Agenda
Village of Glen Ellyn
Special Village Board Meeting
Monday, November 16, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room
Meeting Held Virtually - Via Zoom Only
Streaming on www.glenellyn.org

Meeting Procedures Statement

This meeting will be conducted by audio and video conference as well as broadcasted on cable and streamed online without a physically present quorum of the Village Board because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. The Village President has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Village Manager and Village Clerk will be in attendance at the Civic Center in compliance with the Act.

To participate in the meeting at the appointed date and time, please visit the following link: https://us02web.zoom.us/j/84954291083?pwd=TFlId0lIYVRIT3pnR0hPWWduT0tldz09

Password: 686258

Or join by telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 849 5429 1083
Passcode: 686258

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1) Open:

The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 101-0640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID-19. To participate in this meeting at the appointed date and time, please visit https://us02web.zoom.us/j/84954291083?pwd=TFlId0lIYVRIT3pnR0hPWWduT0tldz09.

In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment. Members of the public are welcome to speak or submit public comment forms on any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

E. Downtown Winter Pop-up Plaza (Presented by Village Manager Franz) (Trustee Thompson)

1) Motion to approve the purchase of a synthetic ice rink and other amenities to create a winter pop-up plaza at the Crescent parking lot, in the amount not to exceed $80,000, to be expensed to the General Fund.

F. 2020 Levy (Presented by Finance Director Coyle) (Discussion Only)

1) Finance Director Coyle will lead a discussion with the Village Board to finalize the 2020 property tax levy.

G. Village Clerk Referendum Question (Presented by Village Manager Franz) (Discussion Only)

1) Village Manager Franz will lead a discussion regarding a potential referendum question to make the Village Clerk an appointed position, rather than elected.

H. Attainable Housing (Presented by Community Development Director Springer) (Discussion Only)

1) Community Development Director Springer will lead a discussion regarding attainable housing.

I. Other Business

J. Adjourn

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/16/2020 7:00 PM
Department: System Administrator
Department Head: Mark Franz
Category: Purchase
Prepared By: Lindsey Kaminsky

AGENDA ITEM (ID # 2020-669)

DOC ID: 2020-669

Motion to approve the purchase of a synthetic ice rink and other amenities to create a winter pop-up plaza at the Crescent parking lot, in the amount not to exceed $80,000, to be expensed to the General Fund.

Statement of the Issue:
The Village continues to find creative ways to support businesses during this pandemic, such as outdoor dining, reducing or waiving fees, promoting and marketing and additional special events. More specifically, the Village has installed a tent on Main St., supported restaurant curbside pickup, provided valet parking, hired a horse and carriage company, as well as supported a myriad of ideas that the Chamber and Alliance have managed such as virtual events and promotion opportunities. The latest concept is a partnership with the Park District to purchase a synthetic ice rink to install in the Crescent Park Lot this winter. The Alliance, Chamber, Park District and Village have been investigating this over the last month and believe this would create a safe activity for the community as well as support the businesses in the downtown by drawing more people to outdoor activities over a three month period.

Analysis:
Given that the commuter traffic and customer traffic in downtown is much less than typically years, staff believes that the Crescent parking lot is a good location for a Winter Pop-up Plaza. The centerpiece of the plaza is an ice rink to draw people downtown and provide a fun and safe outdoor activity. The Village and Park District have researched the cost and functionality of both a real ice rink versus synthetic ice rinks. Given the upfront cost of a fully functional real ice rink ($175K), plus the additional ongoing maintenance costs, and a one-time use; staff believes that a synthetic rink is the only option. The Park District has received quotes from various companies and we will continue to price out options for various amenities such as lighting, decorations, music, etc. The budget estimate is attached and staff recommends including a $10K contingency given that there are some unknowns since we have never done this before. Therefore, the cost for the plaza would be a not to exceed amount of $80K.

Partnership

The Park District has agreed to take the lead on installation, programing, storage, and future use of the ice rink. The Chamber and Alliance have agreed to lead the design and decorations as well as promoting this to the business community. The Village is coordinating the efforts and funding this venture. In addition to the short term benefits, exploring this plaza concept is perfect timing given that we continue to finalize the design of the streetscape project and could be trying to utilize this space as an ongoing plaza in the summer and winter. Creating a holiday pop-up plaza allows us to evaluate what works and does not work and incorporate some of these ideas into the final Streetscape Design.

Business Component

Staff was approached by a couple of downtown businesses about a possible Kris Kringle market style event this winter, due to COVID this could help businesses, but due to COVID seemed tricky to pull off. The ice rink gives an opportunity to provide an outdoor space that could be managed as a food court type space where GE restaurants could provide delivery services on-site. Common Good has taken the lead and outlined a business plan/model for how this could work. The plan is still be worked out but some bullet points if this moves forward are:
- QR codes to assist with guests ordering from participating restaurants
- Not limited to downtown restaurant participation
- Restaurants would need to agree to provide basset trained staff on a rotating schedule in order to participate
- Restaurants would manage turnover at tables
- Will work with the downtown alliance and chamber on décor and security
- Staff has begun discussions with the police department regarding appropriate licensing to allow for delivery of cocktails to go on site, only when staffed by the restaurants.
- The village has picnic tables for the dining area and restaurants would like to supply additional high top tables as well, layout of seating area will be reviewed and approved by community development for code compliance
- Depending on layout/spacing, businesses are interested in seeing if retail businesses wanted pop up shop presence
- Due to health department codes, food and drinks cannot be prepared on site, but delivery could work, and looking into sale and serving of prepared wrapped foods on site if the restaurants have a way to handle this.

Timing

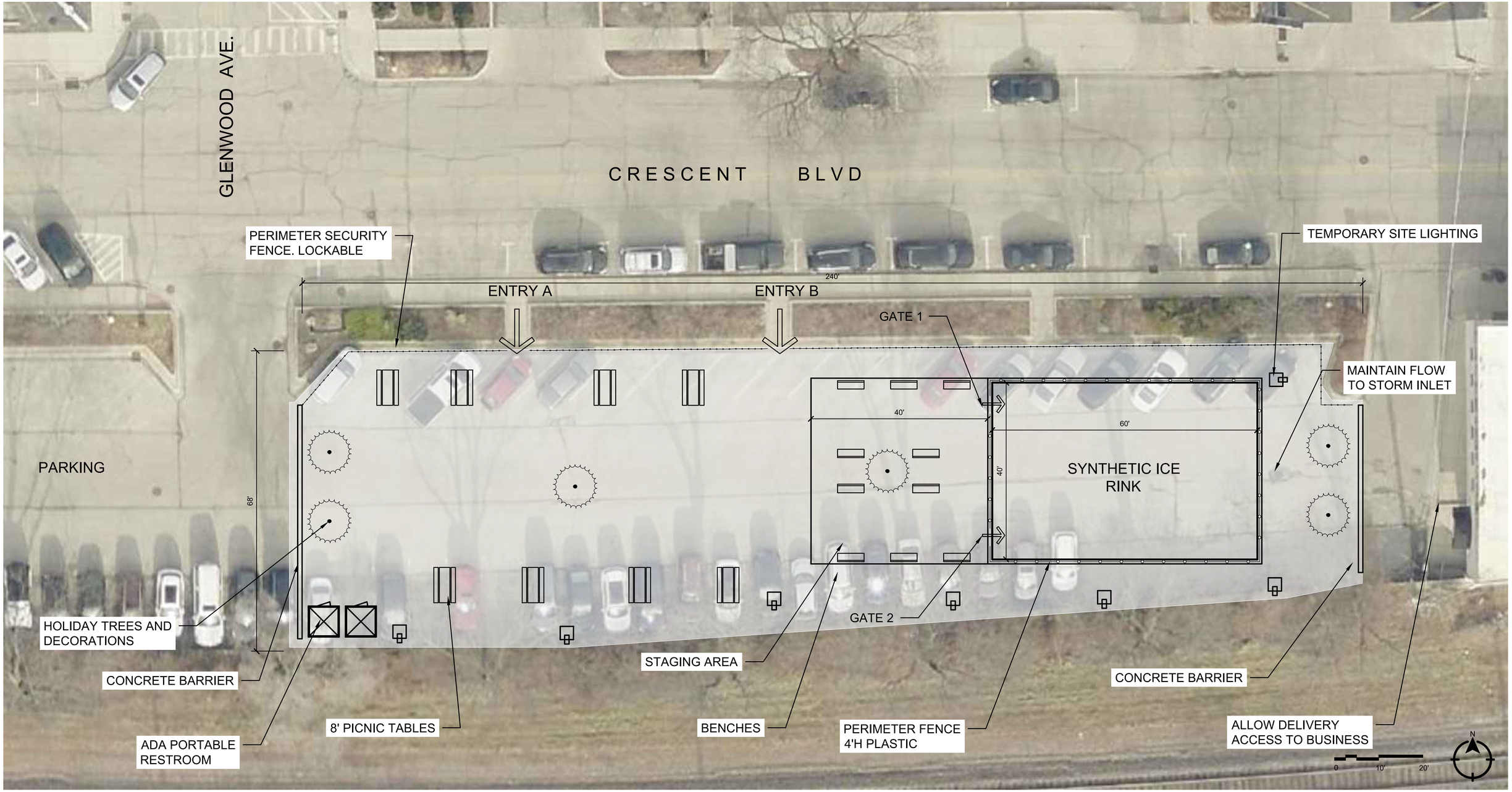
Staff would like to install this plaza in early December and keep it up through the winter, estimating that this would be in place from December 15 through March 1, but could be extended or reduced based on usage and the impact of the pandemic.
However, from a cost standpoint, this could be reused at this location or other locations by the Park District or Village. Vendors and users state that the synthetic ice rink would last for up to 10 years. If that is the case, this investment would equate to $8K per year.

Budget Impact:
The Village will be receiving $1.6M in Cares Act funding from the County and could use those funds to pay for this plaza for the residents and business community.

Action Requested:
Staff recommends that the Village Board approve up to $80K to purchase and install a synthetic ice rink and other amenities to attract people to downtown Glen Ellyn for the winter.

Attachments:

1. Site Plan_11-10
2. Images_11-10
3. Cost Estimate_11-10
4. 20201026_102735



Operations		
Hours	8 am - 9:30 pm?	7 Days a Week
	Not Staffed	
	No Skate Rental	
Maintenance	Occasional Shoveling	Provided by?
Ice Load Capacity	+/-125 Skaters Capacity. Dependent on Current Illinois/CDC Guidelines	

CONSTRUCTION			
No.	**ITEM**	**RESPONSIBLE**	**NOTES**
1	Synthetic Ice Rink	VGE	Synthetic Rink. KwikRink ($\frac{1}{2}$") Or Equal. Ordered by VGE.
2	Ice Rink Understructure	VGE	Plywood sheets, with 2x4 frame structure. Layed on asphalt parking lot. Level. Re-usable if disassembled and stored.
3	Perimeter Fence	VGE	Plastic 4'H Fence. Approx. 250 L.F.
4	Staging Area	VGE	40x50ft Interlocking Rubber Tile Surface.
5	Benches	GEPD	Benches for skaters to put on skates. (10) Total. 6' Length each.
6	Concrete Barriers	VGE	85 L.F. Total
7	Holiday Decorations	VGE	Holiday Lights and Decorations.

