



About New Life Church

- The vision statement of the Church is “with the help of Christ we will change lives in our life time”
- The Mission of the Church is to be a wholistic, diverse ministry for the entire family grounded in love; in order to save the lost, disciple believers, build strong families and to be change agents for Christ in the community.
- Story of the Church
 - September 2001, Bishop Geoffrey V. Dudley, Sr., D.Min, retired USAF Lt Col chaplain and veteran and a core group from Scott Air Force Base established the name and ministry of the church, New Life In Christ Interdenominational Church.
 - January 2002, the founding Core Group established a Business Planning Committee to begin laying the foundation for the vision of the church to serve a multigenerational and diverse community
 - August 2002, Bishop Dudley and the Core Group leased several office spaces at 1400 South Lincoln Avenue, O'Fallon, Illinois to serve as an office and teaching/learning facility.
 - November 2002 NLC purchased 11.5 acres of land (West of Troy-Scott Road O'Fallon, Illinois) from developer Tom Wolfe
 - June 2004, church building complete
 - June 2012, church grounds expanded with completion of the community development building
 - February 2018, church expansion
 - June 2019 – church aware of recent projects of the developer to build in the Southern Illinois area, which fulfilled a long standing vision to build affordable housing

Scope – East of Eden

- East of Eden will be a 48-unit independent senior rental community for households 62 years and older. The building will be designed as a 2-story elevator building constructed slab-on-grade incorporating energy and environmental standards intended to achieve Green Certification. The building exterior will incorporate brick and vinyl accents, balconies and a Porte-Cochere. The apartments will consist of 1- and 2-bedroom units featuring energy star rated stainless steel appliances including in-unit washers and dryers, window treatments, granite counter tops, front door entry system and hardwire for internet and cable services. Also, the property will feature a courtyard, walking trails and bench seating.
- Eligible households must be 62-years and older, with a veterans preference. Kids are not allowed to live with their grandparent(s).
- Deed Restriction - Per the federal tax credits, the partnership will execute and record against the title a 30-year Extended Use Agreement (EUA) affirming compliance to restricting the operation of the property to an independent senior community for households 62-years and older. The EUA will be extended into perpetuity with subsequent 30-year extensions. The property will also comply with local zoning and variances approved for the development. The deed restriction cannot be changed.
- Development includes the completion of the build out of the community building, round about grounds area, and wedding garden and parking lot.
- Project Example - Hawthorne Lakes Senior Residences, Frankfort, IL

Zoning

- The property will be zoned MR-2, Multi-Family Residence Dwelling District.
- The property has a designation of *Institutional* on the Future Land Use Map. This does not allow for general apartment developments but has been deemed appropriate for senior/assisted/nursing homes.

- medical staff is not on site as it is an independent for seniors.at either facility.

Tax Credits - What is the affordable housing tax credit?

- The applicant has requested Federal Tax Credits from the Illinois Housing Development Authority to help finance the project. Federal Tax Credits are competitively allocated across the State of Illinois on an annual basis.
- Federal Tax Credits are sold by the limited partnership to corporate investors in exchange for capital that helps fund the construction of the project and the operating reserves.
- Federal Tax Credits require the project to rent units to households whose income do not exceed 60% of Area Median Income for the County. It also requires the partnership to execute a recorded deed restriction that obligates the project for a minimum of 30 years to operate as an exclusive senior rental community for households 62 years and older. This is reflected in the Extended Use Agreement recorded against the property.
- The tax credit investor also requires professional management of the property quarterly financial reports and annual on-site inspections.
- The State of Illinois also issues tax credits in support of the development of affordable rental properties. This credit is known as the Illinois Affordable Housing Tax Credit (IAHTC). The tax credit is issued only when the project makes a donation of the real property cash, marketable securities, or personal property. The state tax credit is also sold to corporate investors.
- This is not the same as Section 8 Housing. The property will be deed restricted as a requirement of the tax credits to be age restricted to all members of the household to be over the age of 62.

Elevations - How tall is the building?

- The building is a two-story building. The development group has provided two additional pieces of information regarding the height of the building, updated elevations to show the design of the building (attached East of Eden Concept – 3.17.21 & East of Eden Site Cross Section). The height doesn’t exceed the height of the church building.

Drainage

Has the flooding issue been eliminated after the covered drain was fixed?

