

15 March 2012

Mr. Mark Janeck
Mr. Andrew Jennings
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090

Re: PhilHaven

Gentlemen:



This package includes revised documentation of our submission for the housing project on Hintz Road, in anticipation of the Village Plan Commission meeting on March 22nd.

The documents include:

Copies	Description (source)
Documents	
1	Cover Letter (VOA)
	Cover Letter (Daveri Development Group)
	Project Description (Daveri Development Group)
	Response to Staff Comments March 15, 2012 (Daveri Development Group)
	Response to Staff Comments March 14, 2012 (IG Consulting)
	Demand Segments and Estimates for PhilHaven (Goodman Williams Group)
	Declaration of Covenants (Applegate)
	Landscaping photographs (McKay Landscape Architects)
Drawings	
	Preliminary Architectural, Civil Engineering and Landscape Arch. Drawings (VOA, IG Consulting, McKay Landscape Architecture)
12	11x17
1	30x42
1	Digital

To the best of our knowledge, these documents satisfy the Village of Wheeling's information requests embodied in the written comments on the original submission, the comments from the March 8, 2012 Planning Commission meeting, and these documents have been updated to reflect the reduction in the building's dwelling units from 58 to 50 and the impact this has had on the site design.

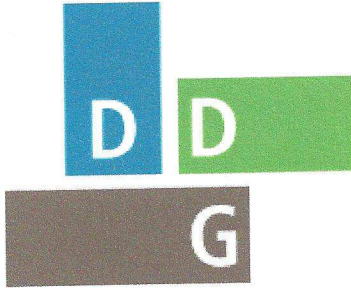
If any required information is missing from our package, or if you have questions, please call me at (312) 453-7594.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen D. Siegle".

Stephen D. Siegle
Senior Vice President
VOA Associates Incorporated

Copies: Jessica Berzac, Daveri Development Group
Johana Vargas Casanova, Daveri Development Group



PhilHaven

March 15, 2012

Andrew C. Jennings
Plan Commission

Village of Wheeling
2 Community Boulevard
Wheeling, IL

Re: 2418-2422 Hintz Road, PC-12-10
Plan Commission Re-submittal

Dear Village of Wheeling Plan Commission,

Daveri Development, LLC is submitting the following documents as a result of the Staff Project Review dated March 1, 2012, Engineering Memorandum dated February 29, 2012, Fire Prevention Memo dated February 21, 2012 and Decision and Comment Form dated March 8, 2012:

- Revised preliminary architectural, engineering and landscaping plans.
These plans reflect the following changes:
 1. Reduced unit count to 50 units and as a result reduced building footprint and associated site work changes.
 2. Revisions as a result of the Staff Review, Engineering Memorandum and Fire Prevention Memo.
 3. Engineering changes as outlined on IG consulting, Description of Plan Revisions dated March 14, 2012.
 4. Added fence along the Lakeside Villa boundaries (North and West of the site).
 5. Addition of plantings at monument signs.
 6. Proposed plant pictures.
 7. Revised date on all plans (3.15.2012).
- Draft Declaration of Covenants for the Land-banked parking with conditions under which the parking will be constructed, as well as lighting and site improvements.

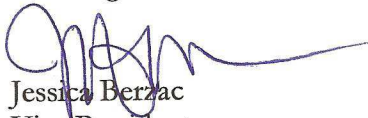
- Third Party Demand Segments and Estimates Table for people with disabilities within 10 miles of the site.

Furthermore, we are providing the following additional information based on the Plan Commission's recommendations:

- A meeting has been schedule with Manhard Consulting, the Village Engineer, Lakeside Villa Association and Daveri Development on March 29, 2012 at noon to review the storm water management plan.
- The cost of completing the land banked parking in addition to the 65 provided stalls is approximately \$105,000.
- The cost estimate for providing covered parking for 50 stalls is approximately \$400,000.

We look forward to the Plan Commission meeting on March 22, 2012. Please let us know if you need additional information or have questions.

