

ORDINANCE NO. 13226

**AN ORDINANCE APPROVING A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT (PUD)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE
CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

SECTION 1: The attached preliminary and final planned unit development (PUD) is hereby approved subject to the conditions set forth on the plat or in Exhibit A, if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this 18th day of June, 2001



MAYOR



CITY CLERK

VOTING YES MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS,
GIARRANTE, HACKER, LEDESMA, SHETINA and TURK.

VOTING NO NONE.

NOT VOTING COUNCILMAN UREMOVIC (abstained).

SUBDIVISION: Joliet Jr. College Student Housing Subdivision
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-4-01

EXHIBIT "A"

The approval of the recording plat of Joliet Junior College Subdivision is subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

**PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF
JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION**
P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 1-19 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, its programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

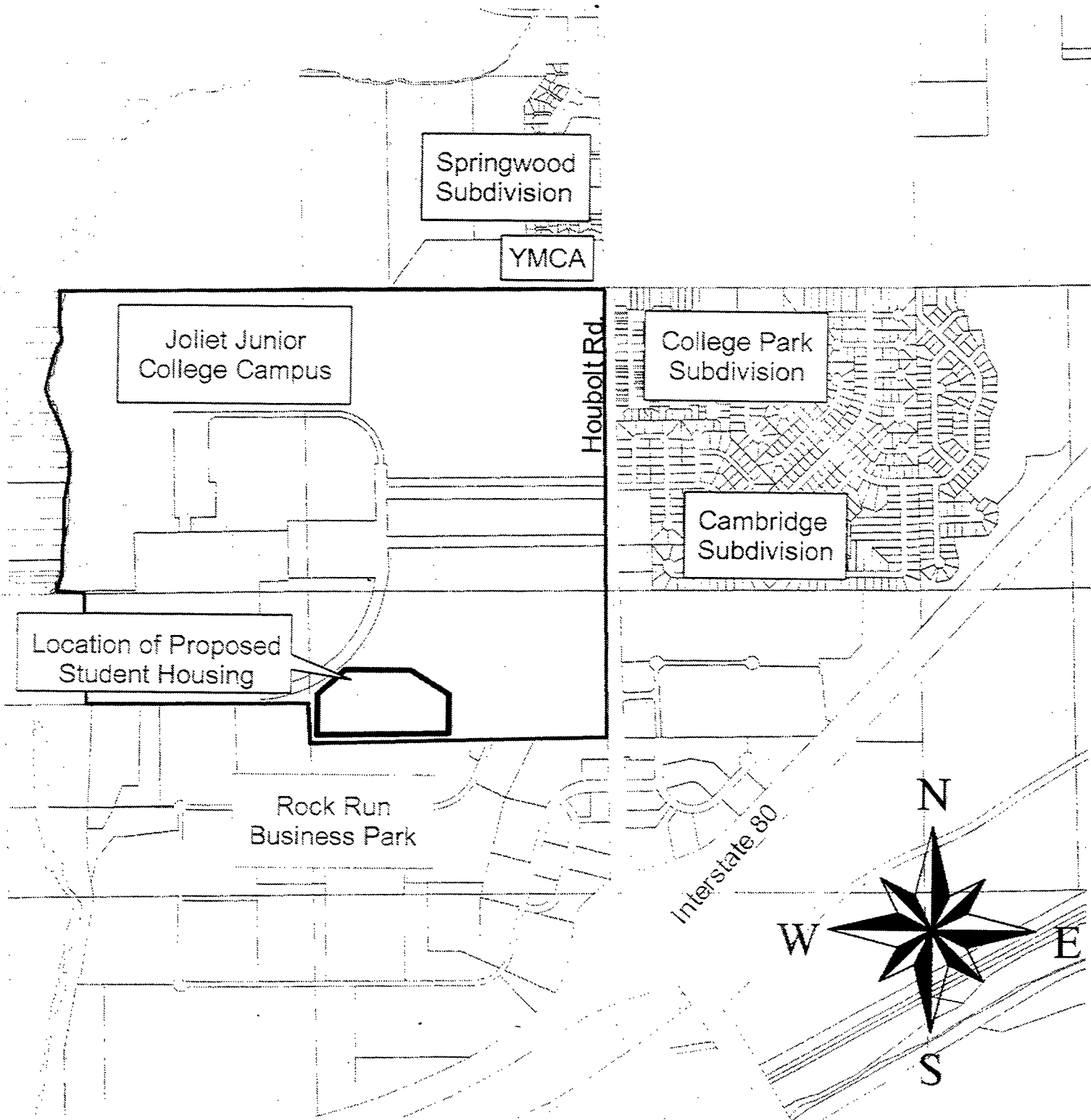
No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

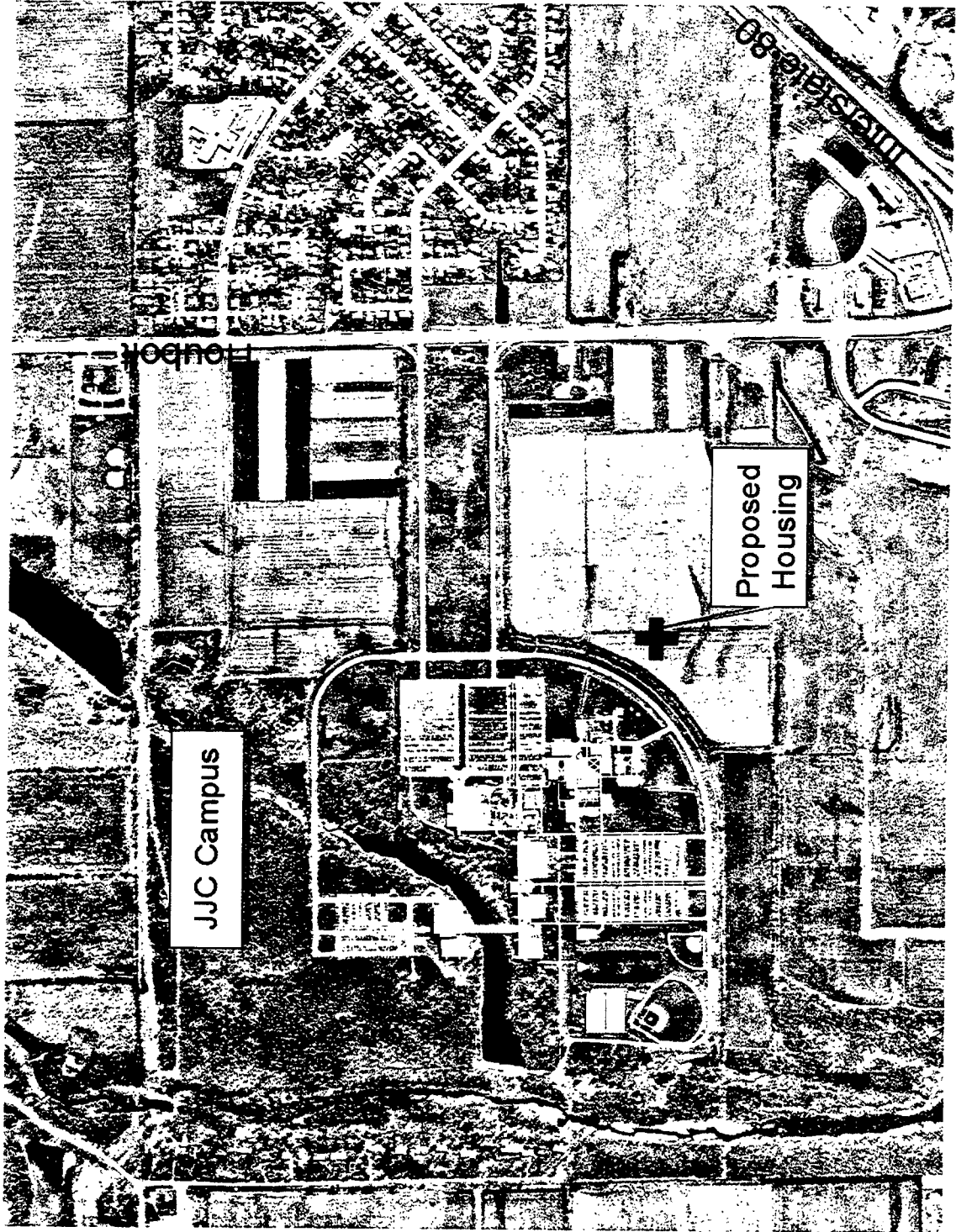
motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

Area in Question Map

PUD-4-01: Preliminary and Final Planned Unit Development of
Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision



PUD-4-01
P-10-01

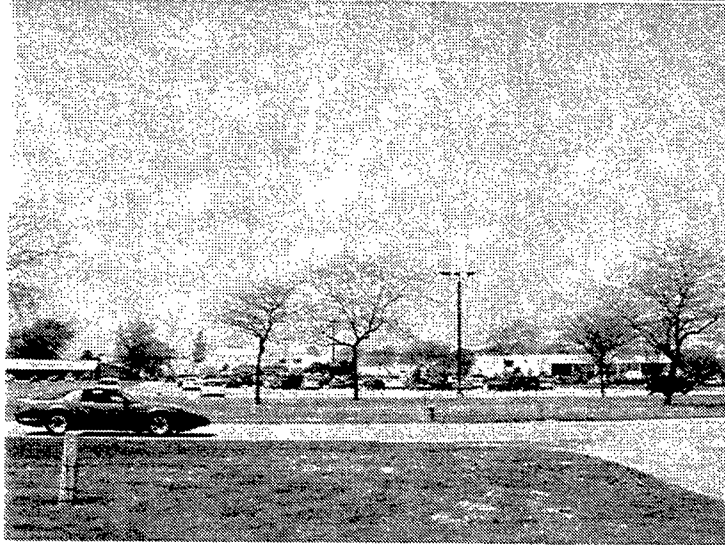


Joliet Junior College

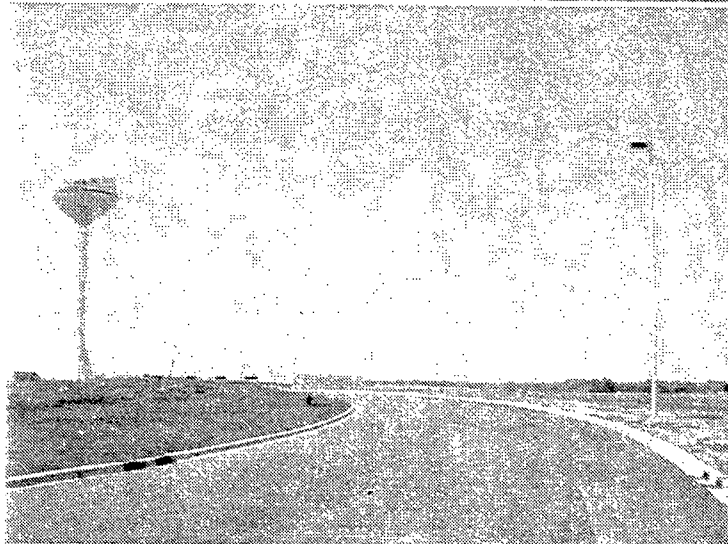
View
of Site



View
of JJC



View of
Site
From
Olympic
Blvd





Reach for the Promise of Tomorrow

June 6, 2001

Mr. Alfredo Melesio
City of Joliet - Planning
150 W. Jefferson
Joliet, IL 60432

Dear Alfredo,

Per your telephone call this morning, this is to advise you that Industrial Development International, Inc. has agreed to complete construction of the berm south of the planned Student Housing Complex at Joliet Junior College prior to the anticipated housing occupancy date of August 2002.

If you have any questions, please call me.

