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C16-06823

Information

Issue Number	C16-06823	Status	Closed - No Violation(s) Found
Type	Code - Overcrowding / Basement Sleeping	Origin	Citizen (Phone)
		311 Request	00206512

Nature of Complaints

Special Notes Summary		Closed Date	12/27/2016
		Last Completed Inspection Date	12/27/2016
Completed Inspections Count	0	Special Project	None

Violations at Address in last 12 months 0

Complaint Info

Description	Caller is tenant at this unit. She has 3 children ages 2,4 and an infant and they are in a 1 bedroom unit. She was told by management that she would be put into a two bedroom. They have since told her that currently there is no 2 bedroom available and she has been put on a waiting list. She does not understand how the management can do that as it is a code violation.	Subject	overcrowding
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Box File Uploads

Watch List Information

- Weekend Watch**
- Director Watch**
- Manager Watch**

Location Information

Address	1199 FLEETWOOD DR UNIT 205, ELGIN : 37167	Primary Owner	
Street	FLEETWOOD		
City	ELGIN		
State/ Prov.	IL		
Zip/ Post Code	60123		
Code District	3		

Overcrowding Information

submitted 8-2-17

From: Nicolette Jurgens-Tamminga
To: [Amy Coyne](#)
Subject: FW: Geneva Bus Data
Date: Wednesday, April 12, 2017 11:54:20 AM
Attachments: [image001.jpg](#)
[campana site plan2 SITE 033017 \(1\).pdf](#)

See below!

From: Nicolette Jurgens-Tamminga
Sent: Tuesday, April 04, 2017 5:40 PM
To: 'Todd Latham' <tlatham@geneva304.org>
Subject: RE: Geneva Bus Data

Afternoon Todd --

I hope all is well. I wanted to provide you with an update on the Campana redevelopment. We have undergone a whole lot of value engineering and project unit mix and have found the best unit mix is more than the 64 units we initially presented to you.

However, we increased the number of one-bedrooms and decreased the number of two- and three-bedrooms. As such, my preliminary calculations actually show a lessor impact on the school district than the 50 students we had anticipated before.

A table identifying the new unit mix and my calculation is as follows:

Kids in School (2/3 of two-bedroom units have one child and all three-bedrooms have two children) – anticipate 41 children.

The Campana	Updated Program	Number of Children
One-Bedroom units	36	0
Two-bedroom units	38	$38 * .75 * 1 = 29$
Three-bedroom units	6	$6 * 2 = 12$

I would love your input on this calculation and how you would do it?

I have made sure our architects work with your bus radius and have also attached a preliminary site plan. We anticipate more detail for our Proposed Development Plan Review submission to the city on May 3. I will send you any additional drawing details we have at that point.

If you have any questions feel free to give me a ring.

Thanks!
NJT

KaneCADr10.3

Most Visited <https://www.huduser...> Getting Started Affordable Housing &...

KaneCADr10.3
Kane County Illinois (2/8/2017)

