Cleland Place
1925 Wilmette Avenue

Revised Development Proposal
September 2016

Cleland Place Timeline

- HODC acquired 1925 Wilmette Ave. from American Legion June 2015
- HODC applied to Wilmette for a Planned Unit Development Sept 2015
- Plan Commission met Nov. 2015
- HODC withdrew PUD app Dec. 2015
- HODC held 3 community meetings Dec-Jan. 2016
Cleland Place Update

- Comprehensively addressed community input
- Revised building design
- Explored development alternatives including mixed-use
- Reviewed property management procedures
- Actors Training Center of Wilmette
  Theater is using the building

Community Recommendations

- Serve families
- Smaller project
- Fewer allowances
- Improve parking/traffic
- Address perceived community safety
Cleland Place Proposal Changes

- **Serve families:**
  - Units now target families
  - All 1 & 2 bedrooms
- **Smaller project:**
  - Reduced unit count 20% from 20 to 16
- **Fewer allowances:**
  - Revised building layout reduces PUD trade-off requests

Cleland Place Proposal Changes

- **Improve parking/traffic:**
  - Parking ratio meets 1.5/unit
  - Parking hidden under building
  - Permanent easement with Wil-Ridge Plaza
  - Still estimated +1 second traffic
- **Address perceived community safety**
  - HODC will increase staff time on-site by using as a satellite office
  - To hold community welcomes
Cleland Place Revised Proposal

- 16 rental units
  - 6 two bedroom, 10 one bedroom
- Target families
  - Still set asides for veterans & disabled
- 24 parking spaces
- Rents $615 1br, $800 2br

Cleland Place Remaining Features

- Target Wilmette residents/workers
- Puts property back on tax rolls
- On-site management office, community room, laundry room
- Handicap accessible units
- Green design & landscaping
- Building security system
- Rigorous tenant selection
Cleland Place PUD Trade-offs

- **PUD Allowances**
  - Within allowed height but 3 stories
  - FAR 1.03
  - Meets parking required with easement
  - Parking at-grade

- **PUD Benefits**
  - Stormwater: bio-swale
  - Infrastructure: less curb cuts, less impervious surface
  - Affordable housing
  - Exceeds ADA
  - Sustainable design: green certifications

Cleland Place
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