

**MINUTES OF THE PLAN COMMISSION**  
**February 13, 2012**

The special workshop meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:50 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Dan Donahue, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and David Smith, Senior Planner.

Commissioner Oakley moved, seconded by Commissioner Schultz, to approve the January 9, 2012, Plan Commission meeting minutes.

Motion carried 7 - 0.

**WORKSHOP DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that tonight's discussion will be a brief synopsis of what's been discussed and where the future discussions will lead regarding the proposed updates to the Comprehensive Plan. He stated that there will be a brief presentation of the proposed updates to the Comprehensive Plan Chapter 3, Section 3.2 Population and Section 3.4 Housing. He stated that in future Plan Commission workshop meetings there will be updates to the Comprehensive Plan sections regarding community facilities, transportation, natural resources, future land use recommendations, and eventually sub area plans.

Mr. David Smith, Senior Planner, presented proposed changes to the Comprehensive Plan Sections 3.2 Population and 3.4 Housing. He stated that in addition to the text revisions of these sections, there will also be updates to the tables to support the narrative.

Mr. Smith stated the population in Libertyville declined by about 2% from 2000 to 2010. He stated that there was a six (6%) percent decrease in population in the 25 to 44 age group. He stated that the 45 to 64 age group increased in population by about five (5%).

Mr. Smith stated that there was an increase in household income from approximately \$89,000 in 2000 to approximately \$101,000 in 2010. He stated that there was a noticeable increase of Asian minorities between 2000 and 2010.

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Mr. Smith stated that the median value of a home in the Village is \$439,000 as indicated in the 2010 census. He stated that there was a significant decline in the number of homeowners that owned homes valued at \$299,000 or less by almost 70%.

Mr. Spoden stated that this decrease was mainly a result from the decline in home values. He stated that this data is in line with the housing study done by the Mayors Caucus. He stated that the study showed that 12.9% of the Village's housing stock met the definition of affordable as defined by the State of Illinois. He stated that the State created an Affordable Housing law that requires that municipalities whose affordable housing stock falls below 10% then need to create an Affordable Housing ordinance which requires that at least 15% of the dwelling units in a new residential development meet the affordable rates as defined by the State. He stated that the Illinois Housing Development Authority will not have the latest estimate of the Village's affordable housing stock until later in the year. He stated that if the Village's affordable housing stock falls below 10%, the State will require the Village to have an Affordable Housing Plan. He stated that the Village's Affordable Housing Plan has already been drafted, but not yet adopted by the Village Board.

Commissioner Oakley asked if the Affordable Housing definition includes condominiums. He stated that he is concerned about the excessive increase of foreclosures.

Commissioner Donahue stated that census forms completed by individuals can bring into question the objectivity of the homeowner as they state the value of their home for the census.

Chairman Moore stated that he is concerned about the data presented by Staff as to whether or not it is substantive enough to guide policy decisions or simply just a filler in the Comprehensive Plan. He questioned as to whether there should be additional metrics to guide policy decisions or goals of the Comprehensive Plan.

Mr. Spoden stated that it will be the State that directs the Village as to whether or not they will be required to adopt an Affordable Housing Plan.

Mr. Smith stated that there are other sources of information that can be analyzed. He stated an additional notation that the current intent is for the Human Relations Commission to preside over the Affordable Housing Plan once they become activated to serve.

Chairman Moore stated that the Plan Commission should begin reviewing the Comprehensive Plan in preparation for further Plan Commission meetings to discuss the proposed Comprehensive Plan updates.

**COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that the Plan Commission members will be asked to complete online training for the Open Meetings Act.

Commissioner Oakley moved and Commissioner Schultz seconded a motion to adjourn.

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Motion carried 7 - 0.

Meeting adjourned at 8:10 p.m.