



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Special Meeting
Monday, November 16, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "Present".

Also in attendance were Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Community Development Director Springer, Police Chief Norton, Economic Development Coordinator Hannah and Planning Manager Purvis.

D. Audience Participation

None.

**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 expenses to the General Fund.

Village Manager Franz provided an overview of the proposed downtown winter pop-up plaza.

Trustee Christiansen asked if we know how much money the Village has allocated from the CARES Act funding. Finance Director Coyle stated the Village has paid between \$350,000 and \$500,000 in COVID-19 expenses. Finance Director Coyle stated currently the CARES Act is expected to cover all COVID-19 expenses with the exception of the \$800,000 shortfall in the budget.

President McGinley asked what other items have the Village targeted with the CARES Act funding. Finance Director Coyle stated the COVID-19 Business Grant program, employee expenses, the tent on Main Street, PPE's and the extra facility cleaning.

Trustee Enright asked how long the ice rink will last. Village Manager Franz stated they are expected to last 10 years.

Trustee Enright asked that if the ice rink can be used in other locations after the pop-up plaza ends. Trustee Enright also asked if the ice rink is easy to put together. Village Manager Franz stated the Park District and Village would be able to use the ice rink throughout the year and that it is easy to put together.

Nathan Troia from the Glen Ellyn Park District stated the Park District is working on putting a base together, which may take a week. Mr. Troia stated the ice rink is expected to take a day or two to install.

Trustee Pryde asked if the skating surface is smooth considering it has connecting pieces. Mr. Troia stated he tested the ice and it felt very smooth.

Trustee Thompson asked if any special skates are needed. Mr. Troia stated no special skates needed for the ice rink.

Trustee Enright asked if the Park District received any CARES Act funding. Mr. Troia stated the Park District received some funding, but most of it has already been accounted for.

Trustee Pryde asked where the ice rink would be stored. Village Manager Franz stated it will be stored at the Park District.

Village Manager Franz stated the Village can create an MOU with the Park District.

Trustee Enright asked if the CARES Act funding will cover the costs related to the ice rink. Finance Director Coyle confirmed this.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

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.

Finance Director Coyle stated the discussion tonight is to gather a consensus on what the Village Board wants to tax for the 2021 property tax. Finance Director Coyle stated at the last meeting, the Village Board only supported new growth and an abatement in February 2021.

Trustee Senak thanked Village Manager Franz and Finance Director Coyle for meeting with him to discuss the budget. Trustee Senak stated he supports new growth, no CPI and the abatement.

Trustee Thompson stated he is in favor of new growth, no CPI and the abatement.

Trustee Fasules stated the Village will still levy for the CPI and new growth, but will abate the funds that are equal to the CPI. Trustee Fasules stated if the Village is going to zero the levy, the CPI needs to be levied for, and then it would be abated.

Trustee Pryde stated he is in favor of the CPI, new growth and abatement. Trustee Pryde stated the Village needs to keep the CPI so it does not get impacted for future years.

Trustee Christiansen stated she is in favor of the CPI, new growth and abatement.

Trustee Enright stated he is in support of a lower CPI, new growth and abatement.

Trustee Senak stated he does not support the CPI increase.

DISCUSSION ONLY

**G. Village Clerk Referendum Question (Pretend 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.

Village Manager Franz provided a history of the Village Clerk position. Village Manager Franz stated it has been difficult to find individuals who want to run for Village Clerk in the previous years. Village Manager Franz stated this would increase efficiency with the Village Clerk position. Village Manager Franz did note other municipalities have tried to move from an elected Clerk to an appointed Clerk by referendum, but the referendum failed.

Village Clerk Chereskin stated he decided to run for Clerk because he was asked to. Village Clerk Chereskin stated when he first was elected, it was mentioned to him the Village was interested in making the position of Clerk appointed. Village Clerk Chereskin stated he believes it makes sense to have the Village Clerk be an appointed position. Village Clerk Chereskin stated in DuPage County, 75% of Clerks are elected while 25% are appointed. Village Clerk Chereskin stated he does have some concerns that the question would not pass the referendum.

President McGinley asked if the referendum question must be binding. Village Manager Franz confirmed this.

Village Manager Franz stated at this time, they would have the Village Clerk run in the April election, and then if the referendum passed, the position would be eliminated.

Village Clerk Chereskin recommended not to have the referendum question on the same ballot that is electing the Clerk. Village Clerk Chereskin stated residents may not approve the referendum if they just voted for a Clerk position.

President McGinley asked staff to speak to the Village Clerk candidate and see how interested they are in serving as the Clerk. President McGinley stated if they would like to serve, the referendum question could be voted on later.

