

Crescent Place

Proposed Family Apartment Development

310 Rand, Arlington Heights, IL

NEIGHBOR MEETING #3 SUMMARY NOTES

Meeting Date: August 24, 2021
Time: 7:30 – 9:15PM
Location: The Arboretum Club, 401 Half Day Road, Buffalo Grove, IL

<u>Presenters:</u>	<u>Mr. Jake Zunamon</u>	Housing Trust Group (HTG) Senior Vice President of Development
	<u>Mr. Bill Schneider</u>	Turnstone Development Chief Executive Officer
	<u>Ms. Sue Wiemer</u>	Turnstone Development Chief Operating Officer
	<u>Mr. John P Green</u>	Groundwork, LTD Architects/Planners/Engineers

Number of attendees: 49 Based on Head Count at meeting
(Excludes Project Development Team members)

Documents Utilized: HTG Power Point Presentation (Attached)

Presentations: **7:35 – 8:00PM**
Mr. Zunamon presented an overview of status on the project program and plan based on input received from neighbors who attended the meeting of 7/22/21.

General topics covered included:

- Both the Village Staff and Groundwork contacted IDOT regarding warrants to seek a traffic signal at the intersection of Rand Road with Techny/Chestnut where IDOT indicated to both that the intersection did not meet warrants for providing a traffic light.
- HTG has retained KLOA to do an additional traffic count when school is in session as well as to do localized studies as requested by the Village. These will be provided to the Village when completed and available.
- HTG is exploring the possibility of assigning one apartment unit to either the property manager or the property maintenance engineer to have a 24/7 presence at the building.
- Based on previous comments, HTG has decided to “vet” several local property management companies to ultimately retain that is well-regarded and familiar with Arlington Heights.

- Mr. Zunamon visited and toured Parkview apartments (another IHDA-funded facility in Arlington Heights with 45 units) that includes affordable housing. Parkview indicated that they had a total of 13 school-age children currently living in their facility.
- HTG contacted local school district (#25). They provided data about district enrollment projections which is included in the attached presentation items.
- The anticipated number of school-aged children from the proposed development is Between 8 to 13.
- HTG provided an update about the security and monitoring programs planned for the development. Some of this program data is included in the attached presentation items.

Public Comments: 8:00 – 9:15PM

Approximately 30 individuals offered comments and/or questions.

Approximately ten of those who commented voiced support for the proposed affordable housing development. Statement topics presented included: the value of inclusivity in housing options; benefits of affordable housing for persons living in the local area with limited incomes; enhancing population diversity; and ability to provide local housing choices for those who work locally.

Approximately twenty expressed concerns or objections to the proposal. These items generally included: traffic cut-through; traffic signal at Chestnut/Techy with Rand; costs to school district relative to property tax contribution projections; impact on existing home values; current flooding issues that exist along portions of Chestnut; density; security/screening/management enforcement; continued traffic growth along Rand Road; limited public transportation options for proposed residents; timing on traffic counts performed; potential safety impact to residents relative to EMF exposure from ComEd site.

During the discussion portion, Mr. Zunamon advised those present that HTG has requested to be on the Trustee Meeting schedule for 9/20/21 and that, to be consistent with everyone, he suggested that those seeking additional information or copies of reports, etc., should probably contact the Village (Sam Hubbard). At 9:15PM it was necessary to return the space to the facility and the meeting was ended.

Respectfully offered:
John P Green, Groundwork, LTD

(Copies of presentation documents utilized are attached)



Crescent Place

Crescent Place

- 40-units, 4-stories
- New construction
- Family residential
- (20) 1-Bedroom/1-Bathroom
- (20) 2-Bedroom/2-Bathroom
- (80) parking spaces
- Community Room, Fitness Center, Library/Reading Room, Computer Café, Common Laundry, Secure Bike Storage, Theater, Garden Plots



Traffic

- IDOT – Not warranted
- KLOA – Updated Counts
- VAH – Neighborhood Study



VAH Schools

- District 25 Projection report
- Parkview Apartments
 - 13 School Age Children
 - 45 units
- NAHB Study



