.2%
Capture Rate of Wilmette Households with Incomes Under \$46,000		1.2%
<b>Market Penetration Rates</b>		
Existing and Planned Affordable Units in Wilmette with Cleland Place	94	110
Penetration of Existing and Planned Affordable Units with Cleland Place of Wilmette Households with Incomes Under \$46,000	6.3%	8.4%

Source: Valerie S. Kretchmer Associates, Inc. and Esri

#### D. Potential Number of Residents at Cleland Place

VSKA applied data from the Illinois School Consulting Service/Associated Municipal Consultants, Inc. on the average number of residents per bedroom in multi-family dwellings. Their numbers are widely used by municipalities to assess the potential number of residents in different types of developments. On average, one bedroom units generate 1.758 residents and two bedroom units generate 1.914 residents. Thus, Cleland Place is expected to have 29 residents. Illinois School Consulting Service also provides estimates of the number of school-aged children for each unit size. One bedroom units have an average of 0.003 students ages 5-13 and 0.001 students ages 14-17. Two bedroom units have an average of .128 students ages 5-13 and .046 ages 14-17. Cleland Place is estimated to have less than two school-aged children based on these rates.

Table 10

DEMAND FOR CLELAND PLACE FROM WILMETTE HOUSEHOLDS

	2016		2021	
	<i>Penetration Rates</i>	<i>Penetration Rates</i>	<i>Penetration Rates</i>	<i>Penetration Rates</i>
<u>Income Level \$23,000-\$24,999</u>	5.0%	6.0%	5.0%	6.0%
Number of Market Area Households	<u>74</u>	<u>74</u>	<u>64</u>	<u>64</u>
Demand at 4-5% Penetration	4	4	3	4
<u>Income Level \$25,000-\$34,999</u>	5.0%	6.0%	5.0%	6.0%
Number of Market Area Households	<u>356</u>	<u>356</u>	<u>458</u>	<u>458</u>
Demand at 4-5% Penetration	18	21	23	27
<u>Income Level \$35,000-\$45,999</u>	5.0%	6.0%	5.0%	6.0%
Number of Market Area Households	<u>448</u>	<u>448</u>	<u>239</u>	<u>239</u>
Demand at 4-5% Penetration	22	27	12	14
<b>Total Demand from Wilmette Households</b>	<b>57</b>	<b>68</b>	<b>50</b>	<b>59</b>

Note: Numbers may not total due to rounding.

Source: Valerie S. Kretchmer Associates, Inc. based on estimates and projections from Esri

**E. Absorption Rate**

VSKA assumes that prior to construction completion the developer will start advertising the apartments to create a waiting list and will likely have a portion of the units pre-leased. Absorption will then depend on how quickly the leases can be processed, how quickly people are able to move out of their current residences, and how many move-ins can be handled in a week.

Lease-up of the proposed 16 units to 95% occupancy (15 units) should be very quick. VSKA estimates that the building will be fully occupied within two months at the rate of 9-10 units per month.

## VI. CONCLUSIONS AND RECOMMENDATIONS

### A. Conclusions

Cleland Place will have 16 one and two bedroom units for households earning less than 60% of the area median income. The site at 1925 Wilmette Avenue is conveniently located near public transit, shopping, schools, services and medical care and will be viewed favorably by the target population. The apartments will be affordable to one-person households earning up to \$32,340, two person households earning up to \$36,960, three-person households earning up to \$41,580 and four-person households earning up to \$46,140 .

The village is extremely affluent with a median household income of \$135,603 in 2016. However, there are almost 1,500 households with incomes less than \$46,000, the target range for Cleland Place.

There is very little rental housing in Wilmette (only 12.9%) and only 94 units of senior rental housing are affordable. Most of the moderately priced market rate rentals are in older, walk-up buildings. There were few on-line listings or signs for apartments for rent in Wilmette as of August 2016. Even in the older Class B apartment buildings, rents are well above what low and very low-income people can afford. One bedroom units in the Class B buildings range from \$875-\$1,200 and two bedroom apartments range from \$1,250-1,950. Even the least expensive units have rents that exceed the maximum allowable gross rents. Existing buildings are at least 97% occupied, indicating a very tight rental market.

According to the American Community Survey, the median gross rent in Wilmette is very high at \$1,779 and only 10% of rental units have gross rents less than \$750. This shows the extent to which it is nearly impossible for those with lower incomes to afford an apartment in Wilmette.

At this time, there are no other planned affordable apartments in the village. There is one luxury market rate apartment development under construction and one other planned, but these will have rents that are considerably higher than what would be affordable to a person at the 60% AMI level.

The planned 16 units will capture only 1.2% of the village's households with incomes less than \$46,000, a very low rate for a single property. The overall Village market area penetration rate of the affordable apartments of the households with incomes under \$46,000 is only 6.3% in 2016. The rate will increase to 8.4% by 2021 with the addition of Cleland Place. This is still an extremely low rate, indicating that the market is severely underserved.

VSKA also looked at the potential demand for affordable apartments in the village. Conservatively, we estimate demand for 57-68 units in 2016, decreasing to 50-59 by 2021 due to the projected increase in incomes in the village over the next five years. This is well in excess of the 16 units proposed at Cleland Place, indicating that there will be plenty of demand for these apartments.

Absorption is estimated to take 1-2 months at the rate of 9-10 units per month based on the ability of HODC to pre-qualify prospective tenants prior to the building's completion and the timing of move-ins.

**B. Recommendations**

Valerie S. Kretchmer Associates, Inc. recommends that this project be approved as is. It represents new, high quality housing that will address a significant demand for affordable housing in Wilmette.

## **VII. APPENDIX**

- A. Photographs of the Site and Surrounding Area
- B. Photographs of Competitive Properties

# Cleland Place

Site and Surrounding Photos



Site facing south from Wilmette Ave.



Rear of site facing north



Single-family homes west of site



Corner of Wil-Ridge Plaza east of site



Apartment building south of site



Wil-Ridge Plaza southeast of site



Condo at NW corner of Wilmette Ave and Ridge Road



SFA homes on Pin Oak Drive west of site

# Cleland Place

Competitive Properties

# Class B Market Rate Apartments



Hillcrest Apartments



422 5th Street/429 Linden Avenue



High Ridge Apartments

# Class B Market Rate Apartments



3513 Lake Avenue



422-444 Ridge Road

# Affordable Properties



Gates Manor



Shore Line Place



**HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION**

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

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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Financial Feasibility

Attached is a preliminary financial feasibility analysis and projected operating statement together with a statement of sources and uses for funding the project.



**DEVELOPMENT BUDGET**

Cleland Place, 1925 Wilmette Avenue

**PROJECT DEVELOPMENT COSTS**

Acquisition Costs	\$477,920
Construction Costs	\$3,765,000
Interim Costs	\$290,000
Professional Services	\$274,000
Fees & Permits	\$223,000
Escrows and Reserves	\$73,130
Financing Costs	\$52,200
Developer's Fees	\$715,918

**TOTAL COSTS: \$5,871,168**

**PROJECT FINANCING:**

Sources	Amort. period	Interest Rate	Annual Payment
IHDA HOME loan	40	0.00%	\$1,200
Cook County HOME loan	40	0.00%	\$0
Deferred Developer Fee			
Low Income Housing Tax Credits			
<b>TOTAL FINANCING:</b>			<b>\$1,200</b>

**Annual Operating Expenses**

Cleland Place, 1925 Wilmette Avenue

Administrative Expenses	\$12,150
Management Fee	\$7,338
Management Staff	\$15,000
Operating Expenses	\$5,280
Maintenance Expenses	\$13,500
Utilities	\$10,800
Replacement Reserve	\$6,400
Real Estate Taxes	\$25,600
Insurance	\$8,000
<b>TOTAL OPERATING</b>	<hr/> \$104,068

**Rental Income**

Cleland Place, 1925 Wilmette Avenue

Bedrooms	Total Units	Monthly Rent
0	0	
1	10	\$615
2	6	\$800
3	0	
4	0	
	<hr/>	
	16	\$10,950
ANNUAL INCOME		\$131,400

**Projected Annual Net Cash Flow**

Cleland Place, 1925 Wilmette Avenue

	increases	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Sources:</b>										
Gross Rental Income	2%	\$131,400	\$134,028	\$136,709	\$139,443	\$142,232	\$145,076	\$147,978	\$150,937	\$153,956
Vacancy rate	8%	(\$10,512)	(\$10,722)	(\$10,937)	(\$11,155)	(\$11,379)	(\$11,606)	(\$11,838)	(\$12,075)	(\$12,316)
Other Income: laundry	2%	\$1,536	\$1,567	\$1,598	\$1,630	\$1,663	\$1,696	\$1,730	\$1,764	\$1,800
<b>Total Sources</b>		<b>\$122,424</b>	<b>\$124,872</b>	<b>\$127,370</b>	<b>\$129,917</b>	<b>\$132,516</b>	<b>\$135,166</b>	<b>\$137,869</b>	<b>\$140,627</b>	<b>\$143,439</b>
<b>Uses</b>										
Operating Expenses	3%	\$64,730	\$66,672	\$68,672	\$70,732	\$72,854	\$75,040	\$77,291	\$79,610	\$81,998
Management fee		\$7,345	\$7,492	\$7,642	\$7,795	\$7,951	\$8,110	\$8,272	\$8,438	\$8,606
Real Estate Taxes	4%	\$25,600	\$26,624	\$27,689	\$28,797	\$29,948	\$31,146	\$32,392	\$33,688	\$35,035
Replacement Reserve		\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400
<b>Total Uses</b>		<b>\$104,075</b>	<b>\$107,188</b>	<b>\$110,403</b>	<b>\$113,724</b>	<b>\$117,154</b>	<b>\$120,696</b>	<b>\$124,355</b>	<b>\$128,135</b>	<b>\$132,040</b>
<b>Net Operating Income</b>		<b>\$18,349</b>	<b>\$17,684</b>	<b>\$16,967</b>	<b>\$16,194</b>	<b>\$15,362</b>	<b>\$14,470</b>	<b>\$13,514</b>	<b>\$12,492</b>	<b>\$11,399</b>
<b>Debt Service</b>										
1st mortgage		\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
2nd mortgage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Debt Service</b>		<b>\$1,200</b>								
<b>Net Cash Flow</b>		<b>\$17,149</b>	<b>\$16,484</b>	<b>\$15,767</b>	<b>\$14,994</b>	<b>\$14,162</b>	<b>\$13,270</b>	<b>\$12,314</b>	<b>\$11,292</b>	<b>\$10,199</b>



**HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION**

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

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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Covenants

Attached are sample copies of the covenants that will be placed on the property based on the assumed financing from the Illinois Housing Development Authority. These requirements will remain in effect for at least 30 years and run with the land.



**THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN**

**TO: Jolyn R. Heun**

**Illinois Housing Development  
Authority**

**401 N. Michigan Ave.**

**Chicago, Illinois 60611**

**Permanent Tax Index**

**Identification Nos.:**

**04-30-201-012-0000**

**Property Address:**

**3235 Milwaukee Ave.,**

**Glenview, Illinois 60025**

**HOME # 11094**

**REGULATORY AND LAND USE RESTRICTION AGREEMENT**

**THIS REGULATORY AND LAND USE RESTRICTION AGREEMENT** (this “Agreement”), made and entered into as of this \_\_\_\_ day of May, 2015, by and between **HODC GLENVIEW, LLC**, an Illinois limited liability company (“Borrower”), and the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY** (the “Authority”), a body politic and corporate established pursuant to the Illinois Housing Development Act, 20 ILCS 3805/1 *et seq.*, as amended from time to time (the “Act”), having its principal office at 401 N. Michigan Ave., Chicago, Illinois 60611;

**WITNESSETH:**

**WHEREAS**, the Authority is the program administrator of the HOME Investment Partnerships Program (the “HOME Program”) for the State of Illinois, as authorized by Title II of the National Affordable Housing Act of 1990 (P.L. 101-165) (the “HOME Act”), and the regulations promulgated thereunder and codified at 24 C.F.R. Part 92 (the “Regulations”) and Authority’s rules for the HOME Program, codified at 47 Ill. Admin. Code, Part 371 (the “HOME Rules”), all as they may be amended and supplemented, from time to time (the HOME Program, HOME Act, Regulations, and HOME Rules shall collectively be referred to herein as the “HOME Requirements”); and

**WHEREAS**, Borrower is the fee owner of certain real property upon which a housing development consisting of Thirteen (13) units (the “Units”) will be constructed, and as is legally described in **Exhibit A** attached to and made a part of this Agreement (the “Real Estate”), located in Glenview, Illinois. The Real Estate and the improvements to be constructed on it are collectively referred to in this Agreement as the “Development”; and

**WHEREAS**, Housing Opportunity Development Corporation, an Illinois not-for-profit corporation, is the sole member of Borrower (“Member”); and

**WHEREAS**, the Authority has agreed to make a loan to Borrower from the HOME Program

in an amount not to exceed One Million Nine Hundred and No/100 Dollars (\$1,900,000.00) (the “Loan”), to be used with other monies, if any, for the acquisition, construction and permanent financing of the Development; and

**WHEREAS**, contemporaneously with the execution and delivery of this Agreement, Borrower has executed and delivered to the Authority its mortgage note (together with any renewals, modifications, extensions, amendments and replacements, the “Note”) of even date herewith, as evidence of its indebtedness to the Authority in the principal sum of the Loan and

**WHEREAS**, the Loan is evidenced, secured and governed by, among other things: (a) the Conditional Commitment Letter from the Authority to or for the benefit of Borrower dated February 19, 2015 and amended on May 1, 2015 (the “Commitment”); (b) the Note executed by Borrower; (c) that certain mortgage of even date herewith (the “Mortgage”) dated as of the date hereof executed by Borrower, as mortgagor, and delivered to the Authority, as mortgagee; (d) that certain Guaranty of Completion and Payment dated as of the date hereof (the “Guaranty”) executed by the Guarantor (as defined in the Guaranty) for the benefit of the Authority; (e) that that certain Environmental Indemnity (the “Environmental Indemnity”) dated as of the date hereof executed by Borrower and others as indemnitors, and delivered to the Authority, as indemnitee; (g) that certain Loan Agreement of even date herewith (“Loan Agreement”) and (g) this Agreement. This Agreement, the Commitment, the Note, the Mortgage, the Guaranty, the Environmental Indemnity, the Loan Agreement and all other documents executed by Borrower that evidence, secure or govern the Loan are sometimes collectively referred to in this Agreement as the “Loan Documents”; and

**WHEREAS**, as an inducement to the Authority to make the Loan, Borrower has agreed to enter into this Agreement and consents to be regulated and restricted by the Authority as herein provided, and as provided for in the HOME Requirements, the Act, and the rules, regulations, policies and procedures of the Authority promulgated under the Act, all as they may be amended and supplemented from time to time, as applicable.