No.	**ITEM**	**RESPONSIBLE**	**NOTES**
8	Perimeter Security Fence	VGE	Pedestrian metal fence. On free standing feet. Lockable. 250 L.F. Total
9	Picnic Tables	VGE	8' Picnic Tables
10	Site Area Lights	VGE	Free standing area lights, connected to permanent power. Temporary
11	Portable Restrooms	VGE	2 ADA Unisex Restrooms
12	Signage	VGE	Rule Signs, Etc.
13	Trash	VGE	2 Trash Bins

Pop-Up Holiday Plaza

Site Plan

CONFIDENTIAL

November 10, 2020

1 Synthetic Ice Rink 60x40

2 Wood Leveling Understructure - Frame plus plywood, level on ground

CONFIDENTIAL

PREMILIMNARY ESTIMATE OF
PROBABLE CONSTRUCTION BUDGET

Project: Date: November 10, 2020

VGE Downtown Pop-Up Holiday Plaza

Construction Costs

Item	Description	Quantity	Unit	Unit Price	Item Total
01	Synthetic Rink. 1/2"Thick. Purchase. 40x60' (KwikRink)	1.00	LSUM	$ 27,000.00	$ 27,000.00
02	Wood Understructure. Built by VGE	1.00	LSUM	$ 25,000.00	$ 25,000.00
03	Decorative Plasitic Fence. Purchase. (KwikRink)	1.00	LSUM	$ 5,440.00	$ 5,440.00
04	Staging Area. Interlocking Rubber Tile. Purchase and installed by VGE	2000.00	SF	$ 3.00	$ 6,000.00
05	Benches. Metal Player benches. Provided by GEPD	10.00	EA		
06	Concrete Barriers. Provided by VGE				
07	Holiday Decorations. Provided by VGE	1.00	LSUM	$ 2,500.00	$ 2,500.00
08	Perimeter Secuirty fence. VGE				
09	Picnic Tables. Provided by VGE				
10	Site Area Lighting. Provided by VGE	1.00	LSUM	$ 1,500.00	$ 1,500.00
11	Portable Restroom. Provided by VGE for 3 months.	1.00	LSUM	$ 630.00	$ 630.00
12	Signage. Provided by VGE	1.00	LSUM	$ 500.00	$ 500.00
13	Trash Bins Provided by VGE				
14	Audio/Music (Optional)	1.00	LSUM	$ 500.00	$ 500.00
			TOTAL CONSTRUCTION COSTS		**$ 69,070.00**

Soft Costs

Item	Description	Quantity	Unit	Unit Price	Item Total
	No On-Site Staffing	1.00	LSUM	$ -	$ -
	No Skate Rental	1.00	LSUM	$ -	$ -
			TOTAL SOFT COSTS		**$ -**

				PROJECT TOTAL	**$ 69,070.00**

Notes & Comments

1)

BRIDGE

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/16/2020 7:00 PM
Department: Finance
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2020-665)

DOC ID: 2020-665

Finance Director Coyle will lead a discussion with the Village Board to finalize the 2020 property tax levy.

Statement of the Issue:
At the prior Village Board workshop, the Village Board provided some direction to staff regarding changes for the 2020 property tax levy. The Board requested that the levy be brought back for discussion at the November 16 Special Village Board meeting.

Analysis:
As a home rule municipality, the Village may choose the amount of its property tax levy and is not bound by the "tax cap" limits for non-home rule municipalities. However, the Village has always levied within the boundaries of the home rule limits and, in several recent years, has further reduced its levy below the "tax cap" limits.

Being prudent in raising the levy is a benefit to property owners from a financial perspective. However, this is in conflict with maintaining a growing revenue stream to keep up with cost inflation and the need to provide services.

There are two components to the property tax levy, a factor for CPI and a factor for new growth. The CPI factor addresses cost inflation or the extent to which revenues should rise to meet cost inflation on the expense side. The other factor is new growth. New growth represents new properties to the Village from either annexation or new construction. Examples of new construction include new development, additions to businesses, new houses, etc. Each year, the Village Board weighs the merits of increasing the levy by CPI, new growth, or both. Attached is a prior memo that was circulated to the Village Board on property taxes.

This year is a very challenging year, financially, for both the Village and residents and businesses. Many, including the Village itself, are feeling the financial implications of Covid-19. The financial needs of the Village must be weighed against any potential cost to the property owner. As such, staff has carefully weighed these issues and recommends the following regarding the 2020 property tax levy:

1. Include new growth in the levy, but do not include CPI. New growth would allow the Village to recover the cost of serving new properties and new construction. These properties are now receiving services from the Village and should pay their fair share towards the cost of receiving those services. Levying for new growth is not intended to impact existing homeowners that have not substantially made improvements to their property. Therefore, levying for new growth could be viewed as having a "zero" levy impact on existing homeowners.

2. Do not include a CPI factor at this time. Staff would request that the Village Board reintroduce CPI into the levy once Covid has ended and the economy rebounds to its pre-Covid levels.

3. Discuss a possible further abatement of property taxes in February 2020. As the area is beginning to slide into another peak of Covid cases, it is prudent to wait a few additional months to see what the Village finances look like at that time. As the abatement ordinances can be filed up to the end of February, there is no harm in postponing this decision.

Budget Impact:
New growth will grow the revenues by $80,900 ($38,741 for General Fund and $42,159 for the Capital Projects Fund) The Village will use reserves to cover the amounts not levied for CPI.

Action Requested:
Staff requests that the Village Board provide feedback on staff's recommendation. Staff requests that the Board affirm the recommendation or come to a consensus on an alternative. Staff will then prepare the levy for the December 14 meeting.

Attachments:

1. 2021 Budget Memo #4 Property Taxes

MEMORANDUM

TO: President McGinley and Board of Trustees

FROM: Mark Franz, Village Manager
Christina Coyle, Finance Director

DATE: October 31, 2020

RE: Property Taxes – 2021 Draft Budget

Background

Each year, the property taxes are a key decision issue for the budget. The Village of Glen Ellyn uses property taxes to fund its General Fund and its Capital Projects Fund. Slightly less than half the levy (or $3.7 million) goes to the General Fund, but provides only 20% of revenues to the General Fund. The other $4.0 million of the property tax levy funds the Capital Projects Fund, providing 42% of the revenue to the Capital Projects Fund.

Historically, the Village voluntarily abides by the tax caps laws, meaning the Village historically increases the tax levy based on the lesser of CPI or 5% as well as new growth. In 2014, the Village Board did not increase property taxes towards the General Fund or the Capital Improvement Plan budget. In 2015, the Village Board only increased the levy to account for new growth/annexations, but did not increase the levy for a CPI factor. This was also the path chosen for the 2016 levy (2017 budget). In 2017 (2018 budget), the operating levy was increased only by new growth, but the Capital levy was increased in accordance with tax cap guidance. The culmination of these decisions has created a savings of $562,000 to the taxpayers, or approximately $70 per property owner. Beginning In 2018 (2019 budget), both the operating levy and the capital levy were increased by both CPI and new growth. This was also true for the 2020 budget and this approach continues to be followed in the CY21 draft budget.

Current Draft Budget

The current budget includes a 2.3% growth factor for CPI and a 1.1% growth factor for new construction and annexations. The 2.3% is the CPI growth factor that is set forth in the tax code and disseminated by DuPage County each year. The 1.1% growth factor includes 0.34% for annexations and 0.74% for new construction. Management is recommending that the levy be increased by CPI for the FY2021 budget for the following reasons.

- In order to meet the debt service and continue to fund the community's capital needs, the capital levy should be increased. The capital plan projections include a 2% annual increase in property tax revenue to meet our capital plan. Also, the increase in CPI helps the Fund's revenues keep

pace with construction cost increases due to similar price inflation.

- The General Fund levy would increase by $121,445 or 3.4%. The General Fund levy supports the Police Department; yet the proposed General Fund levy of $3,717,263 only covers 38% of the General Fund police budget. The police pension contribution of $2.059 million is 10% of the General Fund budget. This small increase insures that we continue to meet our public safety obligations. If the General Fund levy was only increased by new growth, then the increase would be $38,741.

Attached to this memo is an analysis of the 2021 draft budget levy compared to the 2020 levy. This analysis breaks out the levy into its Capital Projects Fund and General Fund portions as well as highlights the changes due to both CPI and New Growth in each fund.

Also attached to this memo is a historical comparison which shows a $500,000 house will pay approximately $14.53 more in property taxes to the Village in 2021 versus 2020 based on the current draft budget.

Options for the 2021 Budget

It is the Village Board's decision on what amount to increase the property tax levy. No increase would cost the General Fund $121,445 and the Capital Fund $132,159, for a total between the two funds of $253,604.

Capital Fund

Staff feels it is important to maintain the property tax increase in the Capital Fund. The Village has decided to move forward several large projects including the Parking Garage, Street and Streetscape, Train Station, and keep up with the regular road program. An annual increase of 2% in property taxes was included in the revenue assumptions to meet this capital plan. The current increase in the proposed budget is 3.4%. Any further reduction would reduce the position in the capital plan. There are also several items that are unknown and not included in the Capital Plan. The Village needs to finalize plans for the CBD pedway, the finishings for the street and streetscape project and determine any future acquisition of property. These are all potential added costs into the capital plan.

General Fund

The General Fund is anticipated to have an approximately $700K deficit when fiscal years 2020 and 2021 are combined. If the tax levy increase was eliminated for 2021, this would change to a $953K deficit. It is true that the Village does have reserves above its policy limit to weather this deficit. However, staff would like to be clear that those reserves can only be used once. The transfer from the Insurance Fund to the General Fund could also be increased by $122K to offset the decrease in

the levy. However, staff would also caution that the amounts in the Insurance Fund will decrease accordingly.

Action Requested

Staff requests the Village Board's input on how to prepare the property tax levy for 2020 (2021 budget)

- Should the General Fund levy include an increase for CPI? For new growth? Or some other amount?
- Should the Capital Projects Fund levy include an increase for CPI? Or some other amount?

Attachments

2020 levy compared to 2019 levy
Historical Comparison of Taxes Paid to the Village

VILLAGE OF GLEN ELLYN

2020 PROPERTY TAX LEVY COMPARED TO 2019 LEVY

(to be collected in FY2021)

	2019 Levy	2020 Proposed Levy	Change from Original Levy $ Inc/(Dec)	Change from Original Levy % Inc/(Dec)
VILLAGE LEVY:				
Operating - General Fund	$ 3,595,818	$ 3,717,263	$ 121,445	3.4%
Operating - Capital Fund	3,913,031	4,045,190	132,159	3.4%
Total	7,508,849	7,762,453	253,604	3.4%

Components of Change from Original 2019 Levy	CPI (2.3%)	New Growth (1.1%)	Total
Operating - General Fund	$ 82,704	$ 38,741	$ 121,445
Operating - Capital Fund	90,000	42,159	132,159
Total	$ 172,704	$ 80,900	$ 253,604

Historical Comparison of Taxes Paid to the Village
Typical Glen Ellyn Home
Base year: 2010 with a home value of $500,000, adjusted annually by base EAV change

Levy year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Notes
Taxes paid in calendar year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Fiscal year revenue	FY11/12	FY12/13	FY13/14	SY2014	CY2015	CY2016	CY2017	CY2018	CY2019	CY2020	CY2021	
Village wide EAV	$ 1,432,936,963	$ 1,324,205,107	$ 1,242,662,471	$ 1,192,595,149	$ 1,182,030,858	$ 1,274,064,910	$ 1,354,874,304	$ 1,421,423,354	$ 1,484,168,994	$ 1,513,681,682	$ 1,552,423,281	2020 levy assumes new
Village wide EAV change $		$ (108,731,856)	$ (81,542,636)	$ (50,067,322)	$ (10,564,291)	$ 92,034,052	$ 80,809,394	$ 66,549,050	$ 62,745,640	$ 29,512,688	$ 38,741,599	growth of 1.1% and CPI
Village wide EAV change %		-7.6%	-6.2%	-4.0%	-0.9%	7.8%	6.3%	4.9%	4.4%	2.0%	2.6%	increase of 2.3%
Base EAV Growth		-8.2%	-6.8%	-4.6%	-1.7%	5.0%	5.1%	4.2%	4.4%	2.0%	2.0%	Used PY base growth as an estimate of base growth for 2020
Home value	$ 500,000	$ 459,027	$ 428,031	$ 408,302	$ 401,440	$ 421,621	$ 443,211	$ 461,662	$ 482,041	$ 491,626	$ 501,402	Based on overall Village change in EAV. Base year is 2010, adjusted annually by base EAV percentage change.
EAV	$ 166,700	$ 153,009	$ 142,677	$ 136,101	$ 133,813	$ 140,540	$ 147,737	$ 153,887	$ 160,680	$ 163,875	$ 167,134	
Percent change		-8.2%	-6.8%	-4.6%	-1.7%	5.0%	5.1%	4.2%	4.4%	2.0%	2.0%	
Village tax rate	0.4253	0.4724	0.5213	0.5635	0.5681	0.5451	0.5184	0.5063	0.4971	0.5011	0.5000	
Taxes paid to Village	$ 709	$ 723	$ 744	$ 767	$ 760	$ 766	$ 766	$ 779	$ 799	$ 821	$ 836	
Dollar change		$ 14	$ 21	$ 23	$ (7)	$ 6	$ (0)	$ 13.26	$ 19.61	$ 22.44	$ 14.53	
Percent change		2.0%	2.9%	3.1%	-0.9%	0.8%	0.0%	1.7%	2.5%	2.8%	1.8%	

Note: This projection assumes that the assessment value of the home trends equitably with other properties in Glen Ellyn. Any change in this equitable trend will affect the property taxes of this home.

