

Village of Johnsburg Development and Governmental Affairs Committee

July 27, 2022

David G. Dominguez Municipal Center

In attendance:

Chairman: Tom Curry

Committee Members: Block, Doyle, Foskett, Hagen, Keil and Myers

Staff Members: Administrator Claudett Sofiakis

Meeting Started at: 6:30

| TOPIC | DISCUSSION | NEXT STEPS |
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| Approval of Minutes | Committee Member Keil moved to approve the June 29, 2022 minutes. Seconded by Committee Member Foskett. All Committee Members present voted aye. Motion carried. | |
| New Business | <p>Kellie McIvor attended on behalf of Redwood Apartment Neighborhoods to discuss a residential rental housing development they wish to pursue on property located behind the Val-mar Center and abutting Sunnyside Park. She explained that Redwood was founded in 1991 and began building homes in 2003. Redwood currently has housing developments in several Midwestern states, totaling 14,000 existing units and 2,500 being pursued at this time. She stated that the closest completed development is in Fort Wayne, but they are currently working in Lockport, Crystal Lake, Volo and Oswego and plan for a development in Fox River Grove. Ms. McIvor stated that Redwood only builds ranch units in their developments which tends to draw empty nesters. The average age of a Redwood resident is 50.6 years and the average number of residents per apartment home is 1.65 generating approximately 7 school-aged children per 100 apartment homes.</p> <p>Ms. McIvor discussed the background check requirements which include credit, rental history, civil judgment and criminal background checks. Every adult 21 years of age and older are required to be on the lease and all must undergo the background check. Ms. McIvor stated that Redwood owns all of their developments and manages and maintains them as well. Each has a full time manager and at least one full time maintenance individual. She discussed exterior requirements for each apartment home and stated that all roads and driveways are concrete and maintained by Redwood. All of the apartment homes include a 2 car attached garage, private zero-grade entrance and personal patio. The homes are constructed with stone and shake siding accents and include extensive landscaping. Interiors include an open concept floorplan with vaulted ceilings, plank flooring, generous closets and pantry, full size washer and dryer, granite countertops and high end appliances. Floor plans range from 1293 square feet to 1,620 square feet with anticipated rents pro forma'ed at \$2225</p> <p>Ms. McIvor discussed Redwood's long term asset management plan which anticipates not only long term maintenance but also upgrades. She explained Redwood's high ORA score, which is a measurement of their online reputation and is indicative of resident satisfaction. She</p> | |

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| | <p>pointed out that they have a waiting list at all of their locations.</p> <p>Ms. Mclvor reviewed the location for the proposed development and discussed the current zoning of the properties which includes R-1, B-1 and B-2 zoning. She remarked that the proposed development is consistent with the Village's Downtown Plan which anticipates high density residential development and business use in the area. She pointed out that the Downtown Master Plan emphasizes the need to increase the number of people living in the downtown area to support local business. The plan also focuses on attracting age targeted residents and enhancing ADA and FHA accessibility.</p> <p>Committee members raised questions and expressed some concern regarding density and visitor parking accommodations. In response to questions from committee members, Ms. Mclvor clarified that the development is not gated and there is no parking permitted on the streets. Visitor parking areas will be provided and the development is private, with roads maintained by Redwood and a speed limit posted at 13 mph. She discussed the transition from the driveway to the sideway and roadway explaining that they are all built at grades in compliance with ADA accessibility requirements. In lieu of street lights, exterior lighting is included on all of the apartment homes which cannot be individually controlled and are maintained by Redwood to insure they are all functioning. She explained that different color schemes and elevations can be incorporated for anti-monotony purposes.</p> <p>Local contractor's will be pursued for the project which is expected to be at full build out in approximately 3.5 years. Water and sewer are included in the rent and they are seeking connection to the Village's water and sewer system. Open space is being provided along with sidewalks to Sunnyside Park. Ms. Mclvor expressed a willingness to consider a golf cart path running through the property from Sunnyside Park to Angelo's but would need to check on potential legal and liability impacts.</p> <p>Committee Members remarked positively on the presentation; however some were concerned about the content. They thanked Ms. Mclvor for her time.</p> | |
| Adjournment | <p>Member Keil moved to adjourn the meeting. Committee Member Block seconded the motion. All members present voted aye. Motion carried at 7:30 p.m.</p> | |