

March 23, 2017 - Response Letter to comments from the Heart's Place PUD Departmental Review:

Thank you for your comments and suggestions regarding the PUD application submitted with regards to the Heart's Place project, proposed to be located at 120-122 W. Boeger Drive, in Arlington Heights.

Below please find our response to the various items brought up in the review, including, where appropriate, explanations of how the updated documents and plans enclosed herewith respond to the particular issue.



Building Services Department

1. **Plat of Survey showing proposed setbacks from all property lines**
See enclosed updated Preliminary Plat of Consolidation
2. **Building to be designed as I-1 occupancy**
3. **Proposed construction type of the building**
The building will be wood frame construction.
4. **Occupant load calculation; floor plans of individual units; number of employees on-site**
We allow a maximum of 4 residents per two-bedroom unit, so the maximum occupancy at Heart's Place would be 64 residents. Unit floor plans for units type 1, 3, and 4 enclosed; a full set of unit plans will be provided at the time of Final PUD submission. Heart's Place will have a shared property manager and a part time maintenance person for a total of a maximum of two employees on-site at any given time.
5. **Restroom facilities for employees**
See enclosed updated floor plans; a maximum 2 employees will be working at any one time.
6. **Location of the elevator machine room**
There is no machine room as the site will have a machine room-less elevator. See enclosed updated floor plans.
7. **Service disconnect**
The Electrical Room has been extended so that the disconnect can be within 5' of the service entrance. See updated floor plans.

Fire Safety Division

1. **Fire truck access issue**
Please see updated engineering plans enclosed. The highlighted mounted curb at the northeastern corner of the site, is provided in anticipation of utilizing the easement on the

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adjoining property to the north for the purposes of navigating a fire engine, as requested. Utilization of the 20' ingress/egress easement to the northeast corner will be pursued and coordinated with the property owner of the adjoining lot to conform to all requirements and regulations pertinent to this issue prior to Final PUD.

Please also see attached schematic (C104) revealing how a fire engine could navigate all sides of the building in this proposed plan, within the guidelines specified by the Fire Safety Division, and highlighted on their letter dated March 17th, 2017.

2-3. Construction and fire suppression/alarm to be compliant with current codes and NFPA

Noted.

4-8. Fire department connection, alarm annunciator panel, Knox box, building address, and weatherproof alarm notification device

The building address will be displayed in accordance to Village code. Fire Dept. connection, alarm annunciator panel, Knox Box, and weatherproof alarm notification device have been added to the updated floor plan. Please see attached.

Public Works Department

1. Water meter

Noted; final plans to be included in Final PUD and/or building permit stages.

2. Lighting

There will be no external lights on site apart from external building lights. A photometric plan will be included in the Final PUD submission.

Engineering Department

11. Disclaimer regarding building permit

The petitioner accepts the understanding as detailed in item 11 of the Engineering Department's review comments

12-15 Requirements for final engineering approval

The Engineer's cost estimates, final engineering plans, final plat of resubdivision, and the Onsite Utility Maintenance Agreement will be provided as part of the Final PUD submittal for Heart's Place. The petitioner acknowledges the requirements listed in items 12 through 15.

16-17. Preliminary stormwater detention issues

See updated engineering documents attached. Preliminary coordination with the storm system provider has already taken place. Final design to be included in Final PUD submission.

18. Photometric diagram

Photometric lighting diagram to be included with Final PUD submittal.

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19-20. Fire truck access issue

Please refer to Fire Safety Division comment #1, above.

21. Bike racks

Bike racks are typically included in all of the applicant's projects and will be seriously considered.

22. Sanitary sewer main issue

See updated engineering plans enclosed. Further coordination with the existing utility purveyors will occur prior to Final PUD.

23. Sidewalk specifications

See updated engineering plans enclosed.

24. Water main specifications

A pressure connection detail has been added to the updated engineering plans enclosed. Additional items along the south side of Boeger Drive will be added pending survey information.

25. Number of units in Traffic Report

See attached updated Parking Study.

26. Preliminary Plat of Subdivision issues

See attached updated plat of consolidation.

27. Final Plat of Subdivision Checklist

Final Plat will be included in Final PUD submission.

Fire Department

1-6. Fire truck access; Building & Zoning Department comments; Fire Department connection; key safe; and fire alarm issues

See above

Police Department

1. Character of use

We respectfully disagree that the proposed use is not consistent with the area. It is a very diverse area with a large housing development across the street, so there is nothing out of character to the entire quadrant. The petitioners, UP Development, LLC and Housing Opportunity Development Corporation, have an extensive combined portfolio of affordable and supportive housing in the north suburbs of Chicago – as well as in other areas with similar suburban characteristics. It has been the petitioners' experience that the well being of project residents and surrounding neighbors depends strongly on the successful integration of the project with the surrounding community. We believe the erection of a fence on the site would significantly detract from such integration, and serve to isolate the project from the community in a harmful way.