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/16/2020 7:00 PM
Department: Administration
Department Head:
Category: Resolution
Prepared By:

AGENDA ITEM (ID # 2020-643)

DOC ID: 2020-643

Village Manager Franz will lead a discussion regarding a potential referendum question to make the Village Clerk an appointed position, rather than elected.

Statement of the Issue:
The Village Board has directed staff to look into the question of whether to convert the position of elected Village Clerk to an appointed position. The current Village Clerk is supportive of the concept given that this role is unpaid, and mostly ceremonial. Currently, the minutes are completed by a Deputy Clerk and the official record is managed primarily through the Deputy Clerks as well. To eliminate the need to elect a Village Clerk every 4 years, which has continued to be challenging, the Village Board wanted to discuss other options prior to the next local election.

Analysis:
The Village Clerk is currently an unpaid, non-voting elected position that handles administrative and ministerial duties. These duties include: calling roll at Board Meetings, overseeing the preparation of Village Board minutes, Ordinances and Resolutions, attesting to signatures on various Village documents, maintaining Village records, overseeing responses to Freedom of Information Requests and providing documents and accepting petitions for local municipal elections. Section 1-7-2 of the Glen Ellyn Municipal Code describes the Clerk's office.

In Glen Ellyn, the responsibilities of the Village Clerk have evolved over the years with Deputy Clerks on the existing staff taking over all duties other than participating in Board Meetings, reviewing emails to the Village Clerk and signing a certain number of documents and Ordinances. Twenty years ago, the Village Clerk was paid a salary to act as Village Collector which made up for performing all of the duties and functions of Village Clerk with minimal code-prescribed stipends. The transition, over time, to administrative staff bearing responsibility for handling the bulk of these duties, and the frequent difficulty finding candidates for the Office, motivated the Board to ask staff how to transition to an appointed Clerk. It should be noted that the Civic Betterment Party has just one Clerk candidate on the ballot. Having determined that this action can only be undertaken through the binding referendum, staff is providing information, supplemental to the previous Memorandum on the need for a Referendum.

The Board should be advised that the Village of Carol Stream went through the same referendum process in the most recent General Election. They submitted a Resolution with the following question to be voted upon: “Shall the Village Clerk of the Village of Carol Stream be appointed by the Mayor with the advice and consent of the Board of Trustees rather than be elected?”

According to the DuPage County Election Commission, (the results have not been certified at this moment), the vote stands at: No-9,724; Yes at 7,553. Consequently, the Proposition went down by 56.28% to 43.72%
Carol Stream set up a web page attempting to set forth the pros and cons of the Clerk as an appointed or elected position as follows:

Elected: Pros
Voters select Village Clerk.
Accountable to voters only, can be voted out of office at subsequent election.
Campaigns for voter input.

Elected: Cons
No qualification requirements for position.
Performance cannot be supervised except through election process.
Selection limited to those candidates who chose to run for position.
Not subject to a criminal background check.

Appointed: Pros
Village Clerk selected by Mayor with advice and consent of Trustees based on qualifications for position.
Higher number of candidates for position.
Subject to performance review and continual accountability outside of elections by Mayor and Trustees.

Appointed: Cons
No voter say in selection for position other than through input to the Board.
Voters do not supervise performance through election process.
An individual Clerk cannot be “voted out” of office in the general election, and any termination must be by Mayor with consent of Trustees.

Budget Impact:
The budget effects are expected to be negligible regardless of process.

Action Requested:
The question that would have to be approved by the Village Board by January 19, 2021, would be:

“Shall the Village Clerk of the Village of Glen Ellyn be appointed by the Village President with the advice and consent of the Board of Trustees rather than be elected?”

It is up to the Village Board to determine whether or not to proceed on the course of submitting the question for a binding referendum. We have, conservatively, until the first Regular meeting in January to do so.

Attachments:

1. Draft Resolution - Village Clerk Referendum

Village of Glen Ellyn

Resolution No. 20-__

A Resolution Initiating the Submission of a Public Referenda Question Whether the Village Clerk of Glen Ellyn shall be Appointed rather than Elected

Whereas, the Village of Glen Ellyn, DuPage County, of the State of Illinois is a duly constituted home rule public agency of the State of Illinois, and;

Whereas, pursuant to the Municipal Code, 65 ILCS 5/3.1-15-5, the Office of Village Clerk is an elected position run concurrently with the Office of Village President, and;

Whereas, as a home rule municipality, the Village of Glen Ellyn, Illinois, has the power, subject to approval by referendum, to provide for its officers their manner of selection and terms of office. ILCS Const. Art. 7, § 6 (f), and;

Whereas, binding referenda are conducted during general elections and the next general election for which the Board can pass a Resolution to set a Referendum Question is the election of April 6, 2021, and in order to put the question of whether the Village Clerk should go forward as an appointed position, by January 19, 2021, the Board must pass, and submit to the County Clerk, a Resolution to allow a binding public question to appear on the ballot, and;

Whereas, the Village Board has reviewed the efficiencies and difficulties of locating volunteers to run for election as Village Clerk, a position without pay, and has determined that it is in the best interest of the Village to seek authority from the residents of Glen Ellyn to change the position of Village Clerk to an appointed position, and;

Whereas, the corporate authorities of the Village of Glen Ellyn have directed that a referendum on whether the Village Clerk in the Village of Glen Ellyn shall be appointed rather than elected, be placed on the April 6, 2021, general election ballot, and;

Whereas, pursuant to section 10 ILCS 5/28-1, et seq. of the Illinois Election Code, the Village Board may place a referendum item on the ballot; and

Now therefore, be it resolved by the President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule authority, as allows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth in this Section.

SECTION 2: That, at the General Election, to be held on April 6, 2021, the following proposition shall be submitted to the voters of the Village of Glen Ellyn:

Shall the Village Clerk in Glen Ellyn, Illinois, be appointed by the Village President with the advice and consent of the Board of Trustees rather than be elected?	YES	
	NO	

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SECTION 4: This Resolution shall be printed and published in pamphlet form by order

of the Village Board of the Village of Glen Ellyn.

SECTION 5: The Village Clerk of the Village of Glen Ellyn is hereby authorized and directed to take all necessary actions to cause this Referendum to appear on the ballot for the General Election, to be held on April 6, 2021.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

_____

Diane McGinley, Village President

Attest:

_____

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/16/2020 7:00 PM
Department: System Administrator
Department Head:
Category: Discussion Item
Prepared By:

AGENDA ITEM (ID # 2020-670)

DOC ID: 2020-670

Community Development Director Springer will lead a discussion regarding attainable housing.

Statement of the Issue:
Please see memo & attachments.

Analysis:
Please see memo & attachments.

Budget Impact:
Please see memo & attachments.

Action Requested:
Please see memo & attachments.

Attachments:

1. VB WS Attainable Housing Memo 11-14-20
2. 1. Definitions
3. 2. MSA Map
4. 3. Glen Ellyn CMAP 2020 Community Snapshot
5. 4. DuPage County Afford Hsng Shares
6. 5. Community Survey Results
7. 6. Examples of Missing Middle Housing

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Springer, AICP, Director of Community Development
Katie Ashbaugh, AICP, Planner
Adrian Diaz, Planning Intern

DATE: November 13, 2020

RE: November 16, 2020, Village Board Workshop
Affordable/Attainable Housing

Background

As the Plan Commission and Village Board have recently considered larger, mixed-use development projects in the downtown with market-rate housing, questions have arisen regarding the Village's future provisions of affordable/attainable housing. Affordable housing has been a conversation topic nationally, as the growth in home and property values have outpaced the growth of household incomes. At the local level, the affordability and diversity of the existing housing stock in Glen Ellyn and available options for young professionals, older-adult residents, and middle-income households in the community have been of interest. Income limitations and other lesser-known barriers may also be preventing long-term Glen Ellyn residents from remaining in the community as they age, including but not limited to the lack of diverse housing options.

"Affordable housing" is a general term that has many different definitions which can include many different types of housing and populations. For discussion purposes, this memo specifically examines affordable housing as defined by the Illinois Affordable Housing Planning and Appeal Act (AHPAA) adopted in 2003, and will summarize policies or regulations enacted by certain comparable communities that either require or encourage the development of diverse and affordable housing. There are many different types of affordable housing. Some definitions are below; please see the Definitions, Attachment 1, for a complete listing.

Affordable Housing. Housing that has a value, cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30 percent of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of the gross annual household income for a household of the size that may occupy the unit. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

Attainable Housing. There is no universal definition of attainable housing. Some identify the term as equivalent to affordable housing and yet others define it as for-sale housing that is affordable to households with incomes between 80 and 120 of the area median income. Many reports on the US

Department of Housing and Urban Development (HUD), website use the terms interchangeably. For the purposes of this memo, attainable housing is defined as equivalent to affordable housing.

Age-in-Place Housing. Diversity of affordable housing in a community that allows residents to remain in their community without losing quality of life and access to familiar community services as they age. Age-in-place and age-in-community are sometimes used interchangeably, however age-in-place is more focused on people remaining in their current homes.

Low-Income Housing. Housing that is affordable, according to the US Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50% of the area median household income. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

"Missing Middle" Housing. A type of housing classified by both building type and income bracket of residents; consists of duplexes, townhomes, multi-plexes and other multi-family developments scaled to blend within single-family neighborhoods that are also attainable for single persons, couples, and seniors not living within a senior housing development intended for exclusively seniors.

Affordable Senior Housing. A type of affordable multi-family residential housing or housing subsidy intended for use by people of retirement age, typically benchmarked as age 65 or older, within the middle- or low- income brackets; this can include, but is not limited to, housing developments such as independent living communities, assisted living communities, and memory-care facilities for those experiencing declining memory function; may also consist of programs which subsidize housing costs for qualifying residents (age and income).

Workforce Housing. Broadly considered housing which is 'affordable' for moderate or middle income households'; specifically considered housing which is no more than 30% of the household income for those households earning 80-120% of the area median income; usually excludes households which do not qualify for housing subsidies; intended for households to live in the communities in which they work. *Paraphrased from various sources; please see Definitions attachment.*

Affordable Housing in Illinois

The AHPAA, or the Act, is intended to address the limited availability of affordable housing in many Illinois communities. The Act defines 'affordable housing stock' as year-round housing available to:

- Homebuyers at 80% of the regional median household income; and
- Renters at 60% of the regional median household income.