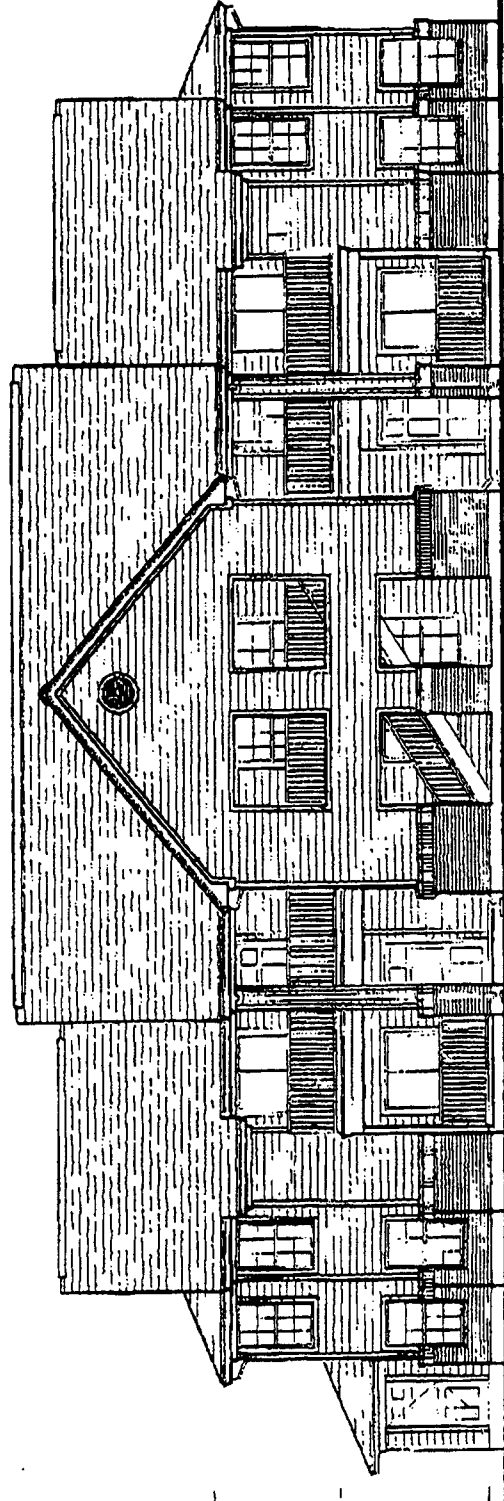
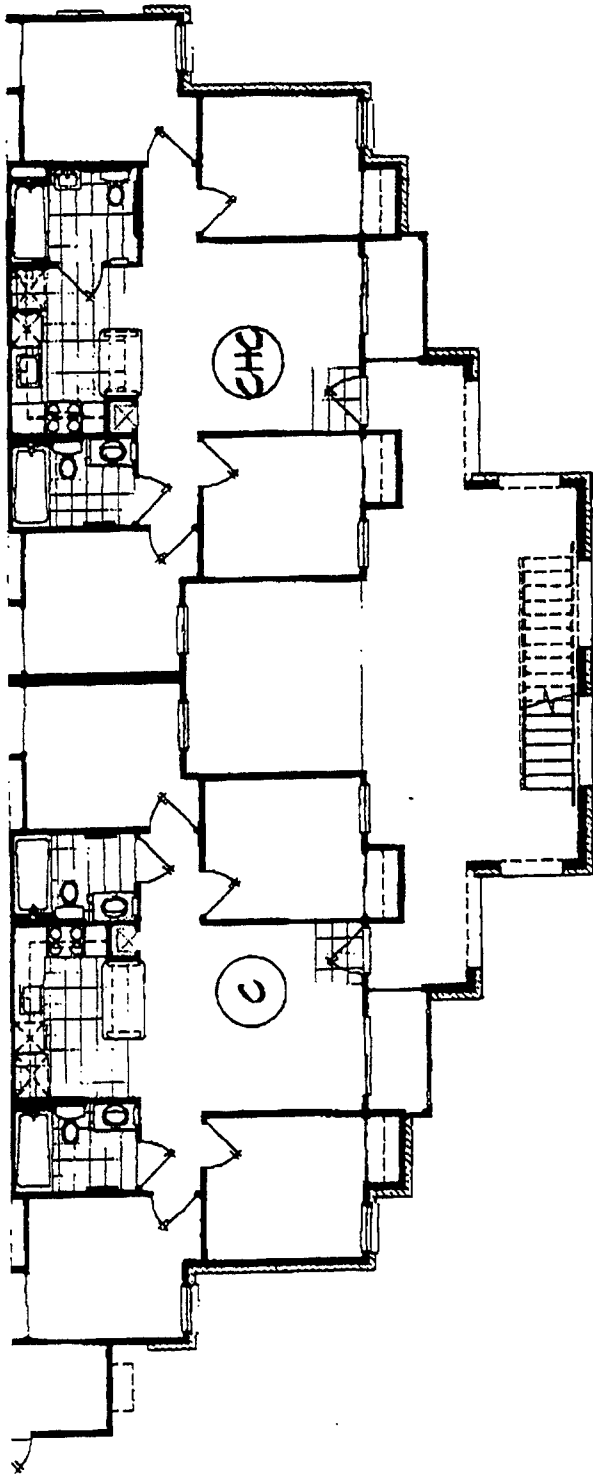
Sincerely,



Seaver A. Tarulis
Director of Physical Plant

SAT/sa

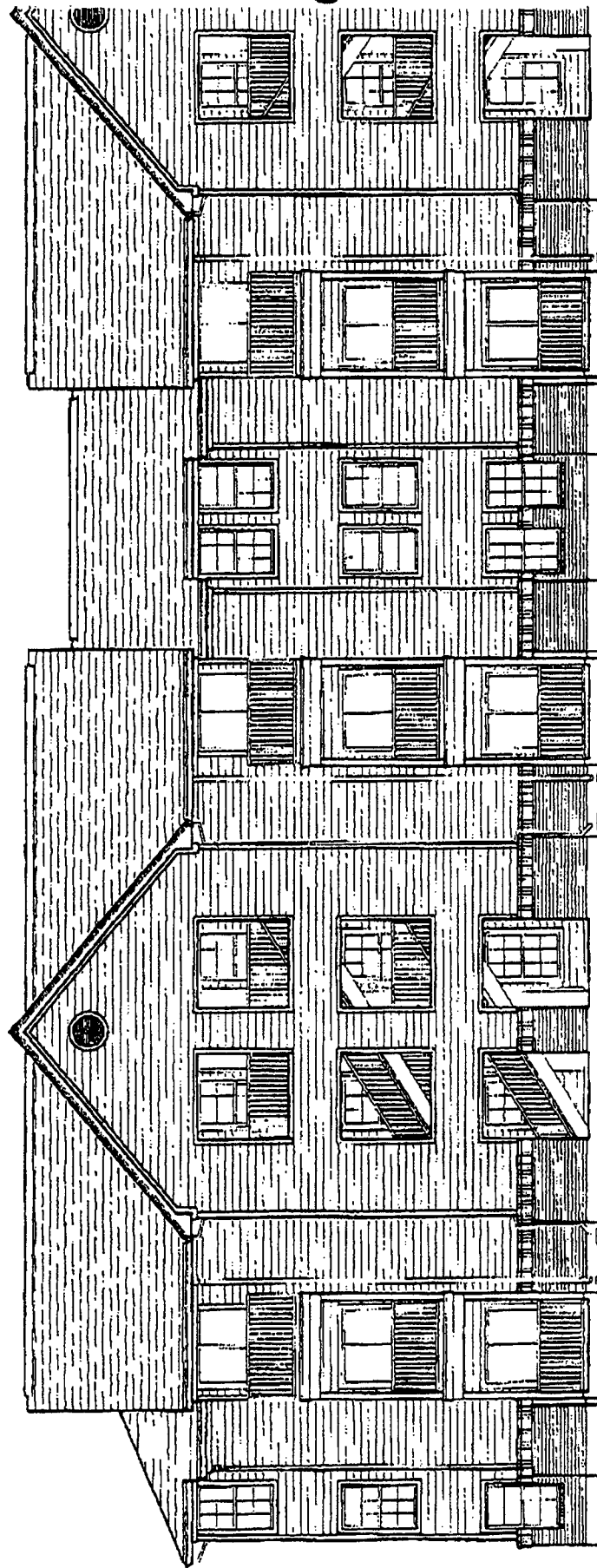
Pc: J. D. Ross



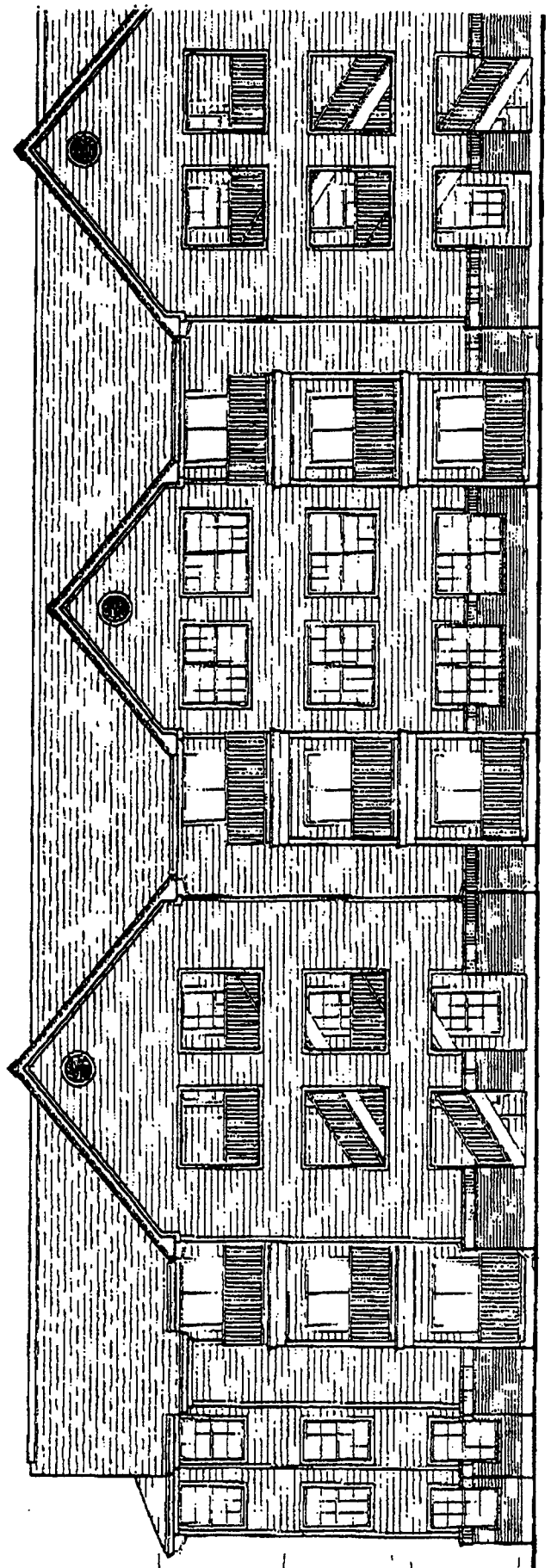
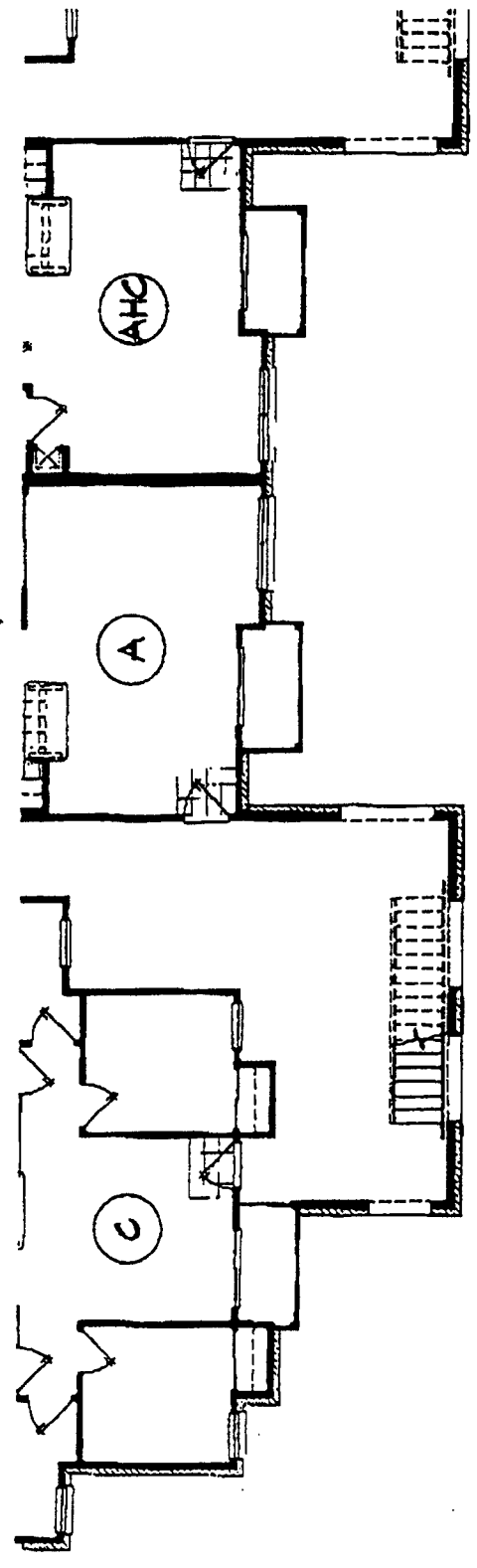
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STREET SIDE ELEVATION - BUILDING TYPE I

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STREET SIDE ELEVATION - BUILDING TYPE II



STREET SIDE ELEVATION - BUILDING TYPE III

CENTURY DEVELOPMENT

TWO POST OAK CENTRAL


Tuesday, May 29, 2001

Mr. Alfredo Melesio Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

**RE: Planned Unit Development Application
Joliet Junior College**

Mr. Melesio:

Since our last letter dated Wednesday May 23, 2001, we have further discussed items pertaining to the new student housing project at Joliet Junior College. We have listed the items the project will encompass per our conversation on Friday May 25, 2001.

PERIMETER WAINSCOTING

The request for the entire perimeter of all buildings to be wainscoted is hereby granted. This will include the telecommunications closets.

SHUTTERS FOR TWO-STORY BUILDING

In the last letter to the planning commission we stated and provided a sample of the end elevation to each building. We did not include the two-story building elevation. We will include shutters on the end elevation to the two-story building.

BERM AROUND PERIMETER

In our last conversation, we came to the agreement that a six-foot berm around the perimeter was not necessary for the project. The solution discussed involved an approximate two-foot to four-foot high berm for the north, west and east side of the complex. The project will include this type of berm. The south side of the complex will be addressed with a berm built by the neighboring company, IDI, by August 2002. Joliet Junior College will supply additional information on this matter.

If you have any questions concerning the above information please call me at (713) 871 5168.

Best regards,


Vincent Spencer
CENTURY DEVELOPMENT

CC: Wayne Sramek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

Wednesday, May 23, 2001

Mr. Alfredo Melesio Jr.
City of Joliet - Planning Division
150 West Jefferson Street
Joliet, IL 60435

**RE: Planned Unit Development Application
 Joliet Junior College**

Mr. Melesio:

We have enjoyed working the City of Joliet and respect the structure and experience of all the staff. During the course of the Planned Unit Development application process, we have received additional requests from your department concerning the new student housing project at Joliet Junior College. Joliet Junior College and Century Development have reviewed the requests and have supplied the following responses.

OCCUPANCY FOR UNITS

The unit mix and respective occupancy for the proposed student housing project is as follows:

Four bedroom / 2 bath	Maximum of four persons
Two bedroom / 2 bath	Maximum of two persons
Manager's Unit	Maximum of four persons
Efficiency	Maximum of two persons *

*The efficiency usually rents to a single occupant. Sometimes, married couples reside in the units and rarely, under a special case if leasing is not favorable, the unit is used for double occupancy. If the efficiency were used as double occupancy, the 296-student total would not be surpassed.

PICTURES OF EXISTING PROPOSED BUILDINGS

A compact disk was supplied to your attention via federal express containing approximately twenty garden style student housing projects.

COLOR SCHEMES

We have attached pictures of existing stone colors on the campus of Joliet Junior College. **The new student housing will use brick, not stone or granite, for the wainscoting.** The brick color will compliment the color of the stone on the campus building. Also, the exterior color of the buildings will be some variation of white that will also blend with the campus vernacular. We have attached many samples of white for your review and of these samples; the College would make the final decision.