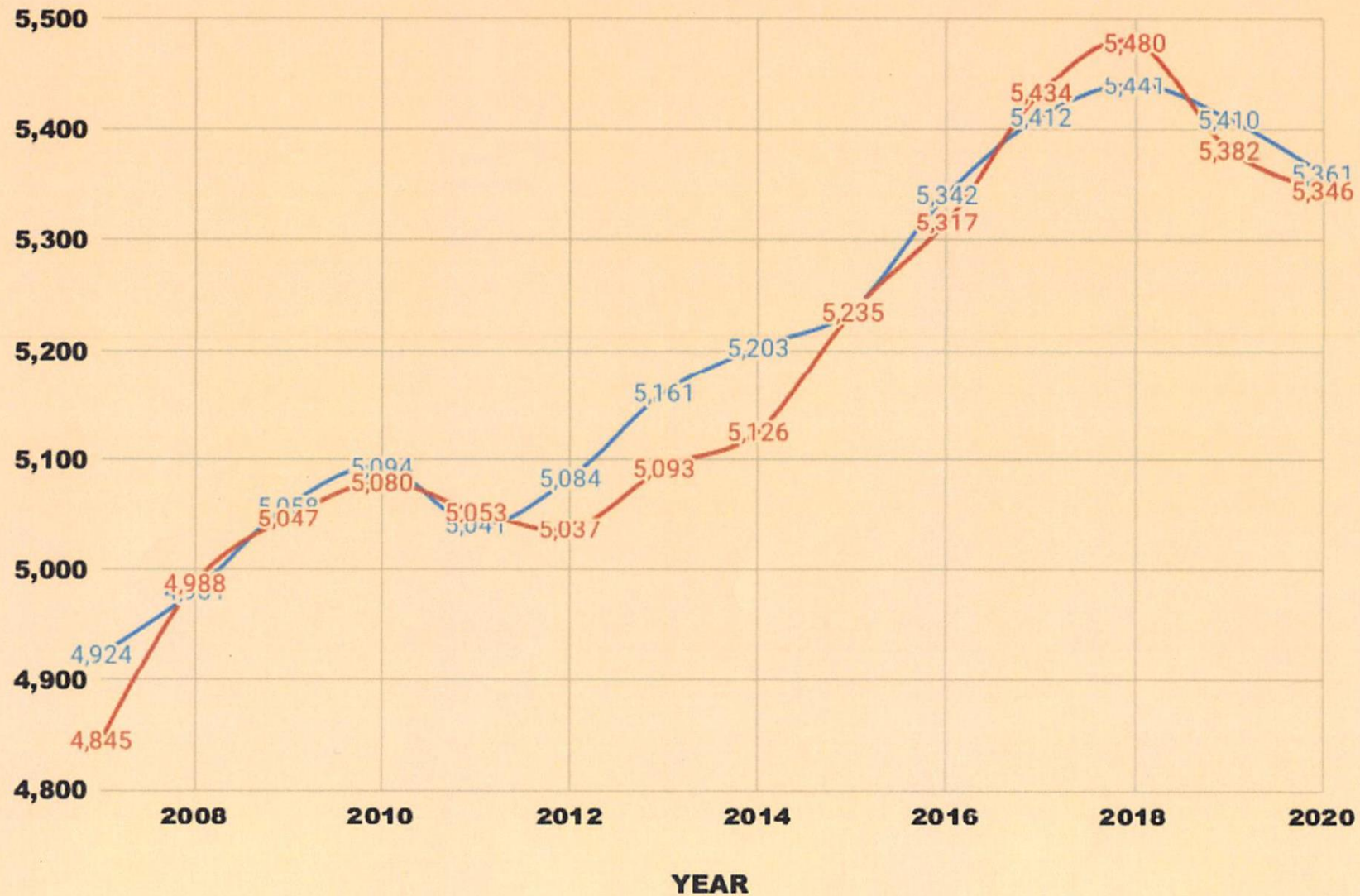
2020 Sixth Day Total Enrollment By School