**NOW, THEREFORE**, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties hereto agree as follows:

**1. Incorporation.** The foregoing recitals are incorporated in this Agreement by this reference.

**2. Act and Rules.** Borrower agrees that at all times it shall comply with and the Development shall be in conformance with the applicable provisions of the HOME Requirements (except following the expiration of the Affordability Period (as defined in **Paragraph 10** hereof)), the Act, and the rules, regulations, policies and procedures of the Authority promulgated under the Act, all as they may be amended and supplemented from time to time.

**3. Representations and Agreements.** Borrower further represents, warrants, covenants, and agrees that:

**a.** At least Twelve (12) of the Units shall be designated as HOME assisted units (as that term is defined in the HOME Requirements) (“HOME Program Units”) and comply with the provisions contained in the aforesaid HOME Requirements and this Agreement. All HOME Program Units shall be floating units. The number of bedrooms in each HOME Program Unit and affordability restrictions for each such unit may not be changed from what is required herein.

**b.** A minimum of Six (6) of the HOME Program Units shall be designated as “Low HOME Units” (as that term is defined in **Paragraph 9** hereof). Low HOME Units shall have rents at or below the “Low HOME Rent” as defined in the HOME Requirements, and shall be occupied by Very Low Income Families (as defined in the HOME Requirements and **Paragraph 9** hereof).

**c.** A minimum of Six (6) HOME Program Units shall be designated as “High HOME Units” (as that term is defined in **Paragraph 9** hereof). The High HOME Units shall have rents at or below the “High HOME Rent” as defined in the HOME Requirements, and shall be occupied at initial occupancy by Families whose income does not exceed sixty percent (60%) of Median Income (as defined in **Paragraph 9** hereof). After initial occupancy, High HOME Units shall be occupied by Low Income Families (as defined in the HOME Requirements and **Paragraph 9** hereof).

The initial rents, utilities, and breakdown by unit type for all HOME Program Units are contained in **Exhibit C**, attached hereto and a part hereof. Rents cannot be reduced below the initial rents contained in **Exhibit C**.

**d.** In the advertising, marketing and rental of Units and the selection of Families for the Development, the Borrower agrees to abide by the terms and conditions of the Tenant Selection Plan executed by the Borrower and approved by the Authority, the Affirmative Fair Housing Marketing Plan executed by the Borrower and approved by the Authority, any Marketing Plan executed by the Borrower and approved by the Authority and any Marketing Agreement executed by the Borrower and approved by the Authority, as such documents may be amended from time to time with the prior written consent of the Authority;

**e.** In the management and operation of the Development, the Borrower agrees to abide by the terms and conditions of the Management Plan and the Management Agreement submitted by the Borrower and approved by the Authority, as such documents may be amended from time to time with the prior written approval of the Authority. The Borrower shall be responsible for ensuring the management agent’s compliance with the HOME Requirements (except following the expiration of the Affordability Period) and all applicable ordinances, regulations and statutes and the rules, procedures and requirements of the Authority;

**f.** On forms approved by the Authority, the Borrower shall obtain from each prospective Family, prior to its admission to the Development, a determination of income in accordance with Section 92.203(a) of the Regulations (the “Determination”), and at such

intervals thereafter as required by Authority, conduct a re-examination of income in accordance with Section 92.252(h) of the Regulations (the “Re-examination”) from all such Families. The Borrower shall submit the initial Determination and results of each subsequent Reexamination to Authority in the manner prescribed by the Authority;

**g.** In the manner prescribed by the Authority, the Borrower shall obtain written evidence substantiating the information given for the initial Determination and each subsequent Re-examination and shall retain such evidence in its files at the Development for three (3) years after the year to which such evidence pertains. Within thirty (30) days after the end of each calendar year, Borrower shall certify to the Authority that, at the time of such certification and during the preceding calendar year, Borrower was in compliance with the requirements of this **Paragraph 3**, or, if Borrower is not or has not been in compliance with such requirements, Borrower shall give notice to the Authority of its failure to comply and the corrective action Borrower is taking or has taken;

**h.** Borrower shall annually submit a schedule of rents with utility allowances, if applicable, for the Development for the Authority’s approval, and shall not change the rent schedule and utility allowance for the Development without the Authority’s approval.

**i.** Borrower shall require all Families to execute a written lease (the “Lease”) in a form approved by the Authority;

**j.** Borrower shall obtain all federal, state and local governmental approvals required by law for its acquisition, construction, ownership and operation of the Development;

**k.** Borrower shall not evict any Family from the Development without good cause (as proved in the HOME Requirements);

**l.** Borrower shall design and construct the Development in conformity (i) with applicable federal, state and local statutes, regulations, ordinances, standards and codes (except as otherwise approved by the Authority) and (ii) with all applicable rules, contracts, agreements, procedures, guides and other requirements of the Authority provided to Borrower in writing; and

**m.** The Borrower shall cause all of the proceeds of the HOME Loan to be used for eligible activities and eligible costs and for the benefit of eligible beneficiaries, as such terms are defined in Sections 92.205 and 92.206 of the Regulations (24 CFR 92.205 and 92.206) and Sections 370.201, 370.202 and 370.205 of the HOME Rules; and

**n.** The Borrower shall timely perform its obligations under any other regulatory agreement or other document between the Authority and Borrower which restricts the Units (collectively “Restrictive Agreements”, which has been or shall be executed by the Authority in a capacity other than as program administrator of the HOME Program. No consent or approval given by Authority under or in connection with the Restrictive Agreements or in

any capacity other than as program administrator of the HOME Program shall be deemed to constitute any consent or approval of the Authority under this Agreement or under any other Loan Document. In the event of any conflict between this Agreement and the provisions of the Restrictive Agreements, the more restrictive provisions shall control and prevail.

**4. Acts Requiring Authority Approval.** Except as permitted pursuant to the other Loan Documents, Borrower shall not, without the prior written approval of the Authority, which may be given or withheld in the Authority's sole discretion:

**a.** Convey, transfer or encumber the Development or any part of it, or permit the conveyance, transfer or encumbrance of the Development or any part of it;

**b.** Convey, assign or transfer any right to manage, or receive the rents and profits from, the Development;

**c.** Initially rent any HOME Program Unit for a period other than one (1) year, and after such initial one (1) year period, rent any HOME Program Unit for less than six (6) months or more than one (1) year;

**d.** Lease or sublease any non-residential facility in the Development or amend or modify any such lease or sublease, which, to the best of Borrower's knowledge, would result in a conflict of interest between any of the parties to such contracts and the Authority, its board members, officers, employees, agents or members of their respective immediate families;

**e.** Require, as a condition of the occupancy or leasing of any Unit in the Development, any consideration or deposit other than the prepayment of the first month's rent plus a security deposit in an amount not to exceed one (1) month's rent to guarantee the performance by the Family of the covenants of the Lease. Any funds collected by Borrower as security deposits shall be kept separate and apart from all other funds of the Development; or

**f.** Prepay, in part or in whole, the Loan.

**5. Borrower Duties.** In addition to, but not by way of limitation of, the other duties of Borrower set forth in this Agreement, Borrower shall comply with the following:

**a. Maintenance.** Upon completion of the construction of the Development, Borrower shall maintain the Development and the grounds and equipment appurtenant to it in a decent, safe and sanitary condition, and in a rentable and tenable state of repair, and in compliance with all applicable federal, state and local statutes, regulations, ordinances, standards and codes.

**b. Management.** The Borrower shall provide for the management of the Development in a manner satisfactory to the Authority. The Borrower agrees that no

partnership management fee, Development management fee or other similar fees relating to the operation and management of the Development or the Borrower shall be payable from Development income unless debt service on the Loan and all reserve payments required hereunder have been paid in full. The Authority shall, in the exercise of its sole discretion, have the right to approve or reject any proposed property manager for the Development as long as the Loan is outstanding.

**c. Audit.** The Development and the equipment, buildings, plans, specifications, offices, apparatus, devices, books, contracts, records, documents and other papers relating to it, and the books and records relating to Borrower, shall at all times be maintained in reasonable condition for proper audit, and shall be subject to examination, inspection and copying by the Authority or its agent or representative upon reasonable prior notice during normal business hours, as the Authority reasonably requires.

**d. Financial and Expense Reports.** Within ninety (90) days following the end of the Borrower's fiscal year, in a manner prescribed by the Authority in writing, Borrower shall furnish the Authority with a complete annual financial report for the Development based upon an examination of the books and records of the Development, prepared at Borrower's expense in accordance with the written requirements of the Authority, and certified to Borrower by an Illinois licensed certified public accountant.

**e. Furnishing Information.** At the request of the Authority, Borrower shall furnish such reports, projections, certifications, budgets, operating reports, tax returns and analyses as required pursuant to the statutes, rules and regulations of the Authority or by other applicable federal or state statutes or requirements, and from time to time shall give specific answers to written questions in connection with Borrower's income, assets, liabilities, contracts and operation, all relating to the Development, and the administration, operation, maintenance, occupancy, financial soundness and physical condition of the Development.

**f. Compliance with Certain Laws.** Borrower shall comply with the provisions of the Environmental Barriers Act (410 ILCS 25/1 *et seq.*, as amended from time to time), the Illinois Accessibility Code (71 Ill. Adm. Code 400), 47 Ill. Adm. Code 310, Subpart I, as amended from time to time, except as otherwise approved by the Authority, and the Americans With Disabilities Act, 42 U.S.C. 12101 *et seq.*, as amended, if applicable.

**g. HOME Program Units.** All of the HOME Program Units shall be floating HOME Program Units. Any changes to rents and utilities in **Exhibit C**, or at any time during the term of the Loan, are subject to the prior written approval of the Authority and must at all times be in compliance with the HOME Requirements.

**6. Non-Discrimination in Housing.** Borrower shall not, in the selection of Families, in the provision of services, or in any other manner unlawfully discriminate against any person on the grounds of race, color, creed, religion, sex, age, unfavorable military discharge, ancestry, handicap, national origin, marital status, familial status or because the prospective Family is receiving

governmental rental assistance. The Borrower shall comply with all of the provisions of Paragraph 3805/13 of the Act, Sections 92.350 and 92.351 of the Regulations, Section 370.1101 of the Rules and all other provisions of Federal, State and local law relative to non-discrimination.

**7. Violation of Agreement by Borrower.** Upon violation of any of the provisions of this Agreement by Borrower, the Authority may give notice of such violation to Borrower as provided in **Exhibit B** attached to and made a part hereof. If such violation is not corrected to the satisfaction of the Authority within thirty (30) days after such notice, the Authority may declare a default under this Agreement; however if such condition is not reasonably curable within thirty (30) days despite Borrower's reasonable efforts to cure it, Borrower shall have one hundred twenty (120) additional days to cure such default, so long as (i) that cure is commenced within such thirty (30) day period, (ii) Borrower continues to diligently pursue such cure in good faith and (iii) the Authority's security for the Loan is not, in the sole judgment of the Authority, impaired as a result of the existence of such failure; after the expiration of such one hundred fifty (150) day period, the Authority may declare a default under this Agreement, effective on the date of notice of such declaration of default to Borrower, and upon such default, and so long as such default is continuing, the Authority may do the following:

**a.** Declare the whole of the indebtedness under the Note immediately due and payable and then proceed to exercise the rights and remedies set forth in any Loan Document;

**b.** Take possession of the Development, bring any action necessary to enforce any rights of Borrower growing out of the operation of the Development and operate the Development in accordance with the terms of this Agreement until such time as the Authority, in its sole discretion, determines that Borrower is again in a position to operate the Development in accordance with the terms of this Agreement and in compliance with the requirements of the Note;

**c.** Collect all rents and charges in connection with the operation of the Development and use such collections to pay Borrower's obligations under this Agreement, the Note, the Mortgage, or any other Loan Document and such other obligations of Borrower in connection with the Development and the necessary expenses of preserving and operating it;

**d.** Apply to any court, state or federal, for specific performance of this Agreement, for an injunction against any violation of this Agreement, for the appointment of a receiver to take over and operate the Development in accordance with the terms of this Agreement, or for such other relief as may be appropriate. Because the injury to the Authority arising from a default under any of the terms of this Agreement would be irreparable and the amount of damages would be difficult to ascertain, Borrower acknowledges and agrees that the Authority's remedies at law, in the event of a violation of this Agreement, would be inadequate to assure the Authority's public purpose;

**e.** Use and apply any monies deposited by the Borrower with the Authority

regardless of the purpose for which the same were deposited, to cure any such default or to repay any indebtedness under the Loan Agreement or any other Loan Document which is due and owing to the Authority; and/or

f. Exercise such other rights or remedies as may be available to the Authority under this Agreement, any other Loan Document, at law or in equity.

The Authority's remedies are cumulative and the exercise of one shall not be deemed an election of remedies, nor foreclose the exercise of the Authority's other remedies. No waiver by the Authority of any breach of this Agreement shall be deemed to be a waiver of any other or subsequent breach. The failure or delay of the Authority in exercising any of its rights under this Agreement in any one or more instances, or the exercise of less than all of its rights in any one or more instances, shall not be deemed or construed as a waiver of any such rights.

