



Minutes
Village of Glen Ellyn
Village Board Special Workshop (B)
Monday, July 10, 2023
7:00 PM
Glen Ellyn Police Department, 65 S. Park Blvd.

A. Call to Order – 7:14 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich, Simon, and Thompson answered “Present.”

Also in attendance: Village Manager Franz, Village Attorney Mathews, and Community Development Director Scott.

D. Presentation

- 1) Presentation of the Village of Glen Ellyn Housing Assessment prepared by S.B. Friedman and the Lakota Group

Village Manager Franz introduced Community Development Director Scott, who gave a brief introduction of the Housing Assessment and introduced Elana Caminer and Lance Dorn from S.B. Friedman to present the findings.

Mr. Dorn began the presentation with an overview of the work done and spoke about how it is data driven in nature, with robust community engagement as well. Ms. Caminer then gave a high-level view of data within the assessment, covering people as well as housing statistics.

Mr. Dorn then spoke to housing affordability, explaining that household income vs. housing expense is the definition of affordability. He then gave deeper details as far as affordability in the Village.

Mr. Dorn also explained housing cost burden and what that looks like in the Village. He continued to present collected data related to housing affordability. Data included homeownership as well as renter-occupied housing.

Mr. Dorn turned the presentation over to Ms. Caminer to give a summary of the community engagement process. She then reviewed the engagement that happened at each community outreach opportunity and the takeaways from those meetings.

Mr. Dorn then reviewed the finding of the Housing Assessment, identifying housing needs within the Village. The identified housing gaps were discussed, along with the methodology used to estimate the gap. He continued with near-term housing

projections and added that if the Village wants to address housing issues, then multi-family units need to be part of that discussion.

Trustee Thompson asked for suggestions on how to support current affordable housing stock. Mr. Dorn replied with strategies that can be taken.

Trustee Fasules asked about possible approaches to affordable housing. Mr. Dorn replied.

Trustee Kalinich asked for clarification on what CMAP stands for and what they do. Mr. Dorn replied, it stands for Chicago Metropolitan Agency for Planning. Trustee Kalinich also asked if there was an assessment of existing properties, particularly of rental units, and the desirability to reside at the locations. Mr. Dorn replied.

Trustee Kalinich asked if there was a best practice for renovating existing rental properties. Mr. Dorn replied. She also wanted to know if the numbers of total renters throughout the Village, not in apartment complexes, was known. Mr. Dorn replied.

Trustee Kalinich asked if Mr. Dorn could point the Village to best practice housing policies. Mr. Dorn replied, including some examples of things that have been done in other communities, and stressed that every community needs to tailor their policies to the unique needs of their Village.

Trustee Thompson asked about developers that want to build rental units on commercially zoned land and if there were any policies on rezoning commercial property and to residential. Mr. Dorn replied. Discussion continued this issue, with Trustee Thompson asking how to approach this trend in the marketplace. President Senak followed up with a question regarding the idea that the Village should guide developers as to what kind of housing should be built. Mr. Dorn replied.

Trustee Thompson asked for insight on Village-acquired property development vs. working with developers that own the property. Mr. Dorn replied.

President Senak asked about the recent rental projects in the Village and if they have been considered in the assessment. Mr. Dorn replied.

President Senak asked if entry-level residents stay within that community as they upgrade their housing situation. Mr. Dorn replied.

President Senak asked if there were any particular strategies that work/hurt school district funding. Mr. Dorn replied. Discussion continued in an effort to clarify information on this subject.

Trustee Christiansen asked about resident concern about affordable/low-income housing and if there was any data available on this type of housing and its overall long-term effect on communities. Mr. Dorn replied.

Trustee Christiansen asked about data on demolition taxes and whether it is an effective way to save older and smaller homes. Mr. Dorn replied.

Trustee Gould asked about upkeep maintenance on legally existing affordable housing

and if communities favor adding more or less of this type of housing. Mr. Dorn replied.

Trustee Gould followed up with an additional question about the legally existing affordable housing stock currently available within the Village.

Trustee Gould asked for clarification on the cost burden. Mr. Dorn replied. Discussion continued.