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Heart's Place will have a minimum two staff persons on-site during business hours – a property manager and a building superintendent – that can address any issues that may arise with regards to trespassing. Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off, including the other residential properties in the area. As a fence is not required per code, it seems burdensome to require this of this project alone

2. Lighting requirements

Noted. Photometric lighting diagram to be included in Final PUD submittal to meet local code.

3-5. Traffic problems

Noted.

6. General comments

Emergency information/contact card enclosed. Parking needs have been extensively analyzed, and the proposed parking has been deemed beyond sufficient by KLOA's traffic analyst. Please see enclosed updated parking study.

Health Services Department

1. Recycling Plan

Recycling plan will be provided during building permitting process.

Disability Services Coordinator

1-3. Multifamily Housing Accessibility requirements

Noted; final plans will comply to all relevant requirements

Planning and Community Development Department

7. Neighborhood Meeting details

Please see enclosed meeting summary, a copy of the agenda and sign-in sheets, and address and PIN numbers of neighbors invited.

8. Design Commission process

Design Commission application submitted on March 10th, 2017.

9. Housing Commission

The petitioner project was discussed by the Housing Commission on March 7th, where a motion to recommend to the Village Board the approval of the project was passed. See attached minutes from that meeting.

10. Construction Phasing and Staging Plan

Appropriate plan to be submitted with Final PUD submittal.

11. Developer contributions

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School, Park, and Library contributions will be made prior to building permit approval.

12. Revision date

Revision date included on all updated plans.

13. Final Engineering Plans

Final Engineering plans will be included with Final PUD submittal.

14. Section 9.5-2.1(h)

There are currently no plans for easements, bylaws, covenants or maintenance agreements associated with this PUD. A blank copy of IHDA's Tenant Selection Plan is attached, to be completed upon confirmation of funding sources. This model has been used elsewhere in the portfolios of both UP Development and HODC, but as no funding is yet secured for Heart's Place, nothing can be finalized at this time. Regardless, the following basic parameters will be in place:

- **Income:** Applicant households must meet the most rigorous income limitations set forth by the various funding sources of the project.
- **Background Check:** A criminal background check will be ordered for all adult members of the household. Applicants are subject to a seven (7) year look-back on any criminal history; at the discretion of the property management, any felonies and sexually or physically violent crimes within that period may render the applicant ineligible.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

The House Rules and Lease for the project will be developed in partnership with Property Management upon confirmation of financing sources and can be submitted with final PUD..

Finally, it would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process.

15. Clarification on funding sources (capital and operational) and rental subsidies

Final development financing sources are not yet secure for this project.

Any gaps between a tenant's income and the market rents would be covered by operational subsidies.

16. Control of property and primary service provider

The property will be owned by a to-be-formed Limited Liability Company, UPD Heart's Place, LLC, whose General Partners are UP Holdings (a subsidiary of UP Development), and the Housing Opportunity Development Corporation. HODC's role as property management is distinct from this ownership structure, and will be governed by a property management agreement between the two parties. Management control will occur during lease-up and project occupancy.

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Service providers will be largely determined by the specific needs of the residents, but HODC has historically partnered with WINGS in Permanent Supportive Housing settings and intends to extend this partnership for a large portion of the services offered at Heart's Place.

17. Maximum number of occupants per unit

The petitioner's statement at the Plat & Subdivision Committee was correct; there could be a maximum of four occupants per two-bedroom unit at Heart's Place.

18. Live-in assistants

Live-in assistants will be allowed when residents require such assistant to maintain independent, healthy lives in Heart's Place. Live-in assistants will be on the lease and required to have their own bedroom in the unit.

19. Overnight guests

As this is an independent apartment building, overnight guests will be allowed subject to the limits specified in the lease and house rules.

20. Maximum number of employees expected

The maximum number of employees that is anticipated to be on site during a typical day is two – a property manager, and maintenance staff. In addition, individual tenants may have visits from case workers/service providers as needed.

21. Security procedures

Business hours for service providers are 9am-5pm, with evening hours scheduled as necessary by the provider.

22. Key fobs

Key fobs will be used on the main external door. A buzzer system will connect to the property manager's office and the individual units.

23. Qualifying disabilities

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment. Heart's Place will be disability neutral, meaning that no disability will automatically disqualify or impede an otherwise eligible resident from living in the development.

24. Additional Variations

Please see enclosed updated written justification for requested variances.