The Act requires that local governments with a population of over 1,000 people must have at least 10% year-round housing stock that meets the above affordability criteria. Those communities that meet the requirement are referred to as exempt. Local governments that do not meet this requirement are considered non-exempt. The Illinois Housing Development Authority (IHDA) determines which local governments are not in compliance with the Act every 5 years. If a local government has less than 10% affordable housing stock as determined by the IHDA, they are then required to submit an affordable housing plan to the IHDA within 18 months of being notified of non-compliance. The Act does not require that local governments enact regulations or other policies to fulfill the objectives of

their affordable housing plan or come into compliance with the state requirement. The IHDA also does not penalize local governments for non-compliance.

Is Glen Ellyn Exempt or Non-Exempt?

The 2018 Report of Statewide Local Government Affordability is the most recent list prepared by the IHDA as required by the Act. To perform its analysis, the IHDA used data from the 2016 American Community Survey (ACS) 5-year Estimate generated by the U.S. Census Bureau. For the Chicago-Naperville-Elgin Metropolitan Statistical Area (MSA) in which Glen Ellyn is located, the area median income is $63,327. For the boundaries of the MSA, please see the attached MSA map. The median income for the Chicago region's MSA data is used because the IHDA wants to determine what is affordable for residents across the entire Chicago metropolitan area, as opposed to only Glen Ellyn residents whose median income is higher. Although the IHDA used the 2016 ACS median income to prepare the aforementioned 2018 report, the Chicago Metropolitan Agency for Planning (CMAP) used the 2018 ACS data to prepare Glen Ellyn's Community Data Snapshot released in June 2020. CMAP's Snapshot indicates that the median income for Glen Ellyn is $110,669, or approximately 75% higher than that of the MSA (see CMAP Snapshot attached).

The 2018 IHDA report shows that Glen Ellyn has 10,406 total year-round housing units, 1,659 of which are considered affordable, making the amount of affordable housing in Glen Ellyn 15.9%. Since the percentage of affordable housing stock exceeds the state minimum requirement, Glen Ellyn complies with the requirements of the Act and is considered exempt. The Village could lose approximately 618 affordable units and still meet the 10% requirement. Alternatively, the Village could add 6,184 market-rate units to the housing stock and still meet the requirement. To see the affordable housing percentages in other DuPage County communities, please see the Affordable Housing Share of DuPage County Communities chart attached.

Existing Conditions in Glen Ellyn

The information within this section is derived from the ESRI Business Analyst through Houseal Lavigne Associates or the 2020 Glen Ellyn Community Snapshot by CMAP.

Community Age

Glen Ellyn currently has an estimated 27,958 residents, which is projected to experience a modest growth through 2023. Of this population, nearly a third are 55-years of age or older, which is the only age cohort that is expected to grow in the next several years.

Housing Stock

Single-family detached homes account for approximately 63% of the housing types in Glen Ellyn, followed by approximately 29% for multi-family housing (apartments, condominiums, etc.) and approximately 8.2% for single-family attached homes (townhomes, duplexes, etc.). Of the existing housing stock, only approximately 13% of units are valued below $200,000. About a quarter of the existing housing stock is valued between $500,000 and $749,000. Additionally, over the next 5 years, the number of homes valued above $400,000 is projected to increase while those valued below $400,000 are projected to decrease.

Household Income

The median household income in Glen Ellyn is currently estimated at $110,669. Only incomes above $100,000 are expected to grow in the next several years, with the largest percentage increase being seen in households earning above $200,000.

Affordable Housing in the Region

DuPage County

While the Village of Glen Ellyn currently does not (and is not required to), have an affordable housing policy in place, DuPage County offers the following programs in which Village residents and landlords could participate. However, we understand there may be long wait times for this assistance.

The DuPage Housing Authority (DHA) manages the Housing Choice Voucher (HCV), program, a federally funded rental assistance program that allows income-eligible (low-income), households to rent housing. Participants must pay 30-40% of their household income, while the DHA covers the remaining balance through subsidy payments. Participants are able to remain in the housing of their choice, as long as the housing chosen is in a safe and sanitary condition and the owner/landlord is willing to participate in the program. The participants are able to move and still remain eligible for the HCV program (meaning, the program is not tied to location or a specific development).

The DHA also manages the Project-Based Voucher (PBV) program, which operates similar to HCV in that low-income participants are responsible for 30% of household income to be applied to rent while the DHA covers the balance. However, it differs from the HCV in that participants do not get to choose the unit in which they live, rather they are placed on a wait list for specific privately owned buildings or units.

Surrounding Community Survey

The Community Development Department conducted a surrounding community survey of 23 local governments in the summer of 2020. The local governments surveyed were: Addison, Arlington Heights, Bartlett, Barrington, Batavia, Carol Stream, Clarendon Hills, Downers Grove, Elmhurst, Geneva, Glendale Heights, Hinsdale, La Grange, Lisle, Lombard, Naperville, Northbrook, Oak Brook, River Forest, Saint Charles, Western Springs, Westmont, and Wheaton. Glen Ellyn provides more affordable housing than 15 of the 23 communities surveyed. Ten of the communities have less affordable units than the state required 10%. Only 5 of those 10 have adopted an affordable housing plan as required. Only 2 of the 10 have adopted either regulations or incentives to encourage more affordable housing development (see attached Community Survey Results chart).

Eleven of the 23 local governments surveyed are considered Glen Ellyn's peer communities per the Finance Department's annual financial scorecard. Glen Ellyn provides more affordable housing than 9 of its 11 peer communities surveyed. Seven of the peer communities do not meet the state requirement for affordable units.

In conducting the surrounding community survey, we found that a few communities had adopted regulations or incentives regarding affordable housing. Regulations, as termed in this memo, are laws the local government has adopted to mandate or require developments to provide attainable housing. Incentives differ from regulations in that they are intended to encourage rather than require housing developers to incorporate attainable housing units into their projects. Three local governments surveyed have enacted regulations— Arlington Heights, St. Charles, and Wilmette. Arlington Heights, St. Charles and Geneva provide incentives for affordable housing development. A short description of those regulations and incentives are described below.

Regulations

Arlington Heights

In August 2020, Arlington Heights, an exempt local government, adopted an inclusionary housing ordinance. All developments of new single-family, duplex, or multi-family housing units are required to provide an affordable housing plan at the time of submittal to the Village for review. The Village has different minimum requirements for the number of required affordable units, based on whether the proposed development will consist of rental or owner occupied units. From these two categories, they further determine the minimum number of affordable units that must be provided and any required fees-in-lieu based on the zoning district of the property and whether or not the development is publically assisted. The Village defines 'publically assisted' as, but does not limit it to, developments that receive TIF funding or funding from the Village's Affordable Housing Trust Fund.

St. Charles

In 2016, St. Charles, an exempt local government, adopted an inclusionary housing ordinance. This ordinance requires that any residential development as defined within the code is required to incorporate affordable units. The number of required affordable units is determined by the total number of units proposed. If the applicable ratio of affordable units is not provided, a fee-in-lieu payment is required, as determined by the City Council on an annual basis. Payment of this fee-in-lieu is required before building permit issuance. Should a developer find they are not able to meet these requirements, they may present their financial hardship to the Housing Commission and City Council for consideration.

Wilmette

In 2005, Wilmette, a non-exempt community, formally adopted an Affordable Housing Consultation Procedure. The Affordable Housing Consultation Procedure consists of a meeting with the Community Development Director at least 60 days before the formal application to discuss options to incorporate affordable housing into the development with the developer. If the proposed development has at least 15% affordable units, this procedure is waived. As such, developments and their provisions for affordable housing are reviewed on an individual basis if the developer opts not to meet the aforementioned requirement.

Incentives

Arlington Heights

Arlington Heights has also incorporated policies, or trade-offs, within their regulations to incentivize affordable housing. The incentives are directly tied to the regulations, in effect giving developers a choice to either provide the required affordable units, or pay a fee-in-lieu. Smaller developments of 9 units or less are the only multi-family developments not required to provide affordable units, but must pay a linkage fee of $3,500 per market rate unit in the development. Linkage fees are intended to "link" the production of a market rate unit to the creation of an affordable unit. However, if the developer opts to voluntarily provide affordable units, the fee is not required for those units that are affordable. The trade-off for larger multi-family developments is dependent upon if the development is located within the downtown, outside the downtown, or is publically assisted. No incentives are offered for publically assisted multi-family developments.

Geneva

In June of 2020, Geneva adopted various incentives within their zoning and subdivision codes. These incentives are only available for eligible residential developments, as defined in their code. The units within the development must meet certain affordability criteria depending on if they are for sale or for

rent. At least 15% of the total units must be considered affordable. Both financial incentives and zoning relief are available for developments meeting this criteria. Specifically, fee waivers, TIF funds, or property donation of municipally-owned property may be considered as financial incentives. In regard to zoning, a development may add one market-rate unit per affordable unit provided, up to 15% above the maximum permitted. Zoning relief from lot area, lot frontage, lot coverage, and setback requirements may also be considered.

St. Charles
St. Charles also offers 'development cost offsets', which include permit fee and school and park fee waivers as well as density bonuses for each affordable unit provided. Developers may apply to the Kane County Affordable Housing Trust Fund for financial assistance in the creation of the required affordable units.

Other Affordable Housing Tools
The local governments surveyed have employed a variety of tools to increase available affordable housing. Some of these methods include housing trust funds, the creation of housing commissions.

Housing Trust Fund
St. Charles and Arlington Heights each maintain a housing trust fund. Although St. Charles' fund is intended solely for the development of new affordable units, Arlington Heights' fund also may be used for the preservation of existing affordable units. Applications are reviewed by the Planning & Community Development Department, Housing Commission, and then Village Board for approval and distribution. The Arlington Heights Affordable Housing Trust Fund is funded in part by the fees-in-lieu paid by developments not providing the otherwise required affordable housing units.

Housing Commission
Five of the local governments surveyed have housing commissions. Housing commissions may serve as an advisory body to determine eligibility for financial assistance related to attainable housing. At the discretion of the Village Board or City Council, they also may be charged with studying the issue of attainable housing in the community, presenting potential methods to alleviate housing concerns and addressing fair housing complaints in the community. For example, the Wheaton Housing Commission manages the Senior Housing Assistance Program funded through the City's General Fund. Although this group does not necessarily encourage or incentivize the creation of new affordable housing units, the Housing Commission does review applications for seniors needing assistance funds. The St. Charles Housing Commission is responsible for reviewing developments that propose an 'alternative affordable housing plan' if the developer does not meet the affordable housing requirements.

The "Missing Middle" Housing
The decrease in availability of housing types other than single-family residential, in conjunction with the decrease in housing considered 'affordable' or 'attainable', is a trend many communities nationwide are experiencing. This has led to a divergence into a subtopic known as the "missing middle". This term refers to a housing type that is appealing to those not yet able to purchase a home, or those with other lifestyle preferences, such as ease of maintenance. Contributing to these financial circumstances and lifestyle preferences, household demographics are also changing, with an increase in cohabitating couples, single parents with children, more people choosing to remain single, an increasing senior population, and a decrease in traditional nuclear families. These populations are often among those seeking workforce housing, senior housing, and age-in-place housing, which also can fall under this

"missing middle" category. "Missing middle" housing is located in single-family neighborhoods and is attainable for middle-income households. It contains more than one dwelling unit and blends into the neighborhoods' scale and character. Duplexes, four-flats, and townhomes, as well as courtyard apartments, bungalow courts, and multiplexes (apartment complexes with more than four units), each are considered "missing middle" housing types. Accessory dwelling units, or "ADUs", are also a subgroup of the "missing middle" housing type (see attached Missing Middle Housing Examples).

Some communities allow the types of housing listed above as a permitted use rather than a special use in single-family zoning districts. This allows certain areas to continue offering the benefits of a quieter, less urban part of the community while making housing more attainable for households at different levels of income.

