

SPECIAL PLANNING & ZONING MEETING
PUBLIC HEARING
NORTH ARROW – HUNTER RUN PROJECT
SEPTEMBER 9, 2024

At 7:00p.m., September 9, 2024, in the boardroom of the Village Hall, chairwoman, Maria Lewis called to order the meeting of the Planning & Zoning Board. Roll call members; Walt Mahaffay, Jill Breneman, Jason Peters, Brad Littleton, Amanda Burns, Cody Krug and Maria Lewis. Also in attendance were, Kyle Watson, building official, Trustees Pamela Noffsinger and Bill Mincey, Attorney Mark Heinle and Matt Fritz, village administrator.

Lewis explained North Arrow Partners was there to present their proposed Hunters Run project for the corner of South Marguerite and Maple Streets. The public is present at this meeting to give them the opportunity to hear the proposal to the village.

Linda Sula, deputy clerk swore in the attendees in the crowd so as to allow them to speak during the hearing.

John Cronin, with North Arrow Partners introduced himself and explained they would like to develop a senior townhome community at a 12-acre site at Hunters Run and Marguerite Streets. Cronin explained they would develop approximately 7.5 acres for the townhome community and the remaining acres would be dedicated back to the village for possible park space. Cronin communicated the project would consist of 44 senior residences, in 11 townhome buildings, single story with four units per building in addition to a community building. There will be 33, one-bedroom and 11, two-bedroom units with every residence having its own one car garage. Cronin explained the development will be for residents 55 years and older and the agreement will be recorded for the property to stay that way. North Arrow Partners retained a market study of smaller communities and it demonstrated a real need for new housing and senior housing in the Coal City area. This specific site was found to be really suitable for a senior residence. Cronin explained why the Planned Unit Development (P.U.D.) process is necessary. Currently the property is zoned for low-density multi-family and will remain that way. There are currently 4 lots and the P.U.D. would allow multiple buildings, create re-divide and sub-divide or consolidate the lots, allowing 1 lot for North Arrow's Development and 1 lot to dedicate to the village and allows more greenspace as well.

Lewis explained public comment is welcome and asked they state their name and full address and per ordinance would be given 3 minutes to comment or ask questions.

The following individuals were present at the meeting and asked questions and concerns:

Karen Miller, 430 W. Maple St.

1. Will these addresses be allowed as home addresses for the school district or used for bus pick-ups and drop-offs; Lewis indicated the answer is no
2. Why did they choose to build near Maple St. where there are homes versus the on Hunters Run where there are no homes; Cronin explained it is farther from the train tracks and fit better with the concept of dedicating the acres back to the village and keeping with the proximity to the community as well.

Cronin displayed the site plan for the audience. Miller explained her house is along Maple Street, which would face the new development and wasn't sure why the dedicated land wouldn't be

placed across from the homes versus the buildings so it wouldn't affect anyone's house or driveway. Cronin explained there is no access point along Maple Street for the development. Miller expressed this is still their driveways and front yards and didn't understand why the development wasn't placed the other way. Cronin explained the development is single story and there will be landscaping per village ordinance and a tree line the entire length of the property and they wanted to keep the residents farther away from the train tracks.

Neal Nelson, 603 Hunters Run

1. Who is funding/overseeing this project on the government side; Cronin explained it is a federal tax credit awarded through the Illinois Housing Development Authority (IHDA). Tax credits can be sold for purposes of equity that would construct the project. There are loans that will come through the IHDA as well. North Arrow's investor on the equity side will become their partner in this development and will be a part of this development for the initial 15 years.

2. Reiterated the housing development will be recorded and state it is only for residents 55 years old and older; Cronin indicated yes that is correct. Are there any stipulations in the recording that only United States Citizens can inhabit these homes? Cronin explained there is a tenant selection plan that is part of the recording; the development is for local seniors, not migrants or non-citizens.

3. Is the board recording the hearing tonight? Sula and Lewis responded with yes

4. The maintenance of the property will be done by the developer not the village such as (snowplowing, landscaping, mowing) except the 3 dedicated acres? Cronin responded that was correct.

5. Would have liked Brent Newman from the Grundy County Housing Authority that will oversee this project to be here this evening. Stories have been heard that the IHDA can be liberal on their rules and have allowed residents with some mental illnesses to be placed in units in Morris that are governed by IHDA, does North Arrow have knowledge of whether this could happen here; Cronin explained that is not his understanding, however they must adhere to the fair housing rules as they are legally obligated to do so. Cronin indicated if the seniors have disabilities or mobility issues and comply with the selection process they would be able to lease.

