



*Expanding housing choices in Chicago's northern suburbs.*

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5340 Lincoln Avenue, Skokie, IL 60077

August 16, 2024

Ms. Caroline Tittle  
Assistant Village Manager  
901 Wellington Avenue  
Elk Grove Village, IL 60007

RE: 750 S. Arlington Heights Road  
Proposed Affordable Senior Housing Parking Needs

Dear Ms. Tittle:

This letter is regarding the parking needs for HODC's proposed senior housing development at 750 S. Arlington Heights Road. We are proposing to have 34 parking spaces for this 30-unit rental development. The proposed building would have 23 one-bedroom apartments and seven two-bedroom apartments. We expect most of the units to be occupied by single elderly female residents. As residents age, they tend to give up driving and rely instead on family and friends or Dial-A-Ride Services. While our ratio of over 1:1 parking is less than required under the zoning code we believe our proposal has enough parking to serve our residents. This is based on our experience managing affordable senior housing, demographic data for this population, and industry experience.

HODC is involved with three affordable senior housing projects locally and none have a need for one parking space per unit. Below is a chart showing vehicle to tenant ratios at our three existing affordable senior developments located in Broadview, Deerfield and Cary. Overall, less than 60-80% of residents have cars including just 60% at Broadview Senior, 75% at One Deerfield Place, and 80% at Cary Senior Living. That would be equivalent to less than 24 units for this proposed development where we are proposing 30 units.

<b>Affordable Senior Living Community</b>	<b># units</b>	<b>% Tenants with Cars</b>	<b>Est. # Cars</b>
<b>Broadview Senior Apts</b> 2111 S 17th Ave. Broadview, IL 60155	70	60%	42
<b>One Deerfield Place</b> 733 Osterman Ave. Deerfield, IL 60015	98	75%	74
<b>Cary Senior Living</b> 880 Feinberg Dr. Cary, IL 60013	62	80%	50



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In addition, Census data shows that less than 50% of local seniors have cars. According to Census data from the American Community Survey (5-year average, 2022) for Cook County for senior households aged 65+, just 51% of senior renter households (as opposed to owners) do not have vehicles. (See attached screenshots.) That would be the equivalent of just 15 parking spaces needed for a senior housing project like this.

Finally, we have asked our traffic study consultant to prepare a memo for you regarding parking and senior communities which we will submit. They have indicated that their data will support our experience that one parking space for each unit in a senior affordable housing project will be adequate.

Based on this information, we believe that the number of parking spaces proposed will be more than sufficient to serve the needs of the tenants, friends/family, and staff.

Please feel free to contact Beth Demes at 312-320-1513, if you have any questions.

Sincerely,



Richard Koenig, PhD  
Executive Director

All

**Tables**

Map

2

**B25045** | Tenure by Vehicles Available by Age of Householder

+3

rs

1

lts

Label	Cook County, Illinois	
	Estimate	
▼ Total:	2,066,248	
▼ Owner occupied:	1,188,945	
▼ 1 or more vehicles available:	1,110,400	
▼ Renter occupied:	877,303	
▼ No vehicle available:	287,330	
Householder 15 to 34 years	103,984	
Householder 35 to 64 years	110,582	
Householder 65 years and over	72,764	
▼ 1 or more vehicles available:	589,973	
Householder 15 to 34 years	213,955	
Householder 35 to 64 years	306,383	
Householder 65 years and over	69,635	

All

**Tables**

Maps

**B25007** | Tenure by Age of Householder +3

**Cook County, Illinois**

**Label**

**Estimate**

▼ Total:

2,066,248

▼ Owner occupied:

1,188,945

▼ Renter occupied:

877,303

Householder 15 to 24 years

59,069

Householder 25 to 34 years

258,870

Householder 35 to 44 years

170,116

Householder 45 to 54 years

126,651

Householder 55 to 59 years

60,352

Householder 60 to 64 years

59,846

Householder 65 to 74 years

80,674

Householder 75 to 84 years

42,575

Householder 85 years and over

19,150