

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, DECEMBER 13, 2021 7:00 P.M.**

**Members Present:** Silkaitis, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Weber

**Members Absent:** Balla, Bancroft

**Others Present:** Mayor Vitek, Heather McGuire; City Administrator, Russell Colby; Director of Community Development, Ellen Johnson; City Planner, Rachel Hitzemann; City Planner, Monica Hawk; Development Engineer, Allen Fennell; Building & Code Enforcement Manager, Asst. Fire Chief Christensen

**1. CALL TO ORDER**

The meeting was convened by Chair Weber at 7:00 p.m.

**2. ROLL CALLED**

Roll was called:

Present: Silkaitis, Payleitner, Bongard, Lencioni, Pietryla, Wirball, Bessner, Weber

Absent: Balla, Bancroft

**3. OMNIBUS VOTE - None**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Recommendation to Approve Amendment to Title 18 of the Municipal Code – Stormwater Management Ordinance (Extension of Project Exemptions to December 2022)

Ms. Hawk presented the Executive Summary posted in the meeting packet.

Ald. Bessner asked if this is a blanket for all HOA's or if this is intended just for future projects. Ms. Hawk noted this is for some recently approved projects that are under construction.

Ald. Wirball asked if all future developments, with the exception of the Pride and Hillcroft developments, would need to comply with the Stormwater Ordinance. Ms. Hawk confirmed this is correct.

Ald. Payleitner questioned if the SSA maintenance requirement was new. It is not new, but it's been awhile since the City has established SSA's.

**Ald. Pietryla made a motion to approve an Amendment to Title 18 of the Municipal Code – Stormwater Management Ordinance (Extension of Project Exemptions to December 2022). Seconded by Ald. Wirball.**

**Roll was called:**

**Ayes:** Wirball, Bessner, Silkaitis, Payleitner, Bongard, Lencioni, Pietryla

**Absent:** Balla, Bancroft

**Abstain:**

**Nays:**

**Motion passed 7-0**

b. Presentation regarding Housing Initiatives and the 2021 Housing Affordability Analysis

Mr. Colby provided some background information regarding the City's housing initiatives. He said the City has been a leader locally in taking proactive measures to try and encourage the preservation and creation of affordable housing. A significant component of this is the City's Inclusionary Housing Ordinance. The ordinance has a requirement to provide affordable units or pay a fee-in-lieu for development projects. The presentation is intended to provide a broad overview of the current requirements in order to provide some context for future discussions related to this topic.

Ms. Johnson presented the Executive Summary and Presentation Slides posted in the meeting packet.

Ald. Bessner asked if there were restrictions in place to distinguish the affordable housing units from the other units in a development and the timeframe for how long the home needs to stay affordable. Ms. Johnson said the unit must appear the same on the outside, but the inside can consist of different materials. If a unit is created under the Inclusionary Housing Ordinance, the period of affordability is 15 years and the deed would include a restriction stating this.

Ald. Bongard asked for clarification with the change in methodology. Ms. Johnson explained there was a method that used a complicated formula that included some built-in assumptions on property taxes and interest rate to come to the affordability housing price and that has been used since 2009. However, IHDA has issued affordability charts for the past several years that have always differed from their initial methodology. This is a simpler method that is now being used.

Ms. Johnson said it is possible the City could slip below the 10% threshold since it's very close right now, but if IHDA continues to use the same method as in the previous report then it should be fine.

Ald. Pietryla asked if they need to start having conversations about slipping below the 10% threshold and what the City would be required to do if it does. Ms. Johnson said the City would have to submit an affordable housing plan that the Council would need to adopt. It would need to identify specific locations for potential affordable housing and include a goal with steps for meeting that goal. The current Inclusionary Housing Ordinance and programs would be a part of the plan.

Ald. Payleitner asked how much of the rental stock is not counted. Ms. Johnson said they can't track rental rates on home conversions and two-flats due to the lack of a rental licensing program. They can only ball-park the number of units, but not the what rents are.

Chair Weber noted the number of projects done under each program and asked how they could utilize the funds a bit more. Ms. Johnson said their participation in the Kane County Affordable Housing Fund was seen as a way to potentially use a good amount of that funding. It's a way to put that funding out there for developers to propose projects to the City.

