

Committee of the Whole Meeting Minutes - October 20, 2018

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~~that it would be located far away from the Village in case of a large-scale disaster. Mayor Rosenthal discussed the new iPads for the Village Board and requested that all trustees get Village-issued e-mail addresses for ease with responding to Freedom of Information Act requests. Mr. Weiss noted that due to the age of the current iPads, they no longer get security upgrades from Apple.~~

~~Trustee Shapiro inquired about future IT funding needs. Mr. Weiss stated that he only buys items when needed and looks to get devices that will last. He looks to keep the hardware capable of handling Village operations. Mr. Lichterman noted that new equipment and service demands also requires more staff training and expertise. Trustee Seiden thanked Mr. Weiss and staff for being so careful with Village funds and budget justifications.~~

Affordable Housing

Mr. Lichterman reviewed his memo on affordable housing. Mr. Lichterman noted that State's definitions of affordable housing. He noted that outside community housing groups can administer affordable housing units in market rent buildings such as Reva. It would cost about \$20,000 per year for these groups to manage a couple dozen affordable housing units inside of a larger development. Trustee Jester asked what the Village needs to do to meet State limits. Mr. Lichterman noted that the Village can set its own limits as a home rule community but the State would limit rents to 120% Area Median Income. Trustee Jester would like to follow the State definition.

Trustee Oppenheim would like to have ordinances in place that memorialize a commitment to affordable housing. Trustee Jester noted that Reva's scale is unique in its size and merits a discussion of including affordable housing. He believes the Village should negotiate with Reva to get affordable housing as set forth in the comprehensive plan. Mayor Rosenthal stated the comprehensive plan does not have specifics in place making it difficult to enforce.

Trustee Shapiro would like affordable housing attached to a PUD and provide density incentives to allow for more affordable housing units. Trustee Oppenheim noted that this could be based on the size of a development to exclude small PUDs with only a few units. Trustee Shapiro agreed.

Mr. Lichterman noted that the Plan Commission considered the topic of affordable housing a few years ago and recommended that a subcommittee study the matter further. Trustee Oppenheim stated that the Plan commission always asks developers about affordable housing, but does not have clear guidelines from the Board to convey to developers. Mayor Rosenthal noted that Reva told her that they would have approached the project differently had they known upfront about an affordable housing requirement. Mr. Lichterman noted that a PUD above a certain size could trigger a new special use standard of "affordability" that defines the requirement for petitioners.

Trustee Jester believes that Reva can be used as a precedent for other big developments going forward. Mr. Lichterman asked if there is a consensus that the Village pay the annual cost for an outside agency to manage affordable housing. Trustee Jester believes that it is important for an outside agency to be involved.

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Trustee Shapiro would like a committee to review the issue and recommend guidelines to establish affordability as a requirement in PUDs. Trustee Oppenheim would like to establish placeholder regulations soon while a more detailed affordable housing regulations are developed. Trustee Shapiro would like it to be tied to a special use or PUD.

Trustee Seiden noted that as a home rule community, the Village does not need to have any affordable housing requirement.

Mr. Street noted that staff would bring more information to the Board about how affordability could be a special use standard for PUDs above a certain size.

Trustee Oppenheim motioned to go into closed session to discuss personnel pursuant to 5 ILCS 120/2(c)(1) and 2(c)2 of the Open Meetings Act. Trustee Shapiro seconded the motion. The motion passed on a voice vote and adjourned to closed session at 11:01 a.m.

Respectfully submitted,

David Fitzgerald,
Management Analyst