



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

5340 Lincoln Avenue ♦ Skokie, Illinois 60077
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

October 23, 2024

Mr. Jared Polony
Director of Community Development
Village of Elk Grove Village
901 Wellington Ave.
Elk Grove Village, Illinois 60007

RE: Letter of Transmittal Petition for Rezoning for 750 S. Arlington Heights Road

Dear Mr. Polony:

Housing Opportunity Development Corporation (HODC) is proposing to develop a new 30-unit affordable rental independent living community for seniors on the roughly one-acre site located at 750 S. Arlington Heights Road. The site is presently owned by the Village of Elk Grove Village. We are writing to request rezoning approval for the project per the attached documentation.

The location is perfect for seniors because it is convenient to many amenities, including medical, pharmacy, grocery, restaurants, retail shops and public services, such as the library. The proposed development will offer a mix of one and two-bedroom apartments, as well as common area space for the residents to congregate and socialize. Elk Grove Village currently has an affordable assisted living development for seniors, but no affordable independent living buildings. HODC's proposed development will allow seniors who live in Elk Grove Village to downsize to something affordable and remain within the community. It will also allow elderly family members of Elk Grove Village residents to move closer to their loved ones. While 62 will be the minimum age to qualify, we expect the average age of residents to be mid- to late 70s.

The apartment building will include a mix of approximately twenty-four 1-bedroom units and six 2-bedroom units. Rents will be affordable to households earning less than 60% of area median income or about \$42,000 for a single person and \$56,000 for a couple. HODC will own and manage the apartments upon completion. The building will include an on-site management office, community room for residents, elevator, sprinklers, and energy efficient construction to obtain green certification. HODC staff will include property managers who will be responsible for qualifying residents and maintenance staff who take care of upkeep and repairs. Staff will also help link tenants with services in the community to help them remain independent. Units will be required to remain affordable for at least 30 years.



Development of the site requires a zoning change from the current B-2 General Business District to A-2 Multi-family. This downzoning will be beneficial for the neighborhood by creating a buffer zone between the existing single-family homes to the north and the current retail uses to the south. It will reduce the impact of new development by not having retail next to single family houses. Design features will also help reduce impact such as having only a two-story building, parking on the opposite side from the homes, pushing the building away from the lot line, and providing landscaping and fencing screening for nearby residential uses.

Per staff review the following variations are requested:

- A variation from Table 4-3 and Section 4-2-O of the Zoning Ordinance to permit a reduction in the required parking stalls from sixty-eight (68) to thirty-four (34). Not all seniors own cars, let alone two vehicles, and this is especially true of lower income seniors, so we believe that 34 spaces is more than sufficient for tenant and guest parking. Based on experience at our similar developments, less than 75% of residents will own cars.
- A variation from Section 7-2-H-9 of the Zoning Ordinance to permit a density of more than fifteen (15) units per acre. Additional density is requested because the need for affordable senior housing is so great. Allowing increased density in this transition zone between residential and commercial uses is an appropriate opportunity to create a transition zone. The increased density will have a lower practical impact because as senior housing this development will have fewer people living there than a non-senior, family development. Most apartments will be occupied by a single elderly person, with very few units occupied by two people.

The rezoning is necessary for public convenience at this location because much-needed independent senior housing cannot be built under the current business district zoning. There is a tremendous need for rental housing at below market rates for seniors who live in Elk Grove Village and want to remain in the community. The site is located near desirable amenities within walking distance. It will be convenient for elderly residents and for family and friends who visit them because Arlington Heights Road is a major thoroughfare with many commercial services.

The proposed project and rezoning will fit the essential character of the locality because it will be a low-rise, two-story development in an area with both retail/commercial developments and housing. The nearby homes and townhomes are also two-stories so this building will match those heights. The new development is tastefully designed and will improve an unused property with needed affordable senior housing.

The requested downzoning to residential use will be in harmony with the appropriate development of the area because the site is sandwiched between higher intensity commercial developments to the south and lower intensity single-family residential uses to the north and west. The proposed senior housing use will have less impact than if it were to be redeveloped as a retail or commercial property under the current zoning with less traffic and activity. The size of the development balances the need for affordable senior rental units with moderate density in



a low-rise building. The access off Arlington Heights Road with the front of the building facing south will reduce the visual impact of the homes for the community. Placing the parking lot to the south will move it away visually from the neighbors to the north. The proposed development will have no significant impact on traffic because seniors drive substantially less than younger adults who drive more often for employment and family errands.

The location of the new homes for senior housing in a two-story building with extensive landscaping and fencing for the proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings. It will also not impair the value of surrounding properties because it will be new high-quality housing that is professionally managed. The proposed senior development will provide landscape screening of adjacent properties and will be an attractively designed and well-maintained building, which will have no deleterious impact on adjacent properties.

The zoning variations are not about generating additional profit but are needed to ensure high quality housing and to meet an important need in the community. This proposal is the highest and best use because of the lack of need for retail compared to the need for affordable homes. The site is small and sandwiched between residential and commercial uses. Retail development in general has been declining since before the Covid pandemic. The narrow configuration of the site and its smaller size make retail development difficult. The proposed development will still generate property tax revenue and create a long-term community asset.

Benefits to the community include putting this government-owned property back on the tax rolls and replacing a former office building with a new, attractive, modern housing that is energy efficient, accessible, and safer due to fire sprinklers. The project will offer affordable rents to seniors who are being priced out as housing costs rise.

Please feel free to contact me with any questions.

Sincerely,



Richard Koenig, PhD
Executive Director

