



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

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

November 30, 2017

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

Re: 1925 Wilmette Avenue
Benefits and Relief Requested

Dear Mr. Adler:

This letter is in regards to HODC's PUD application for 1925 Wilmette Avenue. Below is a description of our understanding of the relief required from the zoning code and our community benefits for redeveloping the site as a 16 unit rental building.

First, the proposed building is within the height and set-back allowances but we are requesting to utilize 3 stories instead of 2 1/2. This will allow ground floor entrances that are wheelchair accessible and common space at-grade with two floors of residential above.

Regarding the FAR, the lot is 14,652 square feet and the proposed building area is 15,084 square feet or 1.03 FAR. If the parking area under the building is included, the total size is 19,986 square feet or 1.36 FAR so relief is being requested for the additional FAR which is needed to provide the larger two bedroom units.

For parking, we are requesting that all parking for the dwelling units be allowed at-grade instead of below grade. Also, the parking area has 16 of the 20 spaces covered underneath the building or 80% of parking spaces covered. The parking spaces are not able to be fully enclosed within the building envelope walls on all sides but the west side is fully walled so unable to be seen from Pin Oak. The 16 covered spaces are located under the frame of the structure so relief is requested from half of the parking spaces being enclosed within the building envelope.

In addition, we are requesting relief to have 1.25 parking spaces per unit or 20 parking spaces for 16 units instead of 24 parking spaces. HODC's experience managing the likely tenants for this building as well as the parking study by KLOA show that few residents will likely have cars and 20 parking spaces will be more than enough parking for residents, guests and management. Most residents will walk, bicycle, or use public transportation to get to work and shopping. This site has access to public transportation with Pace Bus 421 on Wilmette Avenue, Pace Bus 422 on Lake Avenue, and the downtown Wilmette Metra station one mile away.



This housing development will provide several community benefits to Wilmette and will offer the following amenities and benefits from the list of options in the Village's code:

Benefit 1: #6. Innovative storm water management including a reduction of impervious surface use of semi-pervious materials, such as pervious pavers, bio-swales, rain gardens and similar:

The site has been designed to infiltrate storm water and reduce the existing almost entirely pervious surface of the site by creating a bio-swale extending along the entire west yard of the site in addition to the detention vault beneath the building and installing permeable pavers to the north of the building in the front yard. The bio-swale will reduce water run-off from the site which will benefit neighboring properties to the west while providing the additional benefit of improving storm water quality through the use of appropriate filtering plants and beautifying the area.

Benefit 2: #9. Provision of accessible dwelling units with accessible features beyond what is required by the Americans with Disabilities Act or other applicable codes:

The project will provide 2 accessible units and 4 adaptable units. In addition, all 16 units will be visitable by persons with mobility impairments and all units will include over 50 Universal Design features which will make them functional to persons with a wide range of mobility issues. These UD features include items such as accessible routes of travel; wider door clearances throughout; contrasting floor colors; accessible hardware for doors, light switches, appliances, faucets and fixtures; bathroom grab bars; and audio and visual alarms.

Benefit 3: #10. The use of sustainable design and architecture:

The building is designed to exceed the requirements of the current International Energy Conservation Code. Installation of enhanced thermal design and high-efficiency fixtures and systems (such as low e windows, recycled material insulation, Energy Star appliances, high efficiency HVAC) will result in a building that uses an estimated 30% less energy than a building of similar type that meets IECC requirements. Additionally, a green rater will be retained to make sure that the project will achieve Energy Star certification and Enterprise Green Communities certification (similar to LEED for affordable housing) for integrating sustainable features into all aspects of the site and building design.

Benefit 4: #8. Affordable or senior housing set-asides:

All 16 units are proposed as affordable housing for households earning less than 60% of the area median income including set-asides for persons with disabilities and for veterans. This development will help address Wilmette's Affordable Housing Plan and increase Wilmette's percentage of affordable units under the Illinois Affordable Housing Planning and Appeal Act which is currently below the threshold.

Please let me know if you have any questions or need any additional information.

Sincerely,



Richard Koenig, PhD
Executive Director