

# APPROVED

MINUTES OF A MEETING OF  
THE ARLINGTON HEIGHTS HOUSING COMMISSION  
HELD AT ARLINGTON HEIGHTS VILLAGE HALL  
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS  
AUGUST 15, 2017

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## IN ATTENDANCE:

### Commissioners

Present: Alex Hageli Mark Hellner  
Will Delea Zach Creer

Commissioners Absent: Namrita Nelson Andrea Johnson

Petitioners: Matthew Katsaros, CA Ventures  
Michael Porto, CA Ventures

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

## I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

## II. ROLL CALL

Commissioners Hageli, Hellner, Delea, and Creer were present.

## III. APPROVAL OF MINUTES

A motion was made by Commissioner Hageli, seconded by Commissioner Hellner, to approve the minutes of the July 11, 2017 meeting. The motion carried unanimously.

## IV. REPORTS - None

## V. NEW BUSINESS - SIGWALT APARTMENTS – 45 S Chestnut

A motion was made by Commissioner Hageli and seconded by Commissioner Hellner to move up Item VI.A. Sigwalt Apartments on the agenda. The motion carried unanimously.

Mr. Katsaros and Mr. Porto described the proposed Sigwalt Apartments development as an 88-unit, 5-story, rental project to be constructed on approximately the south 1/3 of the block bounded by Sigwalt, Chestnut, Campbell and Highland. They stated that the project has gone through Design Commission review and is expected to go through Plan Commission review in a few weeks. The project also went to the Village Board for early review. They stated that their company is experienced with addressing workforce housing need and responding to affordable housing policies. They said that their response to the Village of

Arlington Heights' affordable housing policy is to offer to pay a fee-in-lieu of providing the 13 affordable units called for in the development (88 units x 15% = 13 units) of \$25,000 per affordable unit not provided for a total of \$325,000 (13 units x \$25,000 = \$325,000). They said that they would like to keep the amount at this level so that the rents on the other units are not pushed too high.

Ms. Boyer reviewed the staff report. The proposed \$25,000 per unit fee-in-lieu amount was sent to the members of the Housing Commission in February, and no objections to that amount were received from the commissioners.

Commissioner Hellner commented that in hindsight he thought that \$25,000 per affordable unit not provided was low. He observed that the \$325,000 across the 88-unit development was less than \$4,000 per unit. He said that a higher fee per affordable unit not provided for a development of this size, in such a good location, would have been appropriate. He also commented that the \$4,000 per unit was probably the margin on a market rate unit for just one year,

Mr. Porto responded that the developer budgeted for this amount and it is the amount that has been provided by funders. He said that he thinks that it is a good amount considering what they plan to charge in rent for the units.

Commissioner Creer stated that he thinks that the proposed fee is a reasonable amount. Commissioner Delea said that it is too late to change the amount at this point.

Commissioner Hellner commented that it is difficult to continue to meet the State minimum affordable housing threshold of 10% and that the appropriate fee amount has been shifting because home prices have been volatile over the past decade.

**A motion was made by Commissioner Hellner, seconded by Commissioner Delea to recommend to the Village Board that it accept \$25,000 per affordable units not provided as called for under the Village's Affordable Housing Rental Policy with respect to the Sigwalt Apartments development (45 S. Chestnut). The motion carried unanimously.**

Ms. Boyer said that she is gathering information from the other north and northwest suburbs that have inclusionary zoning requirements concerning their current fee-in-lieu amounts. She also commented that when the Housing Commission next reviews the Village's fee-in-lieu amount, the members may wish to take into consideration the overall size of the development, building type (townhome vs. multi-story building, and/or condo vs. rental.

Other topics that the Housing Commission may want to look into are Accessory Dwelling Units (ADUs) and Live/Work units. It was commented that 2 – 3 permits are being issued weekly in the Portland, Oregon area for ADUs. Commissioner Creer commented that Clarendon Hills recently approved some live/work units.

## **VI. OTHER NEW BUSINESS**

### **A. Housing Commission Budget Request**

After some discussion, the following motion was made:

**A motion was made by Commissioner Hageli, seconded by Commissioner Hellner to make the**

following budget request for the 2018 fiscal/calendar year: Postage \$100; Copies \$100; Publications (foreclosure data service) \$600; and Other Supplies (marketing of programs) \$500. The motion carried unanimously.

Ms. Boyer and Commissioner Delea will look into the usefulness of the foreclosure data service. Ms. Boyer stated that the Rent and Housing Assistance Program that was previously in the Housing Commission's budget has been moved to the Health Department's budget since the Health Department is now directly administering the program rather than Northwest Compass.

## **VII. OLD BUSINESS**

### **A. Single Family Rehab Program**

Ms. Boyer explained that staff approved the reroofing and some concrete work with respect to Cast 17-01, but the homeowners have requested additional concrete work that would result in a project cost over \$10,000. Therefore, the additional work is being brought before the Housing Commission. The proposed concrete work is to replace sections of the driveway that are pitted that may present trip hazards now or in the near future as the driveway continues to wear out.

**A motion was made by Commissioner Hellner, seconded by Commissioner Delea to approve the concrete work with respect to Case 17-01 at \$3,620. The motion carried unanimously.**

Commissioner Hellner expressed concerns about Case 17-03 asking whether the project was a good candidate for the program if there is a possibility that the home may be an eventual tear-down. Ms. Boyer clarified that the home is a townhome, and therefore, not likely to be a tear-down situation. She said that she will further investigate the potential scope of work.

### **B. Affordable Housing Trust Fund**

Ms. Boyer said that she will continue her work asking how other communities are using their Trust Fund resources. She said she will also be working with the development planner to determine how many units could potentially be built on the lot north of Rand Road that was discussed last month.

## **VIII. OTHER BUSINESS - None.**

## **IX. ADJOURNMENT**

A motion was made by Commissioner Hageli, seconded by Commissioner Delea, to adjourn the meeting. The meeting adjourned at 7:55 pm.

**NEXT MEETING: Tuesday, September 12, 2017 7:00 pm**