The flooding issue has improved since the area inlet was uncovered near the northwest corner of the church property. However, the issue has not been completely eliminated, because the drainage swale along the church’s west property line continues to fill in with silt. This allows the storm water to bypass the storm sewer inlet by draining into the backyards of the homes along Janeita Court. In addition, the inlet does not have enough capacity to drain larger storm events which can also cause storm water to drain into the backyards of these homes.

- **Civil Engineering Design Benefits** The Project will build a new detention pond and swales in the northwest quadrant as well as expand its existing detention pond located in the southeast quadrant of the property to mitigate storm water runoff. The project will also lower the grade along the west property line by approximately 8 feet mitigating the steep incline that currently exist

When the flooding was occurring on the homes, what were some of the storm events that caused the flooding?

- The City’s Development Manual requires that storm sewer systems are designed to accommodate a 10-year storm event.
- Storm events larger than a 10-year storm will cause localized ponding of storm water at low points. These areas would then drain via overland flow paths in order to prevent flooding.
- Prior to uncovering the area inlet at the northwest corner of the church property all of the storm water draining off of the church property flowed overland into the backyards of the homes on Janeita Court.
- Since the inlet has been uncovered, it has allowed the storm water to drain into the storm sewer system which was designed to accommodate a 10-year storm. Storm water that the inlet cannot handle during storm events larger than the 10-year storm still drains overland into the backyards of the homes on Janeita Court.
- If the proposed detention pond is constructed it would be required to accommodate the 100-year storm and release the storm water into the area inlet at a rate that storm sewer system can accommodate.
- According to the Illinois State Water Survey Bulletin 70, a 100-year storm event occurring over a 24- hour period would require a rainfall amount of 8.21”. The 24-Hour Record Precipitation Amounts table from the National Weather Service show that the largest 24-hour storm event in St. Louis since 1874 was 7.02”. This occurred on August 19-20, 1915. This data would infer that a 100-year storm event has not occurred in the area since 1874.

Parking -How can parking on Keck Ridge be addressed?

- The church in general has an auditorium with 1,039 seats. By code this requires 416 parking spaces, calculated at 1 space per 2.5 seats.

- The current site has 180 parking spaces. The proposed development includes an additional 121 parking spaces.
- The City’s parking code require 1 space per unit for senior living facilities, which would require 48 parking spaces. City codes allow for an alternative parking plan based on the ITE Trip Manual that recommends 0.75 space per unit. This would allow the senior building to have 36 parkingspaces.
- In the past, churches with this capacity conditions have created a second service time to help distribute their congregation. New Life in Christ has also mentioned moving to two services to help alleviate potential parking issues.
- Staff would recommend two conditions be added to the project:
 - “The occupancy of the church shall not exceed the City’s minimum parking requirements for spaces provided on the property. Based on the proposed parking (265 spaces) the maximum occupancy is limited to 662 people. If at any time the church were to construct additional parking on-site, the city would reevaluate the maximum capacity.”
 - “Should the church choose to add a second service, there shall be a minimum of 30 minutes between services.”
- Hilltop Drive: -Does a reduced street width on Hilltop pose a safety concern? The proposed 24-foot wide road would provide the same width as the drive aisles proposed within the parking lot. Parking on Hilltop would need to be restricted to ensure that two-way traffic can be maintained at all times. Typical subdivision streets of this classification would be required to be 30 feet wide but would still allow for parking on both sides of the road. By eliminating the parking, a 24-foot wide road would function safely.

Developer References

- City staff reached out to a few communities that have projects associated with AHDVS, LLC. Two of the references returned staff’s call and provided the following feedback:

Michael Simelton – Housing Authority of Joliet

- Mr. Simelton indicated that the development group has several projects in Joliet and has be an exceptional partner. All the projects have been very successful.
- Mr. Simelton indicated that the development group has always delivered a quality project and timely.
- The Housing Authority of Joliet has even entered into partnership with AHDVS to develop housing.

Susan Anderson – Community Home Partners (Rock Island)

- Ms. Anderson noted that the development group has done a tremendous job on the quality of construction and timeliness of the project.
- Ms. Anderson indicated that the developer has been providing insight throughout the project to ensure the quality and long-term viability of the project.
- Ms. Anderson indicated the developer has been extremely helpful in training her staff to take over management of the units.