



CITY OF BATAVIA 2018 ANNUAL REPORT – COMMUNITY DEVELOPMENT



# Community Development Plan

## Prior Strategic Plan Goals (Replaced by new Strategic Plan)

- Maintain and enhance the quality of housing stock in the City: We are still reviewing the possible expansion of the Rental Housing Inspection program with the Police Department, but put this on hold due to the Home Rule referendum. We will be restarting discussions about expansion of this program in the coming year. Once we have had internal discussions, we will be coming back to the City Council for a review of this program.
- Address the diversity of housing choices: The 80 unit Windmill Manor senior housing development has been completed on Hawks Drive. The 142 unit Windmill Landings assisted living/independent living development is now under construction. The Campana building was proposed for a mixed use housing development with 64 low-moderate income apartments and 16 market rate apartments, but was withdrawn in early 2018. The City property at Wilson Street and Spuhler Drive has been sold to Habitat for Humanity, and revised plans will be presented to divide this into 4 lots instead of the 6 lots originally proposed. The City also has approved revisions to the One Washington Place apartment project at Washington Avenue and Wilson Street. This project will consist of 195 apartments and will provide a housing type not currently available in the City.



# Community Development Plan Continued

## Prior Strategic Plan Goals

- Support the private sector development/redevelopment of housing: The City has been supportive of Employer Assisted Housing (EAH) in previous efforts with Geneva, North Aurora and St. Charles. As mentioned earlier, the City approved a redevelopment of the site at Wilson and Spuhler for single family homes. The City also approved of the Prairie Commons and Windmill Landings developments. Lastly, the City has supported the One Washington Place Development which is a keystone project for housing in downtown Batavia. TIF funds will go towards this project, the majority of which will support the two story public parking garage to built as part of this development.



# Community Development Plan Continued

## New Strategic Plan Goals

- **Development Plan for Downtown**

Staff is reviewing older plans and the Comprehensive plan as to how they applied to downtown planning. Staff will distribute copies of these plans after the new Council is seated in May, with a planned discussion at a separate single topic COW meeting in July.

- **Process and Service Quality Improvements**

A new staff member was hired in late November 2018 to help with inspections and code enforcement activities. We are progressing with an online permitting systems for certain types of permits and expect that to be operational in the next few months. In addition, we will be scheduling customer service training for sometime this spring.

- **Increase Public Parking Downtown**

Staff has reviewed some of the documents regarding parking lots and location of parking in relation to businesses. We will refine this information and present it to the COW for discussion in April or May.



# Community Development Projects

## Future and Ongoing Projects

- **Building Code Amendments** - The 2015 Property Maintenance Code was adopted in 2016. We are finishing up review of the code and local amendments and anticipate this being presented to the Council for approval in Summer 2019. These were delayed due lack of staff resources and due to the new Fire Marshall coming on board and wanting to get input from him on the code changes.
- **Certified Local Government Application** - We have been working with the Historic Preservation Commission to finish up some of the application requirements for this certification. We anticipate this being completed in the next month or so and the application can be submitted to the Illinois Historic Preservation Agency for consideration.
- **Land Use Planning** - We considered amendments to the Comprehensive Plan Land use map in three areas: the “Prairie Commons” area east of Kirk and south of the Prairie Path, the North Washington Avenue area north of Gore Street and east Main Street west of Raddant Road. The first was dropped because the developer of the Prairie Commons project proceeded with the plan as originally approved which eliminated the need to restudy the land uses in that area. The second was approved by the City Council in March 2019. This added commercial land uses where existing commercial uses are located now. Lastly we considered a City initiated rezoning for properties on East Wilson Street that would allow them to better match existing land uses. A survey was sent to the neighborhood and due to the responses being generally opposed to the “upzoning” of these properties, the initiative was dropped. Staff also continues to proposed various rezoning of annexed and City-owned land to place them into the most suitable zoning district classifications.
- **Zoning Code** - We have and will be proposing various changes to the Zoning Code as part of our periodic review of the ordinance. We maintain a list of items to be considered, and propose text amendments as the agenda and staff time permits.
- **Planning for increased permit activity:** We have been busier with larger, more involved permits the last several years. Permit numbers have increased since last year, inspections are up and the complexity of reviews is caused by more commercial and industrial reviews. With larger projects on the horizon, we anticipate a greater demand on our plan review and inspection services than we have recently.
- **Expansion of Rental Housing Inspection program:** This will be reviewed by staff and brought to the Committee of the Whole for further discussion.



# Community Development Projects

## 2018 Major Accomplishments

1. Hired a new combination Building/Code Enforcement Inspector.
2. Annexed 32 parcels of land.
3. Handled 109 FOIA requests which is 25% of all FOIA requests for the City.
4. Reviewed and approved new Windmill Landings project. Building will consist of 142 senior housing, assisted living and memory care units.
5. Reviewed and approved the new Prairie Commons Development. Project consists on 242 townhome units in two different unit types (traditional and urban-rear alley loaded), and a 15.5 acre commercial site on Kirk Road.
6. Applied for and received an Illinois Housing Development Authority grant in the amount of \$50,000 for abandoned home clean up, restoration and repairs.



# Community Development Projects

## 2018 Major Accomplishments (Continued)

7. Applied for and received a matching Kane County Community Development Block Grant in the amount of \$75,000 for roadway improvements in the North River Street area.
8. Created the new MainStreet Special Service Area #62.
9. Purchased land along Kirk Road for future storm drainage purposes.
10. Sold property at 2 E. Wilson Street and Lot at W Wilson Street and Spulhler Drive.
11. Continued review of new building codes with plan for Summer 2019 adoption.
12. Continued to administer the Rental/Crime Free Housing, Tattoo and Bodywork licenses for the City in conjunction with the Police Department.
13. Completed updates to the Zoning Code and the Zoning Map.
14. The Historic Preservation Commission (HPC) approved of the revised Design Guidelines and will have them for adoption by the City Council in Spring 2019.



# Community Development Projects

## General Statistical Information

### Code Enforcement Division

870 Code Enforcement Inspections

37 Adjudication Cases

6 Circuit Court Cases

### Building Division

1886 Permits Issued (all types)

11 New Single Family Home Permits

1 Large Multifamily Building

1 Commercial Building

\$3,529,941 in permit fees collected (includes land/cash, water, sewer and electric utility fees and charges)

18 Certificate of Appropriateness Certificate cases

80+ Special Event Permits

### Planning Division

75 Total Zoning Cases Reviewed

6 Zoning Map Amendment/Planned Development Cases

6 Variance Cases

4 Comprehensive Plan Amendment Cases

27 Administrative Design Review Cases

6 Administrative Use Permits



# Community Development Projects

## Looking Ahead 2019 Projects, Goals and Review of Objectives

1. Continue work on annexing unincorporated “islands”.
2. Renew boundary agreements with North Aurora and Sugar Grove.
3. Work on the Strategic Plan Objectives.
4. Review and process new development zoning petitions in a timely manner.
5. Restart the significant downtown building inspection and rehab program with additional staff time available now.
6. Review the Comprehensive Land Use Plan and make suggestions for revisions.
7. Propose amendments to existing zoning map to place properties in the most appropriate zoning classification based on intended and existing land uses.
8. Continue with targeted rezonings to better match the Comprehensive Plan and surrounding land uses.

