

**MINUTES  
CITY OF ST. CHARLES, IL  
PLANNING AND DEVELOPMENT COMMITTEE  
MONDAY, DECEMBER 14, 2015 7:00 P.M.**

**Members Present:** Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis

**Members Absent:** None

**Others Present:** Mayor Raymond Rogina; Mark Koenen, City Administrator; Rita Tungare, Director of Community & Economic Development; Russell Colby, Planning Division Manager; Ellen Johnson, Planner; Bob Vann, Building & Code Enforcement Division Manager; Matthew O'Rourke, Economic Development Manager; Chris Bong, Development Engineering Division Manager; Fire Chief Schelstreet; Asst. Chief Christensen

**1. CALL TO ORDER**

The meeting was convened by Chairman Bancroft at 7:00 P.M.

**2. ROLL CALLED**

Roll was called:

Present: Stellato, Silkaitis, Payleitner, Lemke, Bancroft, Turner, Krieger, Gaugel, Bessner, Lewis  
Absent: None

**3. FIRE DEPARTMENT**

- a. Recommendation to approve an Ordinance extending the Residential Sprinkler Moratorium until December 31, 2016.

Chief Schelstreet said previously Council had adopted the 2009 edition of the code and had placed a moratorium on installation of residential sprinklers due to the economic climate. He said currently staff from Fire and Building and Code Enforcement are reviewing the 2015 residential code; concurrently they are also communicating with Geneva and Batavia in trying to bring all of the code requirements into similar verbiage to all be consistent, to the extent that we can. He said because they have not had enough time to explore this fully, he is requesting that the committee authorize the approval of an ordinance extending the moratorium until December 31, 2016.

Aldr. Lewis said she appreciates them working with Geneva and Batavia to have the same verbiage; it's a positive thing and she supports it.

**Aldr. Turner made a motion to approve an Ordinance extending the Residential Sprinkler Moratorium until December 31, 2016. Seconded by Aldr. Payleitner. Approved unanimously by voice vote. Motion carried. 9-0**

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Plan Commission recommendation to approve a Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Corporate Reserve – Lot 8 (Corporate Reserve PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Corporate Reserve Annexation Agreement.

Ms. Johnson said this past July the developer presented a Concept Plan for a single-family development on the property and this proposal is similar to that Concept Plan. Rezoning is being requested from OR Office Research to RS-4 Suburban Single-Family. She said 78 single-family homes are proposed on lot sizes of 5,200 sq. ft., primary access is from a continuation of Corporate Reserve Blvd. north of Woodward Dr., with a secondary access from an existing private road along the eastern property line. There will be a 1 acre park site proposed at the southeast corner which will be donated to the Park District. She said Plan Commission held a public hearing and recommended approval upon resolution of staff comments by a vote of 5-1; the recommendation included 2 conditions, which the applicant is agreeable to:

1. Rear elevations of the homes backing up to Woodward Dr. incorporate additional articulation.
2. A monotony code be adopted for the development.

Aldr. Payleitner asked about the homes backing up to Woodward Dr. Ms. Johnson said that Plan Commission requested that those homes have additional architectural features because those are the most visible homes from off-site. Aldr. Payleitner asked about the proposed fence. Ms. Johnson said they are proposing a fence of 6-8ft. tall, and up to 8ft. is permitted since the property would be zoned residential and is adjacent to non-residential. Aldr. Payleitner said she wondered what difference it would make what if there were an 8 ft. fence in addition to a berm; she's not sure what the purpose of the fence is. Peter Tobin, -Paul Corporation, 100 St. Paul St., Denver, Co.-applicant- said it's for the homeowners privacy or pets, etc. Aldr. Payleitner said she didn't think any of the other subdivisions along Woodward Dr. have fences like this. Ms. Ellen said no, not along Woodward Dr.

Aldr. Lemke asked if there were any existing ordinances that suggested a maximum fence height; for example along Prairie St. Ms. Johnson said the maximum fence height for residential in the rear yard is 6ft. 4in. except if the property abuts non-residential zoned property; in that case it can be up to 8 ft.