**8. Termination of Liabilities.** In the event of a sale or other transfer of the Development (including, without limitation, foreclosure or transfer by deed in lieu of foreclosure), all of the duties, obligations, undertakings and liabilities of Borrower or other transferor (the "Transferor") under the terms of this Agreement shall thereafter cease and terminate as to the Transferor, except as to any acts or omissions or obligations to be paid or performed by the Transferor that occurred or arose prior to such sale or transfer. As a condition precedent to the termination of the liability of the Transferor under this Agreement, the transferee of the Development (a "New Borrower"), as a condition precedent to its admission as a New Borrower, shall assume in writing, on the same terms and conditions as apply to the Transferor, all of the duties and obligations of the Transferor arising under this Agreement from and after the date of such sale or transfer. Such assumption shall be in form and substance acceptable to the Authority. Any such New Borrower shall not be obligated with respect to matters or events that occur or arise before its admission as a New Borrower.

**9. Definitions.**

a. "High HOME Units", those HOME Program Units identified by the Borrower, and approved by the Authority, as High HOME Units in accordance with the HOME Requirements.

b. "Low Income Family", a single person, family or unrelated persons living together whose adjusted income is less than or equal to eighty percent (80%) of the Median Income.

c. "Low HOME Units", the HOME Program Unit identified by the Borrower, and approved by the Authority, as a Low HOME Unit in accordance with the HOME Requirements.

d. "Very Low Income Family", a single person, family or unrelated persons living together whose adjusted income is less than or equal to fifty percent (50%) of the Median Income.

e. “Median Income”, the median income of the metropolitan statistical area of Chicago, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

f. “Family”, a person, family or unrelated persons leasing a HOME Program Unit, or after the Affordability Period, any tenant.

**10. Term of Agreement; Covenants Run with Development.**

a. The covenants and agreements set forth in this Agreement shall encumber the Development and be binding on the Borrower, any New Borrower and any other future owners of the Development and the holder of any legal, equitable or beneficial interest in it for a period equal to twenty (20) years from the date of “Project Completion” (as defined in the HOME Requirements) (“Affordability Period”).

However, following the expiration of the Affordability Period, only Paragraphs 2, 3d, 3(h-k), 3(n), if applicable, 4(a-b), 4(d-f), 5 (a-f), and 6-20 hereof and Paragraphs 3 (a-c), 3 (e-f) and 4c as modified in 10(b) herein below (collectively, the “Continuing Obligations”) shall remain in effect for the period of time commencing at the end of the Affordability Period, and ending on the Maturity Date (as defined in the Note). Notwithstanding the immediately preceding sentence, if the Note is paid in full prior to the Maturity Date, the following Paragraphs shall not be part of the Continuing Obligations: 4(a-b), 4f, 5(c and d), and 7(a-c).

b. Following the expiration of the Affordability Period, the following Paragraphs shall be modified as follows:

Paragraphs 3(a-c) shall be modified as follows:

Following the expiration of the Affordability Period, all HOME Program Units shall be occupied by Low Income Families.

Paragraphs 3e shall be modified as follows:

In the management and operation of the Development, Borrower agrees to abide by the terms and conditions of the Affirmative Fair Housing Marketing Plan; the Management Plan; and the Management Agreement; all as approved by the Authority, as such documents may be amended from time to time with the prior written approval of the Authority. Borrower shall be responsible for ensuring the management agent’s compliance with all applicable ordinances, regulations and statutes and the rules, procedures and requirements of the Authority. At the Authority’s direction, Borrower shall terminate the Management Agreement with the management agent and select another management agent satisfactory to the Authority until the Maturity Date.

Paragraph 3f shall be modified as follows:

On forms approved by the Authority, Borrower shall obtain from each prospective Family prior to his or her admission to the Development verification of income as required by the Authority. Borrower shall submit such annually Program Certifications to the Authority in the manner prescribed by the Authority.

Paragraphs 4c shall be modified as follows

Initially rent any Unit, for a period other than one (1) year, and after such initial one (1) year period, rent any Unit for less than six (6) months or more than one (1) year.

Borrower expressly acknowledges that its undertakings and agreements stated in this Agreement are given to induce the Authority to make the Loan and that, even if the Loan have been repaid prior to the Maturity Date, the Borrower's undertaking to perform the Continuing Obligations for the period set forth in the previous paragraph is a condition precedent to the willingness of the Authority to make the Loan.

**11. Liability of Borrower – Nonrecourse.** Except as set forth in the Environmental Indemnity and the Guaranty, Borrower's liability created under this Agreement and the Loan Documents shall be non-recourse and neither Borrower, nor the Member shall have any personal liability for repayment of the Loan. The Authority shall look only to the Development and its reserves and any other funds or letters of credit relating to the Development for repayment of the Loan. The foregoing shall not limit Borrower's or Member's liability for damages (or in the case of (xi) hereinbelow, the amount due) as a result of (i) fraudulent acts, or willful and wanton acts or omissions in violation of the provisions of the Loan Documents; (ii) the fair market value of the personalty or fixtures removed or disposed of from the Development in violation of the terms of the Loan Documents; (iii) the misapplication, in violation of the terms of the Loan Documents, of any funds to the full extent of such misapplied funds and proceeds, including, without limitation, any funds or proceeds received under any insurance policies or awards resulting from condemnation or the exercise of the power of eminent domain; (iv) any misapplication of any security deposits attributable to any leases of units, or failure to pay interest on such security deposits as required by law; (v) waste committed on the Development to the extent that funds in the Replacement Reserve Account or otherwise available in any property account held by Borrower, are available to remedy such waste and Borrower has failed to remedy the waste despite the written instructions of the Authority; (vi) the occurrence of a Prohibited Transfer (as defined in the Mortgage), without the prior written consent of the Authority; (vii) an oral or written material misrepresentation was made by Borrower or any party in the ownership structure of Borrower, or any employee or agent of Borrower or any other such entity or individual; (viii) a material error or omission was made in the Ownership Structure Certificate ( as defined in the Commitment); (ix) the Borrower has violated the single asset requirement contained in the Commitment; (x) the Borrower has delivered a false certification pursuant to Paragraph C.10 of the Commitment; (xi) the full amount of any Recapture (as defined in the Loan Agreement) that is due, plus any other amount due as a result thereof; and (xii) failure to comply with all Fair Housing and accessibility laws and regulations. Any liability

incurred pursuant to this Paragraph shall be the personal liability of the Borrower and Member. The provisions of this Paragraph shall have no effect on the liabilities and obligations contained in the Guaranty.

**12. Amendment of Agreement.** This Agreement shall not be altered or amended without the prior written approval of all of the parties hereto.

**13. Execution of Conflicting Documents.** Borrower warrants that it has not executed, and it agrees that it shall not execute, any other agreement with provisions contradictory, or in opposition, to the provisions of this Agreement, and that, in any event, the requirements of this Agreement are and shall be paramount and controlling as to the rights and obligations set forth in such other agreement and supersede any other requirements in conflict with this Agreement. To the extent this Agreement conflicts with any provisions or requirements set forth in the Mortgage or the Note, the provisions of the Mortgage or the Note, as the case may be, shall prevail and control.

**14. Partial Invalidity.** If any term, covenant, condition or provision of this Agreement, or its application to any circumstance, shall, at any time or to any extent, be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, or the application of it to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such determination and each term, covenant, condition and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

**15. Successors.** Subject to the provisions of **Paragraph 8** hereof, this Agreement shall bind, and the benefits shall inure to, the parties to this Agreement, their legal representatives, successors in office or interest and assigns; however, Borrower may not assign this Agreement, or any of its obligations under this Agreement, without the prior written approval of the Authority.

**16. Indemnification of the Authority.** Except for matters arising solely from the gross negligence or willful misconduct of the Authority, Borrower, and Member agrees to defend and indemnify and hold harmless the Authority from and against any and all damages, including, but not limited to, any past, present or future claims, actions, causes of action, suits, demands, liens, debts, judgments, losses, costs, liabilities and other expenses, including, but not limited to, reasonable attorneys' fees, costs, disbursements, and other expenses, that the Authority may incur or suffer by reason of or in connection with the Real Estate or the Development. Borrower and Member further agrees that the Authority, if it so chooses, shall have the right to select its own counsel with respect to any such claims. No new owner of the Development shall be responsible for the indemnification obligations of a prior owner of the Development.

**17. Gender.** The use of the plural in this Agreement shall include the singular; the singular shall include the plural; and the use of any gender shall be deemed to include all genders.

**18. Captions.** The captions used in this Agreement are used only as a matter of convenience and for reference and in no way define, limit or describe its scope or intent.

**19. Notices.** Notices under this Agreement shall be given as provided in **Exhibit B**

hereof.

**20. Counterparts.** This Agreement may be executed in counterparts, and each counterpart shall, for all purposes for which an original of this Agreement must be produced or exhibited, be the Agreement, but all such counterparts shall constitute one and the same instrument.

**IN WITNESS WHEREOF**, the undersigned have caused this Agreement to be executed by their authorized representatives.

**BORROWER:**

**HODC GLENVIEW, LLC**

an Illinois limited liability company

By: Housing Opportunity Development Corporation  
an Illinois not-for-profit corporation  
its sole member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date Signed: \_\_\_\_\_, 20\_\_.

**AUTHORITY:**

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

Date Signed: May \_\_, 2015



**HOUSING  
OPPORTUNITY  
DEVELOPMENT  
CORPORATION**

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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Title Commitment

Attached is a copy of the preliminary title insurance commitment.



# ALTA COMMITMENT FOR TITLE INSURANCE



CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

**15PNW088019SK**

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate ninety (90) days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

**Chicago Title Insurance Company**

By:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary



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ALTA Commitment (06/17/2006)



ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410	Chicago Title and Trust 5215 Old Orchard, #400 Skokie, IL 60077 Main Phone: (847)677-3410 Main Fax: (847)673-0645

Issued By: Gregory J. Lisinski  
2100 Green Leaf Avenue  
Evanston, IL 60202

## SCHEDULE A

### ORDER NO. 15PNW088019SK

Property Ref.: 1925 WILMETTE AVE, Wilmette, IL 60091

1. Effective Date: May 6, 2015
2. Policy or (Policies) to be issued:
  - a. ALTA Owner's Policy 2006  
Proposed Insured: Housing Opportuni...  
Policy Amount: \$464,000.00
  - b. ALTA Loan Policy 2006  
Proposed Insured: , its successors and/or assigns as their respective interests may appear  
Policy Amount: To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:  
Huerter-Wilmette Post No. 46 of American Legion
5. The land referred to in this Commitment is described as follows:  
  
LOT 17 AND (EXCEPT THE EAST 286.68 FEET THEREOF) THE NORTH 212.0 FEET (MEASURED ON THE EAST LINE) OF LOT 16 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**END OF SCHEDULE A**

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**SCHEDULE B**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

**General Exceptions**

1. **Rights or claims of parties in possession not shown by Public Records.**
2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**
3. **Easements, or claims of easements, not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**
6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**
7. **Note for Information: The coverage afforded by this commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the company have been fully paid.**

A

8.
  1. Taxes for the year(s) 2014 and 2015  
2015 taxes are not yet due or payable.
  - 1A. Note: 2014 first installment was due March 3, 2015  
Note: 2014 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
05-33-301-010-0000	1 of 1	2014	\$1,217.24	Paid

D

9. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

F

10. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers or property located in Wilmette. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

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**SCHEDULE B**

(continued)

- I 11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of Corporation: Huerter-Wilmette Post No. 46 of American Legion

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein. Said resolution should evidence the authority of the person(s) executing the conveyance or mortgage.
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- K 12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of Corporation: Housing Opportunity Development Corp

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein. Said resolution should evidence the authority of the person(s) executing the conveyance or mortgage.
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- J 13. Before issuing its policy of title insurance, the Company will require evidence, satisfactory to the Company, that the vestee corporation named herein

- a) was duly incorporated on or before the date title was acquired by the said corporation;
- b) is now in good standing and authorized to do business in the state or country where the said corporation was formed

- E 14. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)

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**SCHEDULE B**

(continued)

- B 15. Rights of the public, the state of Illinois and the municipality in and to that part of the land, if any, taken or used for road purposes.
- Affects the public sidewalk located on the northeast corner of the land.
- C 16. Easement in favor of the Illinois bell telephone company and the commonwealth Edison company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document No. 17628942, affecting the west 10 feet and south 5 feet of the land.
- G 17. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- H 18. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- L 19. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ach payment, which results in an additional \$6 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.
- M 20. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
- N 21. Effective June 1, 2009, if any document of conveyance for Cook County Residential Real Property is to be notarized by an Illinois notary public, Public Act 95-988 requires the completion of a Notarial Record for each grantor whose signature is notarized. The Notarial Record will include the thumbprint or fingerprint of the grantor. The grantor must present identification documents that are valid; are issued by a state or federal government agency, or consulate; bear the photographic image of the individual's face; and bear the individual's signature. The Company will charge a fee of \$25.00 per Notarial Record.
- O 22. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

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ALTA Commitment (06/17/2006)



**SCHEDULE B**

(continued)

- P 23. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

Note: for Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

- S 24. The following endorsements have been approved for the loan policy:
- 1) ALTA Endorsement 9-0
  - 2) ALTA Endorsement 8.1 (Environmental)

- R 25. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

**END OF SCHEDULE B****Title Insurance Agent:**

Gregory J. Lisinski  
2100 Green Leaf Avenue  
Evanston, IL 60202  
Phone: (847)869-8074  
Fax: (847)869-8095

---

Authorized Signatory

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ALTA Commitment (06/17/2006)





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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Survey

Attached is a plat of survey of the subject property.