PERIMETER WAINSCOTING

The request for the entire perimeter of all buildings to be wainscoted is closely associated with the request of the evaluation of the ends of the buildings. We believe that the proposed solution will resolve the appearance of the ends of the buildings.

EVALUATION OF THE ENDS OF LONG BUILDINGS

We have attached the proposed solution for the ends of the long buildings. Our solution encompasses adding shutters to the ends, creating the appearance of windows. This solution breaks up the siding exterior and blends with the entire project. We decided not to pursue adding windows due to the fact that it would directly affect the bedroom furniture plan. The bed for the individual bedroom is located along the long wall. If a window was added, privacy is compromised and the bed is placed in an awkward position in the room. Finally, if one bedroom has two windows, this creates a management problem in that a student having one window would want a discount from the bedroom with two windows. Please keep in mind that the entire project debt is paid by student rents and student cannot afford luxury housing. The project has been designed with the student's functional and budgetary needs.

BUILDING ELEVATIONS OF ALL FOUR SIDES

We have attached building elevations of all four sides of each building type except for the clubhouse (provided earlier). These elevations include the shutters at the ends of the long buildings.

EVALUATION OF WINDOWS AT SOUTH ELEVATION OF CLUBHOUSE

The windows proposed at the south end of the clubhouse, in the clubroom, are located at a higher elevation than other windows in the clubhouse. In addition, the windows are smaller than other windows. We have tried to create a space to accommodate all needs of the students and management. Some of the functions that the clubroom facilitates are meeting space, lounging, entertainment, tutoring, and marketing to name a few. Having one wall for the placement of a big screen television and furniture will maximize the efficiency of the room. Finally, planted landscaping will reach the bottom of these windows to balance the facade.

BERM AROUND PERIMETER

It has been requested that the perimeter of the site be surrounded by a six-foot high berm. We believe that this element would be counter productive to the atmosphere and well being of the complex. A main concern of the complex is to provide for the safety and well being of the students who will reside in the complex. A man-made barrier between the College and the complex and the complex and the hike and bike trail would compromise security. A person of average height cannot see on the other side of the berm, and thus cannot avoid a dangerous situation. Finally, campus police patrolling the area would not be able to see into the campus if a situation arose and they would not be able act quickly to prevent the situation.

MONUMENT SIGNAGE

The signage for the new student housing complex will resemble the attached photograph from another recent project. The sign will be designed with Joliet Junior College input and incorporate the same brick used on the exterior of the complex buildings. The signage will also be lighted from the ground for 24-hour visibility.

In summary, we would like state that the new student housing project at Joliet Junior College is for JJC students. The students will enjoy many amenities, a state of the art living environment, convenience to campus, great quality of life and most importantly, affordable housing. Finally, the College will reap the benefits of the student housing through capturing an untapped student base providing growth to College programs and future expansion.

Best regards,

A large black rectangular redaction box covering the signature of Vincent Spencer.

Vincent Spencer
CENTURY DEVELOPMENT

Enclosure

CC: Wayne Sramek
Richard Mays
Pam Thayer
Al Hardersen
Seaver Tarulis

PLANNED UNIT DEVELOPMENT

WRITTEN MATERIAL SUBMISSION

CITY OF JOLIET

**JOLIET JUNIOR COLLEGE
NEW STUDENT HOUSING**

Table of Contents

Scope of Development

Financial Plan

Marketing Plan

Security Plan

Ownership

SCOPE OF DEVELOPMENT

Century's proposed new campus housing for Joliet Junior College is carefully planned to have a strong residential character and a design that will complement current facilities. The 128 units of the residential community consist of 19 four bedroom/two bath apartment units, 96 two bedroom/two bath apartment units, 12 efficiency apartment units and 1 two bedroom/one bath Manager's Unit. The total project will accommodate a maximum of 296 students in state of the art college housing.

Site Development

The approximate 10-acre site creates a unique building design opportunity that works with the terrain rather than against it. Five apartment buildings are three stories, one building is two stories and the clubhouse is one story. The buildings are situated on the site so as to create a park in the center which will open to the campus on the north. The buildings will be located near the north end of the site, preserving the remaining site for park land and future development.

The site creates spacious green areas throughout the park-like setting. The buildings will be located so as to create a sense of community and ambiance for a home away from home. Consideration has been given to creating usable and attractive open spaces between the buildings. The orientation of the buildings will provide each building a combination of privacy, sun exposure, view, adaptation to the site, relationship to adjacent buildings and cross ventilation.

The property is entered from Joliet Junior College's loop road with the Clubhouse and management offices conveniently located for prospective tenants and residents alike. Well lighted parking for each resident is only a short distance from car to apartment; we have provided parking for approximately 105% of the students. Visitor and short term parking is provided in front of the Clubhouse. Parking for handicapped persons shall be adjacent to apartment buildings that are accessible to the ground floor ADA units.

Safety awareness is an important design consideration. Lighting the site and providing good visibility allows the residents to visually monitor all areas of the site. The main entrance, as well as individual apartment building entrances and corridors will also be well lighted.

The Community

Project amenities include a courtyard area for passive outdoor recreation and a centralized laundry facility within the clubhouse. Additional amenities will include a pool, jacuzzi, sand volleyball court, barbecue grilles, and a picnic pavilion.

Every apartment unit is fully furnished (except the efficiencies) and includes a fully equipped kitchen with a refrigerator with icemaker, electric range, oven, garbage disposal, dishwasher and smoke detectors. Carpeted living areas in all residences feature finishes, fixtures, accessories and colors selected for contemporary student living. The units will also incorporate sound resistant materials to help ensure a quiet atmosphere for social living, rest and study activities.

All units will have electric resistance central heat, air conditioning, and individual electrical meters. A hot water loop, centralized in the clubhouse with a redundant back-up system, will be used to provide continual "on demand" domestic hot water circulation throughout the project. Additional unit amenities include a spacious closet for each student.

Mailboxes and laundry facilities have been centrally located in the community building. This building also includes one large group meeting room capable of holding 100 to 150 people, office space for an on-site management team, study area, maintenance room, and large package storage.

Telecommunications and Data

Century Development and Anixter have formed a proprietary relationship for student housing nationwide. Anixter, a NYSE traded company, is the industry leader in the design and development of communication and data networks. Century will provide the design and consulting services of the entire Anixter team to design and specify, with the staff, the standards for the student-housing network.

Century's proprietary state-of-the-art telecommunications system provides personal computer cabling in each bedroom. This system is designed to integrate into the College's telecommunications network providing students with high-speed direct connection to the College and the World Wide Web.

Unit Types

The types of apartments offered are based on Century's previous student housing experience with major consideration given the stated housing requirements.

Planned residential units include the following:

UNIT TYPE	UNIT SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.	MAX. OCCUPANTS
Efficiency	495	12	5,940	24
2 Bedroom / 2 Bath Apt.	610	96	58,560	192
4 Bedroom / 2 Bath Apt.	873	19	16,587	76
Manager's Unit	873	1	873	4
Community Center	5000		5,000	
Totals		128	86,960	296

Efficiency - 495 square feet

An unfurnished efficiency apartment with a bedroom/living area, full kitchen facilities, an eating bar, and private entry. This unit will appeal to those students who desire privacy at an affordable price.

Two Bedroom/Two Bath - 610 square feet

A two bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. This unit will appeal to two students who desire a shared living arrangement, but with each having a private bedroom and bath.

Four Bedroom/Two Bath - 873 square foot

A four bedroom apartment with two baths, full kitchen, dining area, living room, and common balcony. Each of the four bedrooms will have access to the two full baths. This unit will appeal to underclassman wanting a shared living arrangement, but with the unique feature of a private bedroom for each student.

TEAM IDENTITY

Joliet Junior College

Century Development

C. Richard Everett, Chairman
Terry Maxwell, Vice President

Wayne Sramek, President
Jim Short, President, CCHM

The Clerkley Group, Inc.

Design Architect

Curtis W. Clerkley
Principal
Houston, Texas

General Contractor

To Be Determined

Bond Counsel

Chapman and Cutler

Jim Luebchow
Chicago, IL

George K. Baum & Company

Investment Banker

Lee White
Sr. Vice President
Denver, Colorado

Raymond Engineering, Inc.

MEP Engineer

Bill Patterson
Principal
Spring, Texas

SCA Consulting Engineers, Inc.

Structural Engineer

Mark Shepard
Principal
Houston, Texas

Geotech Incorporated

Civil Engineer /
Surveyor

Jerald M. Papesh
President
Joliet, IL

ROLES OF EACH PRINCIPAL

Century Development – Houston, TX, in conjunction with the General Contractor, will manage the construction of the project for a guaranteed maximum price. Century will also coordinate all team members for the entire duration of design and construction. Century will also provide all on-site property management services after completion of construction, through its student housing subsidiary, Century Campus Housing Management, L.P. (CCHM).

George K. Baum & Company – Denver, CO, Investment Banker, will be responsible for arranging the tax exempt financing for the transaction. Century has completed \$500 million of successful student housing project financings, and we have never failed to finance a project as proposed.

The **General Contractor** will be responsible for the preconstruction services and construction phase of the project. The General Contractor will construct the project on time and within budget. Payment and performance bonds will also be provided to ensure timely completion and payment to all subcontractors and suppliers.

The Clerkley Group, Inc. – Houston, TX, will be the design architect responsible for the regulatory and physical constraints of the student housing project and will communicate with other consultants and coordinate design.

Chapman and Cutler – Chicago, IL, bond counsel, will be responsible for drafting the bond indenture and loan documents for a transaction, providing an opinion that the transaction and its covenants conform to all state and federal law requirements and finally, provide an opinion that the bonds are tax exempt.

SCA Engineers, Inc. – Spring, TX, structural engineer, will design the buildings structural integrity insuring the most appropriate foundation system and produce a set of drawings for the contractor explaining that system in detail.

Raymond Engineers, Inc. – Houston, TX, mep engineer, will design the mechanical (HVAC), electrical and plumbing systems.

Geotech Incorporated, Joliet, IL, civil engineering consultant, will design the on-site utility systems, streets, and site grading.

FINANCING PLAN

Century Development will build a 128 unit garden style apartment project which can accommodate a maximum of 296 students. The project will be built on a site proximal to central campus owned by the Joliet Junior College Foundation, and will contain approximately 86,960 square feet. Century, in conjunction with the General Contractor, **will guarantee a maximum fixed Hard Cost Price not to exceed \$10,480,713 for the design, engineering, construction and furnishing of the project and will bond to meet all performance criteria associated with construction of the project. Sales tax is excluded.** The project will be completed in time for the opening of the Fall 2002 semester.

Over the past 30 years, Century has developed 40 million square feet of student apartments, office buildings, retail space, hotels, condominiums, sports facilities and garages. In order to develop these properties, Century has raised over \$2 billion in debt and equity capital. Century's lenders and partners have included CIGNA Investments, Inc., Metropolitan Life Insurance Company, The Prudential Insurance Company, Northwestern Mutual Life Insurance Company, Equitable Life Assurance Society of the United States, Mutual of New York, American General Insurance, The Ford Foundation, Union Carbide Pension Trust, Teacher Retirement System of Texas, JMB Realty, Nations Bank, Chase Texas Commerce Bank, First City Bank, First Interstate Bank, Bank of America, Citicorp, Chemical Bank and foreign investors. The capital has consisted of straight mortgages, equity joint ventures, tax-exempt bonds and special revenue bonds.

Century proposes to design and construct the project with a **guaranteed price, turnkey basis** and will provide financing for the project under the following method:

Financing will be provided through the sale of tax-exempt revenue bonds issued by a 501(c)3 or not-for-profit organization. Joliet Junior College will have **no liability** for the tax-exempt debt or for the operations, maintenance, repair or capital replacement of the project. **Under this arrangement, Joliet Junior College will receive 100% of the Net Cash Flow from the project.**

The total amount of the bond sale would be \$12,535,000. This will result in students paying the rents shown on page 3.

Joliet Junior College
Baa / BBB Fixed Rate Tax-Exempt Financing
Explanation of Funds

PROJECT DESCRIPTION	
Number of Units	128
Number of Beds	286
Net Rentable Square Footage	81,980
Total Square Footage	86,980

PROJECT FUND	
Building Shell	\$89 per SF \$ 7,721,900

Soft Costs and Rent Up Expenses	
Offsite Utilities (Sewer and Water)	275,000
Admin / Project Mgmt	400,000
Permits & Fees	125,000
FF&E	110,000
A/E Fees	151,000
Consultants	80,000
Professional Reimbursables	25,000
Testing / Surveying	32,000
Project Signage and Graphics	18,500
Marketing and Leasing / Start-Up Operations	100,000
Development Fee / Overhead	400,000
Furniture Cost	281,313
Title Insurance	35,000
Contingency	600,000
International Student Program	100,000
Appraisal / Market Study	15,000
Subtotal	\$ 2,758,813
Total Project Fund Amount	\$ 10,480,713

Total Project Cost	
Per Unit	\$ 81,880.57
Per Bed	\$ 35,407.91
Per Rentable SF	\$ 127.88
Per Gross SF	\$ 120.52

Note:
 * Cost of Issuance in Excess of 2% Limitation will be financed either with an equity contribution or the issuance of a taxable debt. For preliminary purposes, a taxable debt is assumed.