Aldr. Lewis asked what the entire length of the fence would be. Ms. Johnson said she believes it stretches the whole southern property line. Charles Hanlon, WBK, -116 W. Main St., planner for the applicant-said the fence from the entry way going to the east along Woodward would be about 350 ft., and the other direction about 450-500 ft. He said that the 6ft.-8ft. range is not immediately abutting a use; there is Woodward Dr. and the right-of-way that would be between the property; but that the developer is fine with regulating that down to 6 ft. and that is may be more attractive to do so, even though 8 ft. is allowed. Aldr. Lewis asked if there would be landscaping and then sidewalk. Mr. Hanlon said it's a variable width but there is a homeowner's association linear out lot between the fence and the wider asphalt bike trail which already has existing landscaping that they would be supplementing. He said that bike trail actually touches within the right-of-way and then goes back out onto what will be HOA property; so there is already a decent buffer along Woodward and the fence will not be right up along what would normally be a sidewalk or a right-of-way line. Aldr. Lewis asked who would be responsible for maintaining that fence. Mr. Hanlon said it would be the homeowner and/or the HOA. Aldr. Lewis said so there could be fences leaning all different ways and she has seen fences that go along and can be in complete disarray from who owns the fence next to them. Mr. Hanlon said because of its location it would become part of the HOA to not become an individualized maintenance. Aldr. Lewis said yes because that could get rather unattractive along a main route. Mr. Hanlon said it would also be developer initiated to only have one fence style allowed. Aldr. Lewis said she has an issue with the fence and thinks it's the wrong path to take; she thinks landscaping and berming with no fence would be more preferable.

Aldr. Lewis asked if there were more than 1 point of entry. Mr. Hanlon said there are 2, 1 off of the private road-Cardinal Dr. as well as the main entry way; which in very early stages they thought of making an emergency access, but after working with staff, it made more sense to keep it open at all times as a secondary access and it also defines the eastern boundary of the park that will be dedicated to the Park District. Aldr. Lewis asked if by private road, does it belong to the PUD and is not maintained by the city, and would it be plowed. Mr. Hanlon said it would not be owned by the City and it was discussed with staff the potential for that to be dedicated, but he thinks it was determined better off in private hands; it's constructed in terms of width and structural capacity to all the standards of a public road and would be maintained jointly by the residential association with the existing business association that takes care of it now. Aldr. Lewis asked if Chief Schelstreet was okay with having only 1 main entrance for safety in and out and only the little side road. Chief Schelstreet said yes.

Aldr. Turner asked if the only reason there were going to be a fence was due to the requirement under the zoning. Mr. Hanlon said it's not required, but it is permitted and it's in an effort to have those yards be more private. He noted again that there is the linear open space parcel with the existing landscaping that they would be adding to; so there will be a soft edge and he thinks it would be a different story if they were proposing to put the fence right up on the right-of-way line. Aldr. Lewis asked what the distance is. Mr. Hanlon said anywhere between 30-40ft. of separation which is already established and has landscaping now.

Aldr. Stellato said not having the fence all along Woodward Dr. for these 12-15 homes we could end up with a variety of different fences, because people will want privacy, and although he is not sure if something consistent will look better; he understands that maintenance and height can be regulated so he is okay with the continuous, consistent fence line.

Aldr. Payleitner said her concern is with the fence is not visual; it's more that there are 3 neighborhoods right there and this one will all of the sudden look very contained; Do not enter with one road in and then a big giant fence blocking everybody, and since these yards are not very deep, people will for sure want fences. Mr. Hanlon said the corner where the public park would be dedicated would be completely open with sidewalks and trails to get to the entrance where there is quite a big break; he doesn't think it will read as a fortress wall; especially if it's kept at a 6ft. level with landscaping, it will be attractive.

Aldr. Krieger asked if the fence would block the view from the bike trail to protect their backyards from the people on the trail. Mr. Hanlon said the privacy cuts both ways; without the fence the people on the trail may see things in people yards; it would be a more uniform cleaner look. Aldr. Krieger agreed.

Aldr. Lemke clarified that the private road would not be plowed by the city. Mr. Hanlon said correct. Aldr. Lemke said that could become an issue if people do want to use it as an overflow and asked if would be shown in the HOA declaration for people to sign and recognize that there is maintenance there. Mr. Hanlon said it would absolutely be called out and part of the HOA typical expenses and will be shared with the existing businesses out there today; so there is a lot of incentive out there to get that plowed early morning because it's a lot of the businesses only way in.

