



Interfaith
HOUSING
DEVELOPMENT
corporation

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Memorandum

DATE: January 14, 2011

TO: Linda Bolte, Chair, and Members of the Oak Park Plan Commission

THROUGH: Craig Failor, Village Planner, Village of Oak Park

FROM: Team Proposing to Redevelop the Comcast Building

SUBJECT: Follow-Up to Questions and Comments from the January 6, 2011 Plan Commission Hearing regarding Plan Development Application PC10-01

You and several members of the Plan Commission asked us to follow-up on a number of issues. A summary response to each question/issue is provided below. Detailed additional documentation/information is attached as exhibits.

Portfolio of Properties Managed by the Oak Park Residence Corporation See attached list from Ed Solan.

Family Pro Forma See attached pro forma that shows income and expenses for a family development that contains 24, 32 and 40 three-bedroom units. We estimate that we could fit 8 three-bedroom units per floor and that our development would include the same ground floor plan with three stories of apartments. This 24 unit development would be the same height as our 51 unit proposal of one-bedrooms.

The pro forma demonstrates that a four story family development of 24 units would be infeasible. We estimate that we would need to add two additional stories onto our current proposal in order to generate a 40 unit development. This development would need to be 6 stories tall or 81.5'. A six story building would be out of sync with the character of this neighborhood. Moreover, being located on a busy street with limited space to recreate, this scenario would be inappropriate for a large number of children.

Pathfinders
and Partners

We estimate that a building containing 40 three-bedroom apartments would house between 130 and 160 residents, which is three times the density of our current proposal. A building of 40 three-bedroom units would require 80 parking spaces under the zoning code, therefore, a larger parking reduction would be needed than in our proposal (48 for families vs. 32 for singles). Additionally, a six story building would require a 31.5' height allowance in contrast to the 5.5' in our proposal.

Meeting with the Transportation Commission We are scheduled to meet with the Transportation Commission (UAC) on January 24, 2011, to discuss the two issues you asked this commission to review: commercial parking located on the street and the possibility of a traffic diverter. The Village Engineer will report back to you the results of this meeting.

If we missed anything or you need further clarification, please let us know.

Attachments: Portfolio of Properties Managed by the Oak Park Residence Corp
Family Operational Pro Forma at 24, 32 and 40 Units

Oak Park Residence Corporation - Managed Buildings

Properties Owned by Residence Corporation

Multifamily Buildings

Name	Address	# of Units	Project Type <i>MI = Mixed Income</i> <i>MU = Mixed Use</i> <i>LI = 100% Low Income</i>	Resident Manager
Southcourt	37-49 South Boulevard	12 res./3 comm.	MI, MU	Y
Northcourt	470-492 North Austin	49	MI	N
Pleasant Circle N	2-12 Pleasant	19	MI	Y
Pleasant Circle S	5 Pleasant	15	MI	Y
Iowa Terrace	41-47 Iowa	15	MI	N
Harrison East	17-21 Harrison	12 res./3 comm.	MI, MU	Y
Harrison West	27-35 Harrison	28 res./3 comm.	MI, MU	Y
Thomasville	1100-02 N Austin	14	MI	N
Harrison & Lyman	101-05 Harrison	16	MI	N
Harvey	411 S. Harvey	19	MI	N
Lombard & Madison	132 Madison	12 res./3 comm.	MI, MU	N
Kenilworth-Pleasant	905-11 Pleasant	52	MI	Y
1022-24 N Austin	same	13	MI	N
1000 N Austin	same	10	MI	N
1118-26 S Austin	same	31	MI	N
7 VanBuren	same	12	MI	N
301-07 Harrison	same	22 res./1 comm.	MI, MU	N
514-16 S Austin	same	13	MI	Y
16-24 N. Austin	same	31	MI	N

HUD Assisted Special Needs Buildings

The Oaks	114 S. Humphrey	76	LI	N
Ryan Farrelly Apts.	435 S. Humphrey	21	LI	Y

1-4 Unit Buildings

14 N. Austin	same	1	LI	N
26 S. Austin	same	2	MI	N

Oak Park Residence Corporation - Managed Buildings

Rental Buildings Managed for Other Owners

Name	Address	Units	Project Type	Resident Manager
Mills Park Tower	1025 Pleasant Place	199	LI	Live-in maintenance man
336-50 S. Austin/8-12 Van	same	41	MI	Owner lives on-site
2-10 Chicago Ave.	same	2 res./4 comm.	MI, MU	N
935-43 Washington	same	42	MI	N
324-26 N. Austin	same	6	LI	Y

Managed Condominiums

Large Condo Buildings

336-46 N. Austin	same	19	Condo	NA
200-20 Maple/1119-23 Pleasant	same	47	Condo	NA

Small Condo Buildings

211 N. Grove	same	10	Condo	NA
400 S. Elmwood	same	10	Condo	NA
327 Wisconsin	same	10	Condo	NA
424-26 Wisconsin	same	6	Condo	NA
430 Wisconsin	same	6	Condo	NA
1030-32 N. Austin	same	7	Condo	NA

Oak Park Comcast Proposal Estimated Income/Expense (Families)

Revenue

		24 Units	32 Units	40 Units
Rents are based on the 2010 allowable rents for a three-bedroom households with incomes at 50% AMI	Tenant Rents	281,088	374,784	468,480
Vacancy rates are based on actual vacancies at current developments	Vacancy	(8,433)	(11,244)	(14,054)
Interest, fees, laundry etc.	Misc Income	2,880	3,840	4,800
	Gross Operating Income	275,535	367,380	459,226

Expense

All variable operating expenses are estimated on actual per unit costs of current developments

Fixed costs are either a) estimates based on building volume or b) lender requirements (some expenses may increase with more units)

First year RE Taxes and Insurance reserves are funded in total at construction completion from equity

	Administrative	7,200	9,600	12,000
	Tenant Utilities	36,000	48,000	60,000
	Maintenance and Repairs	12,000	16,000	20,000
		-		
	Administrative	80,000	80,000	80,000
	Common Area Utilities	24,000	24,000	24,000
	RE Taxes	128,000	128,000	128,000
	Building Liability/Property	45,000	45,000	45,000
	Maintenance Contracts	25,000	25,000	25,000
		-		
	Replacement Reserve	7,200	9,600	12,000
	Total Operating Expense	364,400	385,200	406,000
	Debt Service	1,200	1,200	1,200
	Net Rental Income/Loss	(90,065)	(19,020)	52,026
	# of Floors	4	5	6
	# of Persons Served	90	120	150

In the event a commercial tenant is not secured by construction completion a reserve of 30 months (\$275,000) would be established from equity.

Taxes and Insurance are shown as an expense of the housing at 100%

	Commercial Income	110,000	110,000	110,000
	Commercial Debt Service	(98,000)	(98,000)	(98,000)
	Net Total Income/Loss	(77,971)	(6,895)	64,182