6. Will local residents in Coal City have priority over others? Will this be recorded in the record as well; Cronin stated that there is a means of providing local preference and they are working on this right now and the prospect is they are in communication with the Property Manager, Grundy County Housing Authority to become the Property Manager; they would work towards Grundy County residents first.

7. Question from last meeting about the possibility that it was illegal to put a statement regarding only 55 in the agreement. Cronin stated it is still being worked on, however, that is what their experience is and what they have in their other communities. Nelson questioned the response as it was stated earlier North Arrow could put this is only for 55 and older in the agreement and recorded. Cronin stated he isn't an attorney but acknowledged that is the plan.

Nelson asked if the Planning & Zoning had any comments on the statement. Lewis stated this will be discussed later as this is the first time the full board has heard this. Nelson asked how many PUD committee meetings have taken place for the Hunters Run Development. Lewis stated there have been

two PUD meetings and this meeting was to get more ideas and to cover everything that is needed. Nelson stated we are in a public meeting and sworn in and he just wanted to make sure all of the bases are covered and that the statements made are true. Nelson is concerned regarding the 55 and over legal aspect not being handled already. Lewis indicated that Nelson was over his 3 minute time limit and Nelson thanked the board for the opportunity to speak.

Jeff Crater, 811 Quail Run

1. What will happen with the ditch on Marguerite Street, will it be filled in; Cronin explained it will be graded out to drain properly and nothing else.
2. Is storm sewer or permanent gutter going in along Marguerite Street; Cronin stated nothing but culverts under the driveway and some grading to level everything.
3. Crater is still trying to determine if this development would be good for the community or not, but with schools being close by a single family home development would be nice. However, if the senior development goes in what will the façade look like in the front of the building. Cronin indicated the units will have a combination of brick and hardy board siding. Cronin played a video of the structures appearance for everyone. Crater also stated possibly a berm could be built along the Maple Street side with landscaping. Cronin indicated that the area will be heavily landscaped with trees along that side as well as landscaping in front along Marguerite Street. Cronin displayed the landscaping plan for everyone, which showed numerous trees along Maple Street.

Georgette Vota, 595 W. Daisy Place

1. Is there an agreement with the Grundy County Housing Authority yet and if that doesn't work out who will manage the property; Cronin explained they have a management company which they have worked with for many years, Bedrock Property Management from Springfield.
2. How are you going to make sure this is only for 55 and older; Cronin stated again this would be part of the tenant selection, where they would develop an interested party list and they would have to meet those conditions.
3. Is there an income eligibility requirement; single person would be \$48,000 per year and would not be eligible if they go over this amount.
4. There was an article in the paper indicating that non-citizens would be eligible; Cronin indicated that is not true.
5. Was there a traffic study done. Cronin introduced Javier Millan with Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) who performed the traffic study.

Millan explained he is a principal at KLOA and when he performed the study he found the site is actually zoned for low-density multi-family. The senior development being purposed generates approximately 50% less traffic during the peak hours being morning, or afternoon coming home from work. The company collects this information from numerous surveys done over many decades and it has different land uses. They base it on the number of units and the data is applied and it will calculate the information. The main reasons why there will be less traffic is; seniors or older adults may have

limited mobility and don't leave the home as much, fewer daily commitments that require travel, they may not drive or utilize other transportation drive share programs. The company counted several intersections in the area and discussed them with the village. Typical counts are between 7-9am in the morning to see what happens during that rush period and normally counts are between 4-6pm in the afternoon, however with two schools being adjacent to the location the counts started at 2pm.

6. With this being 55 and older will they be allowed to have children living with them; Cronin answered no they would not be eligible.
7. Will everything be put in writing; Cronin indicated that yes it will be.
8. Will the maintenance ever be turned over to the village for the streets; Cronin indicated that no the internal streets will never be turned over to the village.
9. How many square feet are the units and what is the rent; 773 and 1043 sq. ft. and \$1,100 and \$1,400

Linda Maland, 845 Seventh Street, Carbon Hill

1. It is understood the 55 and over living, however what about grandchildren who live out of state and come to stay for a couple of weeks; Cronin indicated that there is a limitation but is not sure at this time what that is.
2. If there is an abundance of applicants over the 44 units how do you pick the applicants; Cronin indicated it would be first come first served, which Maland replied she would like to put her name on the list or know when she could.

Carrie Hopper, 518 Mallard Court

1. Has a concern about the traffic on Marguerite Street which is utilized to get to all of the streets in Quail Run Subdivision and currently there are no sidewalks on half of Marguerite and so it is dangerous for people walking their dogs, exercising and walking and wants to know what is going to be done to accommodate the additional traffic; Cronin indicated there will be a sidewalk in front of the development along Marguerite Street. Hopper explained that it is busy from Route 113 down Marguerite and believes the village needs to address installing a sidewalk for safety because it is dangerous.