Aldr. Stellato said it was mentioned that the roads would be built to city's specifications; so should a problem arise down the road with the HOA not wanting to maintain those any longer the city would absorb the right or the easement for that property. Mr. Hanlon said most of that existing private road for the 2<sup>nd</sup> access is already constructed to city standards with the only difference being the lighting; they just have to make a connector section between that road and the new public roadways, which will also be to city standards. He said staff really weighed out whether this was the time to take that over and the developer is ok with making that dedication; but if it's just to plow the road maybe the city shouldn't take on that maintenance. Aldr. Stellato said he just asks because there have been instances where HOA's have come back to say they are done and do not want to maintain the roads and the city cannot take those

over because they are not to the standards. Mr. Hanlon said if the city changed their mind the roads would be to spec.

**Aldr. Turner made a motion to approve a Map Amendment, Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Corporate Reserve – Lot 8 (Corporate Reserve PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Corporate Reserve Annexation Agreement. Seconded by Aldr. Krieger**

**Roll Call:**

**Ayes: Krieger, Bessner, Lewis, Stellato, Silkaitis, Payleitner, Lemke, Turner, Gaugel**

**Nays:**

**Absent:**

**Abstain:**

**Motion Carried. 9-0**

- b. Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for 2623 Lincoln Highway, Metro Storage (Bricher Commons PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement.

Aldr. Stellato recused himself at 7:20pm from item 4b.

Ms. Johnson said the applicant is requesting to amend the PUD Ordinance to add Mini Storage as a permitted use for this property; the proposed building is 3 stories, about 100,000 sq. ft. and will contain about 780 self-storage units, along with a small office in front. She said Plan Commission held a public hearing and recommended approval subject to resolution of staff comments by a vote of 5-1; the 2 conditions are: 1) additional architectural features be added to the building and 2) articulation and some type of softening be incorporated on the west facing side of the retaining wall. She the applicant has revised the plan in response to the comments; additional windows and accent materials have been added so that there is a consistent level of detail and articulation on all sides of the building. She said for the retaining wall the applicant intends to use textured concrete in an earth tone and also plant creeping vines on the west side to soften the retaining wall.

Aldr. Silkaitis asked what “additional departures” means in the PUD code departures section. Ms. Johnson said the applicant submitted the plans before staff reviewed them against the zoning requirements and the applicant had identified some departures that they would be requesting; and those are outlined in the memo, but it’s there in case staff finds something else that doesn’t comply with the ordinance, then they request that also as a departure. She said staff noted some additional departures they are requesting which are noted in the staff report; one of those is related to the retaining wall height. Aldr. Silkaitis said there are situations where they say “departure for articulation of building” but then they say additional, like it’s a blanket that they can change something without the city knowing and he asked if that is what they are saying. Ms. Johnson said she doesn’t think so, it means additional departures that staff identifies after reviewing the plans, which are listed in the staff report, and those would be brought back to Committee or Council.

Aldr. Lemke asked what the height of the retaining wall would be. Ms. Johnson said along the west property line its 6 ft. tall along the one-way drive and it will be 6 ft. tall when its viewed driving east, and that is where the Plan Commission asked for additional softening to not appear as such a blank space, because that is a detention basin there. Aldr. Lemke asked if there were any assurances with the backfill behind it that there wouldn’t be any break out, or if there is a way of stabilizing it once it’s constructed. Mr. Bong said they have not given exact specifications but he thinks they were proposing some type of articulated concrete face which in that case would be a concrete wall, but they will not get the details on