Chair Weber inquired about using the funding to help families with rent. Ms. Johnson explained the city code lists the eligible activities for use of the Housing Trust Fund. It does include financial assistance to eligible households for rent and mortgage payments. They haven't had the program before because the thought was that investing in home ownership programs would be investing back in the community and would create more permanency of affordability versus paying rental assistance.

Ald. Wirball asked how people are made aware of these programs. Ms. Johnson said the City does some limited advertising and there is information on the City's website. In addition, the Housing Commission has been working on distributing flyers throughout the community; there has been information in *The Den* newsletter; and they have done a mailer that was included in the utility bill. The Housing Commission has been discussing ways to better promote these programs.

Carl King, 2815 Campton Hills Dr., spoke about encouraging the city to do better in connecting the ordinance and the money in the fund to the community members who desperately need housing. He read a letter from Pastor Mary Zajac from the Baker Memorial Church.

Edward Manu, 994 5<sup>th</sup> Ave., on behalf of St. Charles Episcopal Church, said there is not enough affordable housing in this community. They would like to see St. Charles continue to lead the way by providing affordable, accessible, and supportive housing.

Lore Baker, Association for Individual Development, Aurora, said they serve those on disability incomes that are much less than the 60% or 80% median incomes. She suggested using the housing funds to potentially provide a rental subsidy for very low to extremely low-income households; to look at special populations (veterans, disabled, seniors); and actively work with local providers and/or not-for-profit developers who create permanent supportive housing in order to look at developing permanent supportive housing projects.

Laura Graf, 244 Walnut Dr., gave a presentation on behalf of the Fox River Valley Initiative. It included information on 1212 Larkin in Elgin as an example of what is possible with affordable housing.

Liz Rice-Conboy, 1415 S. 13<sup>th</sup> Ave. shared information about how the lack of affordable housing for those with children impacts the outcomes for these children who face housing insecurity.

Chair Weber acknowledged letters received from Joe Jackson and Chuck Thiry.

c. Recommendation to Extend the closure of First Street

Mr. Colby presented the Executive Summary posted in the meeting packet.

Ald. Silkaitis stated there should be some type of lease agreement with the businesses in the plaza for the use of a public street. Mr. Colby said that will be a separate discussion. This recommendation is just for the closure to vehicular traffic.

Ald. Wirball asked if the businesses were comfortable with the street being closed. Mr. Colby said they reached out to the businesses earlier in the spring/summer when the closures were being considered and noted they were supportive of it.

**Ald. Payleitner made a motion to approve a recommendation to extend the closure of First Street. Seconded by Ald. Pietryla.**

**Roll was called:**

**Ayes: Wirball, Bessner, Silkaitis, Payleitner, Bongard, Lencioni, Pietryla**

**Absent:**

**Abstain: Balla, Bancroft**

**Nays:**

**Motion passed 7-0**

d. Update regarding Crystal Lofts property

Mr. Colby presented the Executive Summary posted in the meeting packet.

Ald. Silkaitis asked if the fines are against the property or the developer and at what point would the City decide to take the next steps. The fines are against the property. Mr. Colby said they would like to work with the purchaser to help facilitate the sale and whatever approvals they might need to be able to address the condition of the property. He felt this would be the most expediate way to handle it.

Ald. Pietryla inquired about the timetable for the sale. Mr. Colby said they do not have any specific details on the contract.

Ald. Wirball asked if the potential buyers were aware that the current owners are being fined on a daily basis. Mr. Colby felt they were aware and noted they would communicate that to any potential purchasers. The intent is not to collect the fines in a punitive manner, but rather to use them to leverage the rehabilitation of the building.

Ald. Bessner asked if there was any likelihood that this could go on for a long time. Mr. Colby said there is potential for that, but they would like to see how the potential purchaser progresses with the sale.

Ald. Lencioni noted a \$700 a day fine would be motivation to close quickly.

Ald. Silkaitis asked for an update next month.

**5. ADDITIONAL BUSINESS – None.**

**6. EXECUTIVE SESSION – None.**

7. **ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS - None.**
  
8. **ADJOURNMENT - Ald. Wirball made a motion to adjourn at 8:12 p.m. Seconded by Ald. Bongard. Approved unanimously by voice vote. Motion Carried.**