September 9, 2020

	Dryden	Greenbrier	Ivy Hill	Olive	Patton	South	Thomas	Westgate	Windsor
2014	496	373	548	598	446	868	909	620	475
2015	504	391	558	580	438	832	946	621	491
2016	487	419	596	587	430	897	957	603	509
2017	498	396	629	607	435	900	976	581	517
2018	499	405	682	632	445	882	930	571	521
2019	487	420	654	660	409	849	937	594	531
2020	474	424	562	615	421	825	938	567	494
DIFFERENCE 2019-2020	(-13)	(+4)	(-92)	(-45)	(+12)	(-24)	(+1)	(-27)	(-37)

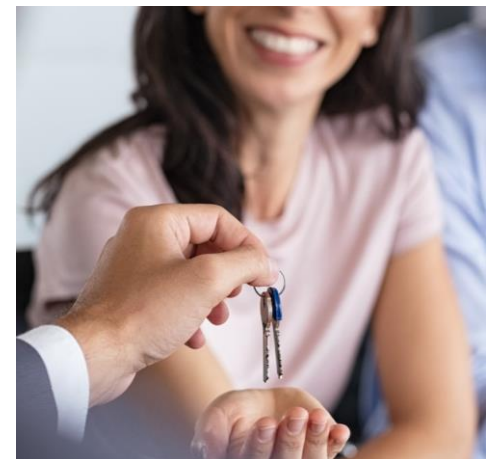
District Enrollment
Grades K - 8
(Does Not Include Out-of-District Placements)

— ENROLLMENT — PROJECTIONS



Property Management

- Live-in Management Staff
- Local 3rd Party Management
- HTG Asset Management & Compliance



Marketing

- Unique Property Website
- Rendered Unit Plans
- Local VAH Groups



Unit Plans

1-bedrooms



Unit Plans

2-bedrooms



Unit Plans

2-bedrooms



Supportive Services vs. Social Services

- Health Fair
- Financial Literacy Training
- Computer Training
- Employment & Resume Building
- Social Events – movie night, board game night, gardening club
- Community Builder Position



Security

- VAH Police Department
- Cloud Based Camera System
- Internal Key Fob Software
- License Plate Reader

Dome Series

Durable and versatile, Verkada's Dome Series provides a wide-range of indoor and outdoor enterprise cameras.



Fisheye Series

Choose from a panoramic view of 180°, a four-way split or an immersive 360° of any environment with digital pan-tilt-zoom.



CD41

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)



CD41E - Outdoor

- 5MP
- Fixed Lens
- 30, 60, 90, 120, 365 Days Retention
- 128° FOV (Diagonal)



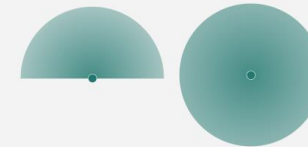
CD51

- 5MP
- Zoom Lens
- 30, 60, 90, 120, 365 Days Retention
- 126° FOV (Diagonal)



CD51E - Outdoor

- 5MP
- Zoom Lens
- 30, 60, 90, 120, 365 Days Retention
- 126° FOV (Diagonal)



CF81-E

- 12MP
- Fixed Lens
- 30, 60, 90 Days Retention
- 180° Pano / 360° PTZ / Quad Box

Economic Impact

- House existing workforce
- Putting land on tax roll
- Create local construction jobs
 - Union wages



Who Are We?

