Members of the public may view and participate in the meeting:
- In person at the Village Hall Board Room, 40 E. Center Ave.
- Online at www.lakebluff.org/VirtualMeeting
- Dial-in to (312) 626-6799. Enter meeting ID 849 3250 5127. Press # when prompted for a Participant ID.

The meeting will be also live-streamed at lakebluff.org/Channel19 and on public access television.

AGENDA

I. Call To Order

II. Roll Call

III. Non-Agenda Items and Visitors (Public Comment)

The Committee-of-the-Whole allocates fifteen (15) minutes during this item for those individuals who would like the opportunity to address the Committee-of-the-Whole on any matter not listed on the agenda. Each person addressing the Committee-of-the-Whole is asked to limit their comments to a maximum of three (3) minutes.

IV. General Business

The Committee-of-the-Whole will entertain requests from anyone present to modify the order of business to be conducted.

i. Consideration of the Minutes from the May 8, 2023 Committee of the Whole Meeting.

ii. Discussion Regarding LGBTQ+ Pride Flag Request.

iii. Continued Discussion Regarding Possible Updates to the Village’s Affordable Housing Plan.

V. Adjournment

R. Drew Irvin
Village Administrator

The Village of Lake Bluff is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact R. Drew Irvin at 234-0774 or TDD number 234-2153 promptly to allow the Village of Lake Bluff to make reasonable accommodations.
VILLAGE OF LAKE BLUFF  
COMMITTEE-OF-THE-WHOLE  
REGULAR MEETING  
MAY 8, 2023  

DRAFT MEETING MINUTES

The Village of Lake Bluff Board of Trustees met as a Committee-of-the-Whole (COW) on Wednesday, May 8, 2023, President Charlot called the meeting to order at 6:00 p.m. and Deputy Village Clerk R. Drew Irvin called the roll.

The following were present:

- Village President: Regis Charlot
- Trustees: Barbara Ankenman, Taryn Fisher, Katharine Hatch (arrived at 6:57 pm), Joy Markee (arrived at 6:50 pm), Stephen Rappin, Susan Rider
- Also Present: Peter Friedman, Village Attorney (VA), R. Drew Irvin, Village Administrator, Clara Gable, Assistant to the Village Administrator

Non-Agenda Items and Visitors
President Charlot stated the COW allocates 15 minutes for those individuals who would like the opportunity to address the COW on any matter not listed on the agenda. There were no requests to address the COW.

COW Sets the Order of the Meeting
President Charlot stated the COW will entertain requests from anyone present to modify the order of business. There were no requests to change the order of the meeting.

Consideration of the Minutes from the April 24, 2023 Committee of the Whole Meeting
Trustee Ankenman moved to approve the April 24, 2023 COW minutes as submitted. Trustee Fisher seconded the motion. The motion passed on a unanimous voice vote.

Presentation from Community Partners for Affordable Housing (CPAH)
Following an introduction from President Charlot, Bob Helle, CPAH Board Member came forward and shared his background information. He commented on how the economy has impacted the Village’s affordable housing efforts and said he feels CPAH’s experience and broad scope could assist the Village in looking at various affordable housing options; then he introduced Gregg Handrich, CPAH Board Treasurer.

Mr. Handrich came forward, and shared background information on himself and his firm’s investment projects which included 31 apartments in downtown Lake Bluff (located on Scranton, Oak North and Washington Avenue). He commented on why he thinks there is a severe affordable housing shortage in Lake County and attested to CPAH’s ability to leverage community, County, State and Federal resources to create a broader impact on communities. Mr. Handrich shared information regarding the proposed Village of Libertyville’s mixed-use project noting five of the 34 upper level apartments will be designated as affordable units and range from 50% of median income up to 120%. He said he would encourage the Village to enter into a dialogue with...
CPAH to determine if a strategic partnership could be developed to find reasonable priced housing opportunities.

Trustee Rappin asked if the Libertyville units were tax credit. Mr. Handrich replied yes. Trustee Rappin expressed his understanding that the downtown Lake Bluff units were naturally occurring affordable housing and are not associated with HUD or tax credit program and Mr. Handrich replied affirmatively. In response to a question from Trustee Rappin, Mr. Handrich said he was not certain of the Area Median Income (AMI) for the downtown units but the rent ranges from $1,200 to $1,500 for a one bedroom and $1,600 to $2,000 for two-bedroom units. Trustee Rappin said as a contrast, because he thinks it is important for the COW to understand, formal affordable housing of a tax credit or a HUD related versus naturally occurring affordable housing; then he inquired of the rent for a one or two bedroom unit at the tax credit properties in Libertyville. Mr. Handrich said it would be based on percentage of income. A discussion followed.

Following a comment from Mr. Anthony, Trustee Rappin said he is trying to create the concept between what is really defined as affordable and what we call “missing middle” and it seems there will be a $500 differential. Mr. Handrich replied affirmatively; then he introduced Rob Anthony, CPAH President.

Mr. Anthony shared a CPAH presentation which included the organizational goal and he elaborated on the people which used their Community Land Trust program, counseling and services; he went over CPAH’s organizational mission and vision, new construction, adaptive use, senior cottages, construction of single-family modular homes. Mr. Anthony commented on the Illinois Affordable Housing Planning and Appeals Act, and said CPAH has worked with surrounding communities on local Inclusionary Housing Ordinance, interactive financial modeling tool for developers as well as their concern/feedback which were more toward predictability and consistency.

Trustee Rappin expressed his understanding that the household income level is 60% AMI for renters and 80% for homeowners. Following a commented from Mr. Anthony regarding the City of Highland Park’s Inclusionary Housing Ordinance, Trustee Rappin asked how the City of Highland Park defines their inclusionary housing ordinance; Mr. Anthony said for ownership half of the units have to be affordable for people at 80% and half can go up to 120% and there are three tiers on the rental side, at least a third have to be affordable for people earning less than 50% of AMI, at a third for people earning up to 80% of AMI, and no more than a third up to 100% AMI. Trustee Rappin said that is a third or third of the 20%. Mr. Anthony replied yes. Mr. Anthony continued the presentation by commenting on the inclusionary housing exterior and interior aspects then showed photographs of affordable inclusion units in Highland Park and Evanston. Lastly, Mr. Anthony commented on the positive aspects of their tagline “housing is fundamental without it, everything else falls apart.”

