



VILLAGE OF WILMETTE

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**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE
VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
WILMETTE, ILLINOIS, HELD IN THE SECOND FLOOR TRAINING ROOM
OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE,
ILLINOIS ON TUESDAY, APRIL 10, 2007.**

I. Call to Order

President Canning called the meeting to order at 6:10 p.m.

Members Present:

President	Christopher S. Canning
Trustees	John Levin
	Lali Watt
	Jim Griffith
	Mari Terman
	Joanne Aggens
	Alan Swanson

Staff Present:

Michael J. Earl, Village Manager
 Maureen M. Barry, Assistant Village Manager
 Timothy J. Frenzer, Corporation Counsel
 Lisa Roberts, Director of Community Development
 Brigitte Mayerhofer, Director of Engineering

Minutes transcribed by:

Barbara Hirsch, Deputy Village Clerk

Guests Present:

Richard Hayden, DLK, Inc.
Michael Snow, DLK, Inc.

II. Presentation of Sheridan Road Monument Identifiers

Trustee Terman said the Committee was asked to consider the creation of a visible monument to be placed in several locations in the Village. The design was to be representative of the community and was being paid for by a grant.

Ms. Mayerhofer introduced Richard Hayden and Michael Snow, the designers for the project.

Mr. Hayden presented a small replica of the proposed identifier stating that the actual identifier would be a monolithic piece of concrete designed to look like stone. He also noted the design of a tree on the monument which would be created by a sculptor. The monument identifier could be placed in different parts of the Village in different sizes, depending on the location. He also suggested placing ground lighting around the base of the identifier.

Trustee Watt asked if the lighting would be solar lighting.

Mr. Hayden said he was not sure if solar lighting would provide a bright enough light with a long enough capacity.

Trustee Swanson asked if vandalism had been an issue in surrounding Communities and what could be done to address that.

Mr. Hayden said he was not aware of a large vandalism problem but there are some coatings which may change the appearance of the identifier. There are certain cleaners that will not drastically change the appearance.

Trustee Watt asked if the Village would own the rights to the design.

Mr. Hayden said the Village would own the rights to the proposed design.

President Canning thanked Mr. Hayden and Mr. Snow for the presentation.

III. Discussion of Finance Committee's Recommendation on Affordable Housing.

Trustee Watt said the Finance Committee has been reviewing affordable housing since September of 2006. The Committee has agreed that there is a need for more affordable housing in Wilmette and that it is appropriate for the Village to play a role in making it available.

Trustee Aggens reviewed the preliminary survey analysis (attached) from a survey that was taken of public and private employees for school District 37 and 39, Public Library, Park District and the Village. She noted there were approximately 1,000 surveys completed. She said it was important to note the interest in purchasing a condo/townhouse was demonstrated to be much higher than the interest in renting an apartment in Wilmette.

Trustee Terman said the Committee had numerous discussions regarding how affordable housing should be funded. She noted the Committee discussed seven possible funding sources:

- 1) Real Estate Transfer Tax
- 2) Home Rule Sales Tax
- 3) Property Tax
- 4) "In Lieu of" Payments
- 5) Borrowing
- 6) Teardown Tax
- 7) Augmentation of existing fees and/or taxes.

Trustee Terman reviewed the sources of funding, discussing the pros and cons of each source as described in the attached report.

Trustee Watt said the Finance Committee has referred several items to other Village Board committees:

- 1) Land Use Committee (as a Special Zoning Committee) review of the Zoning Ordinance regarding accessory living units and coach houses in order to promote the creation of new, or maintenance of existing, affordable housing within the village.
- 2) Land Use Committee (as a Special Zoning Committee) discussion of the issue of how the Village may use land use or zoning mechanisms in order to promote the creation of new, or maintenance of existing, affordable housing within the village.
- 3) Administration Committee discussion of the establishment of both a community land trust and an affordable housing trust fund to provide two mechanisms by which the village may collect, disburse and manage funds with which to promote the creation of new, or maintenance of existing, affordable housing within the village.

Trustee Watt asked for comment from other Trustees regarding the Committee's review of affordable housing.

Trustee Levin said he believes there is still the question of how money goes into affordable housing and then how it can be recycled for future provision of affordable housing.

Trustee Watt said the Committee is still working on that issue but have some ideas on how to utilize and structure affordable housing funding.

Trustee Levin said there must be a financial vehicle in order to carry out the goal of the project.

Trustee Watt said the Committee has had many suggestions from various organizations and the final report to the Board would include specific examples of how money could possibly be collected and disbursed.

Trustee Levin said that would be extremely helpful.

Trustee Swanson said the Committee has put in many hours and there has been a great deal of well thought out, logical work done on the subject of affordable housing. He does not understand the matrix on affordable housing funding options, and it seems to him that borrowing has a stronger relationship between source and use rather than property tax. He would also be interested in seeing what the supply of affordable housing is in the Village.

Trustee Griffith said he did not want to have too many sources for affordable housing money. He would like to see the following sources for funding affordable housing: 1) teardown tax; 2) challenge grant; 3) in lieu.

President Canning thanked the committee for all the work that has been done over the past months. He is wondering how affordable housing fits in with the overall plan for the Village. Sales tax revenue has suffered since 2001 and it is important to keep the revenue that is already there.

Trustee Watt said the Committee has had tremendous help to draft financial mechanisms for affordable housing which they will present in the final report to the Board.

President Canning said when the Board talks about development, it is not development to reach a fixed number of affordable units in the Village. It is development within a global context.

Trustee Watt said the Committee is focusing on affordable housing for Village employees and private sector employees.

Trustee Griffith said he believes affordable housing has been and continues to be a goal of the Village.

IV. Adjournment

Trustee Levin moved to adjourn the meeting at 7:32 p.m., seconded by Trustee Terman. All voted aye, the motion carried.

4/10/07

Approved 4/24/07