Best Regards,



Jessica Berzac
Vice President
Daveri Development, LLC
312-870-4747

Date: March 14, 2012

Subject: PhilHaven Wheeling

RE: Description of Plan Revisions to IG Consulting, Inc drawings, as a Result of Staff Comments from the Village of Wheeling, dated 2/21/12 and 2/29/12, and Revisions to Site Plan by VOA Associates, Inc.

1. Proposed site watermain revised to provide a "looped" system, as requested by the Village of Wheeling Engineering and Fire Departments.
2. Fire Department connection located on the front of the building, with a fire hydrant located within 50 feet of the FD connection, as requested by the fire department.
3. Fire hydrants added to the plan with a maximum 300 foot spacing, as required by the engineering and fire departments.
4. Note added to site clearing plan requiring all existing septic tanks and water wells, if any, to be abandoned. Note requested by the engineering department.
5. Sidewalk in county right of way was moved to the property line, where possible, as requested by Village Staff. The east and west ends of the proposed walk were shifted south, to avoid an existing power pole on the east end and mature trees on the west end. Furthermore, the walk was shifted south to match into offsite walk locations.
6. On site curb and gutter is graphically depicted as B-6.12 curb and gutter as requested by the engineering department.
7. ADA detectable warning strips were indicated in the plans at all sidewalk ADA ramp locations, as requested by the engineering department.
8. All storm sewer pipe shall be labeled reinforced concrete pipe "RCP". 10 inch pipe changed to 12 inch RCP, as requested by the engineering department.
9. Fire lane provided on the west and north side of the building, as requested by the fire department. The lane is 12 foot wide, with an 18 foot clear zone indicated on the plan, as requested by the fire department. Pavement design for the fire lane is indicated on IG Consulting Geometry Plan.
10. A second entrance was provided on the west side of the site to Hintz Road, as requested by the fire department.

11. Turning movement analysis of Wheeling Fire Department equipment is indicated on the IG Consulting Geometry Plan, as requested by the fire department.

12. Other Village Staff items such as the structural integrity of the detention vault for fire department equipment, signage, permits with local and State agencies, plats and easements will be addressed in final engineering.

13. Grading Plan revised due to site plan revisions.

14. Utility Plan revised due to site plan revisions.

15. Photometric (Lighting) Plan revised due to site plan revisions.

16. Geometry Plan revised due to site plan revisions.

Project Name:	PhilHaven
Property Address:	2418-2422 Hintz Road, Wheeling, Illinois
Developer:	Daveri Development Group, LLC
Developer Contact:	Jessica Berzac Vice President
Not For Profit Sponsor:	Kenneth Young Center
Type:	Multi-Unit Apartment Building

Daveri Development Group proposes to develop, in partnership with the Kenneth Young Center, "PhilHaven," a new construction 50 unit residential apartment complex featuring a variety of community spaces indoors and outdoors. The first floor will be a mixture of ancillary residential spaces, such as offices, janitorial/maintenance and community rooms. The upper floors will be entirely private residential apartments. The development will include a community room with small kitchen, laundry facilities, and offices for the property manager and case managers. The space will include an indoor bike storage space as well as extra tenant storage facilities. The common areas, external doors and hallways will be monitored by a camera surveillance system and all apartments will have intercom access to the front doors for guests. The unit mix will incorporate 1, 2, and 3 bedroom apartments, providing a range of housing options for individuals and families in the community. All of the units will be fully furnished with high quality furniture.

Phil Haven has been designed intentionally as a smaller development that integrates into the surroundings. The plans include green landscaping and detailed architectural design. Phil Haven will be designed for energy efficiency and design distinction which will help make the development some of the most technologically advanced and best looking housing in the area. Due to restricted incomes, most residents will not own cars. PhilHaven is perfectly located directly on a PACE bus route and the location provides easy access to community amenities.

In partnership with area service providers, PhilHaven will provide permanent supportive housing for people living with disabilities. For any resident that chooses, an array of services will be made available through direct partners or community linkages. Residents considered for PhilHaven will include adults any sort of disabling condition that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. Anyone with a felony history would not be eligible. All residents will maintain leases (minimum of 1 year) and live independently. We anticipate the gender mix to be approximately equal.

