

1212 Larkin Proposal Frequently Asked Questions

We would like to thank the many neighbors and community stakeholders who have met with us or attended our recent community meeting to learn more about Full Circle and our proposed redevelopment of the Larkin Center. For those of you who were unable to attend, or who had questions that may not have been addressed in the meeting, we would like to provide the following fact sheet clearly outlining our development proposal.

What is the redevelopment proposal for 1212 Larkin?

The proposal by Full Circle Communities is an \$18.5MM investment to restore the Larkin Center’s historic buildings and build 12 new detached historically and architecturally sensitive buildings. The proposal will create a mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom residences, totaling 48 units.

Who is the developer?

Full Circle Communities is an award winning Illinois based non-profit and will be the developer, owner, and property manager of the development. Since 2001, Full Circle has overseen the design, planning, financing, construction and operation of 846 housing units in urban, suburban and rural settings with an additional 252 units currently under construction or approved for development. We own and manage properties in Illinois, Florida, Michigan and Iowa, where we have demonstrated that the right housing can impact lives and communities for the good. We are eager to become a dedicated, engaged member of the Elgin community.

How does it fit into Elgin’s housing market?

Many families are still shut out of the homeownership market and are continuing to rent, putting pressure on the market. Rents are rising, but incomes just aren’t keeping pace.



Working families, young people, and persons with disabilities are all looking to put down roots in quality homes with easy transportation access near jobs. Our proposal creates new units affordable to a mix of incomes represented in the community. Rents range from \$393 to \$1,366.

Elgin has very few residences accessible for persons with disabilities. Our proposal sets aside 10 units exclusively for persons with disabilities, in partnership with AID (The Association for Individual Development), who will have an on-site employee. Additionally, all of the units will offer a preference for persons with disabilities.

The development also provides workforce housing units. We’ll bring financial counseling and credit counseling on-site so that families can gear up for homeownership and get past the barriers to accessing a mortgage.

What are some of the community benefits?

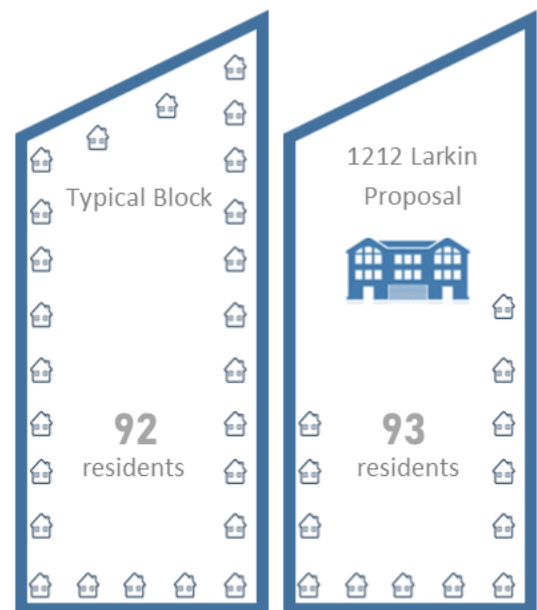
- An \$18.5MM investment of private and public resources.
- Approximately \$55,000 in property tax revenue in year one, projected to grow annually
- Restoration of local historic landmark, the Larkin Center, including listing it on the National Register of Historic Places

How does this proposal fit in with the neighborhood?

We are very sensitive to concerns about maintaining the character of the existing neighborhood. That is why our proposal takes specific steps to retain the view of the Larkin Center from Larkin Avenue and seeks to restore the South portion of the site to its historic prominence.

The proposed density reflects the surrounding neighborhood’s existing zoning. Under the surrounding residential zoning, a 3.41 acre property like 1212 Larkin, could accommodate 25 single family homes. Looking at the average family size in Elgin-that translates to 92 residents. Our development proposes 93 residents across the renovated Larkin Center, the hospital building, and twelve new buildings.

The vacant land on the northern portion of the 1212 Larkin site could be divided into 12 lots. Therefore, our proposal includes twelve new-construction free-standing buildings that have been designed to look like individual homes that would have been built around the time of the Larkin Center and include traditional details like shutters, dormers, chimneys and ornate porches.



How will this proposal affect local infrastructure?

The original Larkin Center was built before the adoption of current municipal codes, so the site has no on-site storm water detention measures. Our proposal will bring the site up to code and improve on existing conditions by storing storm water on site during heavy rains.

Our sanitary sewer and water main improvements will also comply with City code and must be reviewed and approved by the engineering department. In all, our proposal commits more than \$500,000 towards these necessary underground improvements.

\$500,000 in underground utility improvements

An icon of a yellow excavator with a blue bucket, positioned below the text.

What are some of the amenities?