In response to a comment from Trustee Ankenman, Mr. Anthony shared his knowledge for possible strategies and success stories regarding affordable housing. He said a good long-term vision, because new development will occur, would be to adopt an inclusionary housing ordinance and consider donating land, similar to the City of Lake Forest who donated land to develop senior cottages. Trustee Ankenman expressed her understanding that if land was donated to CPAH the organization would improve or develop it, identify people that would likely benefit, and the ownership would stay with the land trust. Also, it is her understanding that the municipality would not be a landlord or developer, involve in the process but its role would be to guide the process to ensure its successful. Mr. Anthony said CPAH would work with the community to determine its affordable housing goals then act as an implementer to achieve the community’s overall objective.

In response to a question from President Charlot, Mr. Anthony said CPAH would be responsible for all phases of the development process including entitlement, permits, financing, etc.
In response to a question from Trustee Fisher, Mr. Anthony shared information regarding surrounding communities’ backlog of people seeking their assistance and noted various circumstances dictates how long each people is on the wait list usually the wait period for rental units are longer.

Trustee Rappin thanked CPAH for the presentation and providing great service throughout Lake County. In response to a question from Trustee Rappin, Mr. Anthony said if, raw land was donated there would be no land cost, and if they used modular construction, he anticipates the cost to build five affordable homes would be in the range of $250,000.

In response to a question from President Charlot, Mr. Anthony said the cost difference between modular and stick frames would probably be between $100,000 to $150,000 depending on the type of funding used for the development. He commented on how the State of Illinois Prevailing Wages applies to federally funded and modular projects.

In response to a question from Trustee Fisher, Mr. Anthony commented on why he would not recommend a local preference waiting list and the impact regarding surrounding communities. He said in a community like Lake Bluff where there is not a high minority population it would have a disparate impact on that population and they would have a lesser change of getting into affordable home if they do not live in the community. Lastly, Mr. Anthony said a local preference waiting list is possible; however, CPAH strongly advice against it because it is just a preference not a requirement to get into affordable housing.

Trustee Ankenman said hearing and seeing real stories made the presentation more impactful.

President Charlot thanked CPAH for the presentation and addressing affordable housing issues along the north shore.

Discussion Regarding Possible Updates to the Village’s Affordable Housing Plan
Following an introduction from President Charlot, VA Friedman said the purpose of the Illinois Affordable Housing Planning and Appeal Act (Act) was to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their community then he commented on the provisions pursuant to the current Statute. VA Freidman said it is his belief that the Act was recently amended to require that the affordable housing threshold for non-exempt municipalities be increased to 15%; however, exempt municipalities above the 15% are exempt from the requirement but must provide an affordable housing plan. He said the recent amendment is proactively designed to achieve more affordable housing then he commented on the three affordable housing goals and authority associated with the Affordable Housing Appeals Board noting the Statute as written will only review appeals for denials of an affordable housing development. VA Friedman said a “Client Alert” with a full summary of the new legislation will be provided after all the details have been clarified.

Adjournment
As there were no further comments from the COW, a motion to adjourn was made by Trustee Ankenman and seconded by Trustee Fisher. The meeting adjourned at 7:01 p.m.

Respectfully Submitted,

______________________________
R. DrewIrvin
Village Administrator
MEMORANDUM

Date: June 21, 2023

To: President Charlot and Members of the Committee-of-the-Whole

From: Drew Irvin, Village Administrator
       Peter Friedman, Village Attorney
       Lauren Chermak, Administrative Intern

Subject: Discussion Regarding LGBTQ+ Pride Flag Request

After Lake Bluff Village President Charlot read a Proclamation designating June 2023 LGBTQ Pride Month at the June 2, 2023 regular Village Board meeting, Village Administrator Irvin summarized the attached email request from a resident urging the Village to display an LGBTQ Pride Flag in the downtown area (in a place of prominence) during the month of June each year in recognition of the importance of the LGBTQ community in our village and nation. President Charlot suggested and the Village Board concurred that this request be taken up at the next Committee-of-the-Whole meeting.

Discussion Points

1. While Pride celebrations have taken place since the early 20th century, Pride celebrations and flags have become more widespread following the Supreme Court’s decision to advance Marriage Equality in 2013.
2. The Village of Lake Bluff does not have a written policy regarding what flags can be displayed on Village property.
3. Over the years, the Village has flown the US, State of Illinois and Lake Bluff Flags on the three Village flag poles on the Village Green, Public Safety Building and Village Hall. The Village has also flown the Chicago Bears flag on the Village Hall property when the Bears were in Super Bowl XLI (2007).
4. The Lake Forest High School Booster Club places Lake Forest High School Flags along East Scranton Avenue during the homecoming and graduation weekends.
6. The Village stopped hanging decorative banners on CBD street light posts back in 2019 due to pedestrian injuries.
7. Some Illinois municipalities have adopted policies that authorize the Pride Flag to be flown during the month of June, including the Villages of Buffalo Grove and Deerfield, and the City of Des Plaines. In 2022, the US Supreme Court, in Shurtleff v. Boston, clarified the circumstances when use of government-owned flag poles could trigger First Amendment protections. In that case, Boston allowed private groups to fly their privately-owned flags on the City flag pole. The Court said that under those circumstances, the City could not pick and choose which flags to allow and which flags to not allow based on the substance or character of the flag or the group flying the flag (in the Boston case it was a conservative activist and a Christian flag). These facts don’t apply when the municipality establishes a flag policy setting forth which flags it will fly on its flag poles and the flags flown are municipally-owned flags.
Alternatives
Staff anticipates the COW discussing the request and alternatives (and possible combinations thereof) as outlined below and directing staff accordingly.

A. Maintain Current Level of Celebration. Continue designating June Pride month by Proclamation.
B. Adopt a Policy that Includes Pride Flag. The Village Board may choose to adopt a flag policy like the City of Des Plaines or the Village of Buffalo Grove that lists the Pride flag as being an authorized flag for display on municipally-owned property.
C. Consider Other Ways to Celebrate Pride Month. Communities on the Northshore celebrate Pride Month in various ways (see Attachment 1).

As always, please feel to contact Village Administrator Drew Irvin with any questions at 847-283-6883 or dirvin@lakebluff.org.