Residents of PhilHaven would have the opportunity to improve their quality of life through affordable permanent housing and access to supportive services, provided based on individual assessment, need and desire. In addition to property management staff, three to four case managers from Alexian Brothers will be providing supportive services on site. In addition, a residential manager would live at the facility and be available 24/7. Alexian Brothers is a not-for-profit healthcare system whose mission is "identifying and developing effective responses to the health and housing needs" of individuals and families throughout Wheeling Township, Cook County through local engagement and quality healthcare, specifically addressing the physical, mental, and social needs of those at the margins of society. In partnership with Alexian, Kenneth Young Center will also assist residents with vocational training or access to other community services. Kenneth Young Center, a community based, not-for-profit mental health agency that "helps people feel good, do better and find solutions". KYC has provided assessments, counseling, psychiatry, recovery and support services for Elk Grove and Schaumburg Townships for over 40 years.

There is great demand for permanent supportive housing in NW suburban Cook County and currently a dire need to provide better housing solutions for people living with disabilities. A third party demand study shows that there are over 43,000 disabled individuals within the Primary Market Area (within 5 miles). Approximately 4,300 (10%) of the total disabled individuals are expected to qualify for a Permanent Supportive Housing Model. PhilHaven will be a critical step forward in solving this community problem.



**PhilHaven- Plan Commission
Response to Staff Comments
March 15, 2012**

PLANS REVIEW

Lighting

a. Site Lighting

Staff Comment. The Commission may wish to confirm the timing of the installation of the fourteen (14) lights that are located within the land banked area.

Response: Daveri's goal is to minimize the light impact to the neighbors. The proposed lighting shown on the land banked parking areas will be installed only if required to meet code.

b. Building Lighting

Staff Comment. The Commission may wish to confirm the style and finish for the proposed lights.

Response: The proposed exterior wall building lights are wall luminaries.

Bicycle parking

Staff Comment. The Commission may wish to confirm a location for outdoor bike parking for 13 bicycles, or allow a smaller amount if some of the indoor parking could be used by visitors.

Response: Daveri has revised the plans to provide outdoor bicycle parking.

Sidewalks

Staff Comment. Given the projected rate of car ownership, the Commission may wish to recommend an additional walkway near the west side of the property to provide a more direct connection from the front door to the bus stop on Hintz Road.

Response: Noted.

Fencing

Staff Comment. The petitioner has not proposed a fence. As noted in the summary of the neighborhood meeting (above), there was a suggestion made for the developer

to consider a fence. The Commission may wish to ask the developer for an update on this topic.

Response: Daveri will provide a fence along the north and west property line, see revised site plan.

Landscaping

Staff Comment. The landscaping includes three Austrian Pine ornamental trees, one Burr Oak shade tree, and sod. The Plan Commission may wish to discuss additional evergreens, perennials and/or annuals.

Response: The revised plans incorporate additional landscaping at the request of the Plan Commission.

STANDARDS FOR VARIATION

1. Covered Parking

Staff comment: The Commission may wish to discuss the requested waiver of the covered parking requirement.

Response: If the development is required to construct the required covered parking, it will result in significant unnecessary costs to the development in addition to providing a less aesthetic development or unnecessarily increase the building footprint. The required covered parking will cost approximately \$400,000.

2. Hardship as a unique circumstance

Staff comment: Land banked parking, if approved, is recorded as a covenant against the property. The Plan Commission may recommend, and the Village Board may approve, specific language regarding the trigger for constructing the additional parking.

Response: Daveri Development is submitting a draft of a Declaration of Covenants for the Plan Commission review, which includes language regarding the trigger for constructing the additional parking, for example if the proposed permanent supportive housing model changes into a conventional multi-unit housing development.

3. Hardship not created by interest in property

Staff comment: The petitioner's assertion is that supportive housing is a subset of multi-family housing. The hardship alleged by the petitioner, then, is that the parking table in the zoning code does not adequately provide for differentiation between specific types of multi-family housing. Rather than request an individualized interpretation that could set a precedent for other future developments, the petitioner is requesting a variation and land banking agreement that would apply only to the subject property.