NavMode Parcel Identify Reports Clear Reset About Help Layers

Map Measure 1939 2000 1990 1980 1970 1960 1950 1940 1939 Hybrid Pictometry

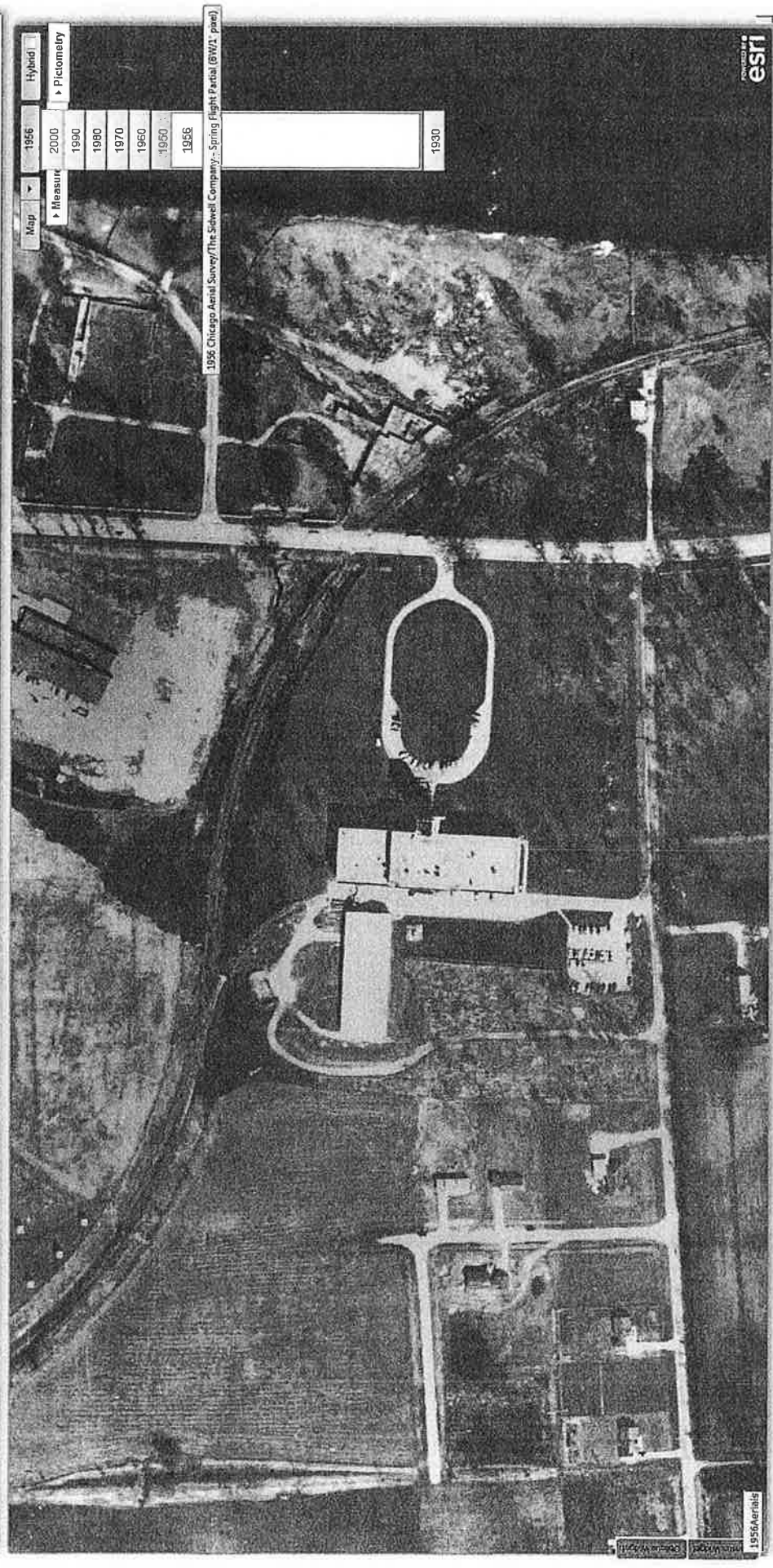
1939 USDA/USGS/The Stowell Company - Fall Flight (BWZ, pae)

1939 Aerials

ginc2/kaneCADr10.3/kaneCADr10.3.html#1347402995, Lat: 41.866503 Lng: -89.311247 XMin: 987729.49 YMin: 1892888.32 XMax: 990649.31 YMax: 1894295.24

Developed by GIS technologies 2:11 PM 2/8/2017

Submitted by Scott Sutherland 8-2-17



A Summary of Research Regarding Mix-Income Housing

Baum-Snow, N., & Marion, J. (2009). The effects of low income housing tax credit developments on neighborhoods. *Journal Of Public Economics*, 93(5/6), 654-666. Downloaded from <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3824966/pdf/nihms-521050.pdf> 7/31/2017.

Summary: Rigorous statistical analysis of the Low Income Housing Tax Credit. LIHTC development raises property values in stable or declining areas and has no impact in what they call "gentrifying" neighborhoods. Uses data from the Department of Housing and Urban Development from 1987 through 2005. The effects on crime are not analyzed.

Diamond, R., McQuade, T. (2015) Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development. Downloaded from <https://www.gsb.stanford.edu/gsb-cmis/gsb-cmis-download-auth/405056> 7/31/2017.

Summary: Rigorous statistical analysis of the Low Income Housing Tax Credit (LIHTC). LIHTC development helps revitalize low income neighborhoods (reducing crime and increasing property values), but can cause declines of 2.5% in house prices in higher income, low minority areas. There is no increase in crime in high income areas. One key summary is that these changes in house prices are described as the *preferences* of home-buyers.