FINANCING ASSUMPTIONS	
Dated Date	7/1/01
Delivery Date	7/1/01
First Interest Date	7/1/01
First Maturity Date	7/1/02
Last Maturity Date	7/1/03
Project Completion Date	7/1/32
Final Maturity for Capitalized Interest Fund	7/1/02
	7/1/03

SOURCES AND USES OF FUNDS	
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SOURCES	Tax-Exempt	Taxable	Total
Par Amount	\$ 12,370,000	\$ 185,000	\$ 12,535,000
Excess 2% COI Funded with Contribution	-	-	-
Original Issue (Discount) / Premium	-	-	-
Accrued Interest	-	-	-
Total	\$ 12,370,000	\$ 185,000	\$ 12,535,000

USES	Tax-Exempt	Taxable	Total
Deposit to Project Fund	\$ 10,240,339	\$ -	\$ 10,240,339
Deposit to Capitalized Interest Fund	950,748	11,051	961,797
Deposit to Debt Service Reserve Fund	929,285	18,500	945,785
Deposit to Capitalized Letter of Credit Payment	-	-	-
Deposit to Capitalized Remarketing Fee	-	-	-
Upfront Letter of Credit Fee	-	-	-
First Quarter's Letter of Credit Fee Paid at Closing	-	-	-
Gross Underwriter's Discount	-	-	-
Costs of Issuance	185,550	2,475	188,025
Costs of Issuance in Excess of 2% Limit	61,850	-	61,850
Accrued Interest	-	134,150	134,150
Rounding Amount	2,250	824	3,073
Total	\$ 12,370,000	\$ 185,000	\$ 12,535,000

Costs of Issuance	65,000
Bond Counsel	28,000
Disclosure Counsel	28,000
FA Fee	7,500
OS Printing & Mailing	3,000
Trustee Acceptance Fee	7,000
Trustee Counsel	7,500
Foundation Counsel	9,500
Illinois Housing Fee	2,400
Attorney General Fee	15,000
District Counsel (Joliet Jr College)	13,000
Rating Agency Fee	100
Prepayment of Ground Lease	-
Other Contingency	-
Interim Interest	-
Total	198,000

RENTAL RATES

Century Proposed Rates:

The rental rates utilized for this project are:

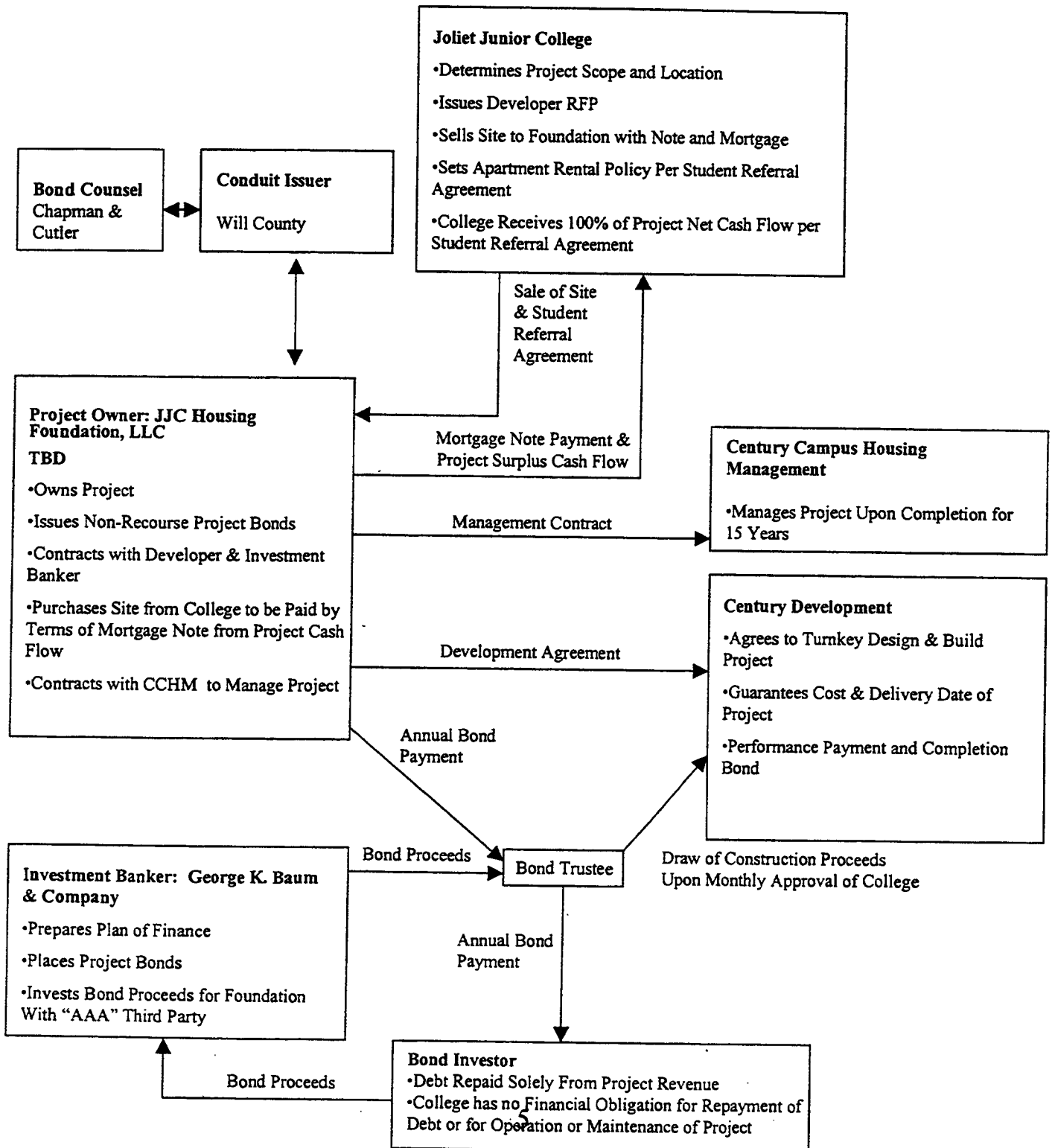
UNIT		OCCUPANCY	RENT / MONTH / STUDENT	
Type	Square Feet	Max Per Unit	12 MONTH LEASE	9 MONTH LEASE
Efficiency	495	2	330	347
2 Bedroom / 2 Bath	610	2	394	415
4 Bedroom / 2 Bath	873	4	303	319

CASH AND NON-CASH BENEFITS TO Joliet Junior College

The following are the major benefits of this transaction to Joliet Junior College:

- **No Capital Investment or Financial Obligation by Joliet Junior College**
Century will design, construct, furnish, finance, manage and maintain the project in a manner where Joliet Junior College will have **no capital investment nor any financial obligation** on the debt or for the operations, maintenance, repair or capital replacement of the project. This 100% off-balance sheet transaction method has been utilized on \$270 million of student housing projects to date.
- **Off College Balance Sheet Financing Achieved**
Century has structured the tax-exempt financing so that "off College balance sheet financing" is achieved as supported by Government Accounting Standards Board statement #14.
- Joliet Junior College will receive **100% of the Net Cash Flow** from the project annually. This net cash flow does not have any restrictions on its use.
- Joliet Junior College will **not** be Responsible for Operating Losses, if any, from the Project.
- **Century will Guarantee Completion of the Project for the Beginning of the Fall Semester, August 2002**
Century's track record for on time performance is outstanding having completed 37 on-campus housing projects on time and within budget over the past 11 years. The general contractor will be a major, national firm providing performance, payment, and completion bonds.
- **No Subordination of Land**
Joliet Junior College will not have to subordinate its fee simple interest in the land to the mortgage.
- **The Financing is in Place for this Transaction**
Century has an arrangement in place to fund this transaction.
- **Century has an Expert Management Team in Place Which Currently Manages 18,514 On-Campus Student Housing Beds in Eleven (11) States**
Century's management credentials are impeccable. As shown in the Management Section of this proposal, we provide students with a comprehensive residence life and student development program.
- **Consistent with Joliet Junior College's Objectives, Century's Project Creates Housing which is Affordable, High Quality, Convenient and Safe.**

**Joliet Junior College
Proposed Student Housing Project
Responsibility Chart
Tax Exempt Non-Profit Model
Prepared April 6, 2001 by George K. Baum & Company**



JOLIET JUNIOR COLLEGE

Tentative Marketing Plan - Materials

Joliet Junior College will be opening for the Fall 2002 academic year. Much of the marketing efforts will be concentrated in the spring semester prior to the students leaving for the summer. To capitalize on the timing, Century Campus Housing Management, L.P. (CCHM) proposes to use a picnic theme to center the activities and marketing literature around. This theme was successful at other campuses where CCHM is located. We will be happy to alter the information below based on input received from Joliet Junior College students (demographics), faculty, and staff once we arrive on campus.

<u>ITEM</u>	<u>MESSAGE</u>	<u>TARGET</u>
<u>Mail-Outs</u>		
Postcard #1	A Walk in the Park	Joliet Junior College Students
Postcard #2	Open House Invitation	Joliet Junior College Community
Postcard #3	Give Commute the Boot	New Admits
Flyer #1	College Life is a Picnic	New Admits
Flyer #2	Take a Walk in the Park	J.J.C. Application Insert
Flyer #3	Refer a Friend	Residents
Course Catalog	Ad on the cover	Joliet Junior College Interest List
President's Letter	Message from President	All marketing packets
<u>Banners/Signs</u>		
Banner #1	Coming August 2002...	Drive-By
Banner #2	Clubhouse Now Open...	Drive By
Foot Signs	Signs Along Driveway	Drive By
Displays	Concourse Area	On-Campus
	(W/packets, candy and Managing Director's business cards)	
Sign #1	College life can be a Picnic...	Campus buildings
Sign #2	Take a Walk in the Park	Campus buildings
		(Advertise RA info session)
Sign #3	College life can be a Picnic...	Campus buildings
		(Advertise Kick-off party)
Sign #4	Take a Walk in the Park	Campus buildings
	(Replace sign #1 to provide new contact info once the Managing Director is in place)	
Sign #5	Come Learn about New Housing Campus Buildings	
Sign #6	Joliet Junior College's New Housing Grand Opening	

Advertisements

Press Releases,
Newspaper and

Come Find Out about Joliet
Joliet Junior College's New
Student Housing

Local/outlying areas

Cable TV ads

Other

Cups

"Take a Walk in the Park"
(logo, building rendering, and phone number)

Current Students, new admits

Pens/Highlighters

Logo and phone number

Current Students, new admits

Course Catalog

Rendering with Ad Inside

All students / New Admits

Academic Cldr.

Rendering with Ad Inside

All Students

T-shirts

Founding Resident T-Shirts

New residents

Promotional

The Leasing Office will be transformed into a park. Picnic baskets with red and white gingham will hold cups, pens, highlighters, packets, toys, and candy. A "founding resident tree" will be created and hung on the wall. Residents will be leaves; staff members will be acorns. It will hang on the wall of the office to generate interest of the student body to see who will be living in the new housing. Styrofoam flower stickers will be put on the walls and desk. The office window will be covered with postcards and information. Once in the clubhouse, we will place picnic baskets on the table in the entryway as well as on the table in the waiting area.

Refer a friend and receive a \$50 gift certificate may be tried if there is a "lull" in leasing activity following the initial rush. If a resident refers a friend and that friend fills out an application and pays the deposit, the resident will receive a \$50 gift certificate.

Programs/Activities

Target Market:

Joliet Junior College Students

1. Resident Assistant Information Session
2. Kickoff Party
3. Table at Late Registration for Summer School
4. Open House
5. Opening of the Clubhouse
6. Grand Opening/Move-in

Programs/Activities	<u>Target Market:</u>	<u>Joliet Junior College Faculty & Staff</u>
----------------------------	------------------------------	---

- | | | |
|----|--|--|
| 1. | Meetings with Faculty/Coaches
to gain support for Joliet Junior College New Student Housing | |
| 2. | Speak to the Administrative Staff | |
| 3. | Speak to College Foundation Board | |
| 4. | Speak to Board of Trustees | |
| 5. | Open House | |
| 6. | Grand Opening | |

Programs/Activities	<u>Target Market:</u>	<u>Joliet Junior College Community</u>
----------------------------	------------------------------	---

- | | | |
|----|---------------------|--|
| 1. | Open House | |
| 2. | Press Releases | |
| 3. | Newspaper/Cable Ads | |
| 4. | Grand Opening | |

The following sample plan was used at Mineral Area College (Park Hills, Missouri) during the start-up leasing and marketing period. It will serve as a template for the Joliet Junior College lease-up.

	Arrange initial campus meeting with Director:	
4/14/00	Admissions	Regional / Director
4/14/00	Financial aid	Regional / Director
4/14/00	Police	Regional / Director
4/14/00	Athletics	Regional / Director
4/14/00	International office	Regional / Director
4/14/00	Facilities	Regional / Director
4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional Manager
4/14/00	Kick-off Party in the Student Center	Regional / Director
4/14/00	Newspaper interview/article	President
4/14/00	Marketing footsigns erected on campus	Regional / Director
5/1/00	Daily leasing report implemented	Regional Manager
5/15/00	F.F. & E. List finalized	Regional Manager
6/1/00	Recruit Assistant Director	Regional / Director
6/15/00	Solicit landscape maintenance contract bids	Regional / Director
6/15/00	Finalize Assistant Director decision	Regional / Director
JULY	Move into club house	Regional / Director
JULY	Model open?????	Regional / Director
7/1/00	Assistant Director starts	Managing Director
7/1/00	Place ad for Maintenance Supervisor	Managing Director
7/1/00	Obtain pest control bids	Managing Director
7/15/00	Prepare move-in packet info/materials	Managing Director
7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order F.F. & E. maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

4/14/00	Continuing education/conference coordinator	Regional / Director
4/14/00	Student groups (greeks, RHA, student gov.)	Regional / Director
4/14/00	Series ad finalized - submit to school paper	Regional / Director
4/14/00	Kick-off Party in the Student Center	Regional / Director
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7/15/00	Plan RA training	Managing Director
8/1/00	Maintenance Supervisor starts	Managing Director
8/1/00	Order FF&E maintenance equipment	Regional / Director
8/1/00	RAs start - training starts	Managing Director

JOLIET JUNIOR COLLEGE

New Student Housing Management

CCHM QUALIFICATIONS

Century Campus Housing Management, L.P. (CCHM) is the nation's leader in the management of on-campus housing facilities. It currently manages, or has under contract to manage, over 18,000 beds of housing on 30 campuses in 11 states. CCHM only manages on-campus student housing. ***CCHM has never lost a management contract.***

CCHM was formed in 1991 to manage the student housing facilities being developed by its parent company, Century Development (Century). The Student housing facilities which CCHM manages along with some characteristics of the assignment are shown below:

Institution	Number of Beds	Ownership		Housing Office	
		Century Ground Lease	University/ College Owned	CCHM Manages	CCHM Co-exists
				All Campus Housing	With University Housing
University of Houston	634	X			X
Texas Southern University	424	X			X
Texas State Tech. College	976	X			X
University of Texas-San Antonio	1965	X		X	
Louisiana State Univ.-Shreveport	480	X		X	
Oklahoma City University	488	X			X
University of Texas-Tyler	384	X		X	
Northwestern State University	512	X			X
Abilene Christian University	488	X			X
University of Texas-Arlington	960	X			X
Univ. of Houston-Clear Lake	288	X		X	
University of New Orleans	816	X			X
Henderson State University	288	X			X
University of Missouri-St. Louis	504	X			X
Univ. of Colorado-Colorado Springs	593		X	X	
Houston Baptist University	272	X			X
George Mason University	2800		X	X	
Webster University	280		X		X
University of Nebraska-Omaha	576	X		X	
Collin County Community College	296		X	X	
Arizona State University-East	431		X	X	
Rice University	222		X		X
Mineral Area College	224		X	X	
Jefferson College	216		X	X	
Rogers State University	256	X		X	
Three Rivers Community College	208		X	X	
Joliet Junior College	296		X	X	
Louisiana State University at Eunice	228		X	X	
ASU Main	332		X		X
Weber State	578		X	X	

The scope of the above assignments, with a few exceptions, includes a turn-key operation. The services provided include residence life, marketing, maintenance, housekeeping, summer conferences and accounting/reporting.