Response: Per the draft Declaration of Covenants, if the landbanking variance is approved, Daveri understands that the agreement would only apply to the PhilHaven permanent supportive housing development. The Village has the right to request the

construction of the additional land banking area if the type/use of development changes.

STAFF RECOMMENDED ACTION

1. Resolution for the land banking covenant may need to include specific lighting recommendation as well.

Noted.

2. Framework for flexibility to reduce building footprint.

Daveri has revised the proposed total building units to 50, in lieu of the original 58 unit proposal. The revised plans reflect this and the smaller building footprint.

3. Provide Fire Department memo impact to site plan.

Daveri has incorporated the Fire Department Memo comments in the revised plans.

4. Update on latest storm water management system.

Daveri understands the Neighbors concerns regarding storm water management. IG Consulting, PhilHaven's civil engineer, has been in conversations with the Village Engineer to discuss the possibility of increasing the discharge rate to the south (Hintz Road-County Road). A meeting is being coordinated with Bannu Vyas, County Engineer.

If the County does not allow the increase in discharge rate to the south, Daveri will comply with the Village of Wheeling release rate requirements to the north side of the development to ensure the existing storm water concerns are addressed and mitigated.

Furthermore, as a result of the Lakeside Villa Association request, Daveri has scheduled a meeting with Manhard Consulting (Lakeside Villa's engineer) and the Village Engineer on March 29, 2012 to review the proposed stormwater management design.

5. Fencing for the north and west property lines.

Daveri development will provide fencing along the north and west property lines.

6. Location and quantity of parking stalls for vans for shared use or car sharing program.

Noted.

7. Clarification of building's amenities and support service relationships.

PhilHaven's amenities include a front desk, lobby, office areas, fitness facility, technology center and a community lounge. The upper floors will be entirely private residential apartments. The offices will be utilized by property management, leasing staff and residential support case managers for administrative functions.

Overnight management. On-site support staff will include one live-in resident support specialist available for any after hour needs. There are also 24-hour hotlines for both property management and case management staff for all residents. Throughout our portfolio we've had great success creating partnerships with local emergency responders to ensure onsite staff is looped in for any 911 calls.

Selection Process for Leases. Lease terms are regulated by the Illinois Housing Development Authority (IHDA) and will be offered to new residents for a minimum of one year. Social service assessments will be conducted by Alexian Center and Kenneth Young Center to determine needs, goals and appropriateness for independent living. Upon lease-up of the units in conjunction with the Department of Human Services and the Housing Authority of Cook County (rental subsidy allocation agencies), the wait list will be controlled on a first come, first served basis, with a preference for disabled individuals and families.

8. Additional plans staff comments.

Daveri Development will work with Staff to address the Staff Report comments as noted.

This Document prepared by and
upon recording to be returned to:

Nicole A. Jackson, Esq.
Applegate & Thorne-Thomsen, P.C.
626 W. Jackson Blvd., Suite 400
Chicago, Illinois 60661

The above space for Recorder's use only

DECLARATION OF COVENANTS

THIS DECLARATION OF COVENANTS ("Declaration") is made this ____ day of _____, _____ by [new DDG Limited Partnership], a(n) Illinois limited partnership (the "Declarant").

RECITALS

- A. The Declarant owns that certain property commonly known as 2418-2422 West Hintz Road, in Wheeling, Illinois, and legally described in Exhibit A, which is attached hereto and made a part hereof (the "Property").
- B. The Declarant has developed a 3-story building on the Property, comprised of 50 affordable permanent supportive housing rental units for individuals with disabilities (the "Project").
- C. Chapter 19.11 General Development Standards, Section 19.11-010 Off-Street Parking and Loading, Section E Parking Standards, Subsection 1 Minimum Required Parking per Land Use Category requires 2.75 parking stalls for each unit, resulting in a total of one hundred thirty eight (138) parking stalls (the "Code").
- D. Based on prior experience, the Declarant determined that it would need only sixty-four (65) parking stalls for the Project, primarily because it is a permanent supportive housing project, as opposed to a traditional multi-family residential housing.
- E. The Declarant sought a variance from the Code from the Village of Wheeling (the "Village"), allowing the Declarant to construct sixty-five (65) of the one hundred thirty-eight (138) parking stalls, and to land-bank an additional seventy-three (73) parking stalls including the associated lighting and site improvements (the "Land-banked Parking") should the additional parking spaces be required.