Accessory Dwelling Units
Accessory dwelling units are another sub-group of "missing middle" housing. These are second dwelling units on an otherwise single-family property that may take several forms, including basement units, attic units, units attached to an existing home, units above a garage, or separate stand-alone units on a property. ADUs were common historically and several older homes in the Village have pre-existing ADUs that no longer conform with the Glen Ellyn Zoning Code. ADUs are also called "accessory apartments", "mother-in-law suites" or "granny flats", and are commonly used to provide housing for seniors who want to live near their children but would still like privacy. They are also commonly used by caregivers, multi-generation households, and young adults for similar reasons. ADUs can be regulated strictly so that they create no significant visible indication that they exist on a property, or can be regulated loosely providing more flexibility in their placement.

Village Board Action

The above information is intended to be the beginning of a discussion on the topic of attainable housing in Glen Ellyn. As noted in this memo, the Village meets the state requirements for affordable housing and provides a higher percentage of affordable units than 2/3 of the communities surveyed, which include our 11 peer communities. While these statistics seem to indicate that the Village does not need to take any further action, staff realizes that there are some gaps in what the Village currently offers in terms of housing types and affordability.

There are various methods that can be enacted to either allow, require or encourage the development of attainable housing. If the Village Board would like to prioritize housing affordability in Glen Ellyn, staff would suggest doing further research into incentives to encourage attainable housing or investigating possible zoning code changes to allow accessory dwelling units or encourage "missing middle" housing that would be affordable to the local workforce and aging residents that would like to remain in the community. Since affordable housing is a broad topic and there are many different ways to increase attainable housing stock, staff is requesting the Village Board to provide direction as to which, if any, specific objectives they would like to achieve regarding housing in the Village. Once direction is provided, staff plans to conduct additional research and report back to the Village Board, likely early next year.

Attachments

1. Definitions
2. MSA Map
3. Glen Ellyn 2020 CMAP Community Data Snapshot

4. Table 1, Total Affordable Housing Share of DuPage County Communities; Table 2, Total Affordable Housing Share of Peer Communities Outside of DuPage County
5. Community Survey Results
6. Missing Middle Housing Types

Definitions

Affordable Housing: housing that has a value or cost or rental amount that is within the means of a household that may occupy moderate-income or low-income housing. In the case of owner-occupied dwelling units, housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

Affordable Housing Development: (i) any housing that is subsidized by the federal or State government or (ii) any housing in which at least 20% of the dwelling units are subject to covenants or restrictions that require that the dwelling units be sold or rented at prices that preserve them as affordable housing for a period of at least 15 years, in the case of owner-occupied housing, and at least 30 years, in the case of rental housing. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

Affordable Housing Plan: a plan which non-exempt Illinois local governments are required to adopt that must include the following: the total number of affordable housing units required to meet the minimum percentage of year-round affordable housing available within the exempt the local government's jurisdiction identified properties within the jurisdiction that are most appropriate for the construction of affordable housing and for the conversion to, or rehabilitation for, affordable housing (may include publicly or semi-publicly owned properties); incentives that local governments may provide for the purpose of attracting affordable housing to their jurisdiction; and a goal of a minimum of 15% of all new development or redevelopment within the local government being affordable housing; or a minimum of a 3 percentage point increase in the overall percentage of affordable housing within its jurisdiction; or a minimum of a total of 10% affordable housing within its jurisdiction. *Paraphrased from Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

Age-in-Place Housing: Diversity of affordable housing in a community that allows residents to remain in their community without losing quality of life and access to familiar community services as they age. Age-in-place and age-in-community are sometimes used interchangeably, however age-in-place is more focused on people remaining in their current homes.

Area Median Income: the median household income adjusted for family size for applicable income limit areas as determined annually by the federal Department of Housing and Urban Development under Section 8 of the United States Housing Act of 1937.
Source: Affordable Housing Planning and Appeal Act, or PA 93-595

Attainable Housing: There is no universal definition of attainable housing. Some identify the term as equivalent to affordable housing and yet others define it as for-sale housing that is affordable to households with incomes between 80 and 120 of the area median income. Many reports on the US Department of Housing and Urban Development (HUD), website use the terms interchangeably. For the purposes of this memo, attainable housing is defined as equivalent to affordable housing.

Community Land Trust: a private, not-for-profit corporation organized exclusively for charitable, cultural, and other purposes and created to acquire and own land for the benefit of the local government, including the creation and preservation of affordable housing.
Source: Affordable Housing Planning and Appeal Act, or PA 93-595

Housing Commission: An advisory commission formed to advise a municipal board to study the issue of affordable housing, present potential solutions on affordable housing to low and moderate income people. Different municipalities empower their boards to do different things. Some are formed to increase public awareness, or to manage housing programs.

Housing Trust Fund: a separate fund, either within a local government or between local governments pursuant to intergovernmental agreement, established solely for the purposes authorized in subsection (d) of Section 25, including, without limitation, the holding and disbursing of financial resources to address the affordable housing needs of individuals or households that may occupy low-income or moderate-income housing. *Source: Affordable Housing Planning and Appeal Act, or PA 93-595*

Inclusionary Zoning: Market-based strategy to increase affordable housing by requiring or encouraging developers to allocate a percentage of dwelling units for low- or moderate- income residents.
Source: Office of Policy Development and Research. "Inclusionary Zoning and Mixed-Income Communities." Inclusionary Zoning and Mixed-Income Communities | HUD USER, HUD USER, 2013, www.huduser.gov/portal/periodicals/em/spring13/highlight3.html.

Metropolitan Statistical Area: a geographic area as delineated by the Office of Management and Budget with at least one urbanized area of 50,000 or more inhabitants
Source: US Census Bureau. "About." Metropolitan and Micropolitan, The United States Census Bureau, 1 Apr. 2020, www.census.gov/programs-surveys/metro-micro/about.html.

"Missing Middle" Housing: A type of housing classified by both building type and income bracket of residents; consists of duplexes, townhomes, multi-plexes and other multi-family developments scaled to blend within single-family neighborhoods that are also attainable for single persons, couples, and seniors not living within a senior housing development intended for exclusively seniors.

Moderate-Income Housing: housing that is affordable, according to the federal Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50% but does not exceed 80% of the area median household income**.** *Source: Illinois Affordable Housing Act, or PA 86-925*

Senior Housing (Affordable): A type of affordable multi-family residential housing or housing subsidy intended for use by people of retirement age, typically benchmarked as age 65 or older, within the middle- or low- income brackets; this can include, but is not limited to, housing developments such as independent living communities, assisted living communities, and memory-care facilities for those experiencing declining memory function that are typically subsidized and/or owned and managed by municipal or county housing authorities as opposed to a privately funded facility; may also consist of programs which subsidize housing costs for qualifying residents (age and income).

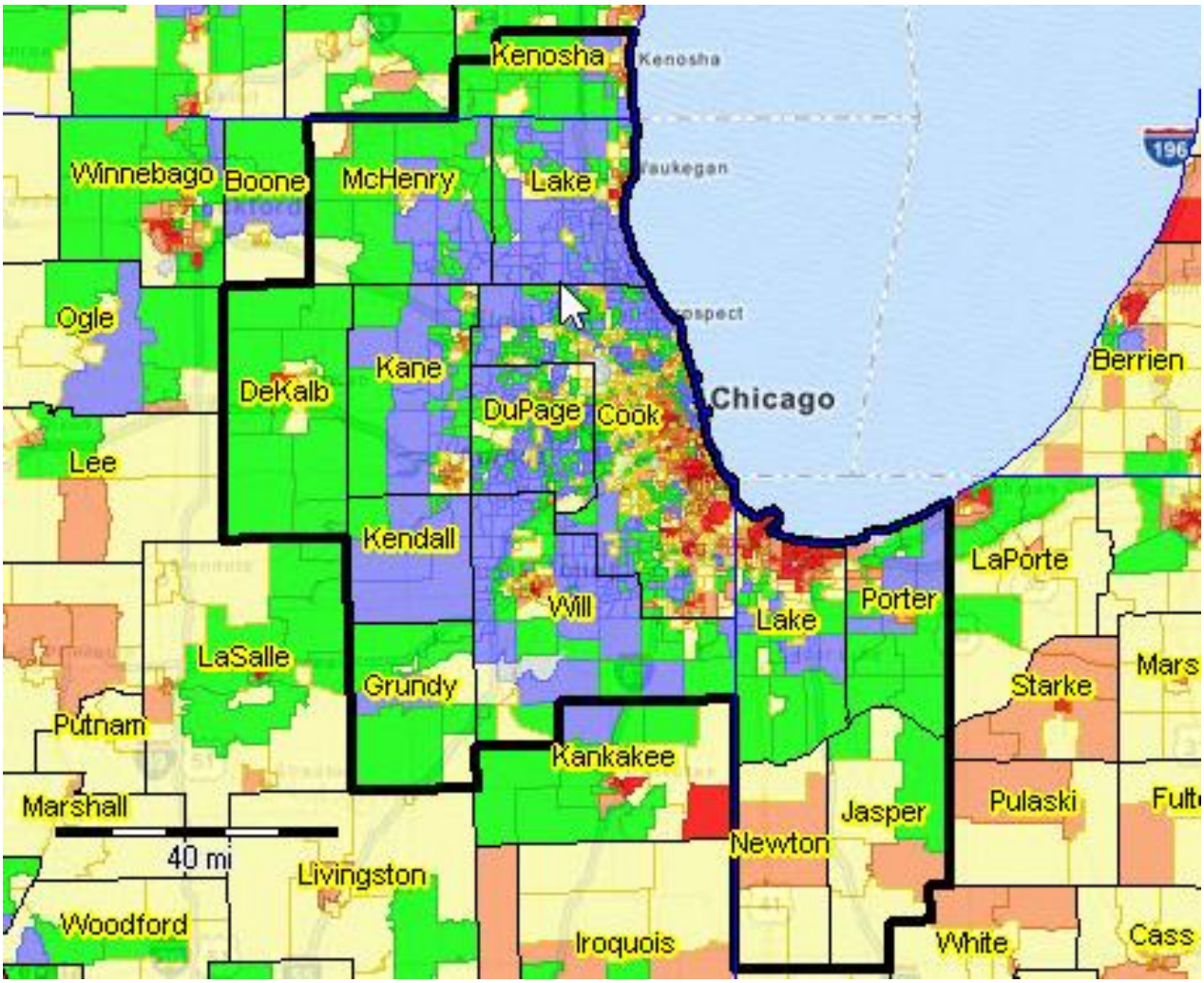
Very Low-Income Household: single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937. *Source: Illinois Affordable Housing Act, or PA 86-925*

Workforce Housing: Broadly considered housing which is 'affordable' for moderate or middle income households'; specifically considered housing which is 30 percent of the household income for those households earning 80-120 percent of the area median income; usually excludes households

which do not qualify for housing subsidies; intended for households to live in the communities in which they work.

Paraphrased from following sources: Cort, Cheryl, and Patrick McAnaney. Coalition for Smarter Growth, 2019, Making Workforce Housing Work: Understanding the Housing Needs of D.C.'s Changing Workforce. California Department of Housing and Community Development. "Income Limits." HCD, California Department of Housing and Urban Development, hcd.ca.gov/grants-funding/income-limits/index.shtml. Also from the Urban Land Institute.

Chicago Naperville Elgin Metropolitan Statistical Area Map



CMAP

COMMUNITY DATA SNAPSHOT
GLEN ELLYN, MUNICIPALITY
JUNE 2020 RELEASE

About The Community Data Snapshot

The Community Data Snapshots are a series of county, municipal, and Chicago Community Area data profiles that primarily feature data from the 2014-2018 American Community Survey (ACS) 5-Year Estimates. As noted in each profile, the data comes from multiple sources in addition to the ACS, which include U.S. Census Bureau, Illinois Environmental Protection Agency (EPA), Illinois Department of Employment Security (IDES), Illinois Department of Revenue (IDR), and the Chicago Metropolitan Agency for Planning (CMAP).