A rough breakdown of the housing inventory by type follows, which shows the breadth of our experience:

Residence Halls	4,000 beds
Apartments	13,000 beds
Homes / Mobile Homes	1,000 beds

The advantages of selecting CCHM follow:

1. **Experience** - no other management company manages more on-campus beds than CCHM.
2. **Focus** - CCHM only manages on-campus student housing. We are not distracted with off-campus housing or any other type of real estate management. With this focus, we have become adept at integrating an outsourced housing operation into university structures and cultures, each one unique.
3. **Depth** - over 600 employees dedicated to student-housing management. We have 6 regional managers and 30 director-level professionals creating an incomparable resource network.
4. **"Opening" Expertise** - we have opened, from new construction, over 12,735 beds of housing on university campuses. This unique experience will increase the likelihood of success of the facility on opening day and thereafter.
5. **Staff Qualifications** - almost all of our professional staff members have advanced degrees and institutional housing experience. The care and well being of the student residents is our first priority.

SECURITY PLAN

Security at the new student housing complex on the campus of Joliet Junior College is, as at all of Century Development's projects, a major priority. Century Development and Century Campus Housing Management will provide a safe and secure learning environment for all Joliet Junior College Students.

The design of the new facility will be critical to resident/guest safety and security. At other campuses, we have experience with a number of safety/security features including limited access gates/fences, card-key access, 24-hour desk operations, emergency phones, surveillance systems, and security patrols. As such, we will serve as a valuable resource to the design team.

The lease contract and community policies of the complex will contain language informing the residents of their responsibility for their own safety and of safety tips. At move-in, information will be distributed with emergency instructions and information. In addition, early programming each fall semester will include safety and security issues. Community Assistants (CA) will perform "rounds" several times each night and will be on-call after business hours via a pager. CA training includes safety and security topics.

Security and Safety Features

The entire site will be fenced with a six foot high wrought iron fence designed to complement the architectural style of the buildings. A voice dial box will allow for access to the vehicle and pedestrian gates. The laundry area and the study room within the clubhouse can be accessed 24 hours by means of coded door hardware. Units and individual bedrooms will be keyed with a system that provides no duplication, i.e., every bedroom key will be unique. In addition, a keyless deadbolt is installed in the front door to each unit. This provides limited access to the property as well as the building and units. Finally, a member of the CCHM staff and a CA will be on call 24 hours a day, seven days a week for any issue that may arise.

Visitors to the property, both pedestrian and auto, will be able to contact residents via telephone from the gate area, and be admitted by the resident from the comfort of their home.

Each unit is protected with a smoke detector and horn and the entire facility is sprinklered. Handicap units also have strobe lights installed throughout the unit. In addition, Century installs fire extinguishers in each kitchen.

CCHM Security & Safety Programming

An outgrowth of strong programming is the development of a Community Action Team. This group of concerned residents can meet to supplement social

programming for the community, but can also serve to communicate resident concerns to the management of the facility. Often, the Community Action Team is most successful in the form of a Crime Watch or Resident Shield group that supports our emphasis on safety and security, discussed later. It is important to assess the role that a proposed Residence Hall Association may have on the campus. When created, it would be preferred for our RHA and Community Action Team to integrate and co-program with existing community councils on campus.

Programming is only one part of developing a community that embraces individuality but also recognizes the part each person plays as a citizen in the community. Staff members must also be well trained and versed on holding residents accountable for their responsibilities to the community. Student and professional staff at the facility are trained on positive conflict resolution and management, counseling, and crisis management, as well as safety issues.

At Joliet Junior College, as at most colleges and universities, safety and security is important. Although we cannot promise that students will never find themselves to be a victim of crime, we can take measures to reduce this likelihood. CCHM promotes "personal responsibility for safety" and takes every opportunity available to educate residents about safety issues.

Prior to move-in we begin educating residents about safety by listing awareness and safety tips in the Community Policy document each resident must sign prior to taking occupancy. This section is quite lengthy and demonstrates our commitment to the topic. On move-in day, an Emergency Instruction & Important Safety Tip brochure is distributed that is tailored to each specific community and campus. Additionally, we often work with campus or local police to provide "Operation ID" in which students can register personal items of value. After taking occupancy, we continue to educate residents on safety issues by discussing the subject in monthly newsletters and through resident programming.

In the event a crime does occur at the facility, management, often in conjunction with campus police, may provide a community alert. It is common practice, in the event of a violent crime, that management and campus resources team join together and provide counseling services at the facility in the common community spaces, in order for students to have the ability to discuss their feelings and concerns about the incident.

The Managing Director of each facility is also required to create an ad-hoc safety committee. This committee focuses on safety issues pertaining to the physical aspect of the facility. Regularly the committee walks the facility looking for potentially hazardous problems such as uneven turf, sharp edges, obscured shrubbery, etc. At least weekly, a light check is done of every building on the facility and lights are replaced as needed.

OWNERSHIP OF NEW STUDENT HOUSING

The new student housing project at Joliet Junior College is comprised of seven buildings in total, encompassing 128 units, yielding 296 total student beds. The complex contains 317 parking spaces, three trash receptacles, sand volleyball court, courtyard areas, pool with jacuzzi and a leisure pavilion. Site improvements besides the buildings and the above amenities include a detention area for the complex, site lighting, perimeter fence with vehicle entrance and exit gates, a pedestrian gate for campus access and landscaping. The entire complex, including the open space, and the real estate on which it resides will become the property of The Joliet Junior College Foundation. Joliet Junior College possesses current ownership of the aforementioned property. Coordinated with the project's financial closing (currently scheduled for June 2001), Joliet Junior College will deed the property to the Joliet Junior College Foundation.

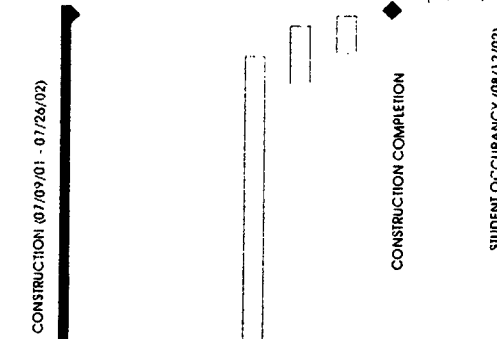
Joliet Junior College

PROPOSED STUDENT HOUSING SCHEDULE

2002 2003
 Apr May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May

ID	Task Name	Start	Finish	Responsibility
1	Submit PUD Application	Fri 4/20/01	Fri 4/20/01	JJC/CD
2	Planning Commission Staff Review	Thu 5/3/01	Thu 5/3/01	JJC/CD
3	Construction Pricing	Mon 5/7/01	Fri 6/8/01	CD/GC
4	Permitting through City of Joliet	Wed 5/9/01	Fri 6/22/01	JJC/CD
5	Public Hearing/Presentation	Thu 5/17/01	Thu 5/17/01	JJC/CD
6	Pre-Council Meeting on PUD	Mon 6/4/01	Mon 6/4/01	JJC/CD
7	City Council Meeting on PUD	Tue 6/5/01	Tue 6/5/01	JJC/CD
8	Complete Financing Documents	Mon 6/25/01	Thu 6/28/01	JJC/CD/Underwriter
9	Close Financing/Sell Bonds	Fri 6/29/01	Fri 6/29/01	Underwriter
10	Start Construction	Mon 7/9/01	Fri 7/26/02	CD/GC
11	Site Work	Mon 7/9/01	Fri 9/14/01	CD/GC
12	Utilities	Mon 7/23/01	Fri 10/19/01	CD/GC
13	Foundations	Mon 9/3/01	Fri 11/23/01	CD/GC
14	Structures	Mon 9/24/01	Fri 6/28/02	CD/GC
15	Landscaping	Mon 6/10/02	Fri 7/19/02	CD/GC
16	Punchlist	Mon 7/1/02	Fri 7/26/02	CD/GC
17	Complete Construction	Wed 7/31/02	Wed 7/31/02	CD/GC
18	Deliver & Install Furniture	Mon 8/5/02	Fri 8/9/02	CD/CCHM
19	Student Occupancy	Mon 8/12/02	Mon 8/12/02	CCHM

TEAM MEMBERS ABBREVIATIONS:
 JJC - JOLIET JUNIOR COLLEGE
 CD - CENTURY DEVELOPMENT
 GC - GENERAL CONTRACTOR
 CCHM - CENTURY CAMPUS HOUSING MANAGEMENT



Written Submittal Addendum #1

Residence requirements for New Student Housing

The new student housing complex located on the campus of Joliet Junior College will primarily comprise students of Joliet Junior College. As a stipulation of the bonds used to finance this transaction, "eligible tenants" are described in detail below.

The term "Eligible Tenants" is defined as follows: "Eligible Tenants" means any Person (i) registered as a student at the College, (ii) attending a program presented by the College, (iii) who is a member of the faculty of the College and who is residing at the College in connection with an established program of the College to provide enhanced educational benefits to persons described in clauses (i) or (ii) hereof, (iv) who is a visiting lecturer or other educator who has been engaged to present or assist in the presentation of an educational program by the College, or (v) employed in the management or maintenance of the Facilities whose availability at the Facilities during non-working hours is deemed by the Borrower to be beneficial to its ability to operate and maintain the Facilities and, in all cases, members of such Person's immediate family occupying the same residential unit.

Written Submittal Addendum #1

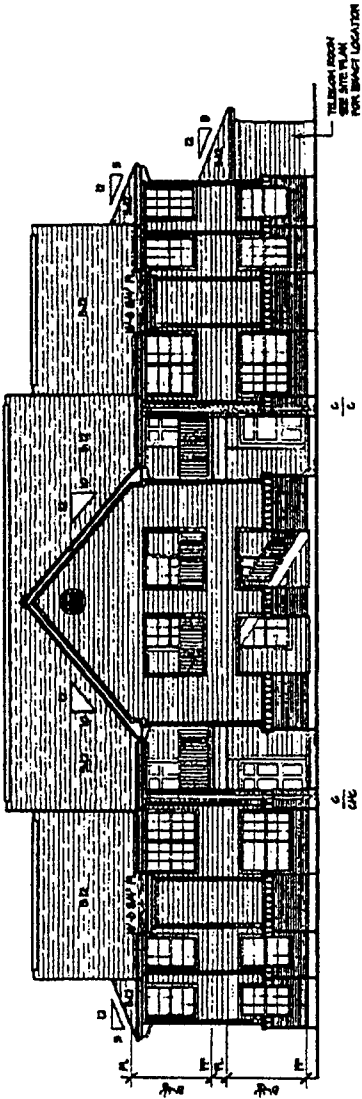
Additional Financial Information

In addition to the complex primarily housing students, Joliet Junior College and Century Development would like to further the understanding of the financial arrangement of the project.

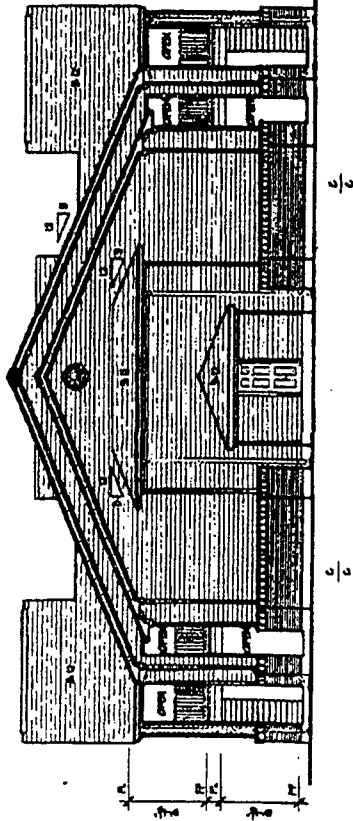
The bonds used to finance the project would be non recourse to the College's general fund and repayable solely from the revenues of the project. The bond purchaser (lender) understands this risk.

When the bonds are sold, a one (1) year debt service reserve is funded from the proceeds of the bonds. Should revenues be insufficient to cover the operating expenses and debt service of the project the following scenario would apply:

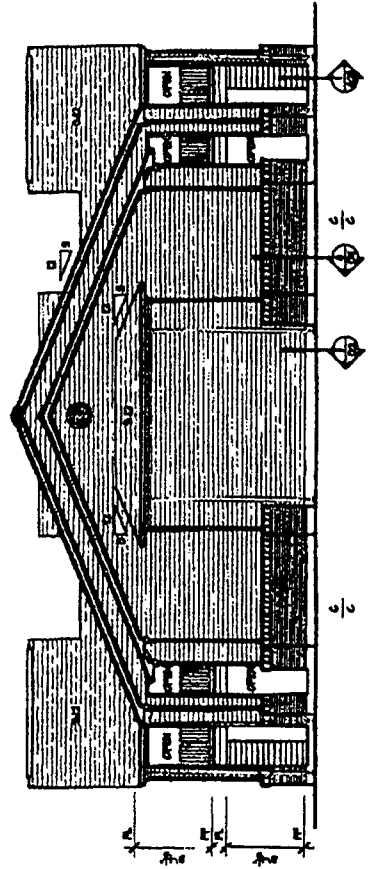
- First, the debt service reserve (DSR) would be drawn upon to meet the project's obligations. Utilization of the DSR funds would constitute a technical default but not a monetary default on the bonds.
- Upon a technical default the lender could replace the management company with an alternative manager.
- If the DSR funds are exhausted and there is a default on the payment of the principal and interest, then the lender can exercise his remedies.
 1. The bond purchaser (lender), to protect the tax exempt bond status and because the project is on College land, can still only lease to students, faculty and other College related, eligible tenants as defined by IRS statute.
 2. The lender would only be entitled to the revenues of the project (whatever they were) to satisfy his debt.
 3. If there is a revenue shortfall, the unpaid principal, interest and penalties would accrue until paid, and the College would be entitled to cash flow after these accrued obligations were paid in full.



