

**Village of Lily Lake
Plan Commission Minutes
Monday September 14, 2020**

1. Roll Call:

The Plan Commission was called to order at 7:06 PM by Chairperson, Steve Zahn. Cheryl Pollak, Lisa Garbacz, and Dan Turner were present. Glenn Bork was absent.

Guests

Mae Strobel

2. Approve Agenda:

Motion to approve the agenda of the August 3rd Plan Commission meeting by Cheryl Pollak and second by Lisa Garbacz – all are in favor. The motion passes.

3. Approve the Meeting Minutes from the August 3, 2020 Plan Commission Meeting

Motion to approve the meeting minutes from the July 6th Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes.

4. Public Comment:

No public comment.

5. New Business

No new business.

6. Old Business

a. Land Use Comprehensive Plan

Review continues by Commission in Item b.

b. Affordable Housing Plan

Discussion of the Affordable Housing Plan continued. Chairperson Steve Zahn recounted the previous discussion and said that 20 year-round housing units would need to be added to the Village to meet the State of Illinois requirement of 10 percent. Presently, the Village has 21 year-round housing units that meet AHPA criteria.

Development within Lily Lake has been based on a 1.33-acre minimum lot size, single-family residence, per Village Ordinance (R1) to maintain the residential density. This is consistent with the County requirement of 1 acre minimum for private water and sanitation systems. Development as such cannot meet the \$887 per month AHPA living cost. As the agricultural industry remains strong in the area surrounding the Village, development would continue at low-density levels. This is consistent with the County's 2040 Land Use Plan, economic strategy and environmental suitability.

Steve Zahn attempted to contact the State offices associated the AHPA for further questions. No information was obtained. Given the realities within the Village and economics of the region, it may be unlikely that the Village can plan for 20 new year-round housing units in five or perhaps ten years. A plan to target 7.5% AHPA required or 10 new housing units in ten years may be realistic for the Village.

The process may include the following:

- ❖ Offer redevelopment options as B1/R4 and limited R4 zoning to encourage the termination of failing business and discourage continued use of undesirable B2 zoning along Route 64.
- ❖ Encourage the aggregation of smaller land parcels along Route 64 where proposed redevelopment incorporates R4 zoning with business or exclusive R4 land use to permit private water and sanitation systems.
- ❖ Integrate the plan in the Village Comprehensive Land Use Plan.

A plan as described will require the APHA Appeals process. Further investigation is needed. The discussion will continue at the November Plan Commission meeting.

7. Adjourn

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Dan Turner, second by Lisa Garbacz - all are in favor. The motion passes. Meeting adjourned at 8:14 PM.