Dillman, K., Horn, K., & Verrilli, A. (2017) The What, Where, and When of Place-Based Housing Policy's Neighborhood Effects. *Housing Policy Debate*, 27(2), 282-305. Downloaded from https://www.chapa.org/sites/default/files/LIHTC%20Spillover%20Review_Dillman%20Horn%20Verrilli_Feb%202017_0.pdf 7/31/2017.

Summary: This is a meta-analysis of a variety of studies (including other on this list). LIHTC housing in distressed neighborhoods creates modest increases in property values and less crime. In "higher opportunity" neighborhoods, property values decreased slightly, with no impact on crime.

Ludwig, J., Duncan, G. J., & Hirschfield, P. (2001). Urban Poverty and Juvenile Crime: Evidence from a Randomized Housing-Mobility Experiment. *Quarterly Journal Of Economics*, 116(2), 655-679. doi:10.1162/00335530151144122

Summary: Moving kids from high-poverty to low-poverty reduced violent criminal behaviors in teens.

Sturtevant, L., McClain, J. (2010). Examining the Impact of Mixed Use/Mixed Income Housing Developments in the Richmond Region. Downloaded from http://cra.gmu.edu/pdfs/research_reports/recent_reports/Richmond_PHA_April_2010.pdf on 7/26/2017

Summary: Published by the George Mason University Center for Regional Analysis, cooperating with the Partnership for Affordable Housing. Studies 11 mixed-income projects in the Richmond, VA, area. Key results – home prices were not adversely affected and crime levels fell in the neighborhoods around the housing developments.

Woo, A., Joh, K, Van Zandt, S. (2016) Unpacking the impacts of the Low-Income Housing Tax Credit program on nearby property values. Downloaded from http://www.academia.edu/19524795/Unpacking_the_impacts_of_the_Low-Income_Housing_Tax_Credit_program_on_nearby_property_values 7/31/2017.

Summary: Analyzed new development using the LIHTC in Charlotte and Cleveland and found mixed results on property values. Values declined in Charlotte, but increased in Cleveland. These impacts also vary across neighborhoods.

Submitted by Van Kerner 8-2-17

From: Nicolette Jurgens-Tamminga [<mailto:njurgens-tamminga@evergreenreg.com>]
Sent: Thursday, June 29, 2017 2:02 PM
To: Zilly, Karen
Subject: RE: FCC regulations & Lead Based Paint

Hi Karen –

Thanks for the email. I will work on these items next week as I am heading off on vacation through July 5 in a couple hours. Is that okay?

Also, see attached memo (and enclosures) for June 2017.

Have a wonderful long weekend.

Thanks,
NJT



Nicolette Jurgens-Tamminga | Project Manager
566 W. Lake Street | Suite 400 | Chicago, IL 60661
Direct: 312.382.3253
Email: njurgens-tamminga@evergreenreg.com
Website: www.evergreenreg.com

Please note our email address and website have changed.

From: Zilly, Karen [<mailto:ZillyKaren@co.kane.il.us>]
Sent: Thursday, June 29, 2017 1:52 PM
To: Nicolette Jurgens-Tamminga <njurgens-tamminga@evergreenreg.com>
Subject: FCC regulations & Lead Based Paint

Hi Nicolette-

We are working to finalize some of the issues that have been raised in the course of the environmental review process.

Upon review of the lead based paint findings in the report you provided, we wanted to be sure that your rehab plans accommodate the abatement standards required under the CDBG and HOME program(s), and that there is no conflict with any historic preservation aspect in this regard – can you confirm?

Also, in seeking HUD guidance regarding concerns over radio-frequency emissions from the existing antennae due to the change in use from commercial to largely residential use, they have advised that in order to address this concern, the users should provide proof of compliance with the FCC regulations, as it relates to positioning on Campana as a residential building. From what you had previously submitted, it looks like the antennae belong to AT&T and T-Mobile. Will you please provide a letter from each proving compliance with FCC regulations?

Thanks!

Submitted by Samantha² Malusky 8-2-17



July 17, 2017

Ms. Karen Zilly
Project Manager
Kane County Department of Community Development
719 South Batavia Avenue
Geneva, IL 60134

RE: The Campana – EME/MPE Compliance with FCC Regulations for Residential Requirements
901 N Batavia Ave. Batavia, IL 60510
(T-Mobile – CH47840A)

Ms. Zilly –

Please use this letter to confirm compliance with Federal Communication Commission (FCC) regulations for antenna placement on a residential building.

