

**Village of Lily Lake
Plan Commission Minutes
Monday August 3, 2020**

1. Roll Call:

The Plan Commission was called to order at 7:08 PM by Chairperson, Steve Zahn.

Cheryl Pollak, Lisa Garbacz, Glenn Bork and Dan Turner were present.

Guests

Mae Strobel

2. Approve Agenda:

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

3. Approve the Meeting Minutes from the July 6, 2020 Plan Commission Meeting

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

4. Public Comment:

Mrs. Strobel asked of the status of the updated Village noise ordinance.

Mrs. Strobel reported on Forth of July fire works activity adjacent to her property. The activity was excessive and fragments from the explosives were collected from her property. Mrs. Strobel said that the sheriff was contacted at approximately 9:00 PM and also noted that the sheriff was speaking with the adjacent property owners later in the evening. Mrs. Strobel commented that the excessive noise problem continues on holidays without resolution.

Chairperson Steve Zahn asked Mrs. Strobel to recall the comments and discussions with Deputy Hoffman and the Village Board at the July Board meeting. Deputy Hoffman noted that only County ordinances can be enforced. A modified version of the County ordinance was being reviewed by the Plan Commission in early 2020. While the Village Noise ordinance was derived from the County ordinance, the Village ordinance differed by the daytime limits for noise-related activities. The Village revision of the ordinance did not progress beyond the Plan Commission as municipal offices closed in early spring. In light of the Kane County Sheriff's position on enforcement, the Village will propose adopting the County ordinance to amend the existing Village noise ordinance.

Chairperson Steve Zahn also asked Mrs. Strobel to help matters move to resolution by helping the Village act on the noise ordinance violation. Village and the Plan Commission encourages Mrs. Strobel to issue a formal complaint against the violations conducted. The Village cannot issue a letter of violation or possible citation without a documented complaint. Mrs. Strobel said that she was not offered an opportunity to sign a complaint but was given a copy of the sheriff's report. Steve Zahn responded saying the report documents the call to the sheriff's office. Mrs. Strobel would need to request that a complaint be initiated at the time of contact with the deputy.

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

Chairperson Steve Zahn introduced the 2018 Affordable Housing Planning and Appeal Act. The Act requires that non-exempt municipalities plan for a minimum of 10% of total year-round housing units meet the requirements as being “affordable.” A 36-page manual to aid in creating and submitting a plan was emailed to Plan Commission members. The manual will be a reference for the planning process in the coming months.

The Chairperson noted that a completed Plan was due in June 2020 and only now with some return to municipal activity, the planning process begins. With a brief introduction to the planning process, the following are presented:

- ❖ In a generalized definition, affordable housing is defined as 60% of the median income within a defined area (per AHPA), 30% of that amount is the maximum available for housing cost.
- ❖ There are many considerations to the establishment of the “affordable housing” within a community. One basic formula is: Median Area Income (MAI) * 0.60 * 0.30 = Maximum monthly allowance for housing expenses (mortgage + property tax or rental) to be considered in the affordable housing range. A more detailed analysis completes the actual affordable housing amount. Other details include fair market value of housing units, county and municipal property tax burdens.
- ❖ Lily Lake has 385 year-round total housing units within Village limits and of that, 5.6% or 21 units meet the “affordable” requirement (per the AHPA Planning Data).
- ❖ A rough calculation identifies approximately a maximum \$887 per month as “affordable” in Lily Lake.

Chairperson Steve Zahn reported that the AHPA Manual includes data that shows how Lily Lake fares with other non-exempt communities. While a possible goal for the Village, 10% affordable housing units may never be achieved without utilities as municipal sewer and water. Additional components as the Kane County 2040 Land Use Plan for the Village area, and the 2007 Subsurface Water Study identifying the permeable land tracts within and adjacent to the Village as vital to the recharge of upper and mid-level aquifers serving the eastern region of the County as part of an appeals element to the plan.

The Chairperson said that the Village plan for affordable housing will include strategy of property remediation, perhaps along Route 64 and parts of Route 47 to include the housing type needed to meet AHPA cost requirements. Quick math shows an additional 20 year-round housing units added to the list will make the 10% requirement may be met over time without the addition of municipal infrastructure. Glenn Bork noted that living spaces can be planned as second story to future business locations. Cheryl Pollak also commented on the value of “tiny homes” making presence nationally as alternate living options. Local zoning may be considered to allow tiny homes in select areas.

The AHPA planning process will continue at the September meeting.

7. Adjourn

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Lisa Garbaz and second by Glenn Bork - all are in favor. The motion passes. Meeting adjourned at 8:01 PM.