User Notes

Margin of error

ACS is a sample-based data product. Exercise caution when using data from low-population municipalities, as the margins of error are often large compared to the estimate. For more details please refer to the ACS Sample Size and Data Quality Methodology.

Regional values

Regional values are estimated by aggregating 2014-2018 ACS county level data of the seven counties that make up the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

Median values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas and recalculate median values for those aggregated areas. Median values are recalculated using grouped frequency distributions for aggregated areas such as the CMAP region.

Values for municipalities that extend outside the CMAP region

Values derived from CMAP analyses are restricted to geographies that fall within the CMAP regional boundaries. General Land Use, Equalized Assesed Value, Park Access, Water Supply, and ON TO 2050 Indicator table values only represent portions of the the municipality that fall within the CMAP region.

Municipalities located in more than one county

Data is provided for the county containing the largest geographic portion of municipality.

Employment values

The Private Sector Employment table features data from the IDES Where Workers Work report. This report includes private sector employment totals for six counties within the seven-county CMAP region, excluding Kendall County.

POPULATION AND HOUSEHOLD

The population and household tables include general demographic, social, and economic characteristics summarized for Glen Ellyn.

GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Glen Ellyn	DuPage County	CMAP Region
Total Population	27,958	931,743	8,511,032
Total Households	10,599	341,823	3,107,682
Average Household Size	2.6	2.7	2.7
% Population Change, 2000-10	1.7	1.4	3.5
% Population Change, 2010-18	1.9	1.6	0.9
% Population Change, 2000-18	3.6	3.1	4.5

Source: 2000 and 2010 Census, 2014-2018 American Community Survey five-year estimates.

RACE AND ETHNICITY, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White non-Hispanic	22,968	82.2	627,050	67.3	4,367,579	51.3
Hispanic or Latino	1,322	4.7	132,004	14.2	1,944,675	22.8
Black non-Hispanic	830	3.0	43,312	4.6	1,419,547	16.7
Asian non-Hispanic	2,229	8.0	108,353	11.6	603,513	7.1
All other categories	609	2.2	21,024	2.3	175,718	2.1

Source: 2014-2018 American Community Survey five-year estimates. Universe: Total population.

AGE COHORTS, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
19 and Under	8,108	29.0	238,239	25.6	2,191,110	25.7
20 to 34	4,108	14.7	177,021	19.0	1,807,984	21.2
35 to 49	5,492	19.6	183,982	19.7	1,713,974	20.1
50 to 64	5,801	20.7	197,772	21.2	1,641,420	19.3
65 to 74	2,587	9.3	79,557	8.5	669,758	7.9
75 to 84	1,253	4.5	37,630	4.0	337,105	4.0
85 and Older	609	2.2	17,542	1.9	149,681	1.8
Median Age*	39.7		39.1		37.2	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Total population.

Community Data Snapshot: Glen Ellyn

EDUCATIONAL ATTAINMENT, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Graduate	695	3.8	46,996	7.4	684,093	11.9
High School Graduate or Equivalency	1,848	10.0	116,273	18.3	1,319,895	22.9
Some College, No Degree	2,404	13.1	115,143	18.1	1,110,944	19.3
Associate's Degree	1,062	5.8	46,924	7.4	400,050	7.0
Bachelor's Degree	7,017	38.2	186,489	29.4	1,352,126	23.5
Graduate or Professional Degree	5,363	29.2	123,073	19.4	888,642	15.4

Source: 2014-2018 American Community Survey five-year estimates. Universe: Population 25 years and older.

NATIVITY, 2014-2018

	Glen Ellyn		DuPage County	CMAP Region
	Count	Percent	Percent	Percent
Native	22,905	87.8	79.9	79.7
Foreign Born	3,181	12.2	20.1	20.3

Source: 2014-2018 American Community Survey five-year estimates. Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	22,331	85.6	639,362	73.0	5,489,328	68.7
Language other than English	3,755	14.4	237,063	27.0	2,495,708	31.3
Speak English less than "very well"	1,186	4.5	79,881	9.1	960,908	12.0

Source: 2014-2018 American Community Survey five-year estimates. Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English	22,331	85.6	639,362	73.0	5,489,328	68.7
Spanish	975	3.7	92,683	10.6	1,466,849	18.4
Slavic Languages	274	1.1	27,667	3.2	275,150	3.4
Chinese	178	0.7	11,616	1.3	90,366	1.1
Tagalog	159	0.6	10,173	1.2	74,092	0.9
Arabic	210	0.8	5,199	0.6	61,835	0.8
Korean	24	0.1	2,734	0.3	36,409	0.5
Other Asian Languages	763	2.9	19,293	2.2	104,636	1.3
Other Indo-European Languages	1,172	4.5	64,842	7.4	331,350	4.1
Other / Unspecified Languages	0	0.0	2,856	0.3	55,021	0.7

Source: 2014-2018 American Community Survey five-year estimates. Universe: Population 5 years and older.

Community Data Snapshot: Glen Ellyn

HOUSEHOLD SIZE, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1 Person Household	2,808	26.5	85,317	25.0	894,230	28.8
2 People Household	3,472	32.8	111,196	32.5	952,267	30.6
3 People Household	1,407	13.3	56,254	16.5	486,146	15.6
4 or More People Household	2,912	27.5	89,056	26.1	775,039	24.9

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

HOUSEHOLD TYPE, 2014-2018

	Glen Ellyn		DuPage County	CMAP Region
	Count	Percent	Percent	Percent
Family	7,393	69.8	69.9	65.1
Single Parent with Child	494	4.7	5.9	8.3
Non-Family	3,206	30.2	30.1	34.9

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

HOUSEHOLD INCOME, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than $25,000	1,380	13.0	38,511	11.3	551,715	17.8
$25,000 to $49,999	1,452	13.7	53,987	15.8	585,464	18.8
$50,000 to $74,999	1,128	10.6	51,908	15.2	504,014	16.2
$75,000 to $99,999	903	8.5	45,972	13.4	390,392	12.6
$100,000 to $149,999	1,763	16.6	68,068	19.9	516,533	16.6
$150,000 and Over	3,973	37.5	83,377	24.4	559,564	18.0
Median Income	$110,669		$88,711		$70,444	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

Community Data Snapshot: Glen Ellyn

HOUSING AND TENURE, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	10,599	95.1	341,823	95.1	3,107,682	91.4
Owner-Occupied*	8,075	72.4	250,135	69.6	1,984,033	58.4
Renter-Occupied*	2,524	22.6	91,688	25.5	1,123,649	33.0
Vacant Housing Units	548	4.9	17,476	4.9	292,513	8.6

Source: 2014-2018 American Community Survey five-year estimates. Universe: *Occupied housing units; Housing units.

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2014-2018*

	Glen Ellyn		DuPage County	CMAP Region
	Count	Percent	Percent	Percent
Less than $20,000	780	7.6	7.3	12.0
Less than 20 percent	*24*	*0.2*	*0.1*	*0.3*
20 to 29 percent	*24*	*0.2*	*0.3*	*0.8*
30 percent or more	*732*	*7.1*	*6.8*	*10.8*
$20,000 to $49,999	1,783	17.3	18.7	23.3
Less than 20 percent	*155*	*1.5*	*1.6*	*2.6*
20 to 29 percent	*416*	*4.0*	*3.7*	*5.1*
30 percent or more	*1,212*	*11.7*	*13.5*	*15.6*
$50,000 to $74,999	1,128	10.9	15.3	16.5
Less than 20 percent	*376*	*3.6*	*4.4*	*5.3*
20 to 29 percent	*279*	*2.7*	*5.4*	*5.8*
30 percent or more	*473*	*4.6*	*5.5*	*5.4*
$75,000 or More	6,631	64.2	58.7	48.2
Less than 20 percent	*4,396*	*42.6*	*38.7*	*31.9*
20 to 29 percent	*1,479*	*14.3*	*14.9*	*12.3*
30 percent or more	*756*	*7.3*	*5.0*	*4.0*

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.
*Excludes households with zero or negative income and no cash rent.

HOUSING & TRANSPORTATION (H+T) COSTS, PERCENT OF INCOME PER HOUSEHOLD, 2012-2016*

	Median-Income Household**	Moderate-Income Household***
Housing Costs	42	52
Transportation Costs	21	22
H + T Costs	63	74

Source: Location Affordability Index, U.S. Dept. of Transportation, and U.S. Dept. of Housing and Urban Development.
*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, grouped by common demographic characteristics that form four distinct household types. The values above represent the percent of household income that an average household within each of these types in the region would spend on housing and transportation if they lived in this county. The standard threshold of affordability is equal to 30 percent for housing costs and 45 percent for housing and transportation costs combined. For more information, visit hudexchange.
**Median-Income Household assumes a household income equal to the area median, with regional average household size, and the regional average commuters per household.
***Moderate-Income Household assumes a household income of 80% of the area median with regional average household size, and the regional average commuters per household.

Community Data Snapshot: Glen Ellyn

HOUSING CHARACTERISTICS

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Glen Ellyn.

HOUSING TYPE, 2014-2018*

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	6,996	62.8	214,041	59.6	1,707,038	50.2
Single Family, Attached	911	8.2	43,129	12.0	252,166	7.4
2 Units	34	0.3	3,003	0.8	238,040	7.0
3 or 4 Units	302	2.7	11,112	3.1	269,766	7.9
5 or more Units	2,904	26.1	87,162	24.3	906,352	26.7

Source: 2014-2018 American Community Survey five-year estimates. Universe: Housing units.
*Excludes mobile, boat, RV, van, etc.

HOUSING SIZE, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	1,777	15.9	43,501	12.1	544,680	16.0
2 Bedrooms	1,961	17.6	87,390	24.3	967,257	28.4
3 Bedrooms	3,250	29.2	119,528	33.3	1,132,665	33.3
4 Bedrooms	3,242	29.1	87,719	24.4	593,229	17.4
5+ Bedrooms	917	8.2	21,161	5.9	162,364	4.8
Median Number of Rooms*	6.9		6.2		6.0	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Housing units.
*Includes all rooms.

HOUSING AGE, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	1,183	10.6	37,522	10.4	448,760	13.2
Built 1970 to 1999	4,394	39.4	207,286	57.7	1,151,670	33.9
Built 1940 to 1969	3,435	30.8	93,895	26.1	1,049,052	30.9
Built Before 1940	2,135	19.2	20,596	5.7	750,713	22.1
Median Year Built	1970		1977		1968	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Housing units.

Community Data Snapshot: Glen Ellyn

TRANSPORTATION

The transportation tables include vehicle availability by household, mode of travel to work, and annual vehicle miles traveled for Glen Ellyn.

VEHICLES AVAILABLE PER HOUSEHOLD, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
No Vehicle Available	776	7.3	13,939	4.1	394,626	12.7
1 Vehicle Available	3,324	31.4	104,505	30.6	1,104,851	35.6
2 Vehicles Available	4,783	45.1	153,942	45.0	1,103,712	35.5
3 or More Vehicles Available	1,716	16.2	69,437	20.3	504,493	16.2

Source: 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

MODE OF TRAVEL TO WORK, 2014-2018

	Glen Ellyn		DuPage County		6-County Region*	
	Count	Percent	Count	Percent	Count	Percent
Work at Home**	1,167	N/A	30,938	N/A	214,903	N/A
Drive Alone	9,247	75.5	369,486	82.2	2,856,015	72.4
Carpool	647	5.3	33,257	7.4	323,107	8.2
Transit	1,832	15.0	34,128	7.6	551,089	14.0
Walk or Bike	366	3.0	9,348	2.1	163,932	4.2
Other	157	1.3	3,464	0.8	51,124	1.3
TOTAL COMMUTERS	12,249	100.0	449,683	100.0	3,945,267	100.0
Mean Commute Time (minutes)	31.2		29.6		31.8	

Source: 2014-2018 American Community Survey five-year estimates. Universe: Workers 16 years and older.
* Commuter estimates not available for Kendall County.
** Not included in "total commuters."

ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD, 2014-2018

	Glen Ellyn	DuPage County	CMAP Region
Average Vehicle Miles Traveled	19,968	20,878	17,165

Source: Chicago Metropolitan Agency for Planning analysis of U.S. Census Bureau, HERE, and Illinois Environmental Protection Agency (2017) data.

Community Data Snapshot: Glen Ellyn

EMPLOYMENT

The employment tables include general workforce characteristics for Glen Ellyn.

EMPLOYMENT STATUS, 2014-2018

	Glen Ellyn		DuPage County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
In Labor Force	14,030	65.3	513,461	69.1	4,547,626	67.2
Employed†*	13,578	96.8	489,858	95.4	4,231,812	93.1
Unemployed*	446	3.2	23,322	4.5	304,075	6.7
Not In Labor Force	7,457	34.7	229,101	30.9	2,215,759	32.8

Source: 2014-2018 American Community Survey five-year estimates.
†Does not include employed population in the Armed Forces.

Universe: *In Labor Force; Population 16 years and older.

PRIVATE SECTOR EMPLOYMENT, 2019*

	Glen Ellyn		DuPage County		6-County Region**	
	Count	Percent	Count	Percent	Count	Percent
Private Employment	8,480	N/A	559,870	N/A	3,598,232	N/A
Job Change (2002-10)	16	0.2	-24,831	-4.9	-225,309	-6.7
Job Change (2010-19)	-1,663	-16.4	74,960	15.5	465,181	14.8
Job Change (2002-19)	-1,647	-16.3	50,129	9.8	239,872	7.1
Private Sector Jobs per Household	0.80		1.64		1.16	

Source: Illinois Department of Employment Security (IDES).
*Figures exclude employees not covered by unemployment insurance.
**Kendall County is not included in IDES data.

EMPLOYMENT OF GLEN ELLYN RESIDENTS, 2017*

By Industry Sector	Count	Percent
Professional	1,452	11.5
Health Care	1,377	10.9
Education	1,277	10.1
Retail Trade	1,165	9.2
Manufacturing	1,015	8.0
By Employment Location		
Chicago	2,311	18.3
Glen Ellyn	1,095	8.7
Naperville	532	4.2
Wheaton	505	4.0
Downers Grove	438	3.5

EMPLOYMENT IN GLEN ELLYN, 2017*

By Industry Sector	Count	Percent
Education	4,446	37.5
Health Care	1,148	9.7
Retail Trade	932	7.9
Accommodation and Food Service	925	7.8
Professional	787	6.6
By Residence Location		
Glen Ellyn	1,095	9.2
Wheaton	820	6.9
Chicago	748	6.3
Naperville	500	4.2
Lombard	448	3.8

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017).
*Excludes locations outside of the CMAP region.

Community Data Snapshot: Glen Ellyn

LAND USE

The land use tables include general land use composition, park access, and Walk Score for Glen Ellyn. The general land use and park access table estimates were derived from the CMAP Parcel-Based Land Use Inventory.

GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	2,000.8	46.0
Multi-Family Residential	166.8	3.8
Commercial	215.6	5.0
Industrial	0.0	0.0
Institutional	429.7	9.9
Mixed Use	0.1	0.0
Transportation and Other	815.4	18.8
Agricultural	N/A	N/A
Open Space	665.0	15.3
Vacant	52.0	1.2
TOTAL	4,345.3	100.0

Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory 2013.

PARK ACCESS, 2013

	Glen Ellyn	DuPage County	CMAP Region
Accessible Park Acreage per 1,000 Residents*	9.1	8.3	5.6

Source: Chicago Metropolitan Agency for Planning calculations of 2013 Land Use Inventory.
*Neighborhood parks (under 35 acres) are considered accessible by residents living within 0.5 miles; community parks (35 or more acres) are considered accessible by residents living within 1 mile.

WALK SCORE, 2018

Walk Score*	46.00

*Walk Score is a number between 0 and 100 that measures the average walkability of a municipality. For more information visit walkscore.com (2018).

Community Data Snapshot: Glen Ellyn

REVENUE

The revenue tables include Glen Ellyn revenues based on sales and current land use.

GENERAL MERCHANDISE RETAIL SALES, 2019

	Glen Ellyn	DuPage County	CMAP Region
General Merchandise	$ 264,458,924	$ 17,896,712,016	$ 105,768,000,000
Total Retail Sales	$ 357,178,855	$ 21,377,463,351	$ 133,428,000,000
Total Sales per Capita*	$ 12,776	$ 22,944	$ 15,677

Source: Illinois Department of Revenue, 2019.
*Per capita calculations based on population from 2014-2018 ACS 5-year estimates.

EQUALIZED ASSESSED VALUE, 2018

Residential	$ 1,331,886,390
Commercial	$ 150,799,540
Industrial	$ 666,580
Railroad	$ 816,484
Farm	$ 0
Mineral	$ 0
TOTAL	$ 1,484,168,994

Sources: Illinois Department of Revenue 2018, Chicago Metropolitan Agency for Planning calculations of 2013 Land Use Inventory, 2014-2018 ACS 5-year estimates.

Community Data Snapshot Time Series: Glen Ellyn

CHANGE OVER TIME

The time series tables include comparisons of current 2014-2018 ACS estimates to historic year estimates from the 2000 Census and 2006-2010 ACS.

RACE AND ETHNICITY, 2000-2018

	2000 Percent	2010 Percent	2018 Percent
White non-Hispanic	87.0	87.7	82.2
Hispanic or Latino	4.7	4.3	4.7
Black non-Hispanic	2.1	2.8	3.0
Asian non-Hispanic	4.7	4.3	8.0
All other categories	1.5	0.9	2.2

Source: 2000 Census, 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

NATIVITY, 2010-2018

	2010 Percent	2018 Percent
Native	88.8	87.8
Foreign Born	11.2	12.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Population 5 years and older.

AGE COHORTS, 2000-2018

	2000 Percent	2010 Percent	2018 Percent
19 and Under	30.4	30.1	29.0
20 to 34	16.2	12.0	14.7
35 to 49	26.2	24.0	19.6
50 to 64	15.8	20.7	20.7
65 and Older	11.4	13.2	15.9
Median Age*	37.0	40.9	39.7

Source: 2000 Census, 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

Community Data Snapshot Time Series: Glen Ellyn

EDUCATIONAL ATTAINMENT, 2000-2018

	2000 Percent	2010 Percent	2018 Percent
Less than High School Graduate	5.5	5.0	3.8
High School Graduate or Equivalency	12.7	11.6	10.0
Some College, No Degree	18.0	16.1	13.1
Associate's Degree	5.0	5.1	5.8
Bachelor's Degree	36.3	36.9	38.2
Graduate or Professional Degree	22.6	25.3	29.2

Source: 2000 Census, 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Population 25 years and older.

LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH, 2010-2018

	2010 Percent	2018 Percent
English Only	86.6	85.6
Language other than English	13.4	14.4
Speak English less than "very well"	5.5	4.5

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Population 5 years and older.

LANGUAGE SPOKEN AT HOME, 2010-2018

	2010 Percent	2018 Percent
English	86.6	85.6
Spanish	3.2	3.7
Slavic Languages	1.3	1.1
Chinese	0.5	0.7
Tagalog	0.3	0.6
Arabic	0.3	0.8
Korean	0.4	0.1
Other Asian Languages	0.8	2.9
Other Indo-European Languages	6.4	4.5
Other / Unspecified Languages	0.3	0.0

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Population 5 years and older.

Community Data Snapshot Time Series: Glen Ellyn

HOUSEHOLD SIZE, 2010-2018

	2010 Percent	2018 Percent
1 Person Household	26.9	26.5
2 People Household	31.3	32.8
3 People Household	13.5	13.3
4 or More People Household	28.2	27.5

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

HOUSEHOLD TYPE, 2010-2018

	2010 Percent	2018 Percent
Family	69.5	69.8
Single Parent with Child	5.8	4.7
Non-Family	30.5	30.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

HOUSEHOLD INCOME, 2010-2018

	2010 (2018 Dollars)	2018 (2018 Dollars)
Median Income	$ 104,586	$ 110,669

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

Community Data Snapshot Time Series: Glen Ellyn

HOUSING AND TENURE, 2010-2018

	2000 Percent	2010 Percent	2018 Percent
Occupied Housing Units	97.1	92.4	95.1
Owner-Occupied*	75.2	71.4	72.4
Renter-Occupied*	21.9	21.0	22.6
Vacant Housing Units	2.9	7.6	4.9

Source: 2000 Census, 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: *Occupied housing units; Housing units.

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2010-2018

	2010 Percent	2018 Percent
Less than $20,000	9.2	7.6
Less than 20 percent	*0.2*	*0.2*
20 to 29 percent	*1.2*	*0.2*
30 percent or more	*7.8*	*7.1*
$20,000 to $49,999	19.6	17.3
Less than 20 percent	*1.3*	*1.5*
20 to 29 percent	*7.6*	*4.0*
30 percent or more	*10.6*	*11.7*
$50,000 to $74,999	12.9	10.9
Less than 20 percent	*4.4*	*3.6*
20 to 29 percent	*4.4*	*2.7*
30 percent or more	*4.2*	*4.6*
$75,000 or More	56.4	64.2
Less than 20 percent	*28.2*	*42.6*
20 to 29 percent	*17.3*	*14.3*
30 percent or more	*10.9*	*7.3*

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Occupied housing units.

Community Data Snapshot Time Series: Glen Ellyn

HOUSING TYPE, 2010-2018*

	2010 Percent	2018 Percent
Single Family, Detached	60.5	62.8
Single Family, Attached	8.2	8.2
2 Units	0.5	0.3
3 or 4 Units	1.2	2.7
5 or more Units	29.5	26.1

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.
*Excludes mobile, boat, RV, van, etc.

Universe: Housing units.

HOUSING SIZE, 2010-2018

	2010 Percent	2018 Percent
0 to 1 Bedrooms	18.0	15.9
2 Bedrooms	19.8	17.6
3 Bedrooms	28.6	29.2
4 Bedrooms	26.0	29.1
5+ Bedrooms	7.6	8.2
Median Number of Rooms*	6.6	6.9

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.
*Includes all rooms.

Universe: Housing units.

HOUSING AGE, 2010-2018

	2010 Percent	2018 Percent
Built 2000 or Later	8.7	10.6
Built 1970 to 1999	37.7	39.4
Built 1940 to 1969	35.4	30.8
Built Before 1940	18.2	19.2
Median Year Built	1968	1970

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.

Community Data Snapshot Time Series: Glen Ellyn

VEHICLES AVAILABLE, 2010-2018

	2010 Percent	2018 Percent
No Vehicle Available	3.4	7.3
1 Vehicle Available	36.9	31.4
2 Vehicles Available	45.5	45.1
3 or More Vehicles Available	14.2	16.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates. Universe: Occupied housing units.

MODE OF TRAVEL TO WORK, 2010-2018

	2010 Percent	2018 Percent
Work at Home*	N/A	N/A
Drive Alone	75.2	75.5
Carpool	5.2	5.3
Transit	13.9	15.0
Walk or Bike	4.9	3.0
Other	0.8	1.3
TOTAL COMMUTERS	11,495.0	12,249.0
Mean Commute Time (minutes)	29.4	31.2

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.
* Not included in "total commuters."
Universe: Workers 16 years and over.

