

**April 6, 2017 - Response Letter to comments from the Heart's Place PUD
Departmental Review:**

Thank you for your second round of 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. Provide a height and area calculation for the building based on the construction type**
Height and area calculation provided in updated architectural site plan attached.

Fire Safety Division

1. Easement

The development team will ensure that the proposed easement for access to the adjoining property to the north is recorded, in perpetuity, with that property's title prior to Final PUD.

2. Fire Department Connection and fire hydrant

Please refer to the updated engineering plans attached.

3. Access walkway

Please refer to the updated architectural and engineering plans attached.

Public Works Department

1 & 2. Plumbing and Maintenance Plans

Noted. A maintenance plan for the outlet control structure will be included in the Final PUD submission.

Engineering Department

29. Easement

The development team commits to improving the access easement area through the Popeye's property, as directed, prior to Final PUD.

30. Public vs. Private sidewalks

Noted. Final engineering plans will include the required distinction between public and private sidewalks.

Fire Department

No comments requiring a response were offered.

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Police Department

1. Character of use:

Based on input from several departments, Heart's Place will include a 6' tall wood fence along the north, eastern and western property lines as shown in the enclosed landscape plan. The petitioner will consider implementing the Police Department's recommendation regarding Trespass Warning.

Health Services Department

No comments requiring a response were offered.

Planning and Community Development Department

62. With regards to comment #14 from Round 1, referring to Section 9.5-2.1(h)

Heart's Place is a new proposed housing development, and previous firms or project files should not be used as a reference for this new project. 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 was attached in our previous submission, 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 or the local Housing Ordinance.
- **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. These details will be included in the Tenant Selection Plan, to be submitted with Final PUD. If there are further Tenant Selection details required by Village code and not identified through the Housing Commission recommendation, please send them for our review. For instance, does the Village have code enforcement regarding Village residents with felonies? Tenant selection will comply with any applicable laws and funding source requirements. Tenant selection will be completed in partnership with the property manager and various social service agencies to ensure all applicants have fair access.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

Having a local preference for current community residents is not an option due to changes in federal fair housing laws. In prior years, developers were allowed to give preference to residents who lived or even worked in the community in which a project was located. When local preference was used, current residents of the town who applied later in the process were able to jump over non-residents to the top of the waiting list. Recent federal fair housing laws

and rulings have changed to disallow this practice of local preference since it tends to favor populations already present in a community and contradicts affirmative fair housing laws. The form Tenant Selection Plan provided by the Illinois Housing Development Authority includes a small section for specific identified types of set-asides if approved at the federal level. HUD may approve specific set-asides if there is a prevailing reason to do so such as a court order or other special circumstances. In general, no local preferences are currently allowed in federally funded affordable housing across the country. When conducting marketing to identify potential residents, outreach efforts will begin locally and expand concentrically outward so Arlington Heights residents will be the initial focus of identifying potential tenants but they cannot be given preference over non-residents in the selection process.

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

63. With regards to comment #15 from Round 1, referring to funding sources

CAPITAL

Final development financing sources are not yet secure for this project. The development team is pursuing many options including grants, private equity or loans, state or federal tax credits, and County, State or Federal low-interest rate loans.

OPERATING

Any gaps between a tenant's income and the market rents would be covered by operational subsidies. The development team is pursuing many options including County and State programs.

64. Typical number of occupants per unit

Across our portfolios it is most common to see a 2-person household in a 2-bedroom unit.

65. Overnight guests

As noted in our previous submission, this is an independent apartment building, and as such overnight guests will be allowed subject to the limits specified in the lease and house rules, to be submitted with final PUD. Overnight guest policies typically require management approval for anything beyond 3 consecutive nights.

68. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation; we apologize for the earlier omission.

70. Proposed setbacks

The correct proposed setbacks have been identified in the attached updated site plan.

71 - 72. Site impervious surface and Building Lot Coverage

The 'Project Data' table in the attached updated site plan includes two separate line items to distinguish building coverage from site impervious surface (lot coverage).

73. Condensing units

Due to the required setbacks (even when accounting for allowed encroachment of the rear

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setback), there is not enough room in the north end of the site to accommodate all condensing units. The petitioner therefore commits to meeting the Village's goal of screening ground equipment from view by including robust landscaping around the condensing units. See attached updated landscaping plan. Additionally, as per feedback from the Design Commission on April 6th, 2017, the petitioner further commits to relocate the condensing units presently located adjacent to the gazebo to a location on the northwest corner of the site. This modification, which is contingent on its feasibility with regards to engineering requirements, will be reflected on Final PUD plans.

Note: the Design Commission approved of the above approach, and unanimously voted to approve the project design.

74. Easement

The petitioner acknowledges the listed possible requirements that the proposal will have to meet in order to meet the standards for emergency access. All required changes will be incorporated, according to Village input, in the final plans to be submitted at the time of Final PUD.

75. Parking

The extra parking space has been converted into the required landscape island. Please see attached architectural and engineering plans. The attached fire engine autoturn exhibit shows the vehicle traveling from our property through Popeye's utilizing the ingress/egress easement. Note, a more detailed design of the fire truck access to Popeye's property will be furnished after owner coordination and additional information. The refuse truck will be entering the site in reverse as it did before, the island will not affect its' movements.

76. Fence

Heart's Place will include the 6' tall fence along the north, eastern and western property lines as shown in the landscape plan, and as such satisfy the relevant code requirement. Please also see attached updated architectural and engineering plans.

79. Minimum unit sizes

Please see attached updated floor plans, where the size of units types 3 and 7 was adjusted to conform to minimum size requirements.

81. Landscape island

Issue has been fixed, as noted above. Please see attached updated plans.

82. Final landscape

Noted. The attached updated landscape plan shows the require landscaping around the telephone pedestal.

85. Parking

Due to the timing of this request we were unable to provide the parking count along with the other materials in this submission. The required nine copies of the requested counts will be submitted on the week of April 10, 2017.

The petitioner would like to note that the supply of parking will more than likely exceed the demand at Heart's Place. Myers Place and Philhaven both have a vehicle per occupied unit ratio of about 0.35, as noted in KLOA's study. Even if we were assume Heart's Place had double that ratio, that would result in about 11 parking spaces needed for residents. With a generous estimate of 5 spaces taken up by staff and service providers, there would still be 17 spaces left for guests - more than enough by any account. Additionally, as the planning staff was able to observe during a recent visit to Myers Place and Axley Place, parking demand is typically minimal in PSH developments, and free parking spaces can be easily found at both sites.

Additional Comments

1. Trees to be preserved

The trees are unable to be preserved because of sewer improvements. The depth of excavation required as well as the location of sewers and associated structures will enter the impact zone of the trees in question.