# PLAT OF SURVEY

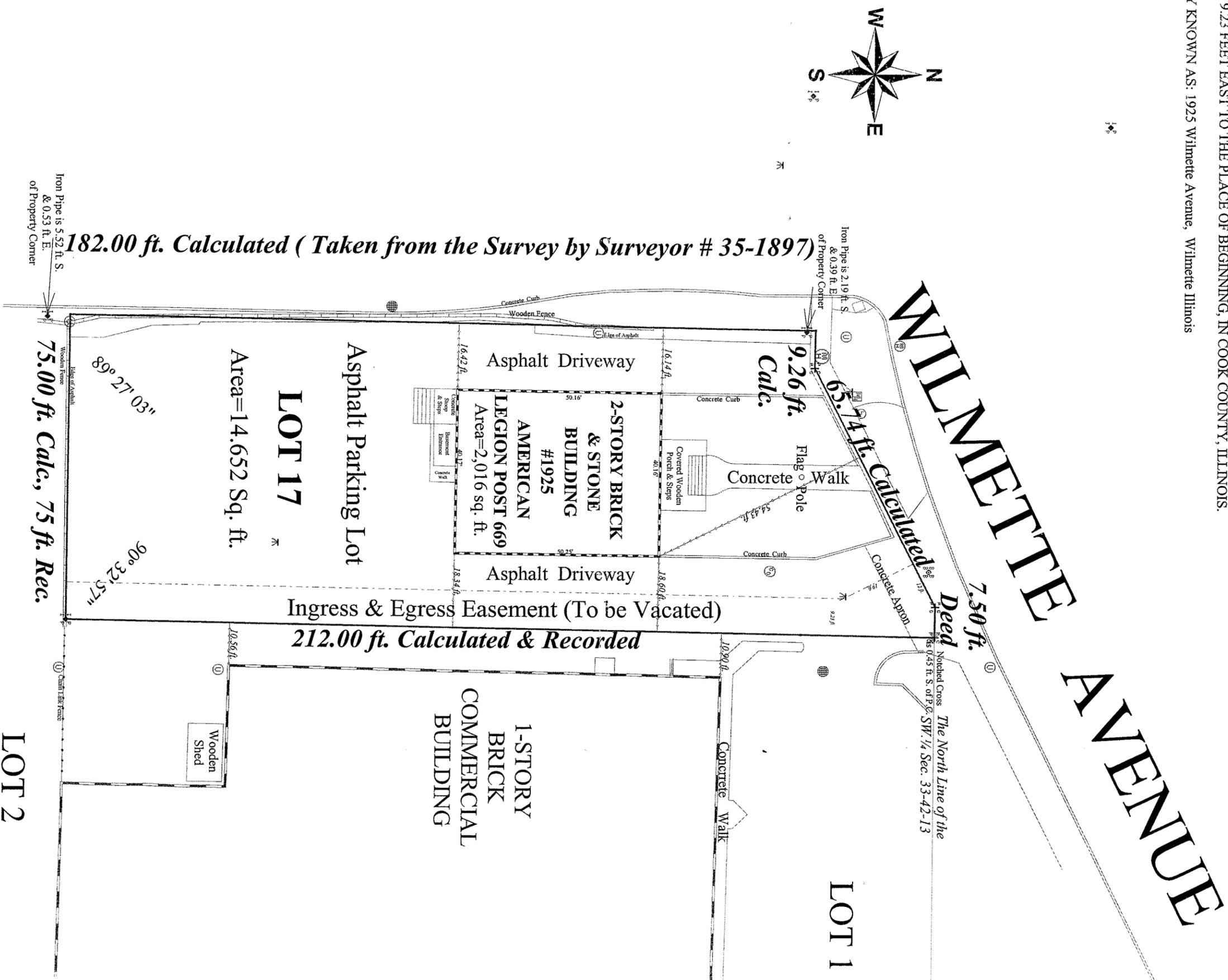
OF

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 1/2 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



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

**WILMETTE AVENUE**

**75.00 ft. Calc., 75 ft. Rec.**

**LOT 2**

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 #35-3111 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-5GT #162012371  
 Municipality: Wilmette, Illinois



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Development Schedule

Following is a preliminary development schedule for the project:

<b>Activity</b>	<b>Estimated Date</b>
Site acquisition	6/25/15
Zoning approval	3/14/17
Financing approval	9/15/17
Start construction	3/1/18
Complete construction	9/1/18
Tenant occupancy	10/1/18



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Traffic Analysis

Attached is a traffic analysis performed by Benesch dated September 2016. The study projects a low anticipated impact from the proposed housing.



# Traffic Impact Study

1925 Wilmette Avenue  
Proposed Cleland Place Apartments

PREPARED FOR:  
**Village of Wilmette**

November 18, 2015  
Rev. September 30, 2016



## I. Introduction

This report presents the findings and conclusions of a traffic impact study conducted for the redevelopment of 1925 Wilmette Avenue in the Village of Wilmette, Illinois. The existing site is currently occupied by the American Legion Wilmette Post 46 building that houses their activities and is periodically used as a banquet hall facility. The proposed redevelopment, Cleland Place consists of a three story, 16-unit apartment building. The proposed apartment building will be owned and managed by the Housing Opportunity Development Corporation. A general location map of the study area is provided as Exhibit 1 in the Appendix.

## II. Area Conditions

A field reconnaissance of the site was conducted to inventory information on surrounding land uses and the area roadway network. Field observations of traffic operations within the study area were conducted during the morning and evening weekday peak periods in August and again in October. The most recent traffic counts conducted at the Wilmette Ave./ Ridge Rd. intersection were conducted on November 10, 2015 and September 22, 2016. The results of the September 2016 and November 2015 counts are similar. The most recent traffic counts (September 2016) have been utilized in this report.

### Surrounding Land Uses

The site is located on the south side of Wilmette Ave., approximately 350 feet west of the Wilmette Ave./ Ridge Rd. intersection. Three of the four quadrants of the Wilmette Ave./ Ridge Rd. intersection are occupied by commercial/service land uses. The northwest quadrant is occupied by a four story multi-unit residential building. Immediately west of the site is a townhome/ condominium development. North of the site is another multi-unit townhouse/ condominium development.

### Surrounding Roadway Network

The site is serviced by Wilmette Ave., an east-west arterial roadway under the jurisdiction of the Illinois Department of Transportation (IDOT). In the vicinity of the site, Wilmette Ave. consists of an urban cross-section approximately 44 feet wide, with curb and gutter, a grassed parkway, roadway lighting and sidewalk on both sides of the roadway. Wilmette Ave. typically operates with one lane of traffic in each direction. The road is posted with a 30 mile-per-hour (mph) speed limit and the right-of-way is approximately 80 feet wide. West of the site, on-street parking is permitted with time restrictions. East of the site, an eastbound left-turn lane for the Wilmette Ave./ Ridge Rd. intersections develops. It should be noted that during peak periods (on-street parking prohibited) Wilmette Ave. functioned as a three lane section at times with traffic passing vehicles stopped to make left-turns.

The Wilmette Ave./ Ridge Rd. intersection is under traffic signal control with mast-arm mounted traffic signals on all approaches. The west, north and south approaches to the intersection consist of an auxiliary left-turn lane and a single combined through/right-turn lane. The east approach consists of a single left-turn, through and right-turn lane. The traffic signal is maintained by the Village of Wilmette and provides for actuated left-turn arrow (protected-permissive) phasing. Marked crosswalks with pedestrian signals (walk/don't walk) are present on all four approaches.

Ridge Rd. is a north-south arterial roadway consisting of one-lane in each direction. South of the Wilmette Ave. intersection, there is a center median/two-way left-turn lane along Ridge Rd. North of the intersection Ridge Rd. consists of one lane in each direction with marked on-street parking.

Public Transportation Facilities

Pace bus route 421 services Wilmette Ave. There is a marked stop with shelter located east of the project site on the south side of the roadway. Pace route 421 originates at Northfield Plaza and extends east to the Linden CTA station, including stops at Edens Plaza and the Wilmette Metra station (Union Pacific North Line).

Existing Traffic Conditions

Capacity analyses were conducted for the Wilmette Ave./ Ridge Rd. intersection utilizing the peak hour traffic counts (Exhibit 2). Level of Service (LOS) criteria for signalized and stop controlled intersections are based on methodologies presented in the “Highway Capacity Manual” published by the Transportation Research Board (TRB). LOS criteria range from “A” (good) to “F” (poor) and are based on average delay. LOS thresholds are different for signalized and stop sign controlled intersections. The thresholds at stop sign controlled intersections are lower since driver expectation for delays at a signalized intersection is higher than a stop controlled intersection. The LOS criteria for signalized and stop sign controlled intersections are presented below in Tables 1 and 2.

**Level-of-Service Criteria for Signalized and Stop Sign Controlled Intersections<sup>1</sup>**

**Table 1: Signalized Intersections**

<b>Level of Service</b>	<b>Operating Condition</b>	<b>Average Vehicle Delay (seconds/ vehicle)</b>
A	Very low delay, most vehicles arrive during the green and do not stop at all.	Less than 10
B	More vehicles stop than LOS A, but otherwise good progression of traffic through the intersection	10.1 – 20.0
C	Congestion starts to occur, number of vehicles stopping at the intersection is significant, although many vehicles still pass through the intersection without stopping.	20.1 – 35.0
D	Congestion is more noticeable with longer delays; some vehicles may not clear the intersection on a single cycle. LOS D is typical of urban and suburban areas.	35.1 – 55.0
E	High delays, poor progression through intersection, Most vehicles do not clear the intersection on a single cycle.	55.1 – 80.0
F	Unacceptable high motorist delays, demand exceeds capacity, increasing queue lengths (back-ups).	Greater than 80

**Table 2: Stop Sign Controlled Intersections**

Level of Service	Average Vehicle Delay (seconds/ vehicle)
A	Less than 10
B	10.1 – 15.0
C	15.1 – 25.0
D	25.1 – 35.0
E	35.1 – 50.0
F	Greater than 50

<sup>1</sup>Source: HCM2010 Highway Capacity Manual, Transportation Research Board, National Academy of Sciences, Washington, D.C.

The results of the capacity analysis indicate that the Wilmette Ave./ Ridge Rd. intersection operates at LOS C during the morning and evening peak hour. Copies of the capacity analysis are included in the Appendix.

Observations of traffic during the heaviest peak hour (evening) did not reveal any significant operational issues at the intersection or adjacent to the site. Eastbound Wilmette Ave. traffic would occasionally queue past the driveway to the site, but cleared on each cycle. The observation of queues past driveway was approximately once every 5 cycles.

Crash Analysis

Crash reports were previously reviewed from the Village of Wilmette. Three crashes occurred at the intersection. All crashes were minor and did not reveal any discernable patterns or need for countermeasures.

**III. Forecasted Site Traffic Characteristics**

Proposed Land Use

The site plan for the development indicates that the project will consist of a three-story apartment building with 16 apartment units. This is a reduction of 4 units over the previously proposed development. The first floor will contain an office/lobby area with the individual units located on the second and third floor. Parking will be provided on the first/ground floor under the building (below the second floor).

Estimated Site Generated Traffic

The volume of traffic generated by a development is dependent on the characteristics of the proposed land use(s) and the intensity (size) of the use(s). Estimates of site-generated traffic were developed utilizing the Institute of Transportation Engineers (ITE) report entitled Trip Generation, 9<sup>th</sup> edition. The ITE report is a compilation of numerous statistical studies conducted at various size and types of land uses throughout the United States and is a standard for traffic impact analyses.

Table 3 below summarizes the estimated number of trips to be generated by the development based on ITE statistics.

**Table 3**  
**Estimated Site Generated Traffic**

Peak Period	In	Out	Total
AM Peak Hour	2	10	12
PM Peak Hour	18	9	27

Information provided by Housing Opportunity Corporation indicates that at their Evanston facility, a large percentage of residents utilize public transportation (bus, transit) and do not utilize private automobile. Therefore, the ITE estimates provided in Table 3 above, which are utilized for this study, are conservative in value and represent a greater impact that what will likely occur.

Estimated Trip Distribution

The direction by which traffic will approach and depart the site is dependent on a variety of factors. These factors include existing travel patterns, characteristics and operating conditions of the surrounding roadways, location of population and employment centers and other competing uses. Based on the land use and roadway network characteristics, trip distribution estimates were developed and are presented on Table 4 below:

**Table 4**  
**Trip Distribution Estimates**

Route To/from the ...	Percentage of Traffic (%)
West on Wilmette Ave	40%
East on Wilmette Ave.	60%

Site Traffic Assignment

The estimated site generated traffic volumes were assigned to the area roadway system based on the directional distribution estimates identified above. The site traffic assignment for the project is illustrated on Exhibit 3 in the Appendix.

Total Traffic Assignment

The site traffic assignment was then combined with the existing traffic to develop a Total Traffic assignment. The results of the Total Traffic assignment are depicted on Exhibit 4 in the Appendix.

**IV. Forecasted Traffic Operations**

Capacity analyses were conducted based on the Total Traffic assignment at the following locations:

- Wilmette Ave./ site access driveway
- Wilmette Ave./ Ridge Rd.

Table 5 presents the results of the capacity analyses at Wilmette Ave./ Ridge Rd. for both the existing and proposed (Total Traffic). Complete copies of the capacity analyses are included in the Appendix.

**Table 5**  
**Comparison of Capacity Analyses**  
**Level of Service (LOS) and Delay (sec.)**  
**Wilmette Ave./ Ridge Rd.**

Peak Period	Existing Conditions	Proposed Development Total Traffic
AM Peak Hour	C (31.2)	C (31.4)
PM Peak Hour	C (29.5)	C (31.0)

As can be seen from Table 2, there will be no discernable change to the operating characteristics of the Wilmette Ave./ Ridge Rd. intersection from the development. As noted above, the trip generation estimates are based on 100% automobile use (no public transit) and therefore the change in delay is conservative.

The proposed site plan for the development consolidates the two existing driveways into a single access driveway. This follows good access management practices. Capacity analyses conducted for the proposed site driveway on Wilmette Ave. are summarized on Table 6 below. At minor intersections (stop control on minor approach driveway), LOS and delay are defined for the minor approaches and left-turns into the site from the major route.