Amenities will include office space for the property management team and AID, an on-site maintenance technician, community lounge, fitness room, business center and library, resident storage, laundry, and outdoor courtyard with accessible community garden area. The historic hospital building will be rehabbed into an on-site employee residence for a staff member.

What is the parking plan?

We are proposing 79 parking spaces for 48 units. The proposed parking accounts for employee parking and guest parking. Parking is purposely located in the center of the site.

AID’s data indicates that less than 1% of their clients own vehicles. Across Full Circle’s portfolio, including similar suburban locations, we find that there is less than one car per household. Based on this data, we anticipate less than 40 cars for residents, leaving ample parking for employees and guests on-site.


79 parking spaces
48 units



Our parking lots are monitored by our on-site staff. All residents have to register their vehicles with management. All vehicles must have a management-issued hang-tag to utilize on-site parking. Employees and visitors are also required to register their vehicles with management.

How will the development serve people with disabilities?

94% of Elgin’s homes were built before major accessibility guidelines



1212 Larkin will provide new opportunities so that residents with disabilities can live in the community they know and love. Currently, 94% of the housing units in Elgin were built before the 1990 ADA requirements and have limited accessibility features. Buildings with elevator access are rare and in-unit accessibility features even more so. At 1212 Larkin, 20 units will be accessible or adaptable for persons with disabilities, and all of our units will offer a preference for persons with disabilities. Nationally recognized non-profit, AID, will partner with the development to arrange referrals and provide an on-site Resident Service Coordinator available to all tenants. AID has more than 500 clients

waiting for the right housing option in Elgin.

Is this Subsidized or Public Housing? Are tenants responsible for their own rent?

This proposal is not public housing. Our \$18.5MM in financing includes a combination of private and public resources. Full Circle will own and manage the property, all adult applicants must go through a thorough screening process including criminal and credit background checks and a demonstrated ability to pay rent, and all households will sign a lease that must be renewed annually.

Will this proposal affect traffic in the area?

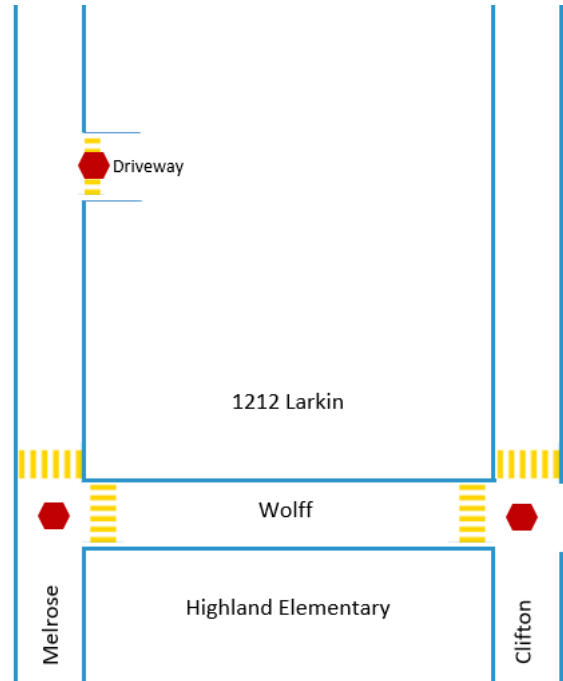
Between school drop-off and pick-up, and frequent use of Melrose as a popular cut through street, we share the neighborhood’s concern about traffic safety in the area.

We are proposing to work with Highland Elementary and the City of Elgin to add the following traffic safety measures to our proposal:

1. Add stop signs and crosswalks to Melrose Street at Wolff Street
2. Add stop signs and crosswalks to the Clifton/Wolff intersection

We have purposefully located our proposed driveway away from Wolff St. to avoid conflict with school parking and bus loading. Our driveway entrance will have a stop sign.

These measures should slow traffic on Melrose and create a safer pedestrian crossing.



How will this proposal affect public safety?

We take pride in our work in the various communities we serve; as a long-term owner, we share community concerns regarding public safety, traffic safety, and sharing information. We would like to spearhead the creation of a Block Club and neighborhood watch as part of our proposal. A Block Club would make it easier to distribute information and provide a forum to discuss neighborhood events and concerns.

Our existing properties are in compliance with their respective municipal codes. We have a positive and proactive relationship with the police departments who serve our communities. Where applicable, we are in compliance with all licensing requirements, and are active participants in crime-free programs, and community watch programs. In Elgin, we would seek the required rental license and participate in the Police Department’s landlord training program.

Will the proposal have an impact on property values?

Property values are extremely important- owning a home is a huge investment. We carefully track surrounding property values where we develop our communities and what we see matches the findings from national research – quality affordable housing generally has a positive impact on neighborhood property values. Equally important, vacant buildings are a drag on property values. Our proposal brings the vacant Larkin buildings and land back to life.