EMPLOYMENT STATUS, 2010-2018

	2010 Percent	2018 Percent
In Labor Force	66.0	65.3
Employed†*	93.9	96.8
Unemployed*	6.0	3.2
Not In Labor Force	34.0	34.7

Source: 2006-2010 and 2014-2018 American Community Survey five-year estimates.
†Does not include employed population in the Armed Forces.
Universe: *In Labor Force; Population 16 years and older.

Community Data Snapshot Water Supply: Glen Ellyn

WATER SUPPLY

CMAP supports an integrated approach to water resource management, and encourages communities to incorporate water supply and demand considerations into land use, transportation, and infrastructure investment decisions. Assessing demand, price, and loss trends of a community can inform decisions that strengthen regional water supply management, maintain drinking water infrastructure, and manage demand. Click here to learn more about how communities can coordinate and conserve our shared water supply resources.

WATER SOURCE AND DEMAND TRENDS OF GLEN ELLYN*

Primary Water Source: Lake Michigan**

	2003 MGD***	2013 MGD	Percent
Total Water Withdrawals****	2.90	2.90	-1.50
Residential Sector	1.90	2.80	37.10
Non-Residential Sector	1.00	0.10	-156.50

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2002-2013).
* Only available for municipalities with community water suppliers providing service to the majority of the community.
** The primary water source of a community is based on the source of the majority of withdrawals from all wells and intakes within the community, including community water suppliers and industrial and commercial businesses. The majority of withdrawals is calculated as an average from yearly data, given year to year fluctuations.
*** Millions of gallons per day.
**** Total includes all community water suppliers and industrial and commercial wells/intakes within a municipality; private residential wells are not included. Residential sector includes withdrawals identified as residential by community water suppliers. Non-residential sector includes withdrawals identified as non-residential by the community water suppliers and withdrawals from industrial and commercial wells/intakes.

DAILY RESIDENTIAL WATER DEMAND PER CAPITA

	Glen Ellyn			CMAP Region		
	2003	2013	Percent Change	2003	2013	Percent Change
Residential* (GPCD)**	68.9	97.8	34.6	104.2	87.5	-17.4

Source: Analysis of Illinois Water Inventory Program water withdrawal data 2003-2013.
* Residential sector includes withdrawals identified as residential by community water suppliers. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.
** Gallons of water per capita per day (estimated unit use). Population values used in sector totals come from the U.S. Census.

Community Data Snapshot Water Supply: Glen Ellyn

WATER AND WASTEWATER PRICE TRENDS*

Real price per 1,000 gallons, in 2018 dollars	2008	2018	Percent Change	Annual Percent Change
Drinking Water	$ 5.70	$ 9.93	54.1	5.7
Sewer	$ 4.98	$ 7.18	36.2	3.7
Combined (if applicable)**	N/A	N/A	N/A	N/A

Source: Illinois-Indiana Sea Grant Water Rates Data for Northeastern Illinois, IISG19-RCE-RLA-031.
* Only available for communities with water utilities and that responded to data requests. Percent changes and 2008 prices were adjusted for inflation using the U.S. Bureau of Labor Statistic's Consumer Price Index for the Chicago-Naperville-Elgin region.
** Some utilities combine drinking water and sewer prices, rather than separating them out as two distinct rates.

WATER LOSS*

Reporting utility: Glen Ellyn

	2017
Nonrevenue Water (Millions of Gallons per Day)**	0.24
Annual Cost of Nonrevenue Water ($)	$518,461.00
Percent of Nonrevenue Water to Water Supplied***	10.7

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program.
* Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.
** Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.
*** The threshold for permit compliance is less than 12 percent of water supplied in Water Year 2015, decreasing to no more than 10 percent by Water Year 2019 and all years thereafter. Permittees that exceed the threshold are required to submit a water system improvement plan.

Community Data Snapshot ON TO 2050 Indicators: Glen Ellyn

ON TO 2050 INDICATORS

ON TO 2050 is the region's long-range comprehensive plan, adopted by CMAP in 2018. The plan includes a set of indicators for quantifying its goals and measuring implementation progress. While many of these indicators can only be measured at a regional level, several can also be tracked at a local level. These have been laid out in the table below, with comparisons to the region's current measure as well as the targets that the plan is aiming to reach by 2050. Visit cmap.illinois.gov/2050/indicators to learn more.

Plan Chapter	Indicator	Glen Ellyn (Current)	CMAP Region (Current)	CMAP Region (Target)	Source
COMMUNITY	Population located in highly walkable areas	14.9%	41.5%	45.2%	CMAP, 2015
	Jobs located in highly walkable areas	14.2%	38.2%	45.2%	CMAP, 2015
PROSPERITY	Population aged 25+ with an associate's degree or higher	73.1%	45.9%	64.9%	2014-2018 ACS 5-Year
	Workforce participation rate among population aged 20-64	79.7%	80.6%	83.4%	2014-2018 ACS 5-Year
ENVIRONMENT	Population with park access of 4+ acres per 1,000 residents	79.9%	41.5%	65.0%	CMAP, 2013
	Population with park access of 10+ acres per 1,000 residents	42.1%	16.0%	40.0%	CMAP, 2013
	Impervious acres per household	0.15	0.18	0.15	USGS National Land Cover Dataset, 2016
	Daily residential water demand per capita (gallons)	97.8	87.5	65.2	Illinois Water Inventory Program, 2013
GOVERNANCE	State revenue disbursement per capita	$276.12	$286.21*	N/A	CMAP, 2018
	Is per capita disbursement at least 80% of regional median?	Yes	Yes for 74% of municipalities	Yes for 100% of municipalities	CMAP, 2018
MOBILITY	Population with at least moderately high transit availability	32.8%	53.2%	65.0%	CMAP, 2017
	Jobs with at least moderately high transit availability	37.3%	55.2%	58.0%	CMAP, 2017
	Percent of trips to work via non-SOV modes	29.9%	30.1%	37.3%	2014-2018 ACS 5-Year

*Median value of region's 284 municpalities.

Community Data Snapshot: Glen Ellyn

For More Information

Last updated July 2020

To improve the Community Data Snapshots in the future, CMAP wants to hear from you. Please take a quick survey to describe how you use this data and what you'd like to see in next year's snapshots.

Please direct inquiries to info@cmap.illinois.gov. To access other Community Data Snapshots for municipalities and counties in the Chicago Metropolitan Agency for Planning's seven-county northeastern Illinois region, visit http://www.cmap.illinois.gov/data/community-snapshots.

Table 1: Total Affordable Housing Share of DuPage County Communities

Municipality	Population	Total Year-Round Units	Total Affordable Units	Affordable Housing Share
Oak Brook	7,988	2,986	77	2.6%
Burr Ridge	10,736	4,338	144	3.3%
Hinsdale	17,438	5,533	184	3.3%
Wayne Village	2,513	929	44	4.8%
Naperville	145,789	50,410	3,778	7.5%
Elmhurst	45,742	15,535	1,278	8.2%
Bartlett	41,475	13,631	1,393	10.2%
Oakbrook Terrace	2,453	1,130	127	11.3%
Wheaton	53,568	19,030	2,607	13.7%
Clarendon Hills	8,641	3,192	450	14.1%
Glen Ellyn	27,894	10,406	1,659	15.9%
Lisle	22,989	9,506	1,568	16.5%
Itasca	8,502	3,123	549	17.6%
Darien	22,232	8,750	1,563	17.9%
Winfield	9,543	3,691	689	18.7%
Bloomingdale	22,221	8,762	1,767	20.2%
Downers Grove	49,555	19,529	3,986	20.4%
Lombard	44,025	17,211	4,183	24.3%
Roselle	22,911	8,161	2,242	27.5%
Carol Stream	40,228	14,462	4,391	30.4%
West Chicago	27,420	7,556	2,298	30.4%
Villa Park	21,977	7,683	2,482	32.3%
Westmont	25,149	10,675	3,651	34.2%
Willowbrook	8,603	3,923	1,528	39.0%
Wood Dale	13,908	4,960	2,058	41.5%
Warrenville	13,415	4,896	2,153	44.0%
Bensenville	18,431	6,273	2,769	44.1%
Addison	37,192	12,172	5,581	45.9%
Glendale Heights	34,395	11,130	5,389	48.4%
Hanover Park	38,331	11,153	6,706	60.1%

Table 2: Total Affordable Housing Share of Peer Communities Outside of DuPage County

Municipality	Population	Total Year-Round Units	Total Affordable Units	Affordable Housing Share
Arlington Heights	75,721	30,428	5,824	19.1%
LaGrange	15,688	5,277	448	8.5%
Western Springs	13,133	4,346	64	1.5%
Geneva	21,732	7,798	600	7.7%

Community Survey Results

	Municipality	County	Percentage of Affordable Housing[1]	Meets State Requirements	Affordable Housing Plan	Incentives	Regulations	Housing Commission	Senior Housing Assistance
1	Western Springs	Cook	1.5%	N	N	N	N	N	N
2	Oak Brook	DuPage	2.6%	N	N	N	N	N	N
3	Hinsdale	DuPage	3.3%	N	N	N	N	N	N
4	Wilmette	Cook	4.5%	N	Y 2004	N	Y 2005	Y 2009[5]	Y
5	Northbrook	Cook	5.7%	N	Y 2005	N	N	N	Y
6	Naperville	DuPage	7.5%	N	N[2]	N	N	Y 2004[3]	Y
7	Geneva	Kane	7.7%	N	Y 2014	Y 2020	N	N	N
8	Elmhurst	DuPage	8.2%	N	N	N	N	N	Y
9	La Grange	Cook	8.5%	N	Y 1980[4]	N	N	N	N
10	River Forest	Cook	9%	N	Y 2020	N	N	N	Y
11	Bartlett	DuPage	10.2%	Y	N	N	N	N	N
12	Barrington	Cook/Lake	10.4%	Y	Y 2015	N	N	N	N
13	Wheaton	DuPage	13.7%	Y	N	N	N	Y 1972	Y
14	Clarendon Hills	DuPage	14.1%	Y	N	N	N	N	N
15	Batavia	Kane	14.8%	Y	N	N	N	N	N
16	Glen Ellyn	DuPage	15.9%	Y	N	N	N	N	N
17	Lisle	DuPage	16.5%	Y	N	N	N	N	N
18	Saint Charles	Kane	17.1%	Y	N	Y 2016	Y 2016	Y 2005	N
19	Arlington Heights	Cook	19.1%	Y	Y 2004	Y 2020	Y 2020	Y 2009	N
20	Downers Grove	DuPage	20.4%	Y	N	N	N	N	N
21	Lombard	DuPage	24.3%	Y	N	N	N	N	N
22	Carol Stream	DuPage	30.4%	Y	N	N	N	N	N
23	Addison	DuPage	45.9%	Y	N	N	N	N	N
24	Glendale Heights	DuPage	48.4%	Y	N	N	N	N	N
Key		Y=Yes N=No	Peer Communities						

1. *2018 Report on Statewide Local Government Affordability – Ordinal Listing*
2. *In progress, not yet approved; City Council conducted workshop on 9/29/2020*
3. *Named change from Housing Advisory Commission to Human Rights & Fair Housing Commission on 9/1/2020*
4. *Approximate year provided by Village staff*
5. *Inactive since 2017; reinstated in fall 2020; to begin conducting meetings to update Affordable Housing Plan in Q1 of CY2021*

Examples of Missing Middle Housing

Duplex

Duplex

Townhome

Townhome

Four-Plex

Four-Plex

Four-Plex

Multi-Plex

Multi-Plex

Carriage House/Accessory Dwelling Unit

Carriage House/Accessory Dwelling Unit

Accessory Dwelling Unit

Courtyard Apartments

Courtyard Apartments

Bungalow Court

Bungalow Court

Live/Work (or Mixed Use)