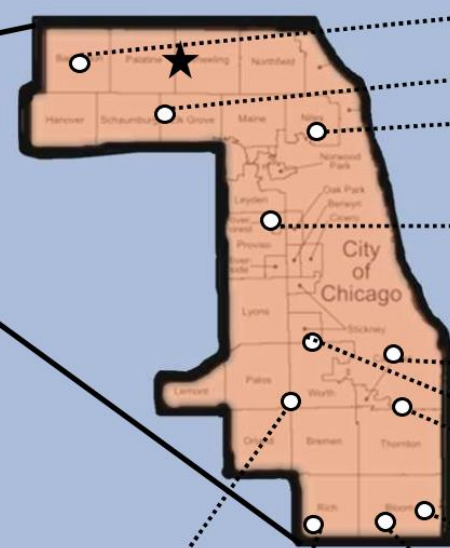
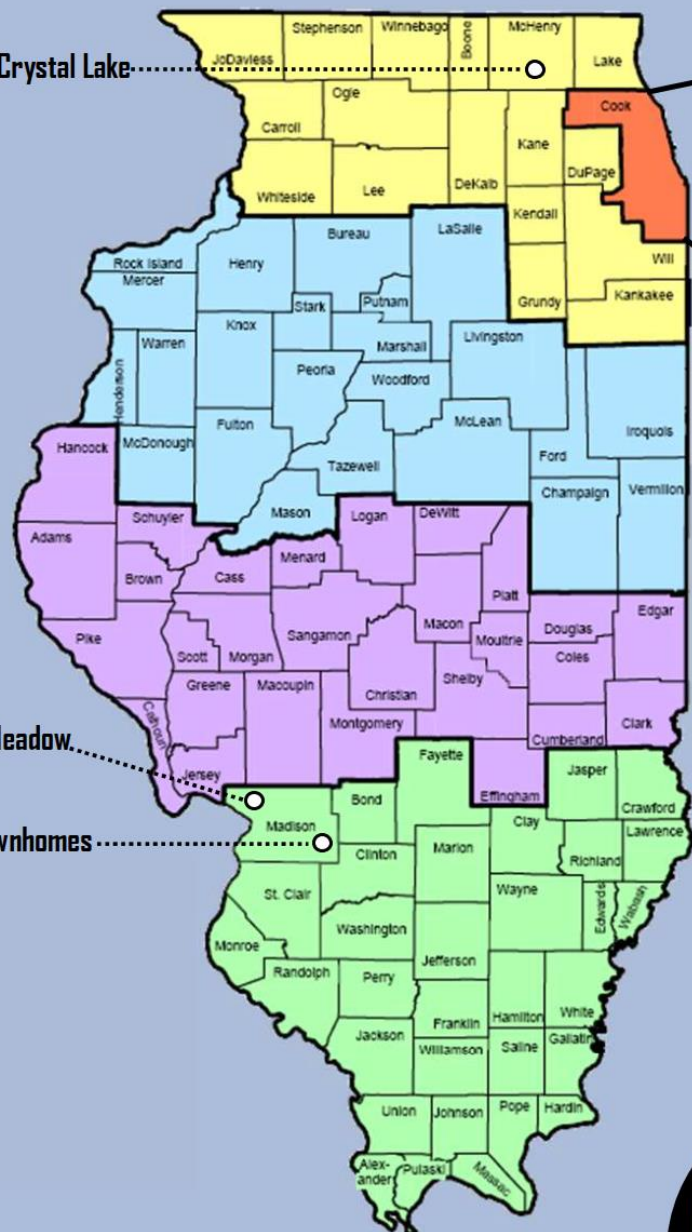


Top Ranked Affordable Housing Developer
by *Affordable Housing Finance*

- #20 in 2020 (807 started/651 completed units)
- #29 in 2019 (426 started/587 completed units)
- #19 in 2018 (673 started/464 completed units)
- #32 in 2017 (254 started/279 completed units)
- #22 in 2016 (416 started/301 completed units)
- #25 in 2015 (301 started/63 completed units)



The Residences of Crystal Lake
Crystal Lake, IL



- Barrington Horizon, *Barrington, IL*
- Poplar Creek Village, *Hoffman Estates, IL*
- Morton Grove Senior Apartments, *Morton Grove, IL*
- Thomas Place, *Glenview, IL*
- Wisdom Village Northlake, *Northlake, IL*
- Wisdom Village Northlake II, *Northlake, IL*
- Riverdale Senior Apartments, *Riverdale, IL*
- Whistler Crossing, *Riverdale, IL*
- Wisdom Village, *Calmuet Park, IL*
- Summit Senior Villas, *Summit, IL*
- Country Club Hills Wellness Center, *Country Club Hills, IL*
- Victory Centre of River Oaks, *Calmuet City, IL*
- Thornwood Apartments, *Chicago Heights, IL*
- Victory Centre of Park Forest, *Park Forest, IL*
- The Residences of Carriage Creek, *Richton Park, IL*

Matteson Apartments, *Matteson, IL*

Pheasant Ridge Apartments, *Orland Hills, IL*
ThornCreek Senior, *Thornton, IL*



Wisdom Village
of Northlake



Residences of
Crystal Lake

Questions?