**Table 6**  
**Level of Service (LOS) and Delay (sec.)**  
**Wilmette Ave./ site driveway**

Peak Period	Proposed Development (November Counts)	
	LT into site	Driveway Out
AM Peak Hour	A (0.0)	C (20.9)
PM Peak Hour	A (0.3)	C (19.5)

As can be seen from Table 6, the proposed access driveway will operate with an acceptable LOS and delay.

## V. Parking and Internal Site Circulation Review

A review of the site circulation and parking was conducted. The site plan (see Appendix) provides a single access driveway between the property and Wilmette Ave. Parking is provided on the ground level, under the second floor of the building, with 20 proposed parking spaces. Based on the nature of the proposed development a supply of one space per unit appears adequate. As noted above, the developer’s similar facility in Evanston experiences an appreciable share of tenants that rely on public transportation and do not own a vehicle. The proposed development provides for a surplus of 4 spaces or approximately 1.25 spaces per unit.

Pick-up/drop off, deliveries and refuse removal will occur near the front of building. While the parking area will provide room and area for a passenger vehicle to maneuver and turn around, larger delivery

trucks and refuse trucks will not be able to turn around in the parking lot, as there will be inadequate vertical clearance. The revised site plan identifies an easement with the commercial property to the east to allow larger vehicles to turnaround utilizing the existing adjacent parking lot aisle.

## **VI. Recommendations and Conclusions**

Based on the analyses and review conducted as part of this traffic impact study, the proposed development will not create any appreciable traffic impacts on the surrounding roadway network.

Wilmette Ave. is under the jurisdiction of the Illinois Department of Transportation (IDOT). As such, an access permit will be required in order to construct the new driveway or make any modifications within the Wilmette Ave. right-of-way.

The Village of Wilmette should be provided evidence of the cross-easement agreement with the adjacent property to the east to allow for larger vehicles to turnaround.

## **APPENDIX**

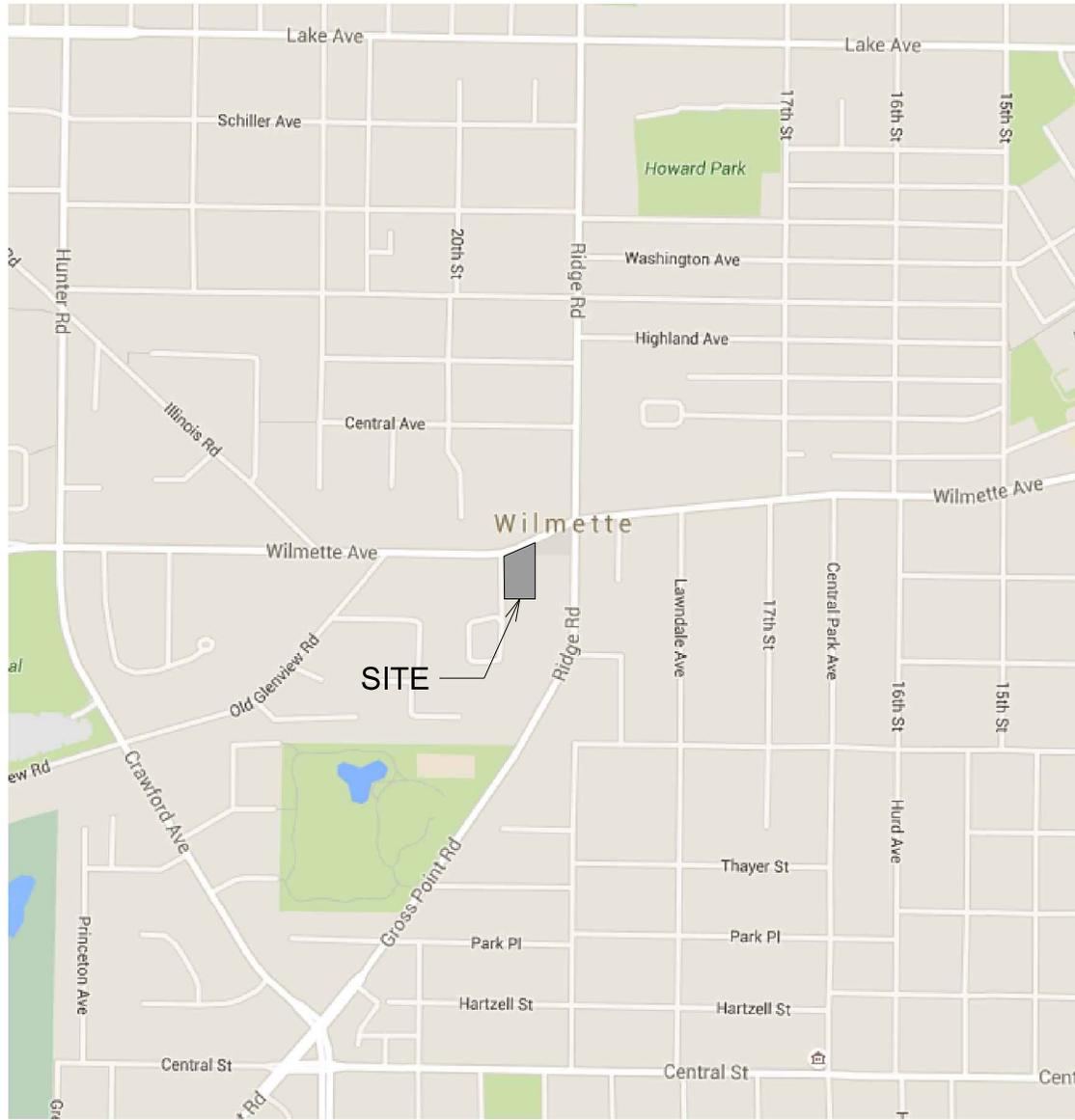
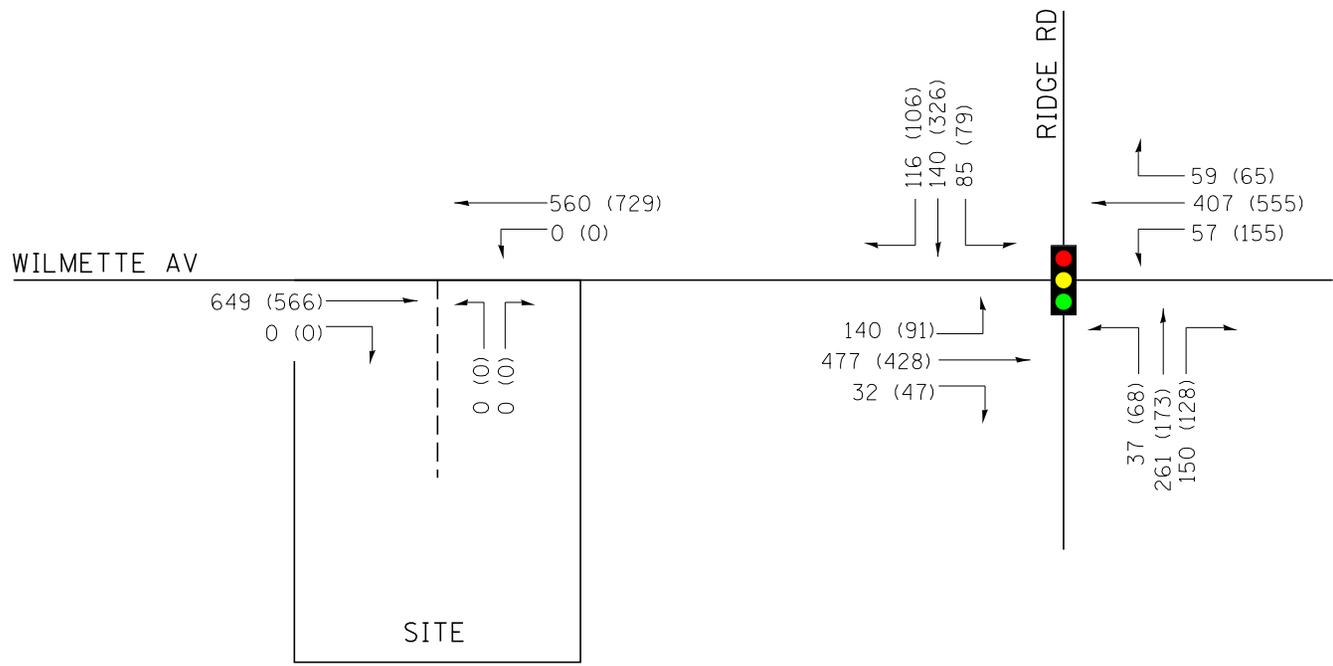
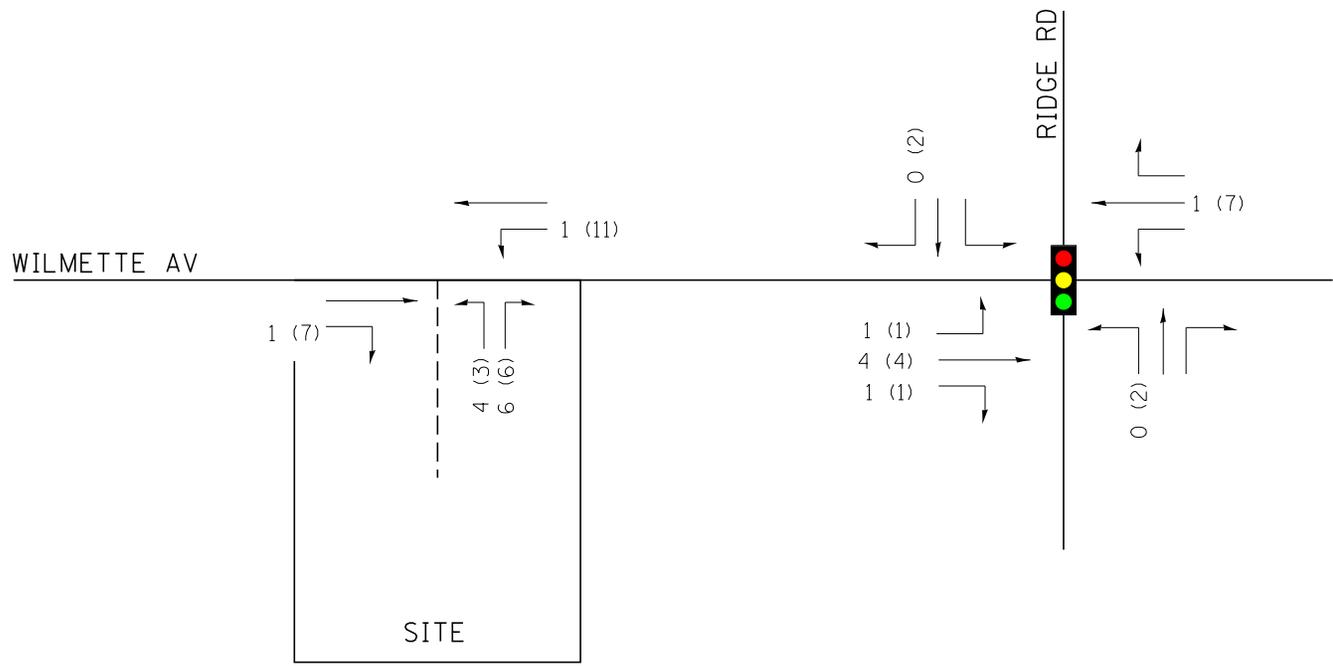


EXHIBIT 1  
LOCATION MAP



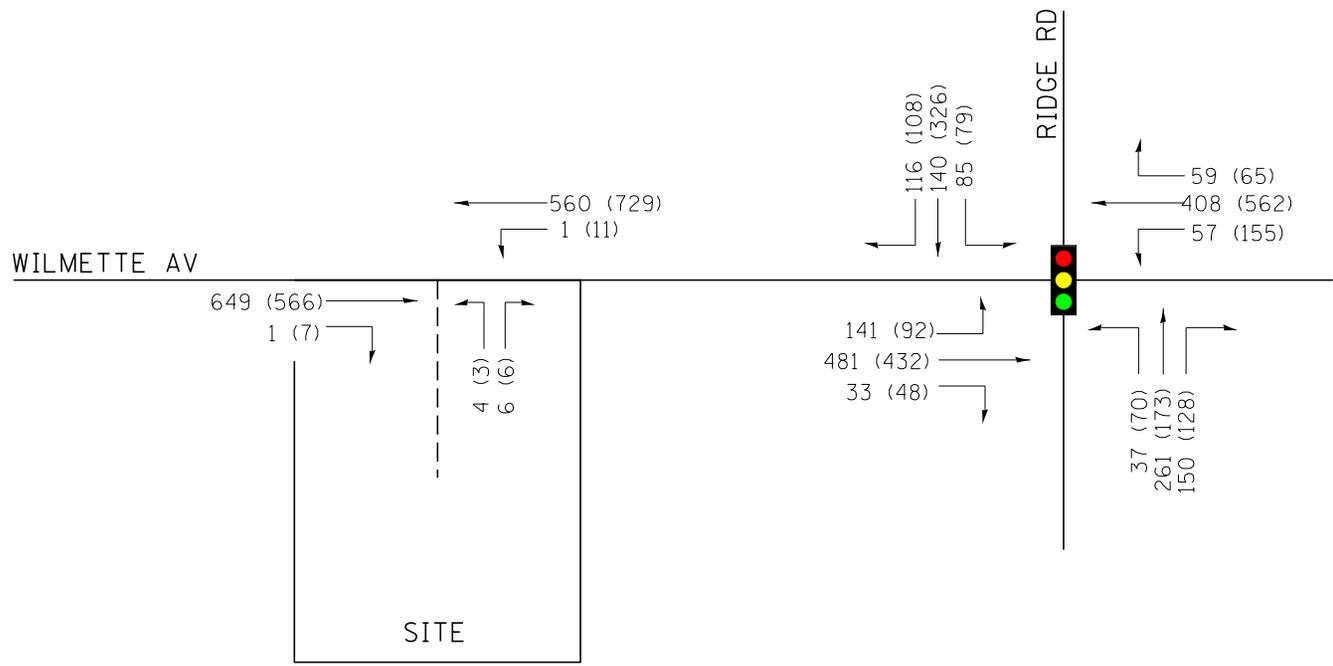
COUNTS CONDUCTED SEPTEMBER 22, 2016  
A.M. (P.M.) PEAK HOUR VOLUME