Reports and Documents Attached:
1. List of Chicago Area Pride Month Celebrations by Municipality (Non-Exhaustive)
2. Email Request from Christine Klawitter regarding the addition of the LGBTQ PRIDE Flag in a prominent place in downtown Lake Bluff.
3. Downtown Lake Bluff Map displaying marked flag display locations.
4. City of Des Plaines Resolution R-91-21 A Resolution Amending and Restating the City’s Flag Policy.
List of Chicago Area Pride Month Celebrations by Municipality (Non-Exhaustive)

Deerfield
- LGBTQ PRIDE Month in Deerfield
- Deerfield Zoning 9.03 General Conditions
- 9.01- A Exempt Signs Item 4
- 9.01- B Limitations on Signs Item 3

Glencoe
- June Declared Pride Month in Glencoe
- Proclamation Declaring June 2022 as Pride Month in the Village of Glencoe
- Glencoe 5-105 Signs
- 6-105 Nonconforming Signs

Oak Park
- Village hosting special events as part of Pride Month celebration
- Flag Policy 24-3-3: General Requirements
- 7-7-12: Exempt Signs

River Forest
- With Pride in mind, River Forest adopts flagpole policy
- Flag & Flagpole Policy and Guidelines
- River Forest Building Code Update
  - This seemed to be an update to the River Forest Building codes, however their update to Signs Permitted In Any Districts Without a Permit item E on page 46 specifically is all crossed out. I am not sure if this piece is useful, but it seemed like it could maybe be something worth noting.

Wilmette:
- Pride Month
- Flag Policy- Article 30-16. -Signs
  - Sec. 30-16.9. -Signs not requiring a permit item g.
  - Sec. 30-2.4. -Definitions Attention Getting Device
  - Sec. 30-13.5. Permitted encroachments
The following was submitted from the Contact form to Drew Irvin:

Name: Christine Klawitter
E-Mail Address: caklawitter@gmail.com
Message: Dear Drew,

Please share this email with the trustees at the June 12 Board Meeting.

With a sincere wish to recognize and celebrate the LGBTQ community in Lake Bluff during PRIDE month, I would like to strongly urge that the Village of Lake Bluff trustees agree that our village should display an LGBTQ PRIDE Flag in the downtown area, in a place of prominence, during the month of June each year in recognition of the importance of the LGBTQ community in our village and nation. I would like to share with you what this could mean to our community.

In 2013 as the battle for marriage equality in the United States was being waged by the LGBTQ community and its allies, my family had something at stake. You see, my husband and I raised two daughters in Lake Bluff, one of whom is Gay. I wanted both my daughters to be able to love and to marry and to have all the benefits and protections conferred by the marriage laws in this country. I therefore posted a homemade sign in front of my home declaring my support for marriage equality and urging others to join the fight. There were many people who walked by and told me they appreciated the sign. One couple called out from across the LBMS greenspace declaring proudly "we support!". But one morning, I noticed a young woman approach my front door who I did not know. She quietly left a handwritten note in my mailbox which read:

"I wanted to let you know that your sign warms my heart whenever I see it on my way to work. We've never met, but I am sure you must be wonderful people to stand up for equality the way you do. People like you make Lake Bluff a more accepting and loving place. This is a message everyone should see. Thank you for your support of marriage equality-Love is Love!
Sincerely,
A Grateful Lake Bluff Citizen

In Lake Bluff, we can be bold and progressive and stand on the side of what is right and decent and what should be said. We can send the right message, that we are an accepting and welcoming community. A visual symbol, such as a PRIDE Flag, can and does hold great meaning for many, especially young people who are our future. Just as ribbons around the village trees remind us of mental health awareness, or to discuss with our children the dangers of drugs or that a family needs our love and support right now, a PRIDE flag sends a very positive message that we believe people should be authentic and they will be valued here.
I urge you to fly the PRIDE flag.

Thank you

Christine Klawitter
CITY OF DES PLAINES

RESOLUTION  R - 91 - 21

A RESOLUTION AMENDING AND RESTATING THE CITY'S FLAG POLICY.

WHEREAS, the City of Des Plaines ("City") is a home rule municipality pursuant to Article VII, Section 6 of the Constitution of the State of Illinois; and

WHEREAS, on September 6, 2016, the City Council adopted Resolution No. R-138-16, which established the City’s official flag policy ("Initial Flag Policy"); and

WHEREAS, pursuant to the Initial Flag Policy, no flag other than the official flags of the United States, City of Des Plaines, State of Illinois, POW/MIA flag, Firefighter Memorial flag, Thin Blue Line flag, and service flags of the United States Army, Air Force, Navy, Coast Guard, and Marines may be displayed on or over City-owned, leased, or otherwise controlled buildings and property ("City Property") without approval by the City Council by resolution duly adopted; and

WHEREAS, in recognition of Pride Month, the City Council desires to amend and restate the Initial Flag Policy to authorize the Rainbow Pride Flag to be displayed on or over City Property in accordance with the provisions of Section 2 of this Resolution; and

WHEREAS, the Federal Government and the State of Illinois have recognized Pride Month and have authorized the Rainbow Pride Flag to fly at U.S. embassies and over the Illinois State Capitol Building, respectively; and

WHEREAS, the amended Flag Policy set forth in Section 2 of this Resolution shall supersede and replace the Initial Flag Policy;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION 2: FLAG POLICY. The City Council hereby declares the following to be the official flag policy of the City of Des Plaines ("Flag Policy"):

The following flags shall be the only flags authorized to be flown or otherwise displayed on or over City-owned, leased, or otherwise controlled buildings and property:

* The official flag of the United States;
The official flag of the State of Illinois;

The official flag of the City of Des Plaines;

The official National League of Families POW/MIA Flag (Public Law 101-355);

The Firefighter Memorial Flag in memory and upon the death of an active or retired member of the Des Plaines Fire Department, for a period of three days over the Fire Stations of the City.

The Firefighter Memorial Flag at the direction of the Fire Chief, in memory and upon the death of firefighter or rescue personnel killed in the line of duty from other departments, for a period of three days over the Fire Stations of the City.

The Firefighter Memorial Flag permanently flown at the memorial to Firefighter Robert Coombs at Fire Station #63.

The Thin Blue Line Flag in memory and upon the death of an active or retired member of the Des Plaines Police Department for a period of three days over the City Hall.

The Thin Blue Line Flag at the direction of the Police Chief, in memory and upon the death of law enforcement personnel killed in the line of duty from other departments, for a period of three days over the City Hall.

The service flags of the United States Army, Air Force, Navy, Coast Guard, and Marines, each to be flown one after the other for one week each over the City Hall in November of each year.

The Rainbow Pride Flag, for a period of seven days at City Hall during the month of June.

SECTION 3: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this 17th day of May ________, 2021.

APPROVED this 17th day of May ________, 2021.