Trustee Gould asked for clarification on the number of housing units within the assessment. Mr. Dorn replied.

Trustee Christiansen asked about page 70 of the report and the need for entry level homes. She wanted to know what is indicated by the price point. Mr. Dorn replied, with discussion between the two continuing about the data on this page.

Trustee Thompson asked if there was any advice or policies concerning Additional Dwelling Units (ADU) that the Village should consider. Mr. Dorn replied.

Trustee Gould asked about homeowners on the younger age range and if the Village should encourage these buyers. Mr. Dorn replied.

Trustee Gould asked about affordable housing in other communities, specifically how they manage its development and what does the data show. Mr. Dorn replied. Trustee Gould was also concerned with preserving the starter home stock. Trustee Christiansen followed up with a question about the price points of demolished housing. Mr. Dorn replied.

President Senak asked about the state-mandated affordable housing and if compliance with the statute actually satisfies the need. Mr. Dorn replied.

E. Audience Participation

Clara Hughes, resident, spoke about the housing incentives given in the past for homeownership and that these kinds of incentives should be given to rental units.

Rachna Thakker, resident, asked about the assessment's community survey and the data points identified as important to residents. Mr. Dorn replied. Ms. Thakker replied that she felt it was a very small representation. She added her thoughts on the hotel property development and affordable housing on that site.

Becky Waldbusser, resident, gave her opinion on development of affordable housing on the hotel property, emphasizing that she wanted commercial development for the tax revenues. She felt that affordable housing is needed, but not at this location.

Alyssa Petropoulos, resident, stated that she does not support affordable housing at the hotel property site. She feels it will negatively impact D89 and gave several reasons for her opinion.

Carey Fredrick, resident, shared her disappointment that the two hotels were closed down to make the areas safer and now the Board was considering replacing them with the same

problems that existed at the location prior to its closing, and linked these safety problems to affordable housing. She added that the Village already exceeds the legal requirements and should not be burdened with more affordable housing.

Patrick VanTiem, resident, spoke about the statistics presented in the Housing Assessment and the opportunities within the data to steer development in a desired direction. He gave his opinion on the community engagement process executed for the Housing Assessment, which he felt was lacking in depth and communication. He itemized his objections to the Housing Assessment findings.

Kim Sammarco, resident, talked about her love for Parkview School and her concern that it is no longer meeting State minimum standards of learning for its students. She felt that low-income kids tip the scale.

President Senak asked Mr. Dorn if anyone on the Village staff or Board gave advice or any input on the way the data should be analyzed for a desired outcome. Mr. Dorn replied that no one had influence the data collection or analysis.

Renie Atchison, resident, spoke about her son needing affordable housing for a long time and that she was glad that the Village is finally discussing this sort of housing. She spoke about the challenges that special needs adults experience and how affordable housing in the Village would help toward a solution to this problem. She felt it should not be a monetary decision, based on a desired increase in the tax base, but a community service decision to help existing members of the Village.

Nancy Payne, resident, talked about her concern with the Village tax rate and what the impact would be on the tax rate increasing if the hotel property is developed as commercial. She hoped that the negative impact of affordable housing on a primary commercial area would be considered. Mr. Dorn replied to her concerns as far as analysis that can be done. She questioned “naturally occurring affordable housing” and how to keep the locations up to date as far as upkeep is concerned. She added that she is for affordable housing but is concerned with the problems it can bring.

Norris Eber, resident, commented on the Housing Assessment, specifically the tax burden being a concern. He also questioned some of the statistics in the assessment. Mr. Dorn did reply to Mr. Eber’s concerns about the assessment. Mr. Eber requested an independent committee to work on the issue of real estate taxes.

F. Reminders

- 1) Village Board Meeting July 24, 2023 at 7 pm

G. Adjourn to Closed Executive Session – 9:40 PM

Adjourn to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body pursuant to 5 ILCS 120/2 (c)(1), not to return to open session

Mover: Trustee Fasules; Second: Trustee Kalinich. Unanimous vote to adjourn to Closed Executive Session.