

Summary of the 1925 Wilmette Avenue – Cleland Place Proposal

The League of Women Voters of Wilmette believes that civil discourse is fundamental to our ability to work together in our community. Civil discourse is bolstered by fact-based conversation.

This document is an effort by the LWV-Wilmette to distill Preliminary Plan Application from HODC into an outline of the basic components of the proposal.

The LWV recommends reviewing the entire application on the Village of Wilmette Website at: <https://www.wilmette.com/2017/10/30/8587/>

The proposal is for a 3-story, 16 unit, 15,084 square foot building.

- Ten - 1-Bedroom Units (535 SF each)
- Six - 2-Bedroom Units (722 SF each)

Two of the units will be accessible for persons with handicaps..

Four of the units will be adaptable for accessibility.

Two of the units will be targeted for leasing to veterans.

The first floor will include community meeting space, a property management office and building services space.

The second and third floors will each have five one-bedroom and three two-bedroom apartments.

20 Parking Spaces are provided for tenants.

Maximum Allowable Income Levels for Tenants:

(60% of the Area Median Income of the Chicago Metropolitan Region)

- 1 Person Household: \$32,340
- 2 Person Household: \$36,960
- 3 Person Household: \$41,580
- 4 Person Household: \$46,160

Rents to be between \$615-800.

Tenants will pay their own electricity; other utilities included in the rent.

No project financing will come from the Village of Wilmette.

The existing Village of Wilmette zoning for this property is NR (Neighborhood Retail Business District). Multi-family housing is an allowable use under NR zoning.

Variations being requested by the developer in this PUD application:

- Existing zoning allows for a 30 feet high building at 2.5 stories. Variance is requested to allow a 3-story building that remains within the allowed 30 feet height.
- Variance on the Floor Area Ratio (FAR) variation to 1.38 from the FAR of 1.0 allowed.
- Seeking permission to have all parking at-grade and to have the parking spaces covered but not enclosed.
- Variance requested on parking requirements - 20 parking spaces instead required 24 (1.25 per unit instead of 1.5 per unit).