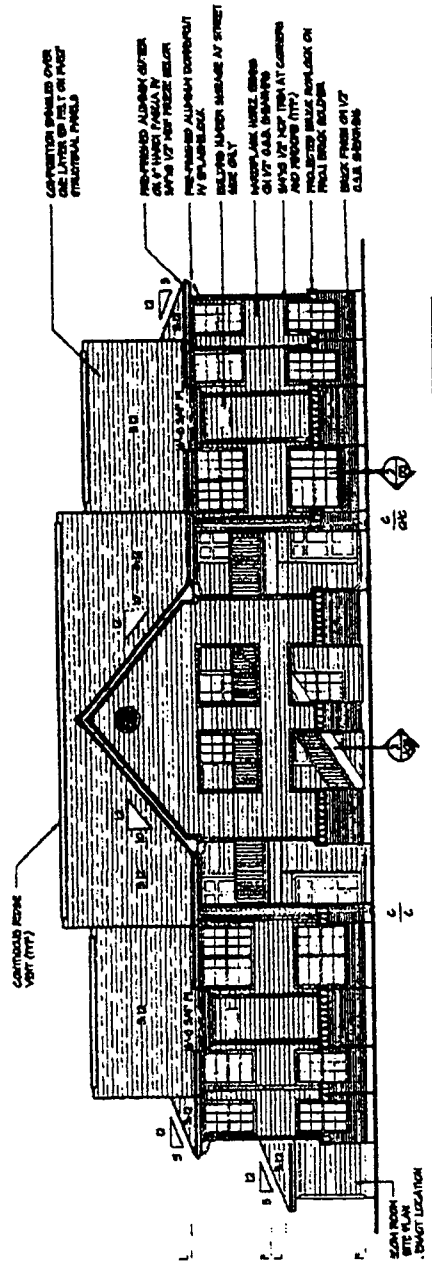
COURTYARD ELEVATION
BUILDING TYPE I



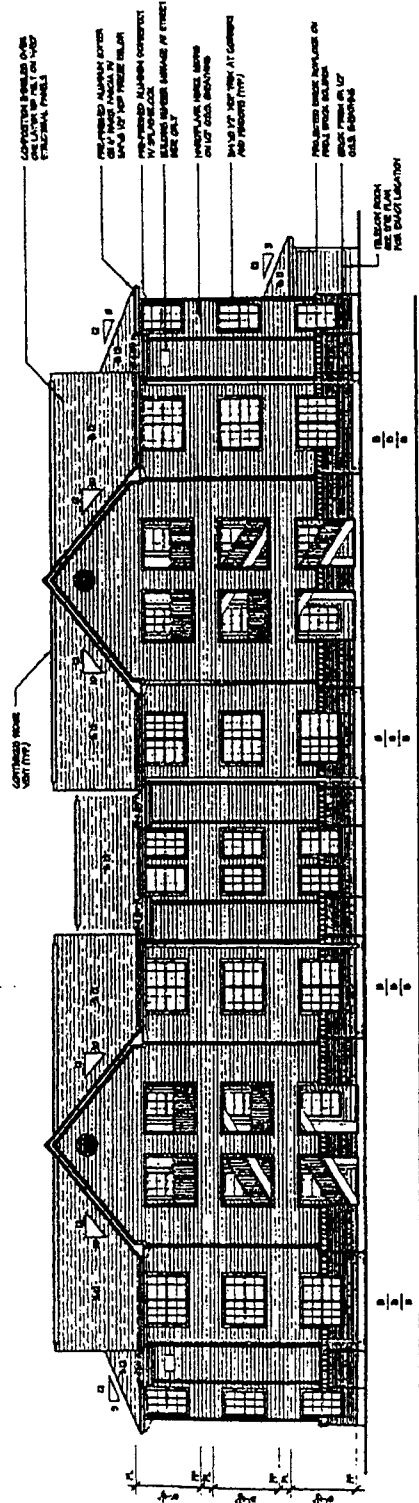
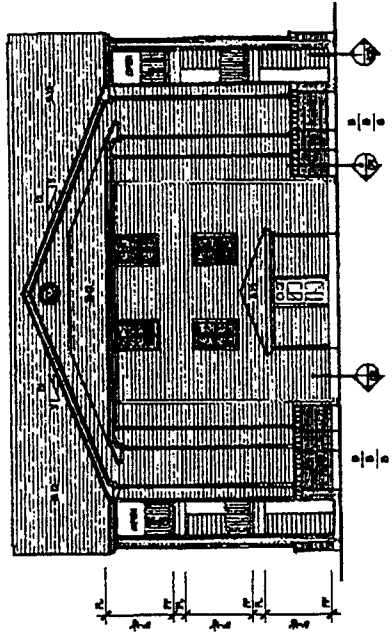
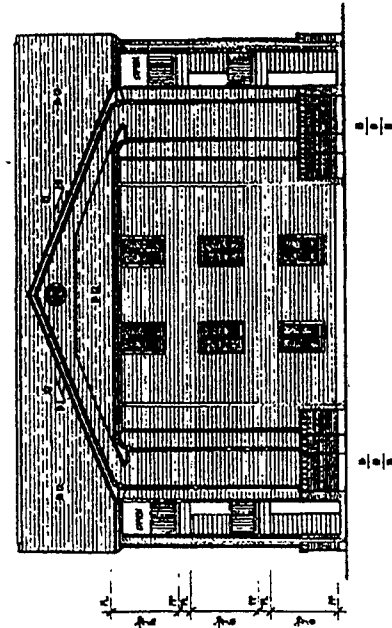
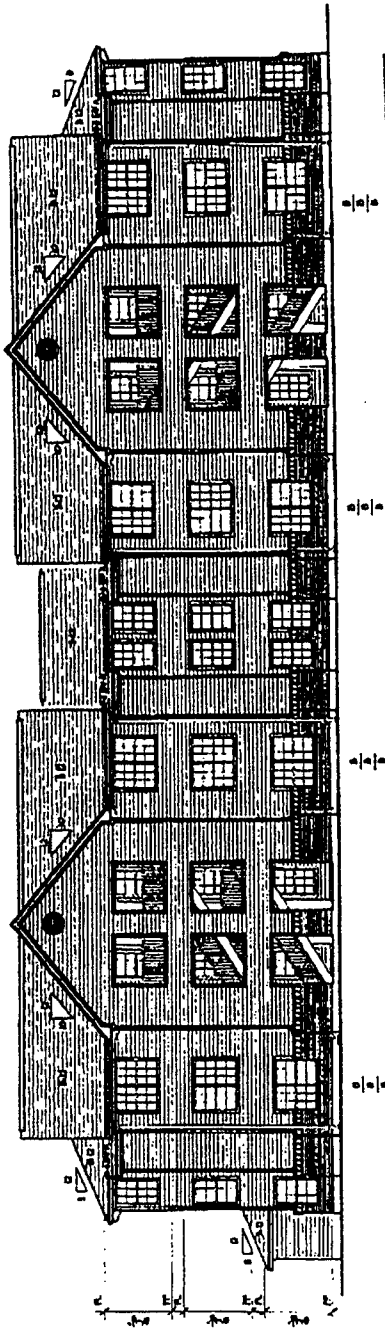
LEFT END ELEVATION
BUILDING TYPE I