VOTE: AYES 5  NAYS 2  ABSENT 0
ATTEST:

CITY CLERK
DP-Flag Policy Resolution

Approved as to form:

Peter M. Friedman, General Counsel
VILLAGE OF BUFFALO GROVE
POLICY ON FLAG DISPLAYS

PURPOSES:
• Honoring existing flag protocols by establishing a policy which follows the United States and Illinois State provisions governing the display of flags on Village property;
• Establishing policy and procedures for the display of special flags.

APPLICATION
• This Policy applies to all buildings and facilities owned or controlled by the Village of Buffalo Grove and all individuals employed by or who volunteer with the Village of Buffalo Grove, unless a provision of the policy conflicts with a statute or contract (e.g., Collective Bargaining Agreement, Civil Service Rule, or Memorandum of Understanding).

POLICY & PROCEDURE
1. The Village of Buffalo Grove will follow the United States and Illinois state provisions governing the display and care of flags, including the United States flag, the Illinois State flag, the Village of Buffalo Grove flag.

2. The Village Board may approve the display of a special flag upon issuance of a federal or state proclamation, or via application procedure from a Village resident. The application to fly a special flag will be made available on the Village’s website or upon request from the Village Clerk. The completed application is to be submitted by the Village resident who is requesting the flying of a special flag no later than November 1 of the preceding year of the request to display the special flag. The Village Board in its sole discretion may approve an annual list of special flags to be flown for the upcoming year.

   a. Examples of special flags include, but are not limited to, the following: sister city flags, heritage month flags, flags of other countries, flags received in recognition of awards, flags received from visiting groups, flags designating an event or accomplishment, flags supporting public awareness, or flags supporting social justice initiatives.

3. All approvals for special flag displays shall state the duration of the display, from a minimum of 24 hours to a maximum of one (1) calendar month per calendar year.

   a. All special flag displays, will be placed in Rotary Village Green located at 265 N Buffalo Grove Road under the Flag of the United States.

   b. All special flags will be smaller in size than the Flag of the United States.

   c. All special flags shall be provided by the applicant no later than 30 days prior to the date the special flag is to be displayed. The special flag shall be provided to the
Village in good condition. The Village is not responsible for any damage that may occur to the flag while on display.

4. Special flags are intended to be flown one at a time.
   
a. If a request to fly two or more different special flags simultaneously is approved, discretion on placement, duration and order will reside with the Village Manager or designee.

b. If for any reason a special flag cannot be flown under the United States Flag, discretion on placement will reside with the Village Manager or designee.

c. The Village Manager may promulgate additional rules on placement, duration and order in accordance to Federal and State regulations.

5. When approving a special flag display, the Village Board shall consider and make a determination based on the following criteria:
   
a. Whether the United States or the State of Illinois has recognized the flag, organization or movement through statute or proclamation;

b. Whether the flag represents an organization dedicated to the public good for the citizens of Buffalo Grove;

c. Whether the flag represents a National, State, or Village interest;

d. Whether the flag is an historic American flag that continues to have a primary positive message of American history and unity;

e. Whether the flag promotes unity and community with another city, state, country, or other jurisdiction; or

f. Whether the flag represents a positive interest or value worthy of public recognition and does not:
   
i. Promote partisan political or election-related activities;

   ii. Promote for-profit entities and projects that promote a for-profit entity and/or its products or services;

   iii. Use Village property to publicly criticize, ridicule, disparage or defame any person or institution;
iv. Discriminate against any person or group on the basis of race, color, national origin, religion, gender, age, disability, ancestry, creed, pregnancy, marital status, parental status, familial status, sexual orientation, status as a veteran, physical, mental, emotional or learning disability, or any other characteristic protected by federal, state or local law.

v. Promote a non-secular organization or event

The following flags shall be the only flags authorized to be flown or otherwise displayed on or over Village-owned, leased, or otherwise controlled buildings and property unless approved by the Village Board:

- The official flag of the United States;
- The official flag of the State of Illinois;
- The official flag of the Village of Buffalo Grove;
- The official National League of Families POW/MIA Flag;
- Village Department Flags or Flags associated with Village recognition.
- The service flags of the United States Army, Air Force, Navy, Coast Guard, and Marines.

The following is a list of approved special flags that may only be displayed at Village Rotary Green for 2021 include:

- The Rainbow Pride Flag (June 2021)
MEMORANDUM

Date: June 21, 2023

To: President Charlot and Members of the Committee-of-the-Whole

From: Drew Irvin, Village Administrator

Subject: Discussion Regarding Possible Updates to the Village’s Affordable Housing Plan

At its May 8, 2023 meeting, the Committee-of-the-Whole ("COW") heard (i) a presentation from representatives of the Community Partners for Affordable Housing and (ii) an update from Village Attorney Peter Friedman regarding changes to the Illinois Affordable Housing Planning and Appeal Act.

It is recommended that the COW finish all of the conversations slated for the previous meeting including discussing updates to the Village’s Affordable Housing Plan and other possible next steps. As always, please feel free to reach out to me with any questions at 847-283-6883 or dirvin@lakebluff.org.

Attachments:
- June 21, 2023 Staff Memo with Attachments.
MEMORANDUM

Date: May 3, 2023

To: President Charlot and Members of the Committee-of-the-Whole

From: Drew Irvin, Village Administrator

Subject: Discussion Regarding Possible Updates to the Village’s Affordable Housing Plan

Background/History
As a follow up to the November 12, 2022 Village Board Retreat, an update of the Village’s Affordable Housing Plan (“Plan”) was drafted to include:

- Updates to the history of affordable housing in Lake Bluff and related zoning code amendments;
- Latest affordable housing data from the Illinois Housing Development Authority (IHDA);
- Status updates of the Village’s Affordable Housing Targets and Goals;
- Updates to the identified lands and structures to reflect recent development activity; and
- Inclusion of the Lake Forest affordable housing investment opportunity.

Unfortunately, the Village Board was not able to discuss these proposed updates at its January 23, 2023 COW meeting as originally planned because a discussion regarding Building Code Requirements for Fire Sprinklers in Commercial and Multi-Family Buildings consumed the entire meeting. At that time, it was determined that the Board would revisit the Plan at a later date.