that until later on. Aldr. Lemke said he sees some type of interlocking blocks and he wondered if that is the retaining wall and whether there is some way to stabilize those because they wouldn't want the soil above the retaining wall getting saturated and pushing it out. Mr. Bong said the keystone blocks lock together with pins and there are other types that have the geogrid going back, but he thinks the picture is just an example and from previous meetings he thinks it has not been completely decided yet. Bob Heilman-633 Gunderson Ave.-Oak Park-applicant-Vice President of development for Metro Storage-said they indicated an example of a modular concrete block retaining wall, but this early in the game they have designed the wall itself and as they move through they will have the company that is installing the wall, as well as the manufacturer, provide details for a 6ft. wall that will be braced laterally to not have breakout. Aldr. Lemke said if it's poured you could have that, but blocks can get weeping between the blocks which keeps moisture from building up behind it, but there is almost a text book of the soil blowing out. Mr. Heilman said anything over 4 ft. will have to be engineered. Aldr. Lemke said anything laterally that helps the methodology called mechanically stabilized earth, where you run some rods into the soil that stabilizes the space behind the wall, would be worth looking in to because it would last a lot longer. Mr. Heilman said with this type of wall it would probably be a geogrid every 2<sup>nd</sup> or 3<sup>rd</sup> course and compact the granular fill behind it and then run the geogrid back to whatever the engineering spec is; but it will be fully engineered.

Aldr. Krieger said she feels like there is a lot of really bright signage that doesn't look very attractive. Aldr. Johnson the only design regulation regarding color is in regard to the primary color of the building, so brighter colors are allowed to be accent materials; it's their corporate colors. She said they are allowed 2 wall signs and they will need to provide specifications on the size of the signs for building permit and they are also allowed 1 monument sign.

**Aldr. Bessner made a motion to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for 2623 Lincoln Highway, Metro Storage (Bricher Commons PUD) and recommendation to direct staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement. Seconded by Aldr. Gaugel**

**Roll Call:**

**Ayes: Bessner, Lewis, Silkaitis, Payleitner, Lemke, Turner, Gaugel**

**Nays: Krieger**

**Absent:**

**Abstain:**

**Motion Carried. 7-1**

Aldr. Stellato rejoined the Committee at 7:30pm.

- c. Recommendation to approve a Minor Change to PUD Preliminary Plan for Costco Wholesale Fuel Facility, 215 S. Randall Rd. (Zylstra PUD).

Ms. Johnson said the PUD Preliminary Plan for Costco and the fuel facility were approved in 2008 and proposed is an addition of 3 gas pumps and each of the 3 existing fuel islands will be expanded to the west to allow for the 3 new pumps. The canopy will be expanded over the pumps and the design will match the existing canopy. She noted that the plan shows a reduced existing landscape bump out, but the applicant has indicated that they no longer plan to do that; they will keep it as is. She said staff has asked the applicant to add a landscape island in order to make up for that, but they indicated that the area needs to remain striped to allow for the fuel tankers turning radius, and since they no longer plan to reduce the other landscape island, staff is fine with keeping that area striped.

**Aldr. Turner made a motion to approve a Minor Change to PUD Preliminary Plan for Costco Wholesale Fuel Facility, 215 S. Randall Rd. (Zylstra PUD). Seconded by Aldr. Bessner. Approved unanimously by voice vote. Motion carried. 9-0**

- d. Historic Preservation Commission recommendation to approve historic landmark designation for 215 N. 3<sup>rd</sup> Ave., Locke-Marchialette House.

Mr. Colby said this was submitted by part property owner-Tom Pretz-who recently restored the house and also brought it back to a single-family, the house dates from 1898 and is a Queen Ann style and was associated with the Locke family who were an early settler family in St. Charles. He said the Historic Commission held a public hearing on November 18, 2015 and recommends approval of the landmark designation.

Aldr. Stellato said nice job to Mr. Pretz.

**Aldr. Krieger made a motion to approve historic landmark designation for 215 N. 3<sup>rd</sup> Ave., Locke-Marchialette House. Seconded by Aldr. Silkaitis. Approved unanimously by voice vote. Motion carried. 9-0**

- e. Plan Commission recommendation to approve a Preliminary Streetscape Plan for First Street Phase 3 (First Street Redevelopment PUD).