All antennas placed by T-Mobile USA on the Campana (located at 901 N Batavia Avenue in Batavia, Illinois) will comply with the FCC's EME/MPE rules of placement per FCC CFR, title 47 – telecommunications, Section § 1.1307.

Should you have any question, please feel free to contact me.

Regards,

Stormy Seibt
T-Mobile
Regulatory Compliance Manager
Chicago/Milwaukee Market
Office (773) 444-5709
Mobile (847) 867-3145
stormson.seibt2@t-mobile.com

CC: Frank Mares, The Campana
Nicolette Jurgens-Tamming, Evergreen Real Estate Group



March 12, 2016

Ms. Christine Moran
Managing Director, Multifamily
Illinois Housing Development Authority
401 N Michigan Ave, Suite 700
Chicago, IL 60611

RE: Request for Proximate Opportunity Area consideration, Campana Building, Batavia, 901 N. Batavia Ave.

Dear Ms. Moran:

We are requesting that the Authority grant Proximate Opportunity Area status to the site we have submitted with the above-referenced Preliminary Project Application (PPA), the historic Campana Building site at 901 N. Batavia Avenue on the border between Batavia and Geneva. We believe that the site meets both the letter and the spirit of the Proximate Opportunity Area criteria, as follows:

- The site is immediately adjacent on the north and east sides to the city limits of Geneva, a 2015 Opportunity Area place (see IHDA Opportunity Area map, attached).
- The site is only included in the city of Batavia and not the city of Geneva as a quirk of historical boundaries; virtually all the rest of the land north of Fabyan Parkway is included within Geneva's boundaries, not Batavia's (see Batavia zoning map, attached), except for a few unincorporated parcels.
- There are ample job opportunities near the site. See attached examples, found in a few minutes of internet searching:
 - 5 jobs at the Michealson/Covenant Retirement Community immediately across Fabyan Parkway (of which 4 appear to be low-moderate skill jobs typically held by LIHTC tenants);
 - 22 jobs at the Houghton Mifflin Harcourt corporate office/warehouse complex just steps from the site along Batavia Avenue in Geneva;
 - 3 jobs at the Aldi Corporate Office center approximately 2.6 miles from the site – this complex is part of a very large industrial park south of Fabyan Parkway just east of the Fox River, which offers hundreds of additional positions;
 - 40 jobs of varying skill and experience levels at Fermilab, approximately 5.4 miles from the site. While many Fermilab jobs are highly-skilled technical positions, there are a wide range of support and lower-skilled positions available there that likely support wages consistent with LIHTC eligibility.
- As noted in the Fermilab economic impact synopsis (see attached), Fermilab itself (based in Batavia, only 5.4 miles from the site) offers huge economic benefits to the Chicago region, with more than 4,500 jobs created in 2010, and particular benefits to local schools who can take advantage of educational opportunities there.
- In its 'look and feel', the site is somewhat unique, but Batavia Avenue running north-south along the river and Fabyan Parkway running east-west between Batavia and Geneva both reflect a strong mix

566 Lake Street, Suite 400
Chicago, IL 60661

Phone: 312-382-3259
Fax: 312-382-3220

Submitted by David Dempsey 8-2-17

of generally high-value residential properties, mixed uses including commercial properties such as office buildings and the large Covenant retirement community, and the Fabyan Forest Preserve, a regional recreational asset (see attached map and fact sheet). The site is immediately adjacent to a strong single-family home neighborhood, with prices starting near \$150,000 along Fabyan Parkway, and trending into the mid-400s in the heart of the neighborhood (see attached Zillow and Google Street View screen captures).

- The site is clearly included within the taxing and attendance boundaries of Geneva Community Unit School District 304, rated by one rating website as the 14th-best school district in Illinois (and in the top 3% of school districts nationally). The academic performance of Geneva CUSD 304 is well above Illinois state benchmarks on nearly all measures (see Illinois State Board of Education report card for District 304, attached). The site is also within the attendance boundaries of Western Avenue Elementary School and is within ½ mile of that school; ISBE data indicates that the academic performance at this school is ahead of district performance as a whole.

In short, we believe that for all of these reasons, and particularly for the target market of families at the Campana Building site, the site at 901 N. Batavia Avenue should qualify for IHDA Proximate Opportunity Area status.

We look forward to discussing this site with you further. Please feel free to contact me at (312) 382-3259 if you have any questions.