Action(s)
At Monday evening’s meeting Staff suggests that the COW:

1. **Receive a Presentation from the Rob Anthony, President of the Community Partners for Affordable Housing (CPAH) –** whose mission is to “develop affordable housing and provide services that empower individuals and families to secure and retain quality housing” – regarding their Current Programs and Services. CPAH began as three independent nonprofit housing organizations (Affordable Housing Corporation of Lake County (AHC), Community Partners for Affordable Housing (CPAH), and Lake County Residential Development Corporation (LCRDC)) and then they merged on January 1, 2019 and kept the name Community Partners for Affordable Housing because they believed it best represented their mission and strategy. As you may know, the Cities of Highland Park, Lake Forest and Evanston have adopted inclusionary housing ordinances that require developers to set aside a percentage of newly constructed units as affordable housing. CPAH assists in administering these programs through helping with marketing, determining homebuyer eligibility, managing waitlists, homebuyer
education, facilitating sales and resales, post-purchase support and consultation services.

2. **Statutory Review and Update.** Village Attorney Peter Friedman will provide a brief overview of the Illinois Affordable Housing Planning and Appeal Act and offer an update on related amendments to the Act under consideration in Springfield.

3. **Discuss the Updated Plan.** While the Village Attorney will review the draft, the changes in the Plan largely reflect a memorialization of Village Board approved zoning code amendments since the adoption of the 2005 Plan and the “Lake Forest Opportunity.” Should the Board be comfortable with these proposed changes, a Resolution authorizing the adoption of the “2023 Plan” can be placed on an upcoming Village Board agenda and then shared with IHDA.

4. **Other Possible Next Steps.** The Village has received general inquiries regarding the area south of the Route 176, west of Sunset Terrace, east of the CLCJAWA, and north of West Sheridan Place for development as a Senior Living Facility. As you will recall, this is the Village-owned property that the Village issued a Request for Proposals back in 2007 for this same purpose. The COW may want to discuss a process to revisit the 2007 RFP, as well as other possible Village goals and objectives for this site.

As always, please feel free to reach out to me with any questions at 847-283-6883 or dirvin@lakebluff.org.

**Attachments:**
1. DRAFT 2023 Affordable Housing Plan Update.
2. [2005 Affordable Housing Plan](#).
Village Board

Regis Charlot, President
Barbara Ankenman
Taryn Fisher
Katharine Hatch
Joy Markee
Steve Rappin
Susan Rider

Village Staff

Drew Irvin, Village Administrator
Eric Mueller, Administrative Intern

 Adopted: February 2005

Revised: ________________
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I. Authority

In 2003, the Illinois General Assembly adopted Public Act 093-0595, the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004. Amendments to Public Act 093-0595 were approved on June 28, 2004. Public Act 093-0595 and its amendments are codified at 310 ILCS 67/1 et seq. (“Act”).

According to the Act, its purpose is to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community. In addition, the Act provides a forum for affordable housing developers who believe they have been unfairly treated, to seek relief from local ordinances and regulations (310 ILCS 67/10).

The Act contains three major provisions:

1. The Illinois Housing Development Authority (“IHDA”) has been charged with determining those local governments that must prepare an affordable housing plan and those that are exempt;

2. The Act requires all non-exempt local governments to prepare affordable housing plans and adopt those plans prior to April 1, 2005; and

3. The Act provides an appeal procedure for aggrieved developers of affordable housing.

On August 10, 2004, IHDA sent a letter to the Village of Lake Bluff informing the Village that it was a non-exempt community pursuant to Section 20(b) of the Act. Pursuant to Section 25 of the Act, the Village approved a plan in February of 2005.

In April of 2005, residents approved Home Rule for Lake Bluff.

In 2021 the Illinois General Assembly passed amendments to the Act including the preemption of home rule concerning some aspects of the administration of the Act.
II. History

Pursuant to the Act, the Village of Lake Bluff was required to adopt an affordable housing plan prior to April 1, 2005 as it was identified as a non-exempt community (e.g. did not have adequate affordable housing within the community). The first revision of this plan was adopted in February 2005.

In identifying lands and structures that are most appropriate for affordable housing and incentives that may be available to attract affordable housing developments in the Village, the Village of Lake Bluff carefully considered the character and environment of the Village, as set forth in the Village of Lake Bluff Comprehensive Plan, Lake Bluff Zoning Regulations, Lake Bluff Village Code, and other ordinances and regulations of the Village.

The Village of Lake Bluff desired and still desires to establish a plan that will encourage and attract affordable housing developments in the Village of Lake Bluff that are consistent with the public health and safety capabilities of the Village and will protect and preserve the character and environment of the Village. Therefore, while the Village of Lake Bluff recognizes the importance of providing affordable housing throughout the State of Illinois, affordable housing must be provided in a way that does not compromise the public health or safety or destroy the environment and character that defines the Village of Lake Bluff.
II. History Cont'd

Since the Affordable Housing Plan was first passed in 2005, the Village has amended the Comprehensive Plan and pursued changes to its other land use policies on multiple occasions in a manner that would promote the development of additional affordable housing within its jurisdiction.

In 2007, out of a growing concern for residents to affordably be able to remain in the Village as they age, the Village issued an RFP to develop a senior housing facility for the Village-owned property located south of Route 176 and East of the Joint Action Water Agency (JAWA). This facility would prioritize Lake Bluff residents aged 65 or older and would be for 100 to 120 moderately priced, market-rate congregate care (80%) and assisted living senior housing (20%) units and supporting facilities, with structures preferably no more than two stories in height. The RFP received two competitive proposals, but neither was ultimately accepted.

In 2016, the Village adopted a new Planned Mixed-Use Development (PMD) tool and amended the land use map in the Comprehensive Plan to encourage the development of new housing on Block Three of the Central Business District (CBD). The amendment changed the designated future land use for Block Three to multi-family residential. It additionally established ten planning principles for the CBD, with the third principle stating that Block Three be treated as a residential transition between the CBD and surrounding neighborhoods.

In 2022, the Village adopted regulations to authorize accessory dwelling units as a special use throughout all zoning districts in the Village. The regulations are permissive and allow the creation of attached and detached units that may further increase the affordability of the Village’s housing stock.

In 2022, the Village amended its Planned Residential Development (PRD) code in order to create a modern planned development tool and a coordinated review process that is tailored to Lake Bluff and the outcomes it desires from new residential developments. The PRD tool recognizes the importance of creating additional types of housing, allows an increased density of housing that may enable additional affordable developments, and explicitly recognizes the creation of affordable housing as a public benefits for the community.