- F. The Village granted the requested variance pursuant to Resolution No. _____, adopted by the Village President and Board of Trustees on _____ (the “Resolution”), provided the Declarant maintained sufficient area on the Property for construction of the Land-banked Parking and recorded this Declaration against the Property.
- G. The Declarant desires to execute this Declaration for the purpose of setting forth the covenants to which the Property will be subject once the Project is constructed and certificates of occupancy have been issued (“Construction Completion”).

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares that the Property shall be subject to this Declaration of Covenants. The Declarant does hereby further declare that the following covenants, restrictions, conditions, burdens and uses shall: (1) exist at all times amongst all parties having or acquiring any right, title or interest in all or any portions of the Property; (2) be binding upon the Declarant, as the owner of the Property, its heirs, representatives, lessors, successors and assigns, but excluding those having such interest merely as security for the performance of an obligation; (3) be enforceable by the Village; and (4) run with the land subjected to this Declaration, to be held, sold and conveyed subject thereto.

1. **Recitals.** The foregoing recitals are material to this Declaration and are hereby incorporated into and made a part of this Declaration as though they were fully set forth in this Section 1.
2. **Land-Banking Covenant.** The Declarant shall reserve the land depicted as “Land-banked Parking” on the site plan in Exhibit B for the future use of seventy-three (73) parking stalls. If the Village determines that the Project needs additional parking spaces in excess of the existing sixty-five (65) parking spaces because:
 - (i) the use has changed from Permanent Supportive Housing for low-income disabled individuals and families and the demand is confirmed by a parking supply/demand analysis conducted by a Transportation/Traffic Consultant;
 - (ii) or it has received complaints from residents regarding the limited number of parking spaces and the demand is confirmed by a parking supply/demand analysis conducted by a Transportation/Traffic Consultant,

Then the Village shall notify the Declarant as to the number of additional parking spaces, not to exceed seventy-three (73), that are needed and the reasons for such request. The Village shall determine how best to allocate the additional parking spaces amongst the Land-banked Parking and Declarant shall promptly construct such parking spaces in accordance with applicable Village of Wheeling codes and regulations.

3. **Benefit.** The benefits of the covenants and agreements contained in this Declaration are intended to run to the Village of Wheeling. The Village of Wheeling shall have the right to enforce the covenants and agreements contained herein pursuant to the Resolution. The

Village of Wheeling may act pursuant to this Declaration by or through its Village President.

4. **Miscellaneous.**

- (a) This Declaration shall be governed by the laws of the State of Illinois.
- (b) If any provision of this Declaration, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Declaration or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
- (c) This instrument sets forth the entire agreement of the parties with respect to the subject matter of this Declaration. No amendment to this Declaration shall be valid or binding unless evidenced in writing executed by the then owner of the Property and approved by the Village.
- (d) Declarant represents that it has the lawful authority and has taken all requisite corporate or partnership action to execute and deliver this Declaration, and this Declaration is binding and enforceable against Declarant in accordance with its terms.
- (e) The Section headings in this Declaration are for convenience of reference only and shall not define, limit or prescribe the scope or intent of any term of this Declaration.

[signatures on the following pages]

IN WITNESS WHEREOF this Declaration has been duly authorized, approved and executed by the Declarant as of the date and year first above set forth.

DECLARANT:

[DDG Limited Partnership],
an Illinois limited partnership

By: [DDG General Partner],
an Illinois limited liability company
its general partner

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this _____, 201_ by _____, _____ of [DDG General Partner], an Illinois limited liability company, the general partner of [DDG Limited Partnership] (the “Declarant”).

