

**MINUTES
CITY OF ST. CHARLES, IL
HOUSING COMMISSION MEETING
THURSDAY, AUGUST 21, 2014**

Members Present: Holler, Amundson, Payleitner, Pierog, Hansen, Hall, and Goettel

Members Absent: Eakins and Henningson

Others Present: Matthew O'Rourke

1. Opening of Meeting

The meeting was convened by Chair Holler at 7:03 p.m.

2. Roll Call

3. Approval of Agenda

A motion was made by Pierog and seconded by Hansen to approve the Agenda. Motion carried. – Voice Vote.

4. Approval of Housing Commission Minutes

A. May 15, 2014 Housing Commission Minutes.

Motioned by Payleitner and seconded by Amundson to approve the May 15, 2014 Housing Commission minutes with minor revisions. Motion carried – Voice Vote.

5. Discussion Items

A. CMAP Study Update and Presentations/Meeting Dates.

O'Rourke stated that the City has hired a new planner to fill the role he left after being promoted. He stated that her name is Ellen Johnson and that she previously worked for the County on this CMAP Study.

O'Rourke stated that the CMAP plan is in a final draft form and that the only changes at this point are cosmetic (typos, pictures, etc.). He stated that his intention for the meeting was to determine if there are any questions about the plan and to begin a conversation about next steps.

Chair Holler stated she wanted to ask two questions:

1. Were there any facts or findings in the study that really surprised anyone?
2. What should be done with this document?

Member Hansen stated that he really thought that the study confirmed some of the trends that the Commission had observed for the last couple of years such as the need for affordable senior housing.

Chair Holler stated that she has heard the Illinois Housing and Development Authority (IHDA) state their opinion, which is senior housing, is not needed in the suburbs and it's nice to have a document that states it is needed. Chair Holler stated there is plenty of senior housing if you are wealthy. Members Pierog and Hall stated that it is really expensive for seniors once they need assisted living and that St. Charles options are limited.

Member Hansen stated that he has had customers state to him that they are looking for senior independent living and that there could be need for this in the near future. O'Rourke stated that his recent interaction with developers is that they do not want to restrict new units to only seniors, but try to target them. Chair Holler stated that they do not want to restrict their market.

O'Rourke stated that the big picture item he noticed is that there is no one type of style of unit that is prescribed by this report. He noticed we need for-sale and rental options, condominiums and single-family units. O'Rourke stated that the diversity needed in the housing stock surprised him.

O'Rourke stated that this is not a construction plan, that that a City cannot build their way out of the program. Chair Holler asked what kinds of programs that would imply. O'Rourke stated it needs to be multi-pronged. That concepts such as the community land trust and employer assisted housing should be implemented.

Chair Holler asked if there was any one graphic that stood out to him. O'Rourke stated that he was surprised that more people both live and work in the City of St. Charles than our contemporary communities.

Member Pierog asked if there is a percentage of the population that works in St. Charles but would like to live in St. Charles. O'Rourke stated that that was not looked at specifically and would hesitate to imply that based on the data in the report.

Member Hall stated he liked the blend of housing types that were incorporated into the plan on the illustration and asked if there has been any new residential activity. O'Rourke stated that there is interest, but that the majority of builders are still focused on developing subdivisions with lots that are ready to get a permit. He stated that activity on raw land has not picked-up yet.

Member Payleitner asked if this document can be made into something that staff can use as a reference. Chair Holler stated that the fact that all four communities worked together is significant and asked Member Payleitner how the Council might view this document. Member Payleitner stated that she had spoken with Rita Tungare, the Director of Community & Economic Development about that and asked O'Rourke to share that conversation. O'Rourke stated that there are options. The document could be approved as an amendment to the Comprehensive Plan, it could be adopted as policy document, or used as a reference study. O'Rourke stated that when the study is presented to the P&D Committee, staff will ask that Committee for their direction.

Member Hall pointed out that the CMAP study looks at annexation of property that might not be in-line with the City's Comprehensive Plan. O'Rourke stated that the majority of properties recommended for annexation in the CMAP study are next to the current city's corporate limits. He also stated that the plan states there will be demand for a certain number of units, but it is a much larger policy question as to whether the City accommodates zoning practices and annexation to build all those units. Ultimately, that is a much larger policy question that the City Council will need to decide.

Member Pierog asked about the impact to schools and if this plan recommends any additional schools. O'Rourke stated that this plan does not go into the school question and that any school impacts would be handled when any development is being proposed. O'Rourke stated that all new development is required to pay a school impact fee based on the amount of people a development is anticipated to generate. Member Hansen stated that this plan speaks to the type of housing that might be needed and that impact to schools and demand would need to be addressed at the time of development.

Vice Chair Amundson shared his experience in Prospect Heights and how demographics can and do change so just because school attendance is down now does not mean that attendance will stay at a lower rate.

Member Payleitner stated that the Commission should know that this plan was not created through the same process as the Comprehensive Plan and is intended to be a much more general document.

Chair Holler stated that another surprise to her was the amount of manufacturing jobs that are in St. Charles and that these folks might want to live in St. Charles but potentially cannot afford to live here. Chair Holler also stated that if one of the City's strengths is manufacturing we should try to focus on that strength.

Member Pierog asked about how this plan works with transportation needs along the Randall Road Corridor; in particular, bike paths and pedestrian crossings. O'Rourke stated that there is a large section of the Comprehensive Plan devoted to that topic. O'Rourke stated that the CMAP study states that the BRT along Randall Road should be considered when reviewing residential proposals and density. In particular, if any redevelopment of the commercial properties along Randall Road is proposed.

O'Rourke advised that the plan will be presented to the City Council on 9/8/2014 by CMAP and Kane County Staff and he encouraged everyone to attend.

Chair Holler asked the Commission to discuss how St. Charles fits in with the other cities in the Study.

O'Rourke stated that there are similar issues in all communities such as aging in place and affordability. Transportation is another common theme all the communities; are all auto dominant.

Chair Holler asked if there are any parts of the document that states we should work together. O'Rourke stated that there are sub-regional goals that are meant for all four communities to work on together. Examples of these goals are employer assisted housing and a shared community land trust.

O'Rourke stated that Metropolitan Planning Council has volunteered resources to help with an employer assisted housing program

6. Additional Business

Member Hansen asked about the status of the Housing Trust Fund and if it is the responsibility of the Commission to monitor that fund. O'Rourke stated that staff monitors the in and out of the actual funding and that the Commission's responsibility is more to create and review the programs that will use the funding.

Chair Holler stated that there were other ideas that discussed the use of these funds. She further stated that future discussions should address how to use the Trust Fund towards accomplishing some of the recommendations in the CMAP study.

7. Meeting adjourned at 8:17 p.m.

Motion made by Hall and seconded by Payleitner to adjourn.
Voice Vote – Motion Carried