Despite these numerous policy initiatives, the Village has not realized a substantial amount of new affordable housing since the Plan’s original adoption in 2005. The challenge of complying with the Act was and remains significant without substantial subsidization because of the existing character and environment of the Village, as described in detail in the Village’s Comprehensive Plan, Zoning Regulations, and Village Code.

Specifically, the environment of Lake Bluff is that of a well-forested, substantially landscaped, and virtually fully built-out community predominated by detached single-family residences. In addition, the few larger expanses of open space, parks, and recreational lands comprise a critical element of the Village whose preservation define and enhance the Village’s character and environment.
II. History Cont'd

Beyond the single-family and open space elements of Lake Bluff’s character and environment, there are limited areas of commercial development along Illinois Route 176, Illinois Route 43 and U.S. Route 41, as well as a modest downtown business district that is centrally located in the Village. The developed portions of the Village are relatively low-profile buildings when compared to the existing tree canopy found throughout much of the Village.

The Village’s infrastructure has historically developed in a manner consistent with the character and environment of the Village in order to protect the health and safety of its residents. In particular, streets, water lines, sanitary sewers, and storm water management facilities have been designed and maintained to accommodate the relatively low-density development in the Village.

Similarly, the Village’s public works and public safety services and equipment have been developed, acquired, and maintained to address the public health and safety needs that have arisen from the aforementioned character and environment of Lake Bluff. Establishing affordable housing in a manner inconsistent with such character will be detrimental to the Village’s environment and put at risk the public health and safety.

It is within this context that the Village has prepared this plan in accordance with the Act. The overall objective of the Village and this Plan is to identify locations for, and to undertake steps to promote, affordable housing in a manner that preserves the character and environment of Lake Bluff and protects the public health and safety.
III. Plan

A. Targets and Goals

In 2005, the Village of Lake Bluff identified the following targets for the development of affordable housing in the Village, which the Village affirms remain as its current targets for the Plan:

• 15% of all new development or redevelopment in the Village will be affordable; or

• 3% increase in affordable housing units in the Village over the number of affordable units calculated by IHDA pursuant to Section 20(b) of the Act.

Since the passage of the Act and the Plan, the Village has seen a decrease in the number of affordable housing units within the Village per IHDA’s calculations. From 2003 to 2013, the Village saw a 1% decrease in affordable housing. From 2013 to 2018, the Village saw a further slight decrease in affordable housing.

Lake Bluff is not alone in this regard, with five other North Shore communities having decreases in their affordable housing stock from 2003 to 2018. Since 2013, only two North Shore communities saw an increase of more than 2% (See Appendix).
In furtherance of reaching these targets, the Village of Lake Bluff established the following goals for its Affordable Housing Plan:

<table>
<thead>
<tr>
<th>2005 Goal</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of an ongoing public information program to educate residents and community groups about the Affordable Housing Plan. The <strong>Public information programs</strong> to include distribution of information in the Village newsletter, on the Village website, via the Village email listserv, and directly to various community groups and organizations.</td>
<td>Incomplete</td>
</tr>
<tr>
<td>Within one year of its approval of the Affordable Housing Plan, the Village Board shall refer to the Plan Commission for public hearing possible <strong>amendments to the Lake Bluff Comprehensive Plan</strong> to encourage and attract Affordable Housing in the Village while protecting the public health and safety, and in a manner consistent with the character and environment of Lake Bluff.</td>
<td>Incomplete</td>
</tr>
<tr>
<td>Within one year of its approval of the Affordable Housing Plan, the Village Board shall refer to the Zoning Board of Appeals for public hearing possible <strong>amendments to the Lake Bluff Zoning Regulations and Lake Bluff Zoning Map</strong> to encourage and attract affordable housing in the Village consistent with the public health safety, character, and environment of the Village, including, without limitation: (a) density bonuses for developments that provide affordable housing units; (b) text amendments to permit multiple family and senior housing developments; map amendments to rezone parcels identified as most appropriate for affordable housing.</td>
<td>Progress</td>
</tr>
<tr>
<td>In late 2022, the Village revised PRD regulations that can provide density bonuses for affordable development. Part of the PRD amendments included mapping many of the parcels most appropriate for this type of affordable housing.</td>
<td></td>
</tr>
<tr>
<td>With eighteen months of its approval of the Affordable Housing Plan, the Village Board shall appoint a standing committee of the Village Board to <strong>study affordable housing issues</strong>.</td>
<td>Incomplete</td>
</tr>
<tr>
<td>Within two years of its approval of the Affordable Housing Plan, the Village Board shall request that the Finance Committee of the Village Board <strong>compile information and prepare a report</strong> regarding federal and state financial programs, including grants and other sources of funding, available to assist the Village and affordable housing developers in developing affordable housing in the Village.</td>
<td>Incomplete</td>
</tr>
<tr>
<td>Within three years of its approval of the Affordable Housing Plan, the Village Board shall request that the committee on affordable housing meet with non-profit affordable housing agencies and groups to <strong>discuss issues relating to affordable housing, including potential incentives</strong>.</td>
<td>Incomplete</td>
</tr>
<tr>
<td>Not less than every three years following approval of the Affordable Housing Plan, the Village Board shall <strong>review and update the Affordable Housing Plan</strong>.</td>
<td>Progress</td>
</tr>
</tbody>
</table>
III. Plan Cont’d

Within the framework of the 2005 plan, the Village pursued alternative and additional action steps that promote affordable housing in the Village. These included:

1. Creating a Planned Mixed-Use Development tool to better enable residential developments in its Central Business District and R-5 districts (Amendments to the Lake Bluff Zoning Regulations);

2. Participated in a Missing Middle housing competition designed to generate proposals for alternative housing types which may be affordable (Study affordable housing issues);

3. Identifying the need for alternative housing types in its 2023 Strategic Plan (Public information program);

4. Revising its Planned Residential Development regulations to enable affordable types of housing and provide an explicit bonus to assist in creating affordable units by classifying it as a public benefit (Amendments to the Lake Bluff Zoning Regulations); and

5. Revising its Comprehensive Plan to reflect the Village’s desire for alternative housing options at various sites within the Village (Amendments to the Lake Bluff Comprehensive Plan).

Nevertheless, the Village has not had a substantial increase in affordable housing units. While the IHDA calculations show a net decrease of 28 units, these units were not lost as a result of demolition or redevelopment. It is unclear what units IHDA has concluded are no longer creditable to the Village’s affordable housing inventory.
III. Plan Cont’d

B. Plan

1. 10% AFFORDABLE HOUSING

According to IHDA’s most recent calculations pursuant to Section 20(b) of the Act, the Village of Lake Bluff has a total of 76 affordable housing units in the Village. Accordingly, IHDA has calculated that 3.80% of the Village’s 1,992 total housing units are affordable. In order for the Village to reach exempt status under the Act, 10% of the Village’s total housing stock must consist of affordable housing units as defined by the Act.