Mr. Colby said that when the city approved the new plan back in March staff identified that plans need to be updated for each of the public spaces that are located within phase 3 and tonight they are presenting a plan for the streetscape along First and Illinois St. He said in developing the plan they worked off of the established design and materials that were chosen as part of the streetscape planning for the entire First St. project that took place back in 2008 and they updated the plan based on the new site plan that was approved for phase 3. He said staff also took steps to address comments heard earlier this year regarding the streetscape: firstly, the sidewalk and planter bed locations have been designed to better follow the storefronts, building doors, and balcony locations to reduce potential conflicts and provide easier space for walking and visibility for businesses; and secondly, the sidewalk corridor is now wider and more open in hopes to encourage active use of the street by pedestrians and businesses. He said Plan Commission reviewed the plan and recommended approval on December 8, 2015 and staff recommends approval as well.

Aldr. Stellato asked what the material for the sidewalk would be. Mr. Colby said paver brick. Aldr. Stellato asked if that were something the city was sold on because walking through town a lot of those are falling apart and he wondered if there was a substitute that could be used. Mr. Colby said they showed the paver brick to keep the consistency with the west side of First St. and there probably is not an alternative material with the same quality in terms of surface, but it is a possibility to consider and alternate material if that's what Committee would like to see.

Aldr. Stellato suggested that if any of the other committee members have a chance to walk around downtown to check out some of the older brick pavers, because they are really starting to fall apart and he knows that will be the city's cost to repair and replace those. He said he has looked at some of stamped asphalt and stamped concrete and its colored now and may give the same effect; if money were no object, no question brick pavers would be the way to go. Mr. Colby said the First St. brick pavers are not exactly the same as the ones in downtown but he knows the ones on Main St. and a block off of Main St. are from a different type. Aldr. Stellato said that makes him feel a little better because the ones on Main St. really look bad. Mr. Colby said he thinks the ones on First St. in the plaza are a higher quality or maybe a more advanced product than what was used on Main St. Chairman Bancroft said it may make them feel a little better but the problem still exists and is something to think about. Aldr. Turner agreed and said he sees

more and more of the stamped concrete design and he thinks it will last a lot longer. Mr. Colby said staff would look into that, they have not researched alternates. Aldr. Krieger said she feels they get very slippery in the winter and she would like to see another product. Mr. Colby said an option would be to make the main sidewalk section out of concrete or something other material and use the brick as an accent material, similar to what is on the other side of the street.

Aldr. Lewis asked how different the 2 sides of the street will look in terms of the trees. Mr. Colby said the other side has a more regular pattern of planter beds that are spaced out along the entire street and they have come across issues with the trees where they were blocking businesses and created some choke points so some of them had to be removed. He said for the other side they are trying to have a similar number of trees but place them in slightly different locations to pull the plantings out from the buildings somewhat, so the landscape beds on the east side along the new development will be closer into the street where the angled parking is, versus the west side where those trees are off behind the parking. Aldr. Lewis asked if they would be the same trees and if there were a future plan to go to the other side to have it look more like the east side and get rid of those planters. Mr. Colby said they would be similar species and that the east side could be always be changed; the planters don't really serve a function other than aesthetics. Aldr. Lewis asked if there would be any big utility boxes like there is in the corner of Wok n Fire. Mr. Colby said no, staff doesn't anticipate needing to place any boxes like that, and in places where above ground utility installation is needed, they could go in the planter beds because they will be larger planter beds on this side of First St. Aldr. Lewis asked if while everything is dug up out there if there is something that can be done with that utility box on the east side of First Street. Ms. Tungare said there was nothing that can be done; it's a traffic signal control box.

**Aldr. Turner made a motion to approve a Preliminary Streetscape Plan for First Street Phase 3. Seconded by Aldr. Gaugel. Approved unanimously by voice vote. Motion carried. 9-0**

**f. Informational presentation on the Inclusionary Housing Ordinance.**

Chairman Bancroft said he had a conversation with staff and a couple of the Alderman regarding the last discussion about this item and he suggested having an informational presentation to give the committee members the same base of knowledge about the ordinance, its operation and its history. He noted that a few Housing Commission members were present and that this item tonight was not up for a vote, just informational purposes and input/reaction.