Sincerely,



David Block AIA AICP
Director of Development

SET LOCATION Search the Map

Geneva, IL

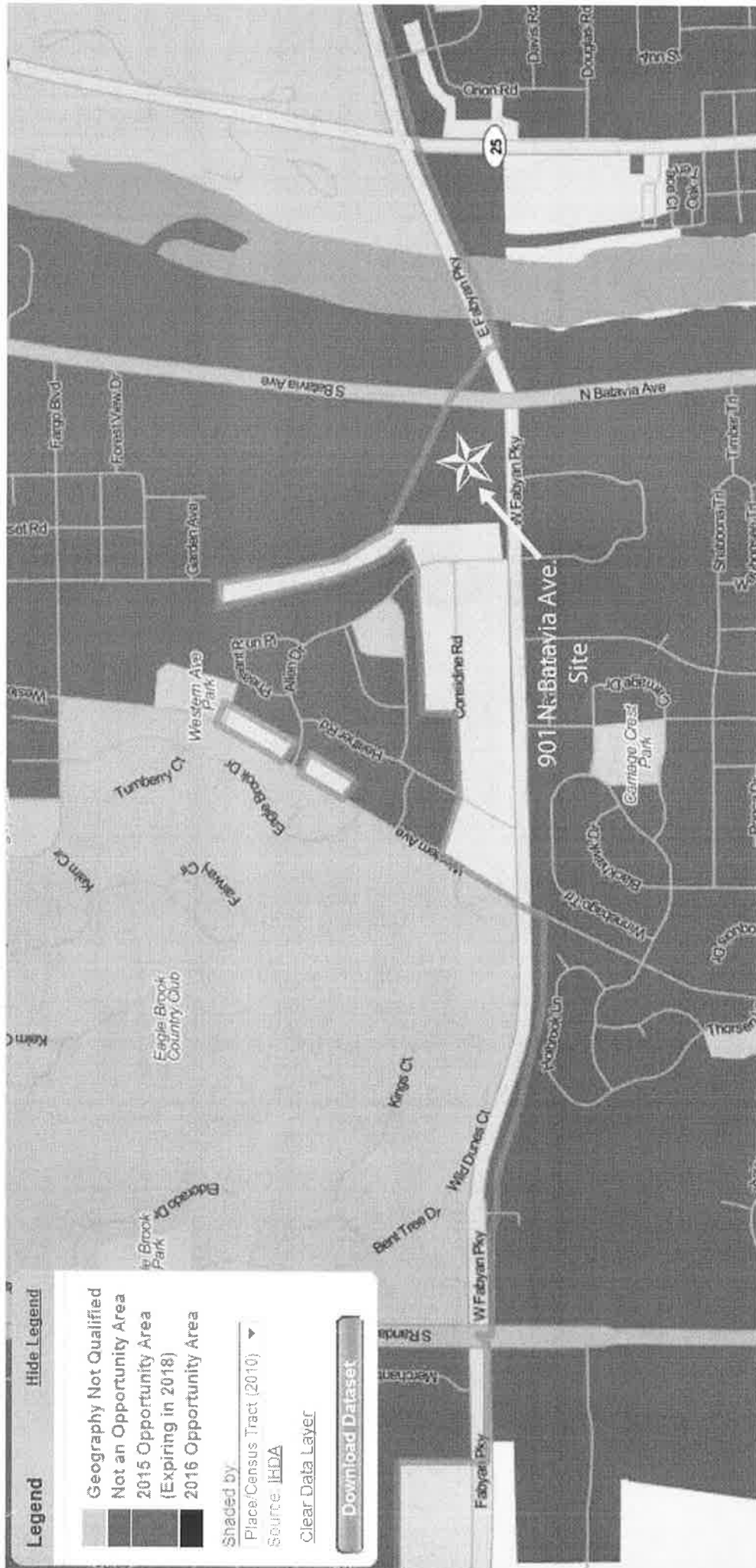
GO

Census Tract BG Cong. District Senate School District State District Metro

Opportunity Area Status, 2016.

details ▾

Illinois > Kane County > Geneva > Geneva > 60134 > 17089852606



- Legend** [Hide Legend](#)
- Geography Not Qualified
 - Not an Opportunity Area
 - 2015 Opportunity Area (Expiring in 2018)
 - 2016 Opportunity Area

Shaded by
 Place/Census Tract (2010) ▾
 Source: IHDA

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Scoring Summary

Applicant

PID:	11337				
Project Name:	The Campana				
Application Round:	2016 Round II	Total Project Units:	64		
Application Due Date:	7/11/2016	Set Aside:	AHPAA		