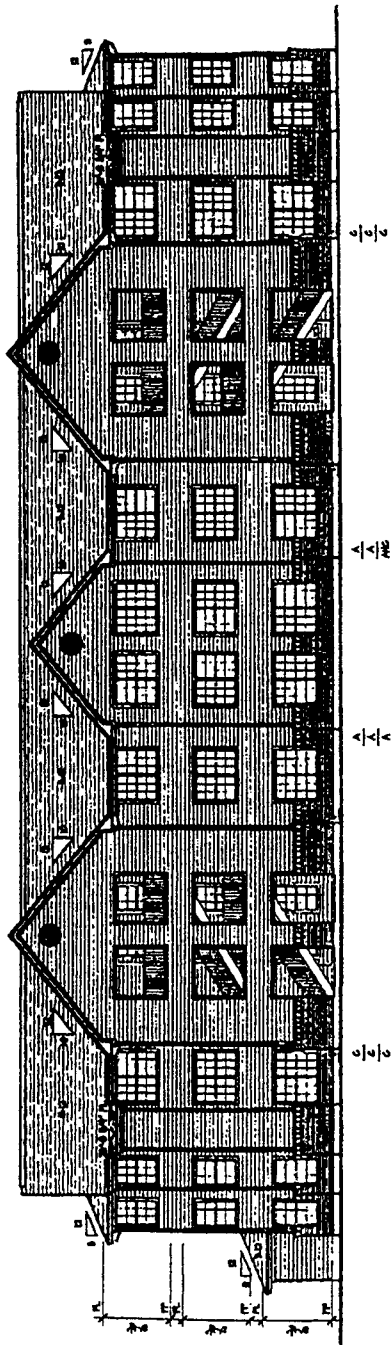


RIGHT END ELEVATION
BUILDING TYPE I

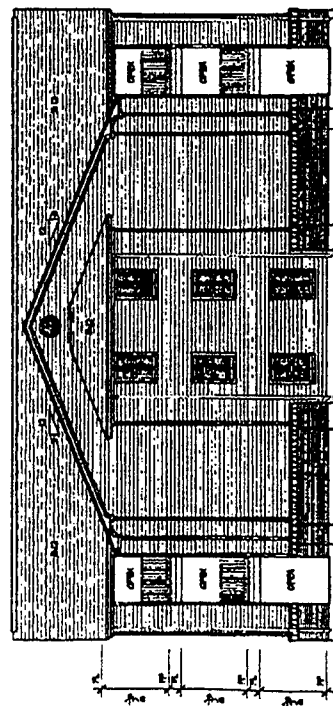


STREET SIDE ELEVATION
BUILDING TYPE I

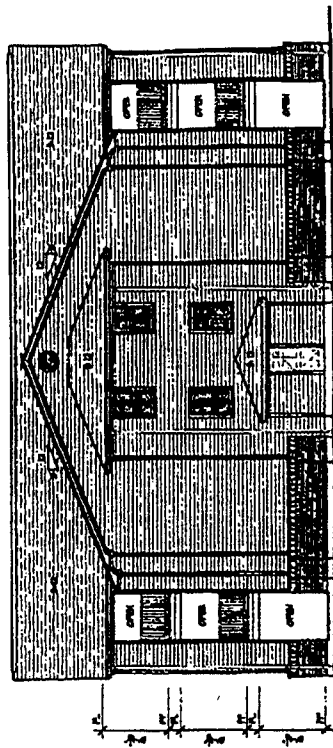




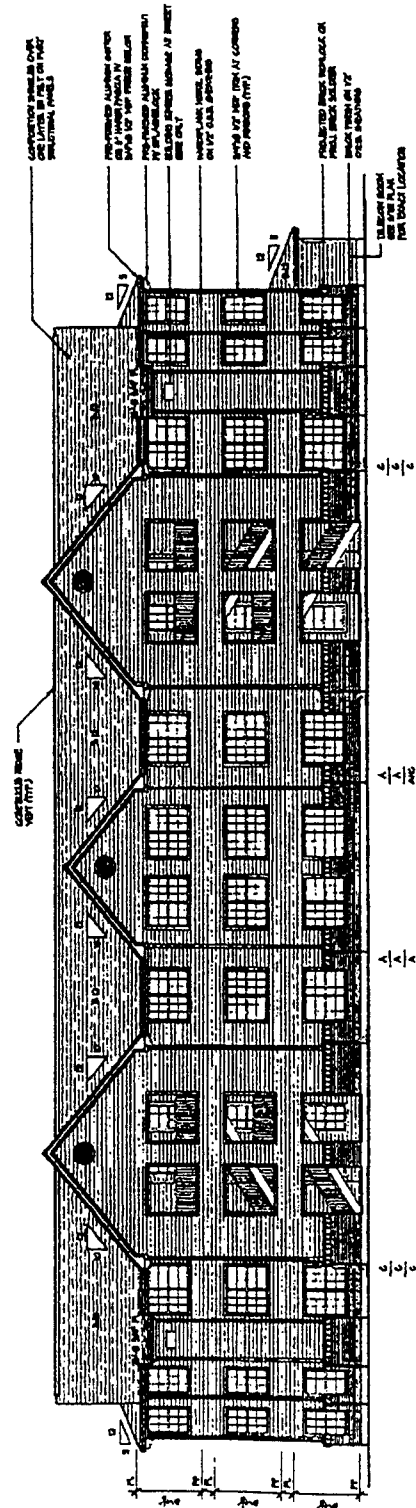
COURTYARD ELEVATION
BUILDING TYPE III



LEFT END ELEVATION
BUILDING TYPE III



RIGHT END ELEVATION
BUILDING TYPE III



STREET SIDE ELEVATION
BUILDING TYPE III

Hardiplank Siding Possible Color Schemes

Creamy White SW2445

Palais White SW2429

Nimbus White SW2421

Alpine White SW2427

White Heron SW2425

Restful White SW2449

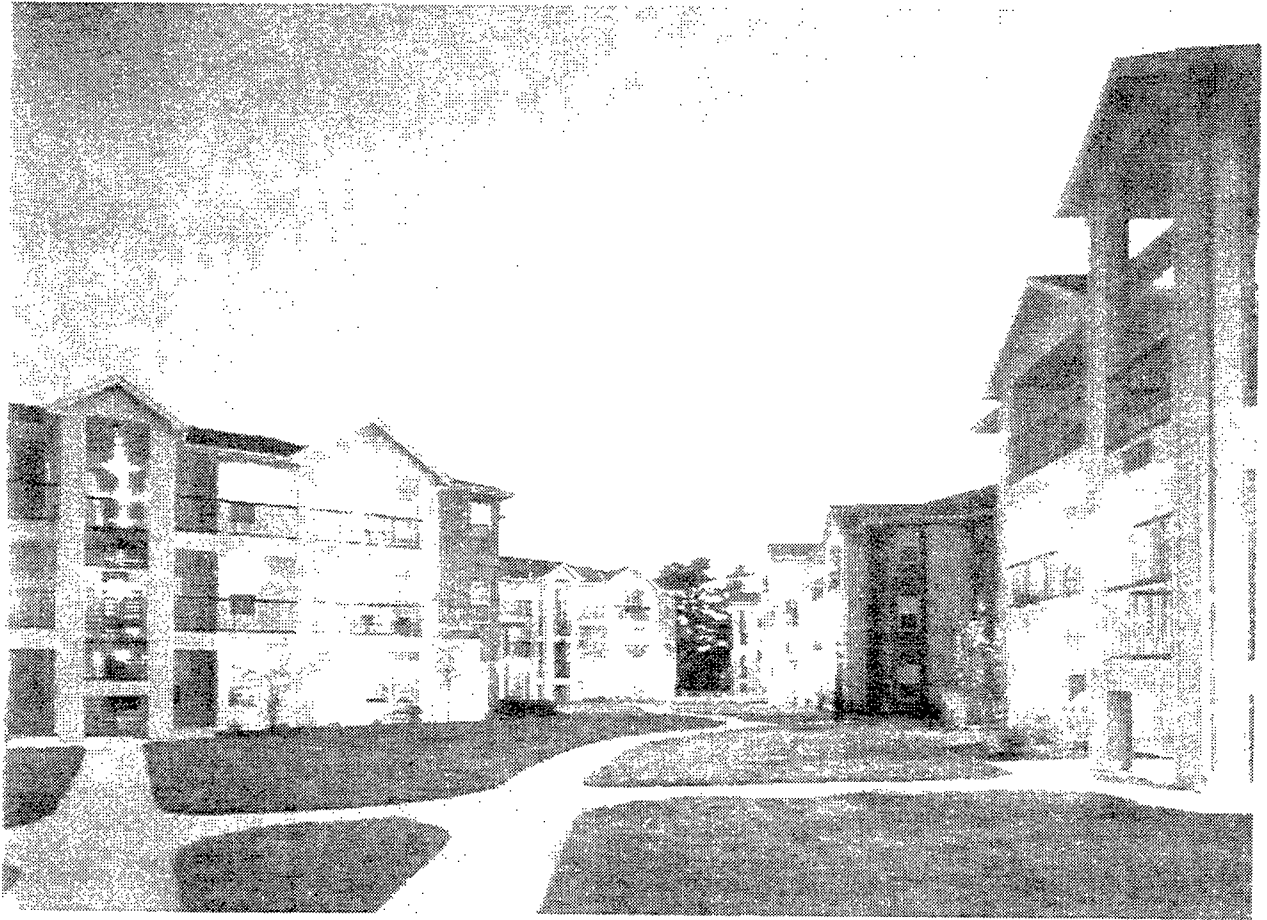
Perma White SW2130

Egret White SW2004

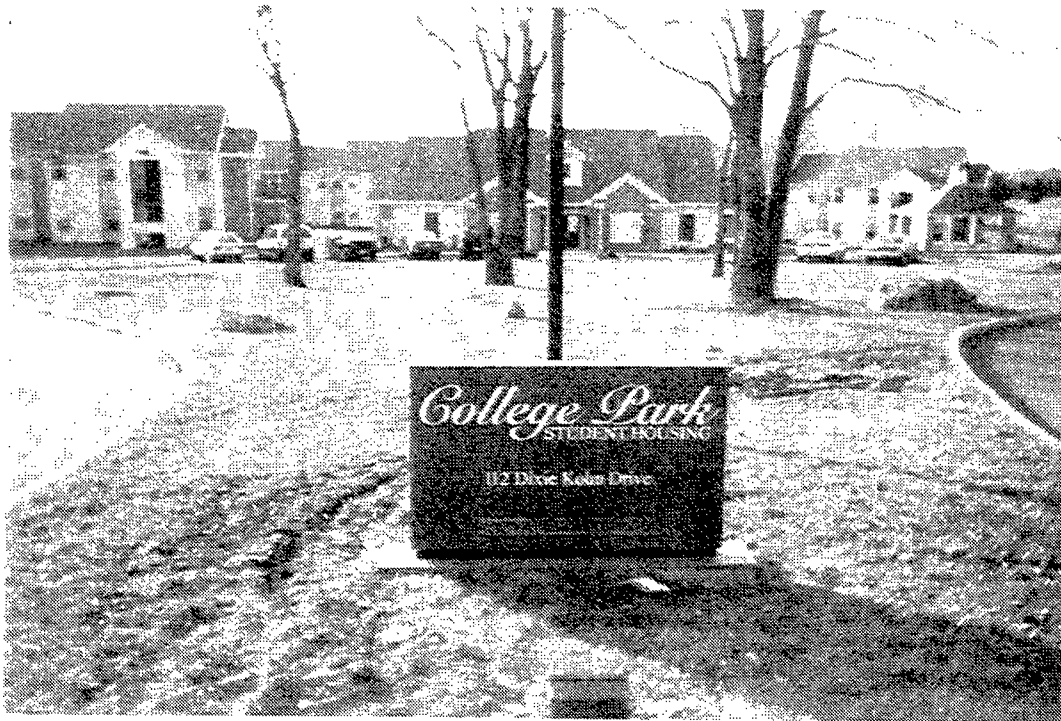
White SW2123

Everest White SW2137

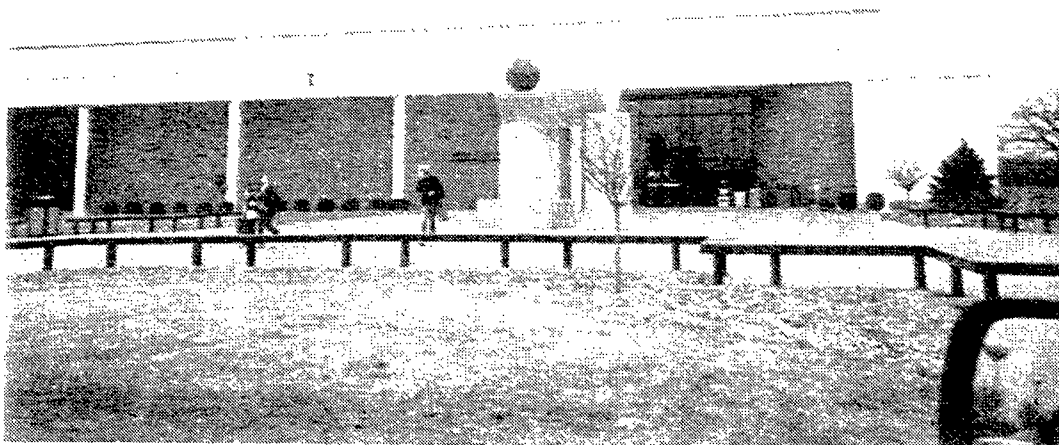
Similar Project Example



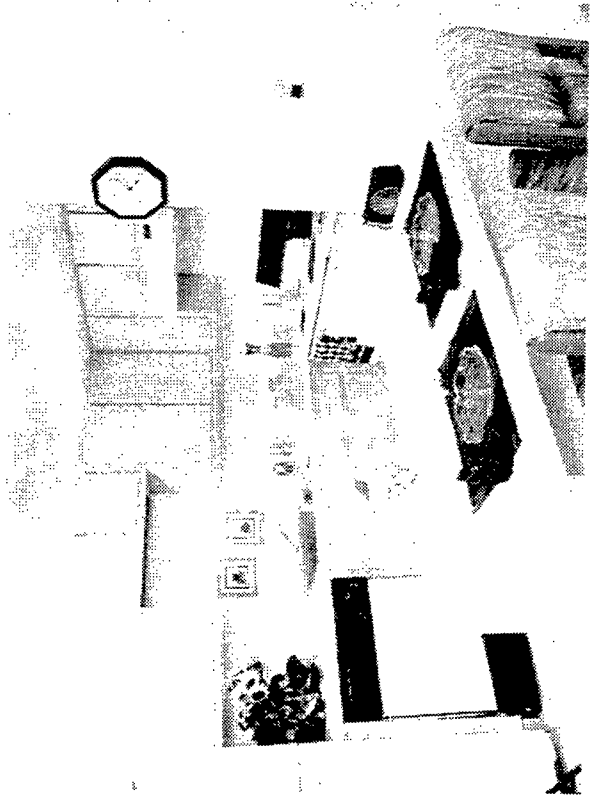
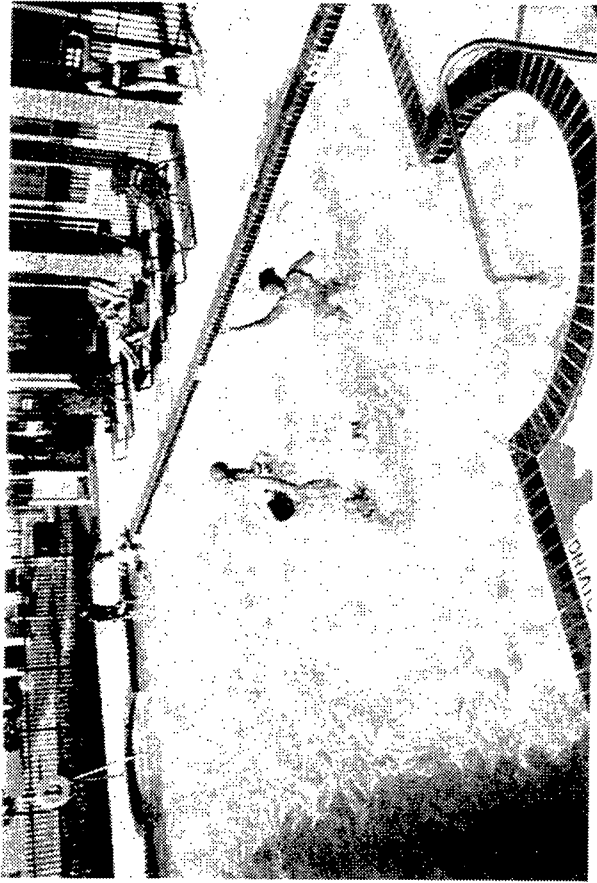
Example of Signage



Sample Color of Finished Brick

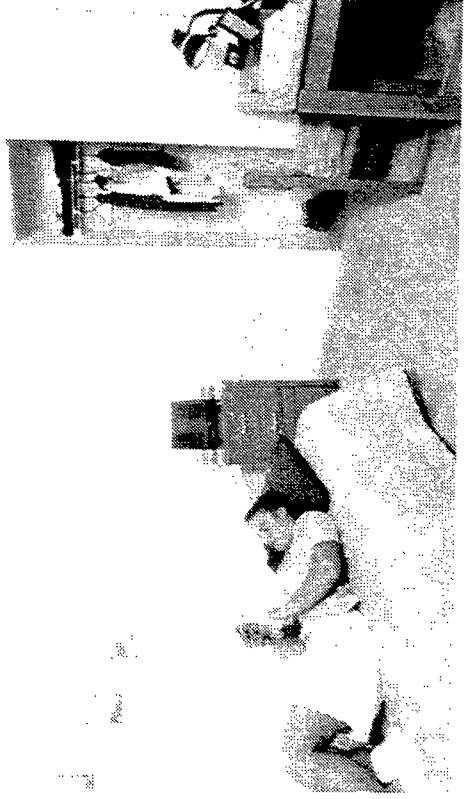
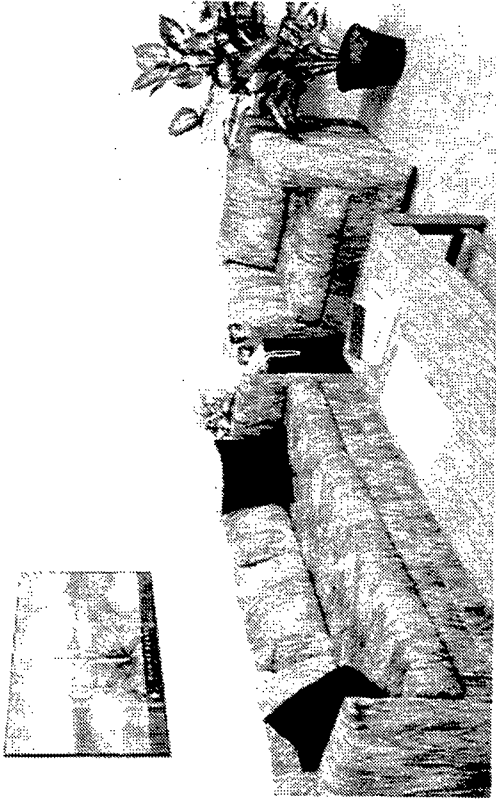


P-10-01
PUD-4-01



Student Life

P-10-01
PUD-4-01



Student Life

STAFF REPORT

DATE: May 10, 2001
TO: Plan Commission
FROM: Planning Staff

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of
Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision

GENERAL INFORMATION:

APPLICANT: J.D. Ross, President Joliet Junior College

REQUESTED ACTION: Approval of Preliminary/Final PUD and a
Preliminary Plat

PURPOSE: To develop a 128 unit student housing facility

EXISTING ZONING: R-1 (single-family residential) zoning.

