

**Development and Governmental Affairs Committee  
November 28, 2018 Johnsburg Village Hall**

**In attendance:**

**Chairman Frost, Committee Members Bennett, Keil, Doyle, Adams and Block.**

**Meeting started 6:30pm**

TOPIC	DISCUSSION	NEXT STEPS
<b>Minutes</b>	Committee Member Keil moved to approve the minutes from the October meeting. Seconded by Committee Member Bennett. All Committee Members present voted aye. Motion carried	
<b>Old Business</b>	<p>Sig Strautmanis attended the meeting on behalf of General Capital Group to update the committee regarding the active adult community project proposed on the former Bush School site. He explained that since the previous meeting, a neighborhood meeting took place to answer questions and obtain feedback from the property owners adjacent to the property. Mr. Strautmanis presented additional exhibits showing the landscape, parking and other improvements proposed as well as an elevation exhibit depicting the building with the additional two floors added to the south wing. He pointed out 2 bedroom units added to the plan and explained that they are still proposing a total of 78 units.</p> <p>Mr. Strautmanis discussed some of the questions and feedback received from residents at the neighborhood meeting. He explained that the number of employees was a concern as it relates to traffic impacts to Church Street. Mr. Strautmanis stated that the number of employees will be minimal as there is no cafeteria or other services that would require many employees. He explained that he anticipates a full time manager and maintenance personnel and possibly a part-time activities director. He added that the entrances will remain as they are and no access is planned from Johnsburg Road.</p> <p>Mr. Strautmanis emphasized that the project is an affordable housing project, not a low-income housing project. He explained that the tax credit they are pursuing are through Section 42,</p>	The petitioner proceeding to Planning and Zoning December 11, 2018

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	<p>which is directed at the middle market of affordability. He explained that the program provides for tax credits with institutional investor but in order to qualify, tenant incomes cannot exceed 60% of the median household income in the county.</p> <p>In response to some concerns regarding the building's appearance, Mr. Strautmanis explained that the building will be renovated both inside and out. All new windows will be installed as well as a new roof and the entrance will be completely upgraded. The general shape of the building will remain the same but will appear entirely different once completed. A new monument sign is planned for the front of the building but the existing trees will remain. Foundation plantings will be incorporated as well as landscape buffering. Mr. Strautmanis pointed out walking trails that will be installed as well as an area for garden plots for residents. He explained that the playground equipment will remain and a dog walk enclosure and picnic area will be added.</p> <p>Mr. Strautmanis stated that much effort has gone into developing the site plan. He reviewed how the addition will blend into the existing structure and explained out how the use of brick will be carried over into the addition. He explained that they are proposing to keep the roof flat to keep the overall height of the structure lower.</p> <p>Mr. Strautmanis stated that the project is proceeding before the Planning and Zoning Commission on December 11<sup>th</sup> and he hopes to wrap up approvals in December and January so that they can apply to IHDA for the tax credits in February. He explained that they are targeting the end of 2020 for occupancy.</p> <p>Committee Member Adams expressed concern with limited number of two bedrooms and the restricted income level, which only seems to serve two seniors on social security. Mr. Strautmanis stated that most of their tenants in other developments are retired but some are still working. Those that are retired typically have additional income from a pension or retirement investments. He added that their</p>	

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	<p>projects in more urban areas tend to have more, younger residents between 55-60 years old and those residents stay and age in place. In more rural, and Village areas more tenants tend to be in their late 60's and they stay and age in place as well.</p> <p>Mr. Strautmanis emphasized that the goal is to create an active community. He explained that every state receives housing tax credits based upon population and each state has an agency responsible for distributing those funds. In Illinois, the Illinois Housing Development Authority (IHDA) distributes the funds. Mr. Strautmanis added that projects compete for the fund based upon points and in order to qualify, a project needs to serve a population making no more than 60% of the median household income in the county in which it is located. He stated that tenants, once income qualified, cannot be kicked out if their income goes up over the 60% threshold because there are no market rate units available in the development. Mr. Strautmanis explained that typically 90% of the residents are local and are either looking to downsize and remain local or seeking to move back to be close to their children/grandchildren.</p> <p>The Committee questioned the need for the proposed housing in the community. Mr. Strautmanis explained that a market analysis was performed as required which reflects that there is a local need that is not being served.</p> <p>Committee Member Doyle questioned the number of elevators and if any of the units will be handicap accessible. Mr. Strautmanis stated that one elevator will be included and all of the units include a universal design, which incorporates accessible door handles and other amenities and some of the units will be fully handicap accessible.</p> <p>The committee questioned how the use of the carports will be handled. Mr. Strautmanis stated it has not yet been determined but an extra monthly charge may be established for residents desiring a carport. The committee also questioned exterior lighting and storage. Mr. Strautmanis stated that an LED lighting package is being developed to strike a balance between</p>	

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	<p>enough lighting and not too much. Small storage units will be provided for each tenant outside of their apartment unit.</p> <p>The committee questioned how problematic tenants are managed. Mr. Strautmanis stated they utilize a management company and he is willing to share a marketing plan and rules and regulations developed with the management company. He added that it is important to have good rules and regulations set up to minimize problems. He explained that credit score requirements and background checks can be used as part of the screening process so long as they are uniformly applied. Mr. Strautmanis stated that for the first 17 years of the project, institutional investors will be involved who will monitor the projects to insure their investment is protected.</p> <p>The committee questioned what occurs after 17 years. Mr. Strautmanis stated that his company just completed 17 years on its first project and they reinvested in the project and retained it. He stated that part of what makes these projects appealing is that the units are unique because everything is built around the nature of the existing building.</p> <p>Committee Member Block questioned where the common areas are in the building. Mr. Block suggested consideration be given to a party room or conference area. Mr. Strautmanis pointed out common areas. He added that there are two exterior patio areas, which can be set up with a gas grill for resident use. There is also much green space with a gazebo and seating area.</p>	
<b>Adjournment</b>	Committee Member Doyle motioned to adjourn the meeting. Committee Member Bennett seconded the motion. All Committee Members present voted aye. Motion carried at 7:50 p.m.	