## EXHIBIT 2 EXISTING TRAFFIC



A.M. (P.M.) PEAK HOUR VOLUME  
- (-) LESS THAN 5 VPH

### EXHIBIT 3 SITE GENERATED TRAFFIC

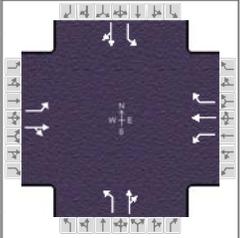


A.M. (P.M.) PEAK HOUR VOLUME  
(BASED ON COUNTS CONDUCTED SEP. 22, 2016)

### EXHIBIT 4 TOTAL TRAFFIC

# HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency		Duration, h	0.25			
Analyst		Analysis Date	Sep 22, 2016		Area Type	Other
Jurisdiction		Time Period		PHF	0.91	
Urban Street	Wilmette Ave	Analysis Year	2015	Analysis Period	1 > 7:00	
Intersection	Wilmette Ave & Ridge Rd	File Name	09222016Wilmette-Ridge REV Ex AM.xus			
Project Description	Existing AM Peak Hour- UPDATED2016					



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( $v$ ), veh/h	140	477	32	57	407	59	37	261	150	85	140	116

Signal Information													
Cycle, s	100.8	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	2.4	2.7	32.9	3.5	0.7	37.5			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	3.0	4.5			
				Red	0.0	0.0	1.5	0.0	0.0	1.5			

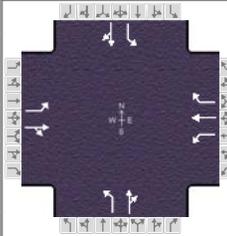
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.3	47.3	6.5	43.5	5.4	38.9	8.1	41.6
Change Period, ( $Y+R_c$ ), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway ( $MAH$ ), s	4.1	7.1	4.1	7.1	4.1	6.2	4.1	6.2
Queue Clearance Time ( $g_s$ ), s	7.1	29.3	4.2	22.0	3.5	28.2	5.3	15.2
Green Extension Time ( $g_e$ ), s	0.3	11.9	0.1	14.3	0.0	4.7	0.2	6.8
Phase Call Probability	0.99	1.00	0.83	1.00	0.68	1.00	0.93	1.00
Max Out Probability	0.05	0.56	0.00	0.41	0.00	0.52	0.00	0.11

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( $v$ ), veh/h	154	559		63	447	65	41	452		93	281	
Adjusted Saturation Flow Rate ( $s$ ), veh/h/ln	1792	1778		1774	1863	1506	1810	1623		1810	1669	
Queue Service Time ( $g_s$ ), s	5.1	27.3		2.2	20.0	2.8	1.5	26.2		3.3	13.2	
Cycle Queue Clearance Time ( $g_c$ ), s	5.1	27.3		2.2	20.0	2.8	1.5	26.2		3.3	13.2	
Green Ratio ( $g/C$ )	0.46	0.41		0.41	0.37	0.37	0.35	0.33		0.39	0.35	
Capacity ( $c$ ), veh/h	365	728		234	694	561	341	530		227	589	
Volume-to-Capacity Ratio ( $X$ )	0.421	0.769		0.268	0.645	0.116	0.119	0.852		0.412	0.477	
Back of Queue ( $Q$ ), ft/ln ( 50 th percentile)	52.4	313.3		23	232.4	25.2	16.1	288.6		36.2	132.2	
Back of Queue ( $Q$ ), veh/ln ( 50 th percentile)	2.1	12.5		0.9	8.9	1.0	0.6	11.5		1.4	5.3	
Queue Storage Ratio ( $RQ$ ) ( 50 th percentile)	0.55	0.00		0.20	0.00	0.22	0.21	0.00		0.33	0.00	
Uniform Delay ( $d_1$ ), s/veh	18.7	25.7		21.9	26.1	20.8	22.6	31.7		23.8	25.4	
Incremental Delay ( $d_2$ ), s/veh	0.8	7.7		0.6	2.1	0.2	0.2	11.3		1.2	1.3	
Initial Queue Delay ( $d_3$ ), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( $d$ ), s/veh	19.5	33.3		22.5	28.3	21.0	22.7	43.0		25.0	26.7	
Level of Service (LOS)	B	C		C	C	C	C	D		C	C	
Approach Delay, s/veh / LOS	30.3	C		26.8	C		41.4	D		26.3	C	
Intersection Delay, s/veh / LOS	31.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.4	B	2.3	B
Bicycle LOS Score / LOS	2.7	B	2.5	B	2.4	B	2.2	B

# HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency		Duration, h	0.25			
Analyst		Analysis Date	Sep 22, 2016		Area Type	Other
Jurisdiction		Time Period		PHF	0.98	
Urban Street	Wilmette Ave	Analysis Year	2015	Analysis Period	1 > 7:00	
Intersection	Wilmette Ave & Ridge Rd	File Name	09222016Wilmette-Ridge REV Ex PM.xus			
Project Description	Existing PM Peak Hour- REV09222016					



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	91	428	47	155	555	65	68	173	128	79	326	106

Signal Information													
Cycle, s	97.1	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.1	0.4	29.9	4.8	2.4	37.5			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	0.0	4.5			
				Red	0.0	0.0	1.5	0.0	0.0	1.5			

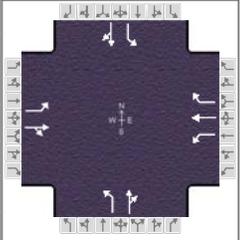
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	7.8	43.5	10.2	45.9	7.1	35.9	7.5	36.3
Change Period, ( Y+R <sub>c</sub> ), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway ( MAH ), s	4.1	6.9	4.1	6.9	4.1	6.2	4.1	6.2
Queue Clearance Time ( g <sub>s</sub> ), s	5.0	23.5	7.0	27.0	4.8	17.9	4.9	24.7
Green Extension Time ( g <sub>e</sub> ), s	0.2	13.9	0.3	12.8	0.1	6.6	0.1	5.5
Phase Call Probability	0.92	1.00	0.99	1.00	0.85	1.00	0.89	1.00
Max Out Probability	0.00	0.44	0.05	0.51	0.00	0.16	0.00	0.35

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	93	485		158	566	66	69	307		81	441	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1774	1826		1774	1863	1505	1660	1604		1810	1737	
Queue Service Time ( g <sub>s</sub> ), s	3.0	21.5		5.0	25.0	2.6	2.8	15.9		2.9	22.7	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	3.0	21.5		5.0	25.0	2.6	2.8	15.9		2.9	22.7	
Green Ratio ( g/C )	0.44	0.39		0.48	0.41	0.41	0.35	0.31		0.35	0.31	
Capacity ( c ), veh/h	273	705		354	765	618	195	495		316	542	
Volume-to-Capacity Ratio ( X )	0.340	0.687		0.446	0.740	0.107	0.355	0.621		0.255	0.813	
Back of Queue ( Q ), ft/ln ( 50 th percentile)	31.5	248.6		50.7	281.9	22.8	27.9	156.9		31.5	257.6	
Back of Queue ( Q ), veh/ln ( 50 th percentile)	1.2	9.9		2.0	11.2	0.9	1.1	6.3		1.2	10.3	
Queue Storage Ratio ( RQ ) ( 50 th percentile)	0.33	0.00		0.43	0.00	0.20	0.39	0.00		0.29	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	19.9	24.9		18.0	24.2	17.6	24.7	28.7		22.6	30.8	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.7	5.4		0.9	3.6	0.2	1.1	2.7		0.4	7.8	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	20.6	30.3		18.9	27.9	17.8	25.8	31.5		23.0	38.6	
Level of Service ( LOS )	C	C		B	C	B	C	C		C	D	
Approach Delay, s/veh / LOS	28.8	C		25.2	C		30.4	C		36.2	D	
Intersection Delay, s/veh / LOS	29.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.4	B	2.3	B
Bicycle LOS Score / LOS	2.5	B	2.9	C	2.2	B	2.4	B

# HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency		Duration, h	0.25				
Analyst		Analysis Date	Sep 22, 2016		Area Type	Other	
Jurisdiction		Time Period				PHF	0.91
Urban Street	Wilmette Ave	Analysis Year	2015		Analysis Period	1 > 7:00	
Intersection	Wilmette Ave & Ridge Rd	File Name	09222016Wilmette-Ridge REV Pr AM.xus				
Project Description	Total Traffic AM Peak Hour- UPDATED2016						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	141	481	33	57	408	59	37	261	150	85	140	116

Signal Information				Signal Phases													
Cycle, s	101.3	Reference Phase	2														
Offset, s	0	Reference Point	End	Green	2.4	2.7	33.0	3.6	0.8	37.9	Yellow	3.0	0.0	4.5	3.0	3.0	4.5
Uncoordinated	Yes	Simult. Gap E/W	On	Red	0.0	0.0	1.5	0.0	0.0	1.5	Red	0.0	0.0	1.5	0.0	0.0	1.5
Force Mode	Fixed	Simult. Gap N/S	On														

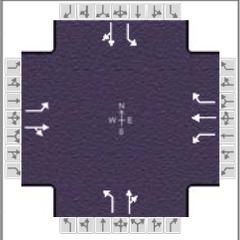
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.3	47.6	6.6	43.9	5.4	39.0	8.1	41.7
Change Period, ( Y+R <sub>c</sub> ), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway ( MAH ), s	4.1	7.1	4.1	7.1	4.1	6.2	4.1	6.2
Queue Clearance Time ( g <sub>s</sub> ), s	7.1	29.8	4.2	22.1	3.5	28.4	5.3	15.3
Green Extension Time ( g <sub>e</sub> ), s	0.3	11.8	0.1	14.4	0.0	4.7	0.2	6.8
Phase Call Probability	0.99	1.00	0.83	1.00	0.68	1.00	0.93	1.00
Max Out Probability	0.05	0.58	0.00	0.42	0.00	0.53	0.00	0.11

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	155	565		63	448	65	41	452		93	281	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1792	1778		1774	1863	1506	1810	1623		1810	1669	
Queue Service Time ( g <sub>s</sub> ), s	5.1	27.8		2.2	20.1	2.9	1.5	26.4		3.3	13.3	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	5.1	27.8		2.2	20.1	2.9	1.5	26.4		3.3	13.3	
Green Ratio ( g/C )	0.47	0.41		0.41	0.37	0.37	0.35	0.33		0.39	0.35	
Capacity ( c ), veh/h	366	730		231	696	563	340	529		225	588	
Volume-to-Capacity Ratio ( X )	0.423	0.773		0.271	0.644	0.115	0.120	0.853		0.414	0.478	
Back of Queue ( Q ), ft/ln ( 50 th percentile)	52.9	318.9		23.1	234.2	25.3	16.3	290.8		36.5	133.2	
Back of Queue ( Q ), veh/ln ( 50 th percentile)	2.1	12.8		0.9	9.0	1.0	0.6	11.6		1.4	5.3	
Queue Storage Ratio ( RQ ) ( 50 th percentile)	0.56	0.00		0.20	0.00	0.22	0.21	0.00		0.34	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	18.7	25.8		22.0	26.2	20.8	22.7	31.9		24.0	25.6	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.8	7.8		0.6	2.1	0.2	0.2	11.5		1.2	1.3	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	19.5	33.6		22.6	28.3	21.0	22.9	43.4		25.2	26.9	
Level of Service ( LOS )	B	C		C	C	C	C	D		C	C	
Approach Delay, s/veh / LOS	30.6	C		26.9	C		41.7	D		26.4	C	
Intersection Delay, s/veh / LOS	31.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.4	B	2.3	B
Bicycle LOS Score / LOS	2.7	B	2.5	B	2.4	B	2.2	B

# HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency		Duration, h	0.25			
Analyst		Analysis Date	Sep 22, 2016		Area Type	Other
Jurisdiction		Time Period		PHF	0.96	
Urban Street	Wilmette Ave	Analysis Year	2015	Analysis Period	1 > 7:00	
Intersection	Wilmette Ave & Ridge Rd	File Name	09222016Wilmette-Ridge REV Pr PM.xus			
Project Description	Prop PM Peak Hour- REV09222016					



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand ( v ), veh/h	92	432	48	155	562	65	70	173	128	79	326	108

Signal Information													
Cycle, s	100.7	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.4	0.3	31.4	5.0	2.5	39.1			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.5	3.0	0.0	4.5			
				Red	0.0	0.0	1.5	0.0	0.0	1.5			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	7	4	3	8	5	2	1	6
Case Number	1.1	4.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.0	45.1	10.5	47.6	7.4	37.4	7.7	37.7
Change Period, ( Y+R <sub>c</sub> ), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway ( MAH ), s	4.1	6.9	4.1	6.9	4.1	6.2	4.1	6.2
Queue Clearance Time ( g <sub>s</sub> ), s	5.2	25.3	7.3	29.1	5.0	18.8	5.1	26.3
Green Extension Time ( g <sub>e</sub> ), s	0.2	13.8	0.3	12.4	0.1	6.7	0.1	5.3
Phase Call Probability	0.93	1.00	0.99	1.00	0.87	1.00	0.90	1.00
Max Out Probability	0.00	0.50	0.06	0.58	0.00	0.19	0.00	0.43

