

**SPECIAL COMMITTEE OF THE WHOLE MINUTES**  
**August 26, 2019**

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF PRESENT
Burns Bruno Clements Hruby Kaven Kilburg Maladra McGowan Swanson	Burghart Marks	Dawkins McCready DeGroot Tymoszenko Fornari

Mayor Burns called the meeting to order at 7:00 PM in City Hall Council Chambers, noting that Ald. Burghart and Ald. Marks were absent.

a. Continued Policy Discussion on Affordable Housing Strategies

At the direction of the committee after their June special meeting, Dir. DeGroot presented additional research on affordable housing strategies and how best to achieve them. DeGroot relayed information pertaining to incentives, inclusionary housing ordinances, demolition taxes, and property contributions.

DeGroot explained his process of research which included reviewing other communities' existing ordinances/policies and policies. His staff reached out to these other communities via informal survey. Finally, DeGroot stated that he had created a draft inclusionary housing ordinance and a draft demolition tax ordinance for the council members to review.

Incentive ideas included density bonus, flexible zoning standards, and development cost offsets.

Inclusionary zoning ideas included size and required unit thresholds, in-lieu fees, site provisions, land dedication, adjusted number of affordable units, and conversion of market rate units to affordable units.

DeGroot also reviewed eligibility/preference guidelines and integration methods of other communities.

DeGroot then discussed demolition tax incentives and how those would be implemented and used and what exceptions could be considered.

Lastly, DeGroot noted the option of city land/property contribution by selling land a reduced rate, donating property, seeking development proposals of city-owned property, and creating a trust fund for purchase or rehabilitation.

Questions from the committee centered on the method of implementation whether by policy, resolution or ordinance. Mayor Burns noted that implementing the strategies via resolution allows greater flexibility for the city and developers because each project is unique. While some aldermen voice preference for an ordinance to codify the policies, Burns reminded the committee that developers are always able to apply for relief by ordinance pertaining to their specific project. Discussion on how an ordinance would either produce results or hamstring developers was heard with Ald. Bruno, Swanson, and McGowan offering initial support for an ordinance while also welcoming a resolution to get the strategies in place.

Audience member John Kefer expressed concern on 'low income' housing and referred to the E. Wilson Street apartments in Batavia and a recent robbery incident at that location. Kefer also offered possible sites for housing including Kirk and Rte. 38 as well as the Good Templar area.

Alex Finke, representing Illinois Realtors Association, urged the committee to consider a resolution to offer more flexibility for all parties involved and believed that contrary to comments by Mr. Kefer, the discussion was not about low-income housing. Maureen McKeough asked for information on what similar communities were utilizing as far as resolution or ordinance DeGroot stated that six of the seven surveyed cities required a percentage of residential development via ordinance. McKeough cautioned the committee on risks of perceptions of bias and favoritism if they used different strategies for different developments. She urged the committee to adopt an ordinance that would enact the same rules for everyone. Bill Malecky, who is a Geneva resident and a member of the Strategic Plan Advisory Committee, voiced his support for an ordinance to enact the policies and felt that would be the most transparent way to implement the policies.

After further discussion of the committee and the Mayor, a consensus for staff to draft a resolution with intended policies was heard, to be brought back at a future Committee of the Whole meeting.

#### NEW BUSINESS / PUBLIC COMMENT

Ald. McGowan thanked the volunteers of the Beautification Committee for helping with the fall planting event the prior weekend. Ald. Kaven commented on the successful Concours event. Lastly, the committee and staff wished Mayor Burns a happy birthday.

## ADJOURNMENT

On a motion by Ald. Clements, the meeting was adjourned by unanimous voice vote at 9:13 PM.  
V/V: 8-0      Motion carried.

- *Submitted by Recording Secretary Fornari*