Assuming that the total housing unit calculation of 1,992 does not change, the Village needs a total of 199 affordable housing units to be exempt under the Act. After deducting the 76 existing affordable housing units recognized by IHDA from the total affordable housing units required to be exempt from the Act, 123 additional affordable housing units are needed in the Village.

In identifying properties and structures that are most appropriate for affordable housing, it is important to note that appropriate does not simply translate to those properties or structures that are vacant and undeveloped. The character and environment of the Village of Lake Bluff is defined by its well-established single-family residential development patterns and its public and private open space with minimal amounts of developable land remaining.

2. IDENTIFICATION OF LANDS AND STRUCTURES

In light of the existing character and environment of the community, the Village of Lake Bluff has identified the areas most appropriate for affordable housing. Within these areas, any sites that are used for new construction or adaptation of existing units must:

1. Provide compatibility with established land-use patterns, surrounding land uses, and the Village’s Comprehensive Plan;

2. If possible, be in mixed-use developments (for multi-unit structures);

3. Not concentrate affordable housing units; and

4. Be located where there is adequate infrastructure to support such housing developments

The Village originally identified five areas for potential affordable housing development. Since that time, one area has been redeveloped as a single residence and is unlikely to be redeveloped further. The Village affirms its belief that the remaining areas described in the following pages continue to remain viable. The Village has and will continue to undertake policy actions to enable any redevelopment in a manner that creates affordable housing consistent with the goals of this Plan.
III. Plan Cont’d

1. Central Business District (CBD) and R-5 Zoning District

The Comprehensive Plan contemplates maintaining the unique residential character of the Central Business District (CBD) and its existing zoning classifications of the CBD (1997 Comprehensive Plan). In 2006, a large segment of the CBD was recognized as a historic district listed on the National Register of Historic Places, which further recognizes the importance of this area’s existing character to the development of Lake Bluff and the nation.

The Village has undertaken a number of policy initiatives that would promote the creation of new affordable housing units in this area, including: the adoption a new planned development tool in 2016; amendments to Lake Bluff’s Comprehensive Plan in 2016; and the Village’s participation in a “Missing Middle” housing competition in 2019. However, no new affordable units have been created.
III. Plan Cont’d

2. 800 Green Bay Road

Size: Approximately 16.2 Acres
Owner: John & Mila Kyncl
Zoning: E-1 (Estate Res.)
Potential Additional Units: 10 Units
(if utilizing PRD)

Lake Bluff Comprehensive Plan contemplates this property as higher density Planned Residential Development and as possibly built to serve as empty nester housing similar to Amour Woods (1997 Comprehensive Plan).

Historic preservation is another important goal of the Village. Listed as one of 24 potential sites for historic preservation, this home is historically known as the William J. & Daisy Quigley, Jr. House. Any development must take the historic nature of the property into consideration.

In 2022, the Village amended the Comprehensive Plan to state the redevelopment of estates, such as this estate, are best accomplished in the context of a Planned Residential Development (PRD) and should: prioritize and balance the introduction of new housing types to the Village; the preservation of the Village’s natural resources, open spaces, and urban tree canopy; and if possible, the preservation of the Village’s historic resources.
III. Plan Cont’d

3. Area South of Route 176; West of Sunset Terrace; East of the Joint Action Water Agency; and North of West Sheridan Place

Lake Bluff Comprehensive Plan contemplates this property for development as a park site first and second for relatively low density, lower cost multifamily housing if a sufficient number of housing units cannot be located elsewhere in the Village (1997 Comprehensive Plan).

With growing concerns in the Village surrounding affordability for residents to remain in the Village as they age, the Village identified the property located south of Route 176 and east of JAWA as suitable for a senior housing facility. The land is owned by the Village, giving the Village more control over achieving affordable housing goals on this property than the other identified properties.

The land is currently located in an institutional (RIO) zoning district. In order to develop this land for a senior housing facility, the property would have to be rezoned.

In 2007, the Village issued an RFP in order to develop a senior housing facility on this site. Specifically, the RFP called for a 100 to 120 moderately priced, market-rate congregate care (80%) and assisted living senior housing (20%) units and supporting facilities, with structures preferably no more than two stories in height. Additionally, the proposed development would prioritize Lake Bluff residents aged 65 years or older. The RFP received two competitive proposals. However, due to a shift in priorities, the Village opted not to accept either of the proposals.
When a change in use is proposed for Stonebridge, the Lake Bluff Comprehensive Plan suggests considering redevelopment in a manner that services as a compatible transition between the residential area to the north and south of this property (1997 Comprehensive Plan).

The Stonebridge property has long remained vacant and was the location of a proposed PRD prior to the Great Recession. In 2021, the Village reached a settlement agreement with the owner of the property that provides a process for redeveloping the property. In 2022, the Village adopted its new PRD tool, which recognizes that affordable housing is a public benefit and allows for additional density under certain circumstances. The Village also amended its Comprehensive Plan to recognize that Stonebridge is best redeveloped as a PRD and in a manner consistent with these principles among other policies:

1. Any proposed rezoning in conjunction with redevelopment should facilitate an effective transition between existing residential uses and Green Bay Road.
2. The easterly 11 acres should be accessible to the public and reserved for open space and possible recreational use consistent with the restoration and preservation of the historic Jens Jensen landscape plans; and
3. A development should be integrated with and connected to surrounding land uses and properties.
In addition to the foregoing sites within the Village of Lake Bluff’s jurisdiction, Section 25(e) of the Act allows non-exempt local governments to enter intergovernmental agreements with other units of local government within 10 miles of their corporate boundary in order to encourage regional cooperation and to achieve affordable housing goals.

The Senior Resource Commission (SRC) that serves the Village of Lake Bluff and the City of Lake Forest has proposed a financial investment for the Village of Lake Bluff to gain a level of access and priority to new and, perhaps, existing affordable senior housing developments. The current discussion for the facility is in west Lake Forest and would require a minimum $75,000 investment from Lake Bluff. Currently, Lake Forest has an affordable housing share of 5.6% and the Village has a share of 4.7% per IHDA Calculations (See Appendix). According to Section 25(e) of the Act, an intergovernmental agreement would allow Lake Bluff to receive credit for affordable housing units in the proposed west Lake Forest facility, or, at a minimum, further affordable housing goals in an adjacent community.