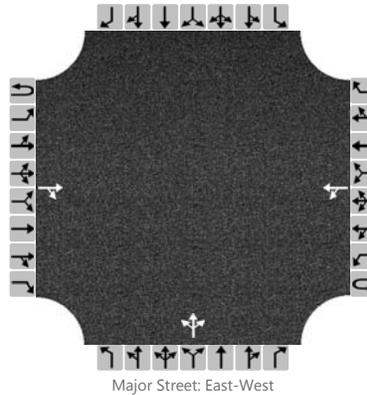
Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate ( v ), veh/h	96	500		161	585	68	73	314		82	452	
Adjusted Saturation Flow Rate ( s ), veh/h/ln	1774	1826		1774	1863	1505	1660	1604		1810	1735	
Queue Service Time ( g <sub>s</sub> ), s	3.2	23.3		5.3	27.1	2.8	3.0	16.8		3.1	24.3	
Cycle Queue Clearance Time ( g <sub>c</sub> ), s	3.2	23.3		5.3	27.1	2.8	3.0	16.8		3.1	24.3	
Green Ratio ( g/C )	0.44	0.39		0.48	0.41	0.41	0.36	0.31		0.36	0.31	
Capacity ( c ), veh/h	262	709		344	769	621	191	501		313	546	
Volume-to-Capacity Ratio ( X )	0.366	0.705		0.469	0.762	0.109	0.381	0.626		0.263	0.828	
Back of Queue ( Q ), ft/ln ( 50 th percentile)	33.9	270		54.4	310.7	24.3	30.5	167		33.4	279.5	
Back of Queue ( Q ), veh/ln ( 50 th percentile)	1.3	10.8		2.1	12.3	1.0	1.2	6.7		1.3	11.2	
Queue Storage Ratio ( RQ ) ( 50 th percentile)	0.36	0.00		0.46	0.00	0.21	0.43	0.00		0.30	0.00	
Uniform Delay ( d <sub>1</sub> ), s/veh	20.8	26.0		18.9	25.4	18.2	25.5	29.6		23.2	32.0	
Incremental Delay ( d <sub>2</sub> ), s/veh	0.9	5.8		1.0	4.4	0.2	1.2	2.7		0.4	9.0	
Initial Queue Delay ( d <sub>3</sub> ), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay ( d ), s/veh	21.7	31.8		19.9	29.7	18.4	26.8	32.4		23.7	41.0	
Level of Service ( LOS )	C	C		B	C	B	C	C		C	D	
Approach Delay, s/veh / LOS	30.2	C		26.8	C		31.3	C		38.3	D	
Intersection Delay, s/veh / LOS	31.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.4	B	2.3	B
Bicycle LOS Score / LOS	2.5	B	2.9	C	2.2	B	2.4	B

# HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	M. Magnuson	Intersection	1925 Wilmette Ave
Agency/Co.	Alfred Benesch	Jurisdiction	
Date Performed	09/22/2016	East/West Street	Wilmette Ave
Analysis Year	2015	North/South Street	
Time Analyzed	PROPOSED AM Peak UPDATED	Peak Hour Factor	0.90
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LTR					
Volume (veh/h)			649	1		1	560			4	0	6				
Percent Heavy Vehicles						0				0	0	0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

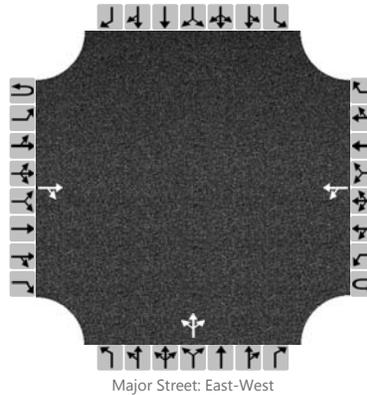
## Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						623						11				
Capacity						889						238				
v/c Ratio						0.70						0.05				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						9.1						20.9				
Level of Service (LOS)						A						C				
Approach Delay (s/veh)					0.0				20.9							
Approach LOS									C							

# HCS 2010 Two-Way Stop Control Summary Report

General Information		Site Information	
Analyst	M. Magnuson	Intersection	1925 Wilmette Ave
Agency/Co.	Alfred Benesch	Jurisdiction	
Date Performed	09/30/2016	East/West Street	Wilmette Ave
Analysis Year	2015	North/South Street	
Time Analyzed	PR PM Peak UPDATED	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

## Lanes

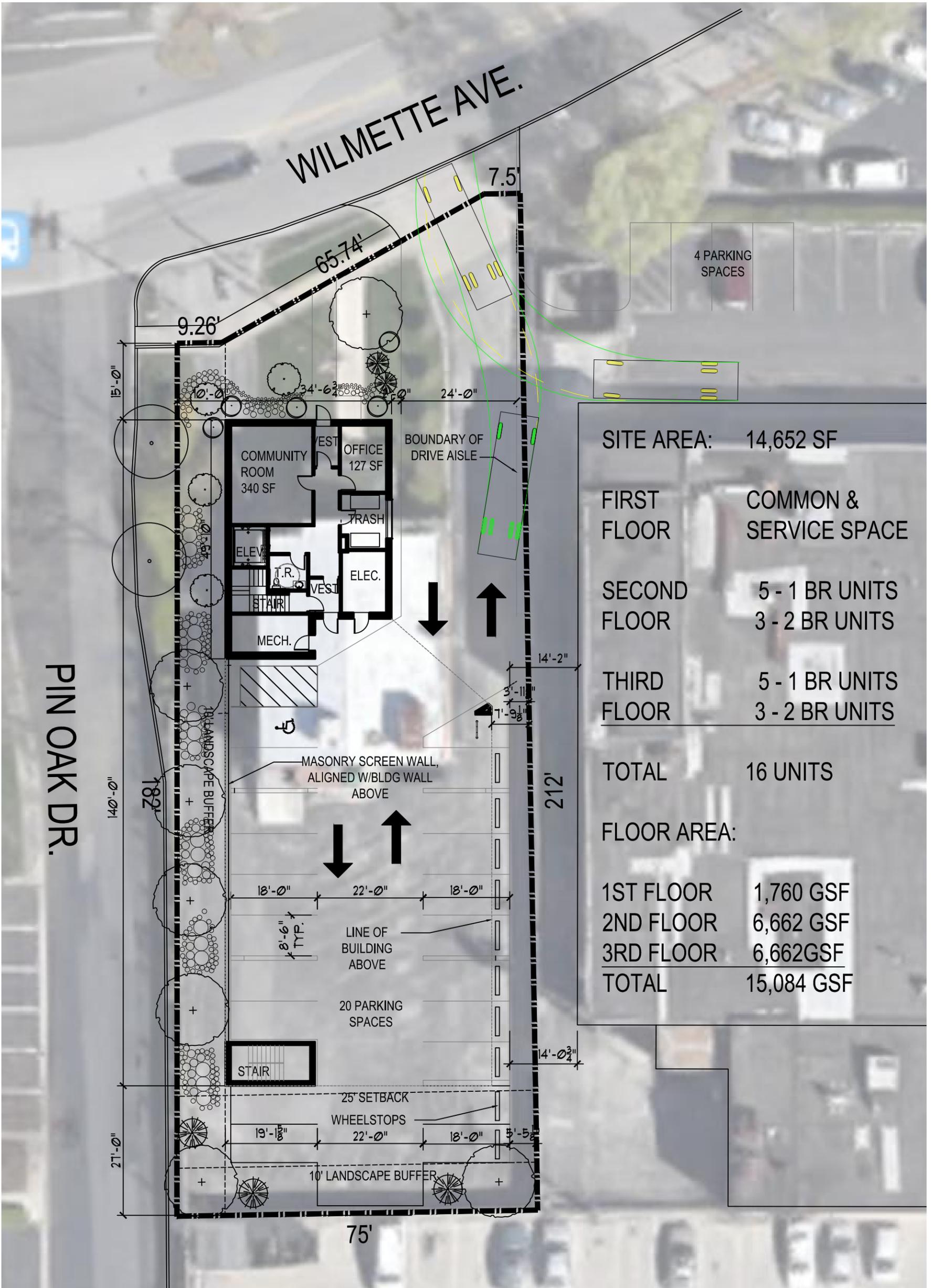


## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LTR					
Volume (veh/h)			566	7		11	729			3	0	6				
Percent Heavy Vehicles						0				0	0	0				
Proportion Time Blocked																
Right Turn Channelized	No				No				No				No			
Median Type	Undivided															
Median Storage																

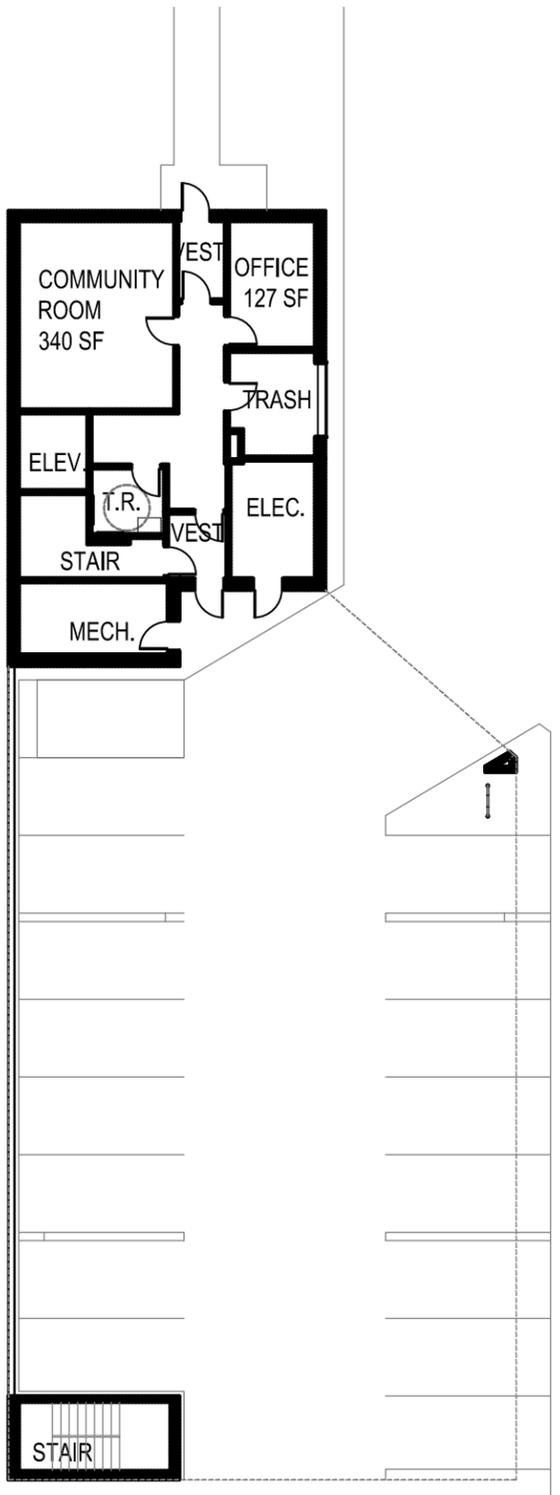
## Delay, Queue Length, and Level of Service

Flow Rate (veh/h)						770						9				
Capacity						969						257				
v/c Ratio						0.79						0.04				
95% Queue Length						0.0						0.1				
Control Delay (s/veh)						8.8						19.5				
Level of Service (LOS)						A						C				
Approach Delay (s/veh)					0.3				19.5							
Approach LOS									C							

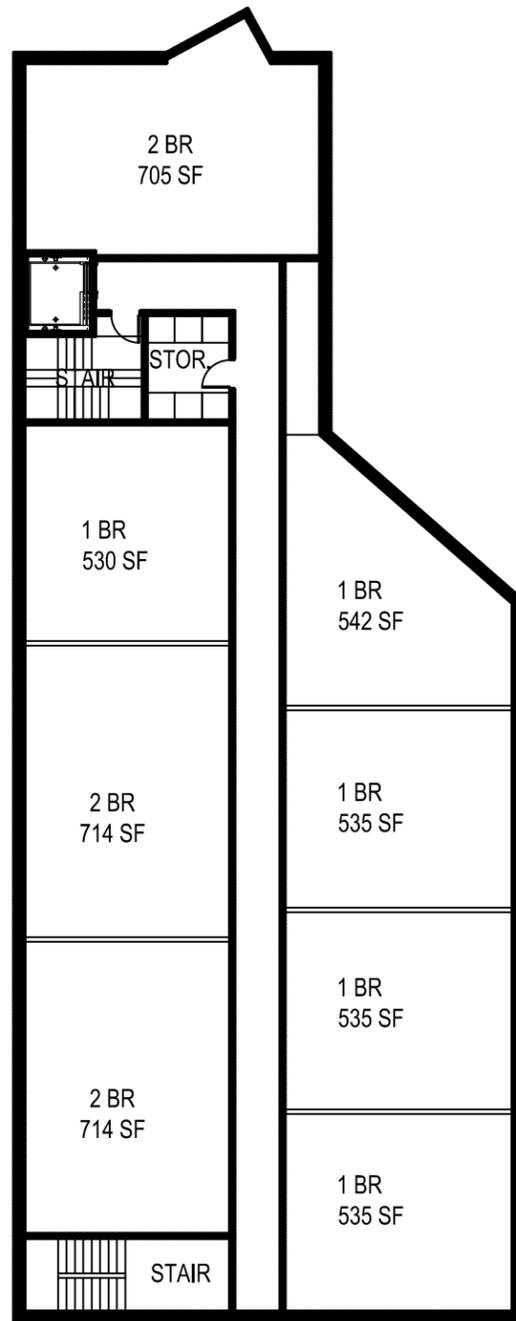


SITE AREA:	14,652 SF
FIRST FLOOR	COMMON & SERVICE SPACE
SECOND FLOOR	5 - 1 BR UNITS 3 - 2 BR UNITS
THIRD FLOOR	5 - 1 BR UNITS 3 - 2 BR UNITS
TOTAL	16 UNITS
FLOOR AREA:	
1ST FLOOR	1,760 GSF
2ND FLOOR	6,662 GSF
3RD FLOOR	6,662 GSF
TOTAL	15,084 GSF





**GROUND FLOOR PLAN**



**TYPICAL FLOOR PLAN**





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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Project Information

Answers to project information:

i. List of all uses by square footage and, in the case of residential uses, the number of dwelling units:

Residential: 15,084 square feet  
16 dwelling units

ii. Calculation of lot coverage of buildings and structures.  
43% lot coverage by building

iii. Floor area of buildings and structures.  
Floor area: 15,084 square foot building

iv. Total amount of usable open space:  
300 square feet usable open space

v. Total number of parking spaces, separating surface, below grade and above grade parking spaces:  
24 parking spaces, all surface (16 enclosed within the building, 4 exposed, 4 off-site)





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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Existing Zoning

A brief description of what could be constructed under existing zoning:

Under the existing NR zoning, residential use above the ground floor is a permitted use. In addition, a residential care facility is allowed as a special use. The NR district includes institutional uses such as cultural facilities, government facilities, places of worship, or recreation centers.