Ms. Johnson said the city first formally demonstrated an interest in providing a diverse housing stock in 2002 when it adopted the Metropolitan Mayors Caucus Housing Endorsement Criteria, which was a short document outlining a general strategy for Chicago area municipalities in order to promote a wide range of housing options and St. Charles was one of many to sign on to that. In 2003, the state passed its Affordable Housing, Planning and Appeal Act which requires municipalities to provide at least 10% affordable housing and prior to this act being adopted, the city began working with Metropolitan Planning Council to complete a St. Charles Housing Action Plan, and that plan was completed in 2005 but began work a few years prior. She said the Housing Action Plan was done in response to concerns of a dwindling supply of housing that is affordable to St. Charles workers and families due to rising property values and new homes being developed were middle to higher end single-family homes. The study found that housing prices were rising much faster than incomes and found that this trend would continue to make housing more and more unaffordable for families. The study recommended a number of strategies to increase affordable housing in St. Charles which included 3 major strategies shortly after implemented:

1. Create a Housing Commission
2. Adopt an Inclusionary Housing Ordinance (IHO)
3. Establish a Housing Trust Fund

Ms. Johnson then gave a brief over view and showed a presentation explaining the history of the IHO, its purpose and how it works.

- Affordable = housing that is within the means of an Eligible Household; costs no more than 30% of household income
- Eligible Household = income below 80% Area Median Income for for-sale units; income below 60% Area Median Income for rental units, based on household size

Family of 4:

\$60,800 annual income

\$168,889 affordable house price

\$1,185 affordable rent

Affordability requirement is based on size of the development:

1-10 units: 5% affordable

11-50 units: 10% affordable

50+ units: 15% affordable

- Provide affordable units
  - Units must be dispersed within development
  - Exterior appearance must be same as market-rate
  - Cost off-sets to incentivize construction of units
  - Density bonus
  - Fee waiver
- OR pay fee in-lieu (\$104,500 required per affordable unit)
  - 1-10 units: fee in-lieu is accepted
  - 11-50 units: 50% units; 50% fee in-lieu
  - 50+ units: fee in-lieu is not accepted
- Ordinance is suspended when percentage of affordable housing stock reaches 25%; ordinance is reinstated when percentage falls below 15% affordable.
  - Based on City staff's annual analysis of affordable housing share

2013 Changes to IHO:

- Cannot deviate from the IHO through the PUD process
- Alternative Affordable Housing Plan option for sites with significant challenges
- Sliding scale that adjusts the number of required affordable units based on the percentage of the City's housing stock that is affordable

Other IHOs in Illinois:



- City of Highland Park
- City of Lake Forest
- City of Evanston
- Village of Arlington Heights (voluntary policy)

Aldr. Stellato asked how they calculate the affordable house price of \$168,889 for \$60,000 for a family of 4. Ms. Johnson said that number comes directly from HUD; they take into account average taxes and insurance and build everything into the affordable purchase price. She said there is a chart from HUD that goes by household size, affordable price and the affordable rent for each size. Aldr. Stellato said in going for a conventional mortgage they would expect 28% of the gross monthly income towards a house and working backwards from there at 4.5% on a 30 year mortgage he comes up with \$275,000. He said somewhere there is a disconnect to what HUD has established and how they have calculated those numbers versus how a conventional banker would do that; nothing the city did, but maybe someone can enlighten the Committee as to why that is. Mr. O'Rourke said HUD uses an industry standard of 36% of your annual income going toward housing and then they factor in a couple other things like taxes and homeowner insurance. Aldr. Stellato said even using 36% that number will still be a lot higher than \$168,889 because there is no flexibility in their calculations; when they calculated this number interest rates could have been at 8% and today you can borrow money at 4-5% and he doesn't believe they fluctuate depending on that rate. He said they established something and then take a look at it 5 years later and then adjust accordingly and he is not sure the data is timely. Mr. O'Rourke said he thinks that's accurate; the original study was done in 2004 and they assumed 5%; so a few years later probably would have been much lower; but yes they don't adjust for that until they reboot the system.

Aldr. Payleitner said in figuring property taxes in there, those vary from community to community; so do they just take an average. Mr. O'Rourke said yes, they looked at counties and did an average of whatever the property taxes were and applied to their calculation, which is a little lower than what we see here because this is adjusted for 4 person household so it goes up a little.