Trustee Pryde asked if the referendum language can be to make the Village Clerk appointed in four years, after the term of the newly elected Clerk would expire. Village Attorney Mathews stated an effective date can be added to the referendum question.

Trustee Christiansen asked if the Village would be able to find someone to appoint to the position. Village Manager Franz stated the plan would be to appoint staff to the position. Village Manager Franz stated the two Deputy Clerks are already doing 95% of the Clerk responsibilities.

Trustee Christiansen asked if the Village would appoint a Clerk if nobody ran for Clerk. Village Attorney Mathews stated if nobody runs for the Clerk position, the current Clerk can stay in his position or decide to leave. Village Attorney Mathews stated if the Clerk leaves his position, the Village would be required to appoint a Clerk.

Trustee Senak asked if the Clerk and two Deputy Clerk positions can be combined to one position to reduce staff. Village Manager Franz stated this is not possible as staff is already lean. Village Manager Franz stated the Clerk responsibilities were once covered by 6 part-time employees, and now it is only 1.5 positions.

President McGinley asked staff to have a discussion with the Clerk candidate to see her intentions on running and serving as Clerk. President McGinley stated the Board will not take an elected position away if a volunteer wants it.

DISCUSSION ONLY

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

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

Community Development Director Springer presented information on affordable/attainable housing to the Village Board. Community Development Director Springer provided information on affordable housing types, the IL Affordable Housing Planning and Appeal Act, affordable housing medium incomes in Glen Ellyn and other communities, Glen Ellyn affordable housing stock, Glen Ellyn housing stock, community survey results, communities with affordable housing regulations and additional affordable housing tools.

Community Development Director Springer stated staff is looking for the Village Board to provide direction regarding which specific attainable housing objectives they would like staff to conduct additional research on.

Trustee Enright asked if the Village could have adopted regulations for developers. Community Development Director stated the Village could have regulations, but would more likely offer incentives to the developers.

Trustee Pryde stated it can be difficult to find developers who want to offer affordable housing in their developments. Trustee Pryde also noted he believes affordable housing means something different for every person.

Community Development Director Springer did note some communities do not regulate affordable housing because developers will often move to communities without regulations.

Trustee Christiansen stated there is a need for workforce housing. Trustee Christiansen also stated she would like data on the medium income for different age ranges (Gen Z to seniors).

Trustee Thompson would like staff to go back to the Apex and Avere developments and do a backward analysis to see what would have happened if those developments offered affordable housing.

Public Comment

1. *Erica Nelson, Glen Ellyn resident and Co-President of the League of Woman Voters, thanked the Village Board for discussion affordable housing. Ms. Nelson stated while Glen Ellyn meets the minimum requirements for affordable housing, it is not enough. Ms. Nelson stated there is a need for increased affordable housing in Glen Ellyn. Ms. Nelson recommended creating a Housing Advisory Group.*

Trustee Enright stated he is in support of a Housing Advisory group and stated he is willing to serve on this group. Trustee Enright stated he is in support for incentive programs, and that he is interested in all types of affordable housing.

Trustee Pryde stated he is interested in work force housing. Trustee Pryde stated he is in support of a Housing Advisory Group to help compete studies, but not to run the program. Trustee Pryde also noted the Village needs to set an attainable goal. Trustee Pryde stated he is also interested adding pocket housing to the R2 district.

Trustee Christiansen stated she is in support of a Housing Advisory Group and that she is most interested in work force, age in place, entry level and missing middle housing.

Trustee Thompson stated he agrees with Trustee Pryde and the Village needs to make attainable goals. Trustee Thompson stated he is in support of developer incentives versus regulations. Trustee Thompson stated he is on the fence regarding a Housing Advisory Group. Trustee Thompson stated he would like more information on senior, missing middle and workforce housing.

Trustee Fasules stated he agrees with Trustee Pryde and the Village needs to make attainable goals. Trustee Fasules stated this problem has existed for a long time. Trustee Fasules stated he would like more information on TIF incentives for developers, middle and pocket housing.

Trustee Senak stated this is a critical issue and a complex topic. Trustee Senak stated staff can't dedicate their full time to this issue, and thinks a Housing Advisory Group is most important first step to make. Trustee Senak stated the Village needs to engage residents. Trustee Senak stated he still needs to learn more about the available programs but he does prefer incentives over regulations for developers. Trustee Senak also stated he is interested in pocket housing.

DISCUSSION ONLY

I. Other Business

J. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Kelli Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Village of Glen Ellyn

Reviewed and Approved, Village Manager Franz