



Village of Lily Lake

Approved Minutes of the Planning Commission
Monday October 5th, 2020

Chairman Steve Zahn called the meeting to order at 7:00 p.m.

Roll Call

The Plan Commission was called to order at 7:02 PM by Chairperson, Steve Zahn. Cheryl Pollak, Glenn Bork, and Dan Turner were present. Lisa Garbacz was absent.

Guests

Mae Strobel

Adoption of the Agenda

Motion to approve the agenda of the October 5th Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes.

Approval of the Plan Commission Meeting Minutes – September 14, 2020

Motion to approve the meeting minutes from the September 14th Plan Commission meeting by Cheryl Pollak and second by Glenn Bork – all are in favor. The motion passes.

Guests and Public Comment

Mae Strobel commented that the history section of the Village Comprehensive Land Use Plan should include interviews with Margret Swanson and Marlene Morrison. Both have long personal history in Lily Lake and Kane County.

New Business

❖ None

Old Business

a. Land Use Comprehensive Plan

Review continues by Commission in Item b.

b. Affordable Housing Plan

Chairperson Steve Zahn asked the Commission for comment of last meeting's discussions concerning the Affordable Housing Plan. Steve Zahn noted a Kane County review of the state of AHAP in 2007.

From review of the Elburn's AHAP status, 24% of Elburn's full-year housing met AHAP requirements. Thirteen years later, cost of living, property taxes and the cost of construction have significantly lowered the percentage of affordable housing in Kane County.

Cheryl Pollak noted that mixed use of the Village business zoned areas may be one effort to expand affordable housing. Glenn Bork agreed and noted that other communities have successfully implemented mixed use. Steve Zahn described a general outline for the affordable housing plan:

- ❖ AHAP to be a dedicated section within the Village Comprehensive Land Use Plan.
- ❖ Create a new Zoning designation for mixed use business/higher density residential to encourage redevelopment.
- ❖ Discourage continued B2 land use by offering redevelopment options and possible aggregation of B1/B2 zoned properties to create a sustainable mixed-use project.
- ❖ Identify a possible target of 7.5% AHAP housing units in 10 years from the present 4.7%.

A draft of the Village affordable housing plan is expected to begin at the November Plan Commission meeting.

Adjournment

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Dan Turner, second by Cheryl Pollak - all are in favor. The motion passes. Meeting adjourned at 8:12 PM.