Aldr. Lemke said in looking at Zillow and what his home is worth right now; for most of his life in St. Charles he would have welcomed \$60,000 of annual income and the houses are considerably more than that and it used to be possible to pay it off in 15 years and the numbers are a disconnect to him as well. He said looking at 2008 and look backward what we saw was the huge subprime mortgage scandal and as a result we have foreclosures in every neighborhood and all the prices came down when removed of the drop and to use 2008 as a starting point really seems unfortunate.

Chairman Bancroft asked if the structure of the ordinance compared to the other communities are pretty uniform. Ms. Johnson said yes, they have similar aspects, some definitions, eligible households of 80% and 60%; but she did find that St. Charles is the only one that makes mention of our affordable housing share; so our ordinance is the only one that is tied to where we are at affordability wise. She said the other ordinances do not have a provision for turning the ordinance off; which ours comes into play based on our affordable housing share.

Aldr. Turner said last this was discussed the latest figures came from the state; he asked if the state was using HUD figures that we dropped from 20% to 11%. Ms. Johnson said the state uses HUD figures for other housing assistance programs they have but for calculating the affordable housing share they use their own analysis. She said the taxes are lumped in with Cook County and for our area median income it's the entire Chicago metropolitan area.

Aldr. Lewis asked if a family of 4 is mother, father and 2 kids because that \$60,000 makes such a difference if the mother is not working and staying home, or 2 parents are working and paying for day-care. Ms. Johnson said it doesn't make assumptions, just a family of 4.

Aldr. Turner asked if the city is stuck with the latest figure of under \$100,000 to build an affordable house. Ms. Johnson said the city's affordable house price based on AHPAA is about \$145,000. David Amundson-Chairman of the Housing Commission-said he has been involved as an affordable housing advocate since 1990 and he feel passionate about it and he believes it's in the best interest of the community to do this and he highlighted it would aid:

- People who serve us (teachers/police/fire)
- Seniors
- Developmentally disabled
- Children of residents (those who go off to college and come back with loans and need an affordable place to live)
- Residents who are downsizing- seniors
- Diversity of children in classrooms; avoids group think in the classroom

Mr. Amundson said it manifests the benefits across the entire spectrum of the community to allow everybody in and a place at the table and he believes that to the core and he wants the city to move forward in a meaningful way; if the figures need to be tinkered with or arrive at a different formulation that is fine, he just wants to respect the decisions made 12-14 years ago when the Council said, "lets go for it."

Aldr. Turner said he has no problem with Mr. Amundson's great goals, but coming down to \$145,000; he asked if the Housing Commission had talked to those in the building industry and if that is even possible to do at \$145,000 given land prices, etc. Mr. Amundson said there are ways around that; they can partner up with non-profits; Habitat for Humanity, or develop a land trust-where the land is bought and make the cost disappear from the whole equation, which then makes the property taxes partially disappear. He said there are a variety of triggers and processes that can be used; if the for-profit development community can make it happen with assistance from the Housing Trust Fund, God bless them, and let them have at it; but if they say no, we cannot, but will pay fee-in-lieu, it can be figured out how to make it happen. Aldr. Turner said he knows the Housing Commission has 1 homebuilder and 1 real estate agent but are all homebuilders in the area aware of what the Commission can do for them to try to make a house at \$145,000; have they been reached out to. Mr. Amundson said probably not as much as they should, but when the ordinance was written they really relied heavily on what the homebuilder had to say, but when it gets to the point of getting serious, there will be networking and outreaches. He said right now it's clearly in the suspended state and there's not much on the docket, but he thinks something can happen; whether its rental or for purchase there is a host of solutions out there.

Aldr. Stellato said he agrees with Aldr. Turner, we are all on the same page here; how we get to those number and can we verify those numbers is probably the only difference. He said several of the current Council members established those ordinances and at the time, housing stock in St. Charles was \$500,000 and up and they knew that kids coming out of college, blue collar workers or people downsizing could not live in St. Charles and he is still 100% behind it. He said he was very happy to hear Mr. Amundson mention the Housing Trust Fund; the goal all along was to not dictate or force something into a neighborhood that neighbors don't want; the key was to give the Housing Commission a bank account to identify a piece of property that warrants senior development because its walkable to amenities, or help a developer buy the land and in exchange they build an affordable housing development. He said his only issue at the last meeting was the discussion of what the percentage of our housing stock that's affordable or not affordable and he has a real problem with the state or federal government telling us anything and he is just pushing back to them because they changed the formula without telling anybody. He said back then when the formula was determined, it was very easy because the houses were going up very quick and it was easy to find the break point and everybody agreed with the calculations and that the city needed more affordable housing stock.