This Plan recognizes that the west Lake Forest facility may be an additional viable strategy to increase the supply of affordable housing creditable to Lake Bluff.
The Village of Lake Bluff may, after a careful review to ensure that the public safety and health and the character and environment of the Village will be protected and preserved, consider adopting and implementing, or otherwise facilitating, the following policies and incentives to encourage the development of affordable housing by both for-profit and non-profit developers in the Village:

1. Expedited or reduced costs of permitting fees for affordable units;
2. Municipal property tax abatements;
3. Cooperation with a developer attempting to use IHDA Housing Trust Funds (matching funds);
4. Preparation of development bonus policy;
5. Establishment of a Community Land Trust; and
6. Employer-assisted housing.
IV. Conclusion

The Village cannot control market forces that affect the affordability of land and housing within Lake Bluff, nor the income levels of households that serve as the benchmark for determining affordability. This is particularly true given the small size of the Village vis-à-vis the larger area against which it is measured for establishing affordable housing targets.

Because of these imponderables, as well as the overall uncertainty of the real estate development industry and the changing regulatory milieu in which such development occurs, it is not and cannot practically be a goal of this Plan to meet the target levels of affordable housing units stated in the foregoing pages in any specific time frame.

Rather, it is the objective of this Plan that, by pursuing the goals set forth above, the Village will have created conditions amenable to ultimately achieving the stated affordable housing targets in Lake Bluff in a manner that will not impact the health and safety capabilities of the Village and will protect and preserve the character and environment of the Lake Bluff community.
# Appendix

North Shore affordable housing compliance according to IHDA calculations, 2018

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Year-Round Units</th>
<th>Total Affordable Units</th>
<th>Affordable Housing Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Bluff</td>
<td>1,992</td>
<td>76</td>
<td>3.80%</td>
</tr>
<tr>
<td>Deerfield</td>
<td>6,648</td>
<td>486</td>
<td>7.30%</td>
</tr>
<tr>
<td>Glencoe</td>
<td>3,081</td>
<td>78</td>
<td>2.50%</td>
</tr>
<tr>
<td>Glenview</td>
<td>16,782</td>
<td>1,223</td>
<td>7.30%</td>
</tr>
<tr>
<td>Highland Park</td>
<td>11,361</td>
<td>1,056</td>
<td>9.30%</td>
</tr>
<tr>
<td>Kenilworth</td>
<td>792</td>
<td>18</td>
<td>2.20%</td>
</tr>
<tr>
<td>Lake Forest</td>
<td>6,557</td>
<td>348</td>
<td>5.30%</td>
</tr>
<tr>
<td>Northbrook</td>
<td>12,647</td>
<td>722</td>
<td>5.70%</td>
</tr>
<tr>
<td>Northfield</td>
<td>2,126</td>
<td>67</td>
<td>3.20%</td>
</tr>
<tr>
<td>Wilmette</td>
<td>9,551</td>
<td>431</td>
<td>4.50%</td>
</tr>
<tr>
<td>Winnetka</td>
<td>4,014</td>
<td>110</td>
<td>2.70%</td>
</tr>
</tbody>
</table>

North Shore affordable housing share according to IHDA calculations*

*The actual 2003 affordable housing share calculations for Glenview is unknown due to them being exempt at the time. For the purposes of this illustration they have been placed at the 10% threshold.*
## North Shore affordable housing compliance according to IHDA calculations, 2003

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Year-Round Units</th>
<th>Total Affordable Units</th>
<th>Affordable Housing Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Bluff</td>
<td>2,173</td>
<td>102</td>
<td>4.70%</td>
</tr>
<tr>
<td>Deerfield</td>
<td>6,451</td>
<td>226</td>
<td>3.50%</td>
</tr>
<tr>
<td>Glencoe</td>
<td>3,111</td>
<td>106</td>
<td>3.40%</td>
</tr>
<tr>
<td>Glenview</td>
<td></td>
<td></td>
<td>Exempt</td>
</tr>
<tr>
<td>Highland Park</td>
<td>11,518</td>
<td>876</td>
<td>7.60%</td>
</tr>
<tr>
<td>Kenilworth</td>
<td>803</td>
<td>3</td>
<td>0.40%</td>
</tr>
<tr>
<td>Lake Forest</td>
<td>6,681</td>
<td>339</td>
<td>5.10%</td>
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<tr>
<td>Northbrook</td>
<td>12,197</td>
<td>644</td>
<td>5.30%</td>
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<tr>
<td>Northfield</td>
<td>2,177</td>
<td>99</td>
<td>4.50%</td>
</tr>
<tr>
<td>Wilmette</td>
<td>10,032</td>
<td>554</td>
<td>5.50%</td>
</tr>
<tr>
<td>Winnetka</td>
<td>4,176</td>
<td>170</td>
<td>4.10%</td>
</tr>
</tbody>
</table>

## North Shore affordable housing compliance according to IHDA calculations, 2013

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Year-Round Units</th>
<th>Total Affordable Units</th>
<th>Affordable Housing Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Bluff</td>
<td>2,157</td>
<td>104</td>
<td>4.80%</td>
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<tr>
<td>Deerfield</td>
<td>6,445</td>
<td>259</td>
<td>4.00%</td>
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<tr>
<td>Glencoe</td>
<td>2,960</td>
<td>40</td>
<td>1.40%</td>
</tr>
<tr>
<td>Glenview</td>
<td>16,002</td>
<td>1,183</td>
<td>7.40%</td>
</tr>
<tr>
<td>Highland Park</td>
<td>11,473</td>
<td>773</td>
<td>6.70%</td>
</tr>
<tr>
<td>Kenilworth</td>
<td>785</td>
<td>4</td>
<td>0.50%</td>
</tr>
<tr>
<td>Lake Forest</td>
<td>6,650</td>
<td>370</td>
<td>5.60%</td>
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<tr>
<td>Northbrook</td>
<td>11,970</td>
<td>522</td>
<td>4.40%</td>
</tr>
<tr>
<td>Northfield</td>
<td>2,026</td>
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<td>2.50%</td>
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<tr>
<td>Wilmette</td>
<td>9,432</td>
<td>388</td>
<td>4.10%</td>
</tr>
<tr>
<td>Winnetka</td>
<td>3,919</td>
<td>100</td>
<td>2.50%</td>
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