25-26. Marketing efforts for the site

Please see enclosed the summary of marketing efforts and purchase prospects for the site, prepared by Jameson Real Estate, the realtor company contracted by the site owners since 2006.

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27. Current studies on the effect of PSH developments on neighboring properties

The studies provided in our last application are still largely relevant to the reality and nature of the impact of PSH developments on neighboring properties. Two of the previously provided studies are being enclosed here, in addition to a newer study by the United Way of Greater Houston and a list of studies on the topic compiled by CSH (formerly Corporation for Supportive Housing). See below for highlights of the included studies:

Furman Center (2008)

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant impact on the value of the properties within 500 feet of the development.

Wellesley Institute (2008)

This study reinforces earlier research findings that supportive housing does not harm neighborhoods. [...] Tenants in these buildings contribute a modest but significant amount to their local economies; contribute to the vibrancy of their area through their street presence and watchfulness; contribute to the friendliness amongst neighbors; and contribute to the collective efficacy of their neighborhoods through actions around noise and speed, tidiness and crime.

United Way of Greater Houston (2010)

The United Way of Greater Houston's research confirms that permanent supportive housing units have no negative impact on their neighbor's property values. In fact, the opposite effect is exhibited. Property values closest to the supportive housing increased at a higher rate than those in the larger neighborhood.

27. Variations

Please see enclosed updated Written Justification for Requested Rezoning and Variations

28. Final Plat of Subdivision

Final Plat of Subdivision to be included with Final PUD submission.

29. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation

30. Subdivision Covenants, Conditions, and Restrictions

No subdivision Covenants, Conditions, and Restrictions are proposed in connection to the lot consolidation apart from the deed restriction for two units to be maintained at affordable rents in perpetuity for tenants, in accordance to the Arlington Heights Housing Commission Guidelines.

31. Plan Scales

Printed plans enclosed rendered in the correct scale.

32-38. Engineering and Architectural Site Plan issues

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See enclosed updated Engineering Site Plan and Architectural Site Plan. The gazebo was factored in the proposed "Building Lot Coverage" calculation.

39. Photometric Plan

Photometric lighting diagram to be included with Final PUD submittal.

40. Play Equipment

There will be no outdoor play equipment for children

41-43. Loading Berth and land-banked parking issues

A variation was requested to waive the requirement for a loading berth, in lieu of requesting that 8 parking spaces be land-banked. All 33 of the parking spaces have been shown in the enclosed plans. Due to the scarce parking demand projected for the project, and only if agreed to by the Village Board, a parking land bank may be considered by the petitioner, as it would be both feasible and more attractive than building all 33 spaces.

44. Recommended fence

See above response to comment #1 'Character of Use' of the Police Department

45. Full size sets of Architectural site plans

Adequately sized plans enclosed.

46. Floor plans

See enclosed updated floor plans

47. Net floor area calculation

The net floor area calculation for each dwelling included approximately 9 sq. ft. for the furnace closet within each unit.

48. Dumpster enclosure

The developer would prefer to avoid the higher costs associated with masonry if possible. The enclosure will be surrounded by dense shrubbery which will largely conceal it from view.

49. Energy efficiency/Green design

See attached Enterprise Green Communities checklist for a list of features that will qualify the project for the stated certification and rating.

50-52. Landscaping issues

Please see enclosed updated plans. A final rendering reflecting the updated landscaping plan will be provided at the time of Final PUD, once feedback on landscaping is obtained from the Plan Commission and Village Board. Final plans will meet all local codes and staff department requirements – regarding landscaping and otherwise – prior to final PUD.

53-54. Market Study issues

See enclosed updated Market Study. Heart's Place is permanent housing. It will not provide temporary shelter for homeless persons, and will not house homeless individuals. Average size

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of the units was corrected.

55-56. Parking Study issues

See enclosed updated parking study.

57. Traffic Study

A variation for waiving the traffic study requirement was requested. See updated justification for variations enclosed.

58. Transportation options on Sundays

The staff is correct in pointing out that the existing public transit options around the site do not operate on Sundays. This has been the case in other developments in the petitioner's portfolio also. In some cases, there was not a strong enough demand to require alternative transportation options to be arranged, as residents tend to schedule their weeks in accordance to their transit needs. In other cases, the strongest demand was for transportation to and from church, in which case support from the local church was elicited to provide transportation for residents. Service providers are also often able to provide transportation to and from their facilities, if the need arises. If Heart's Place residents require transportation beyond these situations, they can navigate in the community similar to anyone else in the area.

Additional Comments

1-6. Landscaping and site furnishings issues and recommendations

See enclosed updated site and landscaping plans. No site furnishings beyond the fence detail included in the plans.