



**HOUSING
OPPORTUNITY
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CORPORATION**

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

October 26, 2016

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

Re: 1925 Wilmette Avenue
Proposed Off-site Parking

Dear Mr. Adler:

In conjunction with our October 19, 2016 submittal to the Village for the proposed redevelopment of 1925 Wilmette Avenue ("Subject Property") as Cleland Place, a 16-unit, affordable, multi-family rental housing development, we respectfully request all Village approvals necessary to allow us to provide a portion of the Village-required off-street parking at an off-site location that is situated contiguous to the Subject Property to the east. More specifically, we seek relief from Section 14.4.A.1 of the Village Zoning Ordinance, which mandates that all required parking for a residential use must be located on the same zoning lot as the residential structure served by such parking. In lieu of providing all required parking for Cleland Place on the Subject Property, we propose to provide 20 parking spaces on the Subject Property plus four additional parking spaces at the adjacent Wil-Ridge Plaza shopping center.

Based on our experience and the findings of the KLOA parking study submitted, we firmly believe that the 20 proposed on-site parking spaces will sufficiently address the parking needs of Cleland Place's tenants, guests and staff by establishing a parking ratio of 1.25 on-site parking spaces per dwelling unit. Nevertheless, we propose to provide four additional off-site parking spaces at Wil-Ridge Plaza for the benefit of Cleland Place to yield an overall parking ratio of 1.5 parking spaces per dwelling unit in full compliance with the Village's off-street parking standard for dwelling units located above the ground floor pursuant to Section 14.9 of the Village Zoning Ordinance. For that purpose, we have been working cooperatively with the owner of Wil-Ridge Plaza to prepare an easement agreement to designate four new parking spaces at that property to accommodate the Village Zoning Ordinance's assumed maximum peak parking demand for Cleland Place on an alternating basis pursuant to Section 14.10.B of the Village Zoning Ordinance. Under that section, the Village Zoning Ordinance recognizes the appropriateness of shared parking between two or more uses having differing peak

demand for parking such as the daytime peak parking demand of businesses operating at Wil-Ridge Plaza by contrast to the nighttime peak parking demand of Cleland Place.

In addition to providing parking for Cleland Place in full compliance with the Village's off-street parking standard, our proposed arrangement with Wil-Ridge Plaza will result in many other benefits that are generally illustrated and depicted by the Concept Engineering Plan prepared by Haeger Engineering and enclosed with this letter. First, we will remove the fence that currently separates the Subject Property and Wil-Ridge Plaza, which will provide visual connectivity between those properties. Second, we will construct a more than 16-foot wide shared vehicular drive-aisle, which will straddle the two properties and afford businesses at Wil-Ridge Plaza with direct vehicular access to their back doors located on the west side of the building. Third, the existing unsightly garbage dumpster and enclosure will be removed from the northwest corner of the Wil-Ridge Plaza property where it is currently highly visible to motorists traveling along Wilmette Avenue. Fourth, the existing dumpster and enclosure will be replaced with much smaller refuse containers designated for use by the business at Wil-Ridge Plaza, and those containers will be placed along the west and south sides of Wil-Ridge Plaza where they will no longer be visible within the Wilmette Avenue corridor. Fifth, removal of the fence, garbage dumpster and enclosure as described above and in conjunction with installation of the aforementioned 16-foot wide drive aisle will facilitate vehicular cross access between the Subject Property and Wil-Ridge Plaza without need for vehicles to enter upon Wilmette Avenue. This will reduce the opportunity for vehicular traffic conflicts on Wilmette Avenue. Furthermore, we believe that the proposed removal of the garbage dumpster and enclosure from the northwest corner of the Wil-Ridge Plaza property will allow for the addition of one to two more parking spaces on that particular portion of the Wil-Ridge Plaza property. Lastly, the existing wooden shed located at the southwest corner of Wil-Ridge Plaza will be removed and replaced with four new parking spaces available for use by Cleland Place staff, tenants and guests pursuant to the above-referenced easement agreement. As a result, our proposed use of those four off-site parking spaces at Wil-Ridge Plaza for the benefit of Cleland Place will not result in any loss of existing parking at Wil-Ridge Plaza, but will result in many benefits to those properties, the Village and its residents.

As a point of fact, our proposal to designate four new parking spaces at Wil-Ridge Plaza for use by Cleland Place staff, tenants and guests will actually result in an increase of an equal number of parking spaces at Wil-Ridge Plaza for use by employees and patrons of businesses located at Wil-Ridge Plaza. According to published property details, Wil-Ridge Plaza currently includes a total of 59 parking spaces for the approximately 21,298 square foot building. With the addition of four new spaces at the rear of the property and at least one and possibly two new parking spaces in place of the garbage dumpster in front, the resulting total number of parking spaces at Wil-Ridge Plaza available for use by businesses located at that shopping center would then be at

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least 64. This is because the peak parking demand for those spaces to support Cleland Place will be in the evening when Cleland Place tenants are at home, whereas the peak parking demand for Wil-Ridge Plaza is during the daytime when businesses are in full operation.

We are currently working to prepare the easement agreement to accomplish the various objectives identified in this letter. We will provide a copy of that document to you immediately upon completion. In the meantime, we hope that you find this letter helpful in understanding our parking request, the rationale and the benefits. Please contact me if you have any questions.

Sincerely,



Richard Koenig, PhD
Executive Director