Mr. Amundson said he just wants the city to do something, and if we meet the state's exact criteria of what "something" is or we don't, he doesn't know how concerned he is about that; he just wants some tangible good to come from their efforts because he has spent 10 years going to meetings with not a lot of tangible good coming out of it. Aldr. Stellato said we have been trying get someone to develop senior housing in the community and cannot seem to find anyone to do that; what a great way to use the Trust Fund to go establish a piece of property for senior or affordable housing; he has no problem doing that and we need to find the right builder and right property; the city has the right attitude and he thinks we are developing the money and that's where the fee-in-lieu suggestion came from. He said maybe it's up to the city to start buying some of the older stock downtown and foreclosed properties to offer those to a family; he thinks we can get very creative with this and he is excited about doing this; he thinks the city can both push back to the state but at the same time work on our community. Mr. Amundson said he thinks the city can probably define our goals a little bit differently than the state wants to define the goals for us, and he didn't ever want this to be prescribed to say there is only one way through this; he wants to lay out as many options on the table as he can to allow as much diversity of opinion, options for creativity and input to think of things in ways we didn't back then.

Aldr. Lemke said we have stock here to do build outs on and make improvements and he thinks there are things that need to be done rather than what other communities are doing by just tearing down all the old houses and that based on real estate taxes he could not afford to live in Chicago; so he doesn't want to see this apple compared to somebody else's orange, or something less than that.

Aldr. Payleitner said some great points were made in regard to affordable purchasing prices but she also wants to make sure that affordable rents are in line as well and when there's a multi-family project coming into town, why we cannot get affordable housing out of those units as well, she thinks its 2 different aspects to the IHO.

Chairman Bancroft said one thing he wants to be sure came from this discussion was that the Council's strong statement of position is that this is important to find creative avenues and creative ways, because when he left the last meeting he did not feel like that message was coming in clear, and he feels that tonight's message is very clear; this is an important initiative and Council wants to continue it. Mr. Amundson said thank you.

Aldr. Stellato asked how much money is in the trust fund today. Mr. Tungare said \$575,000. Aldr. Stellato said sometimes a community needs to see some activity to help get everyone behind it; he asked if there were enough to take part of that fund to buy a foreclosed home, fix it up and put a sign out front stating this is an example of inclusionary housing and market the property; people would then understand the work put in all the years and what the benefit is. He mentioned using something similar to the Midvalley Neighborhood Improvement Association Program. Aldr. Lemke said he has some nice homes in his neighborhood that were built by the St. Charles Schools and the Residential Home Program at St. Charles East has been another example but without any builders with active projects right now, they haven't donated any parcels to that, but that's a possibility. Chairman Bancroft said to all those points; results and progress energize and even the littlest bit of movement forward energizes and maybe staff can give that some thought as well and approach it from that perspective.

John Glenn-Housing Commission member-said he was appointed by the Mayor due to his involvement as a realtor, homeowner president and Lazarus House board and he appreciates that. He said he was very pleased to hear the Committee's summary about not getting the wrong message and being very positive and that as a realtor, he keeps close track to things nationally as well as locally and the shortage of affordable housing is a nationwide issue and the private sector is basically not stepping forward for obvious reasons; they want to go where the profit is. He said they are building for the middle of the market, the people who can get the mortgages, but they are not building for the seniors unless you have a ton of money, and he would like St. Charles to be on the map to creatively solve this whole issue.

5. **ADDITIONAL BUSINESS – None.**
6. **EXECUTIVE SESSION-None.**
  - Personnel
  - Pending Litigation
  - Probable or Imminent Litigation
  - Property Acquisition
  - Collective Bargaining
7. **ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS. - None.**
8. **ADJOURNMENT – Alderman Stellato made a motion to adjourn at 8:09pm. Seconded by Alderman Silkaitis. Approved unanimously by voice vote. Motion Carried. 9-0**