As a commercial district, NR allows a wide range of business uses including:

- restaurants and bars,
- convenience mart,
- drive through facility,
- financial institution,
- medical or dental clinic,
- vehicle repair shop, office, or
- retail shop with potential for 24 hour usage.

Height limitations in NR are 30 feet with an FAR of 1.0 and no front yard or side yard set-back requirements, which this proposed development complies with.

The existing zoning is NR, Neighborhood Retail: “The NR District is established to promote the continuation of existing commercial centers that provide goods and services primarily for the convenience of the residents of the surrounding neighborhood. In addition, the district is designed to accommodate limited multi-family housing opportunities in a small-scale, mixed-use neighborhood environment. The development standards and range of allowable uses for the NR District are designed to maintain a relatively small-scale, pedestrian-oriented environment with the character of neighborhood commercial districts.”





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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Historic Disclosure

The subject property is located within the Gross Point Historic District and is identified as a Significant structure which has been altered. The property is not designated as a landmark or historic place under federal, state or local law and it not within a national historic district. Summary information is attached.



Back

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

GROSS POINT AREA

ADDRESS 1925 Wilmette Avenue  
 FILM ROLL NO. 60 FRAME NO. 3



GENERAL INFORMATION			
CLASSIFICATION	USE	INTEGRITY	SECONDARY STRUCTURES
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Single Family	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Detached Garage
<input type="checkbox"/> Site	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> Retail	<input type="checkbox"/> _____	
	<input type="checkbox"/> Office		
	<input checked="" type="checkbox"/> <u>American Legion Post</u>		

SIGNIFICANCE
LOCAL SIGNIFICANCE RATING
<input checked="" type="checkbox"/> Significant
<input type="checkbox"/> Contributing
<input type="checkbox"/> Non-Contributing

ARCHITECTURAL INFORMATION
ADDRESS <u>1925 Wilmette Avenue</u>
ARCHITECTURAL STYLE <u>Dutch Colonial Revival</u>
ARCHITECT _____ BUILDER _____
DATE(S) OF CONSTRUCTION <u>1895</u>
Source <u>Wilmette: A History, George D. Bushnell</u>
MATERIALS DESCRIPTION
Foundation <u>Stone masonry</u>
Exterior Walls <u>Brick masonry, aluminum siding</u>
Window Type (s) <u>Double hung</u>
Door Type (s) <u>Panel with two lites and sidelites</u>
Roof <u>Asphalt shingles</u>
FEATURES <u>Gambrel roof, full width shed roof side dormers, hip roof over partial width open porch.</u>

\_\_\_\_\_

\_\_\_\_\_

**ALTERATIONS/INTEGRITY** Extensively altered in 1946.

\_\_\_\_\_

**ARCHITECTURAL/HISTORICAL INFORMATION** Was originally Gross Point School; Peter J. Huerter was the only Gross Point man to die in W.W.I.

**EXTERIOR CONDITION**

**Good**

**Fair**

**Deteriorated**

**COMMENTS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**REFERENCES**

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE TO AMERICAN HOUSES

\_\_\_\_\_

**SURVEY TEAM:** Michael A. Dixon, AIA      **DATE:** 10-14-91  
Mark D. VanKerkhoff, AIA



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Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Emergency Response

This section is reserved for any information that may be required by Village officials to assist in determining the potential impact of the proposed development on existing emergency response services.





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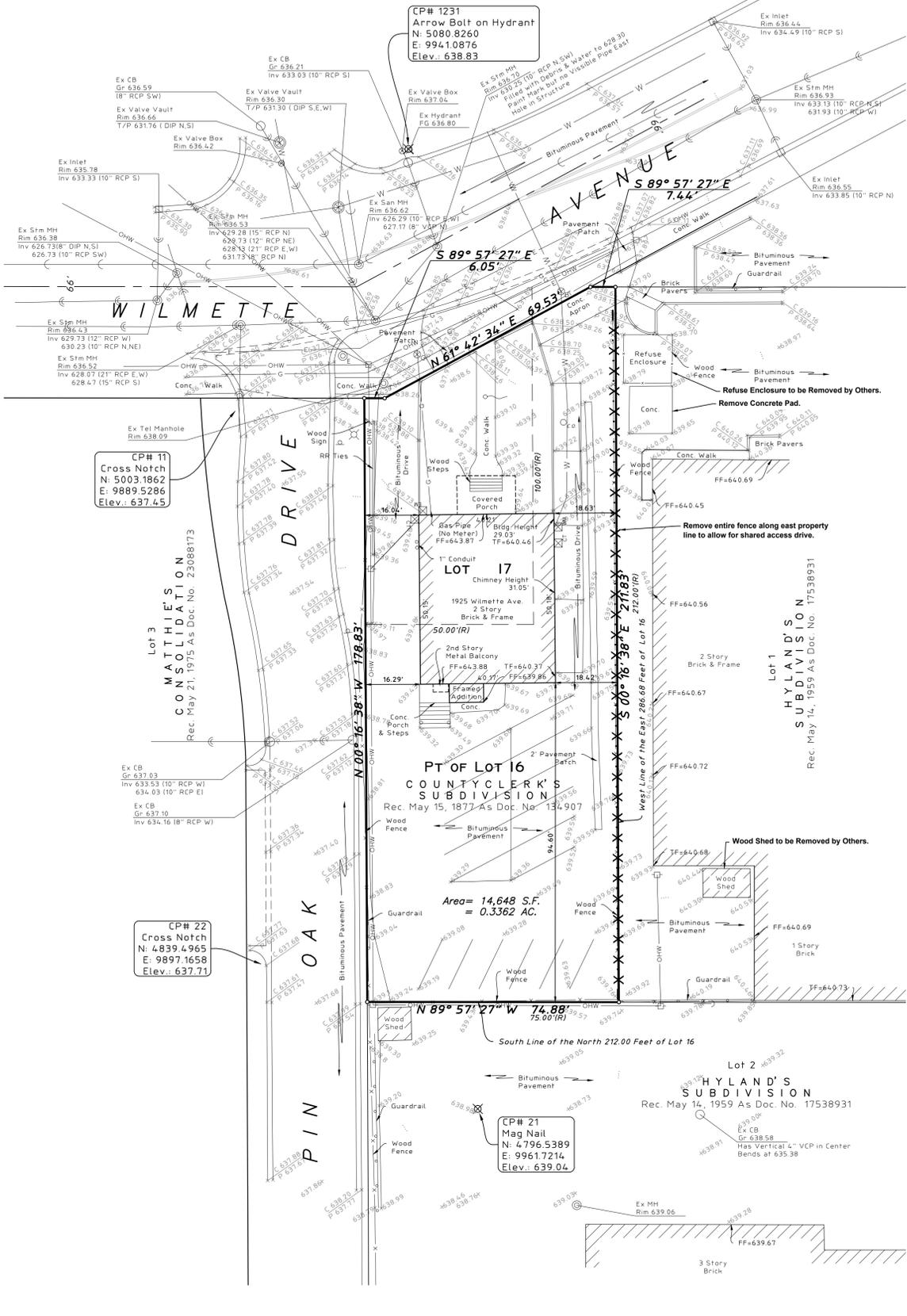
Re: 1925 Wilmette Avenue  
Preliminary Plan Application  
Land Use

Attached is a detailed survey prepared by a licensed surveyor, which includes:

- i. Topographical contours shown at one (1) foot intervals;
- ii. Trees of six (6) inches or more in diameter measured at one (1) foot above ground level;
- iii. Unique natural features or existing groundcover.



**EXISTING CONDITIONS**

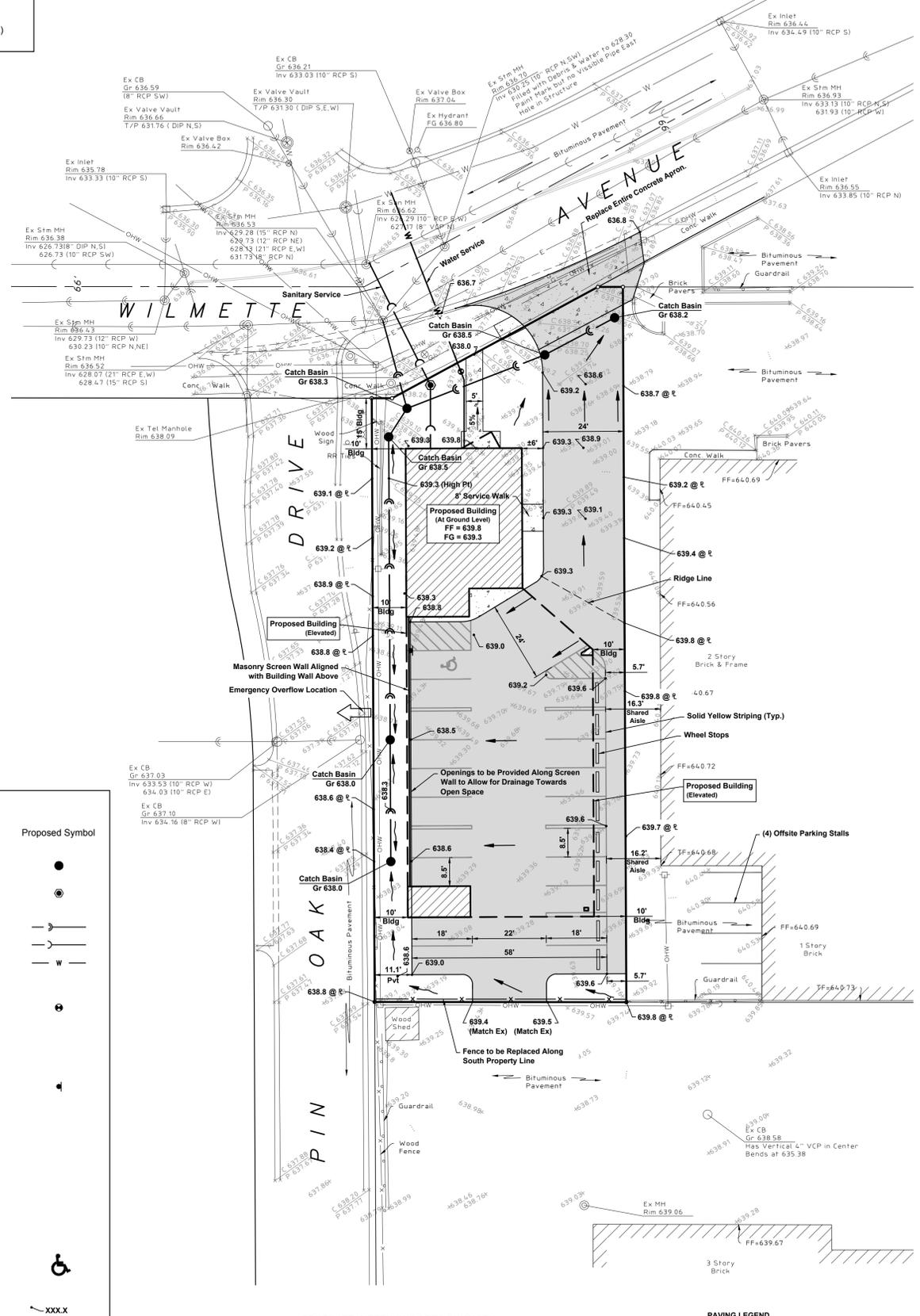


**EXISTING IMPERVIOUS AREA SUMMARY**

BUILDING	=	2,073 sf
PAVEMENT	=	10,498 sf
TOTAL	=	12,571 sf
PARCEL AREA	=	14,648 sf
IMPERVIOUS COVERAGE	=	85.8%

**Benchmark**  
**Site Benchmark**  
 CP # 11 (See Survey)  
 Description: Cross Notch  
 Elevation: 637.45 NAVD 88 (Geoid 12A)

**PROPOSED CONDITIONS**



**PROPOSED IMPERVIOUS AREA SUMMARY**

BUILDING FOOTPRINT	=	6,662 sf
PARKING / DRIVE AISLES	=	4,489 sf **
SIDEWALKS	=	222 sf
TOTAL	=	11,373 sf
PARCEL AREA	=	14,648 sf
IMPERVIOUS COVERAGE	=	77.6%

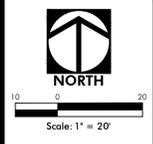
\*\* Parking / Drive Aisles' square footage does not include portion beneath elevated portion of building.

**PAVING LEGEND**

	Bituminous Pavement
	Concrete Apron
	Concrete Sidewalk
	Offsite Pavement (Resurface)

**LEGEND**

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Sanitary Sewer	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Light Pole	
	Hand Hole	
	Fence	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Flagpole	
	Handicapped Parking Stall	
	Curb Elevation and Gutter/Pavement Elevation	
	Spot Elevation	
	Spot Elevation @ Prop. Line	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Dimension to Building	
	Dimension to Pavement	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	



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**CONCEPT ENGINEERING PLAN**  
**CLELAND PLACE**  
**1925 WILMETTE AVENUE**  
 WILMETTE, ILLINOIS

Project Manager: M L A  
 Engineer: J A C  
 Date: 09/11/2015  
 Project No.: 15-123  
 Sheet: 1