Subscribed and sworn to before me this
____ day of _____, 20__

Notary Public

EXHIBIT A

Legal Description of the Property

EXHIBIT B

Site Plan

(see attached)

Demand Segments and Estimates for Wheeling PhilHaven

		Primary Market Area	Secondary Market Area	Data Source	Notes
Market Area Definitions		Within 5 miles	5 - 10 miles (donut)	Goodman Williams Group	Consultant assumes that large majority of demand will come from the primary trade area.
Adult population age 20 - 64 in 2010		171,045	344,058	ESRI based on 2010 Census	Consultant assumes that seniors over 64 will not be a significant component of demand.
Physical Disabilities					
Percent of Illinois adult population with disability		8.2%	8.2%	National Institute on Disability and Rehabilitation Research	Definition of disability from the U.S. Census: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.
Adults with disability in market area		14,026	28,213		
Percent of Illinois adult population with visual disability		1.4%	1.4%	National Institute on Disability and Rehabilitation Research	Definition of visual disability from the American Community Survey: This person is blind or has a serious difficulty seeing even when wearing glasses
Adults with visual disability in market area		2,395	4,817		
Percent with hearing disability		1.6%	1.6%	National Institute on Disability and Rehabilitation Research	Definition of hearing disability from the American Community Survey: This person is deaf or has serious difficulty hearing
Adults with hearing disability in market area		2,737	5,505		
Percent of Illinois adult population with ambulatory disability		4.3%	4.3%	National Institute on Disability and Rehabilitation Research	Definition of ambulatory disability from the American Community Survey: This person has serious difficulty walking or climbing stairs
Adults with ambulatory disability in market area		7,355	14,794		
Percent of Illinois adult population with cognitive disability		3.2%	3.2%	National Institute on Disability and Rehabilitation Research	Definition of cognitive disability from the American Community Survey: Because of a physical, mental, or emotional condition, this person has serious difficulty concentrating, remembering, or making decisions
Adults with cognitive disability in market area		5,473	11,010		

Mental Disabilities

Percent of US adult population with severe mental illness	5.8%	5.8%	National Institute of Mental Health	Definition of severe mental illness from the American Psychiatric Association's <i>Diagnostic and Statistical Manual of Mental Disorders</i> : Severe mental illness refers to the presence of a severe psychiatric disorder (including schizophrenia, schizoaffective disorder, major depression, and bipolar disorder) accompanied by significant functional impairment, disruption of normal life tasks, periods of hospitalization, and need for psychotropic medication.
Adults with severe mental illness in market area	9,921	19,955		

Developmental Disabilities

Percent of non-institutionalized persons age 16-72 who are prevented from working at a job or business. (Note that this population is both somewhat younger and older than the target market.	0.8%	0.8%	US Department of Health and Human Services	Developmental disabilities (DDs) are chronic physical, cognitive, speech or language, psychological, or self-care conditions that typically originate during childhood; are likely to continue indefinitely; and require additional coordinated services, support, or other assistance for an extended duration or during a lifetime. DDs include conditions such as intellectual disability, deafness, blindness, cerebral palsy, and autism.
Adults with developmental disability in market area	1,368	2,752		Does not include those having mental retardation and either needing assistance with ADLs or IADLs or receiving disability benefits.

HIV/AIDS

People living with HIV/AIDS in Suburban Cook (with exceptions) and Lake County	3,598	3,598	3,598	AIDS Foundation of Chicago / Illinois Department of Public Health	As of October 2011. While AIDS/HIV data include all ages, only 0.6% of persons living with HIV/AIDS are under age 20. Cook County estimates are from Cook County Department of Health. Data from Chicago, Evanston, Oak Park, and Skokie are not included.
Market area adult population as percent of Suburban Cook (with exceptions as noted) and Lake County adult population		7.9%	15.9%	US Census / Esri Inc.	Assumes adult population of 2.17 million in Cook and Lake Counties minus Chicago, Evanston, Oak Park, and Skokie.
Estimated people living with HIV/AIDS in market area		284	570		

Note: Categories may not be mutually exclusive.