Harold Vota, 595 W. Daisy Place

1. Wanted to know where the mailboxes will be for the units; Cronin prefers a mailbox on everyone's door however, knows the post office likes to lump them together.

Krug asked about the North Arrow document given to him at the beginning of the meeting. Fritz, stated these are the answers for the findings of fact which help determine why the board would rule in their favor. Krug also questioned a statement, which indicated the units meet the threshold of 1,250 square feet for each. Cronin responded there was a discrepancy in terms of how the village calculates the area in the residential design guidelines. The garage is included in this square footage. Krug questioned the guarantee of the 55 and over if North Arrow decided to sell. Cronin explained this would be recorded in the agreement and would remain even if they ever decided to sell which would be at least 40 years or more.

Burns stated she believed that with the fair housing act of Illinois that there is a provision for senior housing from 1995 for Housing for Older Persons Act (HOPA) she believes this is permissible for the 55 provision as well. Burns also explained immigration status whether your family has been here for generations or you are new it is a protected class and you can't discriminate if they are brand new or if they have been here forever.

Littleton asked about the units being 100% electric and if they would be battery cells and solar panels. Cronin stated it would not have any gas or combustion source. Littleton also asked about the ditch on the backside of the proposed area if they would be putting up a fence to keep people from falling in that area. Cronin stated that area is for detaining storm water and will be shallow enough and not deep that someone could fall into.

Peters asked about the tree line on west side of the property and whether or not they would stay there. Cronin explained those are on the adjacent property and would stay there, however there is storm water in that area and they can't plant trees in the detention areas. Peters also wanted to know if they would be open to switching the sides of the development and having it on the Hunters Run side verses the Maple Street side. Cronin indicated he wouldn't want to say no however, the plans have already been submitted and things are already rolling along.

Breneman wanted to know if the management company would check each unit every so often to make sure everything is good and no flooding etc. Cronin indicated yes, they would go out routinely to make sure everything was ok and no issues in the units.

Mahaffay stated with all due respect, when it comes to the square footage they are short of the 1,250 requirement without the garage. Mahaffay also explained his biggest issue with a lot of the development is there is nothing in writing specifically when it comes to the seniors. Mahaffay referenced locations in the documents that he would like to see changed especially when it states that it is "their intention" versus "it will be" for seniors. Mahaffay also would like to see another senior development agreement from other developments they have done indicating it is only for seniors. Lastly, in the covenant of protected documentation it references a State Referral Network Agreement (SRN) which the board has no idea what this is and would like to know exactly what this document entails. Cronin clarified that of the 44 homes there are 9 fully accessible and the rest are adaptable. The SRN means that if someone wanted to rent a unit, who is SRN-qualified the management company is required to accommodate them with this. Mahaffay indicated he is for the project but he wants something in writing stating that it is senior only.

Cronin expressed there is no square footage requirement in the village guidelines for senior housing and in other developments they have done the square footage was ample space for the tenants.

Fritz explained to everyone the information has gone before a Planned Unit Development Committee or (PUD) to ask questions and get answers which is comprised of all government entities that overlap and are affected by the development, which includes the school district, library district, fire district and county as well. There have been two meetings that were held prior to this evenings public hearing. All of the PUD participants seem satisfied with everything that has been presented and changes were made that were requested; so, at this point it seems there is no need for another AdHoc PUD meeting.

Attorney Heinle indicated that if there are items to be fulfilled, the board can continue the public hearing to a later date and state a date certain so as to avoid notifications having to be sent again.

Lewis indicated that there are open items and would like to ask the board if they would like to continue this public hearing to a later date to get everything they need prior to sending a recommendation to the village board. Attorney Heinle indicated whomever is making the motion to be very specific as to what requirements are to be met for the next meeting date.

There was discussion for the next date and time of the meeting.

Mahaffay moved to continue the public hearing to Monday, September 30, 2024 at 7p.m. to provide the petitioner time to produce the SRN Agreement, something in writing that states this development will be for 55 and over (and not intends to be), documentation from the petitioner's other senior communities that they have developed and anything associated with the development agreement for the allowances for this subdivision, second by Peters. Roll call-Ayes; Mahaffay, Breneman, Peters, Littleton, Burns, Krug, Lewis and Trustee Noffsinger. Nays; none. Motion carried.

Burns moved to adjourn the meeting, second by Littleton, all were in favor and meeting closed at 8:17p.m.



Linda Sula, Deputy Clerk