LOCATION: Joliet Junior College Campus, 1215 Houbolt Rd

SIZE:	Lot 1 (student housing)-	15.0 acres
	Lot 2 (remainder of campus)-	409.3 acres
	Total Joliet Junior College Campus-	424.3 acres

EXISTING LAND USE: Joliet Junior College Campus

SURROUNDING LAND USE & ZONING: (perimeter zoning)

NORTH:	Residential, RB, R5 & undeveloped County zoning
SOUTH:	Rock Run Business Park, B3, I-1
EAST:	Commercial, Residential, R2, B3
WEST:	Residential County zoning

SITE HISTORY:

Joliet Junior College started in 1901 in Joliet Township High School, and now is serving a population of more than 400,000 people in seven counties. In February 1968, the Board of Trustees of JJC selected 368 acres on the west side of Joliet for a new campus. Since then, JJC has been offering classes at this location. 2001 marks the 100-year celebration of this nation's oldest public community college.

SPECIAL INFORMATION:

The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility.

There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of units is as follows:

<u>Unit Type</u>	<u>Unit Sq.Ft.</u>	<u># of Units</u>
Four Bedroom/two bath	873	19
Two Bedroom/two bath	610	96
Efficiency	495	12
<u>Manager</u>	873	<u>1</u>
TOTAL		128

The total project will house a maximum of 296 students. The buildings will be wainscoted on the first floor with finished brick and will be sided with hardiplank horizontal siding.

The project will also include a 5,000 sq.ft. Clubhouse, which will have meeting/study rooms, laundry facilities and space for an outdoor pool. This structure will also have a finished brick façade, and an outdoor pavilion constructed nearby.

Parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. The entire site will be fenced with a six-foot wrought iron fence and a voice dial box will provide entry into vehicle and pedestrian gates. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing bike path.

Security for the facility will be provided by the JJC Campus Police.

The entire property will be owned by the Joliet Junior College Housing Foundation, and built/managed by Century Development. Century Development manages on-campus student housing on 30 campuses in 11 states.

The project will be completed in time for the opening of the Fall 2002 semester.

There are some outstanding issues that staff has requested that Century Development address and they are as follows:

1. Timetable for development;
2. Proposed signage for the facility;
3. Maximum occupancy policy for the Manager & Efficiency units;
4. Color schemes for proposed buildings;

5. Wainscoting with brick around the entire perimeter of each residential building;
6. That the long ends of the proposed residential buildings be revised and windows be provided;
7. That elevations for all four sides of the proposed buildings be made available;
8. That the windows of the Clubroom in the Clubhouse be reviewed and possibly enlarged; and
9. Staff also requested that a 6' berm be installed around the perimeter of the site.

Should the Plan Commission recommend approval of this Preliminary/Final Planned Unit Development there should be a finding of the following:

1. That the P.U.D. and Preliminary Plat not be subject to the Park Donation Ordinance;
2. That the P.U.D. and Preliminary Plat not be subject to the School Donation Ordinance;
3. That the similarity of architectural form and style among buildings is integral to the character of a unified development plan and in which the high quality of building materials, building plans or site plan overcome the presumed deficiencies of similarity, thereby negating the need for an anti-monotony plan;
4. That the density of this P.U.D. be allowed to exceed the maximum density allowed by the P.U.D. ordinance, but cannot exceed 128 units for this phase of the proposed development; and
5. That occupancy for units at this location not exceed 296 people
 - a. Four unit apartments only be rented to four people
 - b. Two-unit apartments only be rented to two people
 - c. Efficiencies only be rented to one person (exception for Manager Unit and other exceptions to be determined by staff and Centruy Development);

COMMUNITY DESIGN REVIEW BOARD:

The Community Design Review Board met on May 3, 2001. Minutes of the meeting are on file with the department

ANALYSIS:

The approval of the Preliminary/Final PUD and Preliminary Plat will allow the development of Joliet Junior College Subdivision, which is in character with the surrounding area.

PUD-4-01: PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT OF JOLIET JUNIOR COLLEGE STUDENT HOUSING SUBDIVISION

P-10-01: PRELIMINARY PLAT OF JOLIET JUNIOR COLLEGE SUBDIVISION

Mr. Haller gave the planning staff report.

J.D. Ross, President of Joliet Junior College, 119 Inwood Drive, Joliet, appeared on behalf of the petition. He then gave a short presentation describing Joliet Junior College, it's programs and why housing for Joliet Junior College students is needed.

Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, explained that their program is the fourth oldest culinary arts program in the U.S. He said students choose JJC because it's more inexpensive than other culinary arts programs, so it attracts students from a great distance. Parents are concerned about where their college students will live when attending Joliet Junior College.

Dr. Jim Ethridge, 710 Dover Way, Shorewood, IL, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology, stated he has been at JJC since 1972. At that time there were 9 people in horticulture, there are currently 400. This junior college district recruits students from far away due to lack of these programs in their areas. The Veterinary program is brand new and state-of-the-art. There is a need in the Chicago 6 collar counties for 5,000 employees trained in veterinary technology immediately. JJC is currently training 36 students a year with one coming from Poland next year. One of the major challenges is finding affordable housing for the students in these programs, especially coming from rural areas and finding the rents so high in this area.

Dr. Ross said the Joliet Jr. College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management.

Mr. Short, Houston, Texas, spoke of how the project will be operated. There will be a security gate and a pedestrian gate. They bring a lot of student development theories to the management of the housing. They will be directed by JJC in regard to their policies. They will have on-site professional management.

Vince Spencer, Century Development, explained the history of that company. They will be the project managers, construction management and provide post construction services. He then described the construction materials that will be used, and provided pictures of some of their other projects, including public areas and student living areas.

Dr. Ross said the goal of this project is to provide safe, affordable housing for their students. Through their R.F.P. they narrowed this project down to Century because of their capability to manage both construction and management of this type of housing.

Mr. Strader asked various questions regarding construction materials and the timetable for construction. Century explained that they would have the facilities inspected periodically to maintain construction integrity.

Mr. Gerl inquired about the security and safety of the students living here.

Mr. Short said there would be two adult managers living on-site and a student staff (RA's) each assigned a certain area of students. It will be their responsibility to be on-call for any problems that could arise. The JJC Campus Police will be available if needed. The Joliet Police Department will provide mutual aide. Alcohol will be prohibited from the facility.

The City of Joliet will inspect the buildings.

Mr. Kella asked about funding.

Mr. Spencer explained that Will County will be issuing the bonds through Foundation Housing LLC, and those private funds will fund this project. Foundation Housing LLC will own the property. Century has no ownership stake in this project.

Mr. Millsap asked about sewer and water tap on fees, school site contributions and park site donations.

Mr. Haller said they have requested a waiver because this is a school project, and won't impact the school districts. There will be Forest Preserve accessibility and the sports complex at the college. Therefore, the school site contribution and park donation ordinances will be waived. There will also be a waiver to the anti-monotony ordinance and the density usually allowed in our developments. All of these things will be covered under the PUD process. He said there would be a new road constructed to get to this property from Olympic Drive, which is a dedicated street. This will create a new access to JJC that will relieve traffic congestion to JJC. The City is working on a new traffic signal at this entrance at Houbolt and Olympic.

Mr. Pasteris asked about the storm water drainage.

Jerry Papesh said the property has quite a bit of relief from east to west. He pointed out the storm water detention basin and how the water drains into Rock Run Creek.

No one appeared in opposition to the petition.

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the

PLAN COMMISSION

MAY 17, 2001

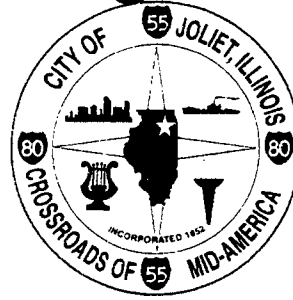
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motion which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

OFFICE OF THE CITY MANAGER
JOHN M. MEZERA
CITY MANAGER
PHONE 815/ 724-3720
FAX 815/ 724-3737

COUNCIL MEMO NO. 670-01

CITY OF



JOLIET

150 W. JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

June 11, 2001

TO: Mayor and City Council

FROM: John M. Mezera, City Manager

SUBJECT: PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision
P-10-01: Preliminary Plat of Joliet Junior College Subdivision
RP-13-01: Recording Plat of Joliet Junior College Subdivision

BACKGROUND:

The Joliet Junior College Subdivision will create 2 lots for the development of a 128-unit garden style student housing facility, located on the existing Joliet Junior College (JJC) Campus. The campus is currently 424 acres in size, and 15 acres will be set aside for this project. There will be six separate residential buildings, five 3-story and one 2-story, constructed at this location. The buildings will be a mix of 3 different floor plans with efficiencies, 2-units, 4-units and a manager unit. The number of students per unit, number of units, and the total square footage per unit is as follows:

<u>Unit Type</u>	<u>Maximum Students per Unit</u>	<u># of Units</u>	<u>Total Unit Sq.Ft.</u>
Four Bedroom/two bath	4	19	873
Two Bedroom/two bath	2	96	610
Efficiency	2	12	495
<u>Manager¹</u>	4	<u>1</u>	873
TOTAL		128	

The total project will have 128 units (8.5 units/acre) and will house a maximum of 296 students. The density is reasonable because it is student housing centrally located on this large campus. The buildings will be brick wainscoted on the entire first floor. The maintenance room on the end of each building will also be brick faced. Each individual unit will have their own personal balcony. The horizontal siding to be installed will be a variation of white, similar to the existing JJC campus buildings.

The project will also include a 5,000 sq.ft. Clubhouse, which will have meeting/study rooms, laundry facilities and an outdoor pool. This structure will also have a finished brick façade. An outdoor pavilion will also be constructed nearby.

¹ Manager and Immediate Family

Sufficient parking for 317 cars will be provided on site. Vehicle access to the site will be permitted from Olympic Blvd., to the South and the Southern Loop Rd., of JJC. Pedestrian access from this residential facility to the JJC campus will be provided via proposed sidewalks, and the existing Forest Preserve bike path. All improvements in this development are private.

A six-foot wrought iron fence will surround the site and a 2' to 4' berm will be placed on the north, east and west borders of the property. The south border of JJC's property will also be improved with a berm by the developers of the adjoining Rock Run Business Park. Entry to the gated residential community will be via a dial/voice system at both the pedestrian and vehicle entrances. The JJC Campus Police will provide security for the facility.

The Joliet Junior College Housing Foundation will own the 15 acres site and the housing complex. The project will be built/managed by Century Development. They manage on-campus student housing on 30 campuses in 11 states. The housing will be completed in time for the opening of the Fall 2002 semester.

PUBLIC HEARING:

The Plan Commission reviewed this petition at its May 17, 2001 hearing. Mr. Haller gave the planning staff report. Dr. J.D. Ross, President of JJC, appeared on behalf of the petition. He then gave a short presentation describing JJC, its programs, and why housing for JJC students is needed. Mr. Michael McGrill, Chairman of the Culinary Arts/Hotel-Restaurant Management Program, and Dr. Jim Ethridge, Chairman of the Agriculture and Horticulture Sciences and Veterinary Medical Technology Department, succeeded him with presentations.

Dr. Ross said the Joliet Junior College Foundation has set up a Limited Liability Corporation (LLC), which will work with Century Development Corporation to construct and manage the property. He introduced Jim Short, president of Century Campus Housing Management, Houston, Texas, and Vince Spencer, Century Development who spoke of how the project will be operated.

The Plan Commission asked questions concerning construction materials, security and safety, funding, City fees/regulations and drainage. All Plan Commission questions were answered by representatives from JJC, Century Development and Staff. Minutes of the meeting are attached. No one appeared in opposition to the petition.

RECOMMENDATION OF THE PLAN COMMISSION:

Mr. Kella moved that the Plan Commission recommend the City Council approve the Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision and the Preliminary Plat of Joliet Junior College Subdivision. Ms. Thomas seconded the motion, which passed unanimously with eight aye votes. Voting aye were: Susner, Thomas, Gerl, Kella, Millsap, Plyer, Strader and Pasteris.

ANALYSIS

Staff has reviewed this matter and the character of the buildings, site plan and high quality of materials are sufficient that an anti-monotony plan is not required for this development. The sponsors of this project are also requesting a waiver from the requirements of school and park site contribution ordinances. This housing is for students who will not impact local grade or high schools. In addition, the on-campus recreation facilities will satisfy the majority of the residents needs. The respective school and park districts were contacted by JJC regarding this matter and there have been no objections. Therefore, staff is of the opinion that the Plan Commission's recommendation be adopted.

RECOMMENDATION OF THE ADMINISTRATION:

The administration concurs with the Plan Commission's recommendation and recommends the City Council find and adopt the following:

1. An ordinance approving PUD-4-01: Preliminary and Final Planned Unit Development of Joliet Junior College Student Housing Subdivision;
2. An ordinance approving P-10-01: Preliminary Plat of Joliet Junior College Subdivision;
3. An ordinance approving RP-13-01: Recording Plat of Joliet Junior College Subdivision;
4. That the petition not be subject to the Park or School donation ordinances and not be required to submit a anti-monotony plan; and
5. That the proposed PUD density be approved at 8.5 units/acre (which exceeds the underlying R-1, single-family residential district zoning.)

Subject to the following conditions:

- A. That occupancy for units at this location not exceed 296 people and that
 - a. Four-units only be rented to four people or less;
 - b. Two-units only be rented to two people or less;
 - c. Efficiency units only be rented to two people or less; and
 - d. The Manager unit only be rented to Manager and immediate family (four people or less).
- B. That the property participates in the Neighborhood Services Division, Rental Inspection Program.
- C. That the berm to be installed, by agreement between Industrial Development International, Inc., (IDI) and Joliet Junior College, in the Rock Run Business Park on the southern border of Joliet Junior College's property be completed before September 1, 2002.
- D. That the information provided as, "Planned Unit Development, Written Materials Submission, City of Joliet, Joliet Junior College New Student Housing" including addendums, restrictions and commitments for items such as tenant eligibility, security, unit occupancy, initial rental rates, staffing, management, marketing, balconies for each unit, etc. be adhered too.
- E. Payment of all required building permit and tap-on fees prior to commencement of construction.

Respectfully Submitted,

John M. Mezera, City Manager

CONCURRENCE:

James M. Haller, Director
Community & Economic Development

Donald J. Fisher, Director
Planning Division

Alfredo Melesio
Planner I