



# Village of Lily Lake

~~Proposed~~ Minutes of the Planning Commission  
Approved Monday November 2, 2020

Chairman Steve Zahn called the meeting to order at 7:04 p.m.

## Roll Call

The Plan Commission was called to order at 7:04 PM by Chairperson, Steve Zahn. Cheryl Pollak, Lisa Garbacz, and Dan Turner were present. Glenn Bork was absent.

## Guests

Mae Strobel

## Adoption of the Agenda

Motion to approve the agenda of the November 2nd Plan Commission meeting by Dan Turner and second by Lisa Garbacz – all are in favor. The motion passes.

## Approval of the Plan Commission Meeting Minutes – October 5, 2020

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

## Guests and Public Comment

Mae Strobel.

## New Business

- ❖ Chairperson Steve Zahn reported that the Village is investigating options to relieve the surface erosion from the adjacent farm field at Sunset Views Drive and Autumn Lane. Periodic heavy rains have washed topsoil and field cuttings into the roadway.

## Old Business

### a. Land Use Comprehensive Plan

Review continues by Commission in Item b.

### b. Affordable Housing Plan

Development of the Affordable Plan continued. The Commission agreed to organize an outline that would serve as the framework for a later-created amended ordinance/section to the Comprehensive Land Use Plan.

❖ Affordable Housing Land Use and Zoning

1. Optional zoning to be available among properties bounded by the north line of Route 64, from Hanson Road to Route 47, and north to Wooley Road.
2. Zoning B1 and B2 may be rezoned to R2/B1 whereby combined business and residential may be developed. Building heights will be limited to two (2) stories and a maximum of 6 dwelling units per building or as defined by facilities design.
3. Per Illinois AHP requirements, the Village will need to target for approximately 21 additional housing units. This would meet the State mandate of 10% of total housing units as identified in the Illinois AHP document. However, the Village lacks the infrastructure as found in other communities. Therefore, the Commission suggests the State appeals process within the AHP program and offer a target of 7.5% or approximately 11 housing units. This may be a more realistic target over perhaps a 5 to 10 year period.

Review and development of the AHP to continue at the December meeting.

**Adjournment**

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Lisa Garbacz, second by Cheryl Pollack - all are in favor. The motion passes. Meeting adjourned at 8:22 PM.