XIV Scoring

	QAP Points	Self Score	Checklist
A) Project Design and Construction	14	8	
1) Universal Design	7	7	Complete
2) Larger Units	2	0	N/A
3) Historic Significance	1	1	Complete
4) Cost Containment	4	0	N/A
B) Energy Efficiency and Sustainability	10	9	
1) Green Initiative Standards	3	2	Complete
2) Rehabilitation	7	7	Complete
C) Community Characteristics	29	16	
1) Market Characteristics	3	0	N/A
2) Priority Community Targeting			
2a) Opportunity Areas (or)	10	10	Complete
2b) Community Revitalization Efforts	10	0	N/A
3) Affordability Risk Index	5	0	N/A
4) Transportation	4	2	Complete
5) Neighborhood Assets	5	3	Complete
6) Jobs to Population Ratio	2	1	Complete
D) Development Team Characteristics	6	2	
1) Illinois Based Minority-, Female-, or Persons with Disabilities Participation	3	1	Complete
2) Non-profit Corporation Participation	3	1	Complete
3) Unfavorable Practices	0	0	N/A
E) Financial Characteristics	18	16	
1) Rental Assistance	10	10	Complete
2) Leveraging Authority Resources	8	6	Complete
F) Housing Policy Goals and Objectives	23	19	
1) 30 Percent (30%) Area Median Income Housing	6	6	Complete
2) Statewide Referral Network Units	10	6	Complete
3) Coordination with Veteran's Services	5	5	Complete
4) Qualified Contract	2	2	Complete
G) Tiebreaker Criteria			
1) First Tiebreaker: Lowest Total Development Cost per Unit			
2) Second Tiebreaker: Tenant Populations of Individuals with Children			
3) Third Tiebreaker: Tenant Homeownership			
Total	100	70	

Inclusion of this scoring summary form and corresponding scoring certification worksheets within an Application will obligate the Project Sponsors and Owner to comply with the information contained herein.

Applications must be clear, unambiguous, and complete. Information contained elsewhere within the Application or available to the Authority that contradicts or negates information contained within this certification may preclude a Project from scoring points or cause the Application to fail.

Scoring Summary
Underwriting

PID:	<input type="text"/>	
Project Name:	<input type="text"/>	
Application Round:	<input type="text"/>	Total Project Units: <input type="text"/>
Application Due Date:	<input type="text"/>	Set Aside: <input type="text"/>

XIV Scoring

	QAP Points	Self Score	IHDA Score	Difference
A) Project Design and Construction	14	8	0	
1) Universal Design	7	7	0	7
2) Larger Units	2	0	0	
3) Historic Significance	1	1	0	1
4) Cost Containment	4	0	0	
B) Energy Efficiency and Sustainability	10	9	0	
1) Green Initiative Standards	3	2	0	2
2) Rehabilitation	7	7	0	7
C) Community Characteristics	29	16	0	
1) Market Characteristics	3	0	0	
2) Priority Community Targeting				
2a) Opportunity Areas (or)	10	10	0	10
2b) Community Revitalization Efforts	10	0	0	
3) Affordability Risk Index	5	0	0	
4) Transportation	4	2	0	2
5) Neighborhood Assets	5	3	0	3
6) Jobs to Population Ratio	2	1	0	1
D) Development Team Characteristics	6	2	0	
1) Illinois Based Minority-, Female-, or Persons with Disabilities Participation	3	1	0	1
2) Non-profit Corporation Participation	3	1	0	1
3) Unfavorable Practices	0	0	0	
E) Financial Characteristics	18	16	0	
1) Rental Assistance	10	10	0	10
2) Leveraging Authority Resources	8	6	0	6
F) Housing Policy Goals and Objectives	23	19	0	
1) 30 Percent (30%) Area Median Income Housing	6	6	0	6
2) Statewide Referral Network Units	10	6	0	6
3) Coordination with Veteran's Services	5	5	0	5
4) Qualified Contract	2	2	0	2
G) Tiebreaker Criteria				
1) First Tiebreaker: Lowest Total Development Cost per Unit				
2) Second Tiebreaker: Tenant Populations of Individuals with Children				
3) Third Tiebreaker: Tenant Homeownership				
Total	100	70	0	70

Inclusion of this scoring summary form and corresponding scoring certification worksheets within an Application will obligate the Project Sponsors and Owner to comply with the information contained herein.

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