

VILLAGE OF LIBERTYVILLE
Human Relations Commission
DRAFT

Minutes
August 7, 2019

A meeting of the Human Relations Commission was held on August 7, 2019 at 5:00 p.m. at the Libertyville Village Hall. Those in attendance included Commission Members: Tom Gore, Andy Robinson, Sharon Starr, Wolfgang Josenhans, Duke Ehemann and David Young. Also in attendance was Deputy Village Administrator Ashley Engelmann and David Smith, Senior Planner.

Confirmation of Chair

Mrs. Engelmann stated that the Mayor has recommended that Andy Robinson be considered for Chair of the Human Relations Commission. A motion was made by Member Ehemann and seconded by Member Josenhans to elect Andy Robinson as Chair of the Human Relations Commission. The commission voted unanimously to elect Andy Robinson as Chair.

Approval of Minutes

Chair Robinson called for a motion to approve the minutes of the June 24, 2019 Human Relations Commission Meeting. Member Gore made a motion to approve the minutes, Member Starr seconded. The minutes were approved unanimously.

Introductions

All members introduced themselves and provided a brief background.

June Meeting Recap

Mrs. Engelmann provided a summary of the information that was presented in June. An overview of the Affordable Housing Planning and Appeal Act was presented. The Act requires that local governments with less than 10% of their housing stock considered “affordable” must adopt an Affordable Housing Plan.

Examples were shared of development agreements within Libertyville that have been approved that have addressed affordable housing. They included School Street, Manchester Square and Parkside of Libertyville. Examples of affordable housing developments in Highland Park were also provided.

An outline of a draft inclusionary housing ordinance was also reviewed as a guideline for components of an inclusionary housing ordinance. Finally, discussion occurred regarding the Illinois Department of Housing Authority (“IDHA”) annual publication of owner-occupied and rental unit affordability charts.

Outline of DRAFT Affordable Housing Ordinance

The commission walked through the draft Ordinance which was provided to the group as a discussion guideline for components of an inclusionary housing Ordinance. The group discussed what items the Village can make changes to versus what items are required as part of the state law. Questions were raised as to how the area median income should be defined and whether or not this is something that we would want to modify since IDHA will evaluate the community for their percent of affordable housing based on what is included in the Act. Mr. Smith explained that if the Commission votes to move forward with modifications to the code it will require a partial zoning amendment as well as a partial amendment to the municipal code. He also noted that the inclusionary housing Ordinance will become its own section within the municipal code. Several questions were raised regarding the draft Ordinance language:

- What are other community’s percentages that are used for area median income?
 - It was noted that the Chicago area data is supported by Census data and that the State will evaluate on this
- Can the location of the area median income be changed?
- How many communities have a plan versus an Ordinance?

- Who is eligible and what can the eligibility requirements be? Also what priority? Are there challenges to these?
- Could single parents be added to the eligibility requirement?
- Could we go back and apply the Ordinance if a property changes hands?

Member Ehemann noted that we need to ensure that whatever the final product looks like it should meet the spirit of the state law and that the impact on diversity is considered. He also asked if our eligibility requirements could be legally challenged.

Chair Robinson stated that we need to ensure that we address low income versus wealth.

The Commission directed staff to return to the next meeting with data on the following:

- Area median income benchmarks
 - a. Percentages; location
 - b. Surveys on who has an Ordinance and who has a plan
 - c. What income benchmarks ordinances have
 - d. Salaries of police, fire, public works, nurses, school teachers in the area
- Eligible households and order of priority
 - a. Could we add single parents?
 - b. Low income vs. wealth how do we address this?
 - c. Could eligibility be legally challenged?

In addition, it was noted that the following items/questions need to be answered in the future:

- Who administers the program in other the communities?
- Dwelling units must abide
- Period of affordability
- Preservation of affordability
- Ensure that whatever outcome we have meets the spirit of the state law
- Density bonus

Discuss Next Steps

Review data at the next meeting and decide when outside groups such as CPAH or representatives from other communities should attend a meeting to gather further information.

Other

None.

Adjournment

Member Gore made a motion to adjourn the meeting and Member Ehemann seconded the motion. The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

Ashley Engelmann
Deputy Village Administrator