

League of Women
Voters of Glen Ellyn
2014-2015
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November 10, 2014

Individual Letters sent to:

Mr. Alex Demos, President, and Village Trustees
Ms. Mary Loch, Plan Commission Chair, and Plan Commission Members
Mr. Mark Franz, Village Manager

The League of Women Voters of Glen Ellyn has been participating in the recent discussion related to housing redevelopment in Glen Ellyn. We have done so by attending Village meetings, hosting the Village Manager for "The State of Glen Ellyn" and reading through related minutes of the Planning Commission and "The Comprehensive Plan."

The LWVGE's present position on housing related to redevelopment "**encourages residential development that provides a range of housing types and costs reflecting on the needs of the Village's population.**" We are concerned that this position is not being addressed in the current process.

Much of the discussion related to the recent development projects that have come before the Planning Commission and Village Board have focused on the overall fit of the project related to its scope, parking needs, and other external qualities such as architecturally fitting into the "character of the village."

We would like to see an equal focus on the types of housing that will fit the present and future needs of the Village population as well as attract new residents. We are concerned that a current market analysis as well as a more detailed comprehensive housing plan have not been developed by the Village to use as a criteria to judge the future development options brought before the Board.

Right now, Village development projects appear to be solely driven by the private sector, and the Village's response has been mainly reactionary rather than proactive as to the Comprehensive Plan's recommendations of types and costs of housing based on community needs. The latest round of meetings with developers found the Village representatives asking the developers for their opinions on what they want to build (i.e. luxury, very small mainly one bedroom apartments) rather than our Village representatives stating the type of housing we as a community are seeking in order to address our present needs and those of the future.

Secondly, *The Affordable Housing Planning and Appeals Act* requires our community to have 10% of its housing stock affordable based on determined calculations. With the redevelopment and upgrade of Parkside Apartments, there will be a loss of 120 units of affordable housing and an increase of more luxury townhouses at the site on Kenilworth and Pennsylvania. With the addition of potential luxury apartments on the Geiche and possibly McChesney sites, there will be further negative impact on the present slim ratio of 14.6% affordable housing in our community.

LWVGE proposes that, as is done in some other communities, a standard 10% of the units be required to be set aside based on affordability in all new developments thus preserving the very minimal affordability index. This way the Village will be assured that it is in compliance and that the Village has at least the minimal range of housing affordability available as required by law.

The third area of concern relates to the possible rental ordinances that have been discussed by the board. While in favor of ordinances that provide for safe, well maintained housing, The League of Women Voters Glen Ellyn is aware of the negative impact of "Crime Free Housing Ordinances" that expose municipalities to litigation based on violating rights. These ordinances have been known to cause chilling negative effects on domestic violence victims who often must choose between calling the police to protect themselves and losing their housing. There is extensive research on housing ordinances available, with a variety of models to choose from that do not put individuals and municipalities in jeopardy. We suggest that if the Village intends to proceed with enacting housing ordinances, models be considered that do not carry the negative consequences of the "Crime Free Housing Ordinances."

Thank you for your consideration.

League of Women Voters of Glen Ellyn

Joyce Hothan, Social Policy Chair

Patti Denney, Local Issues Chair

Jayne Boeckelman, President