



MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, ILLINOIS, BROADCAST ONLY (VILLAGE HALL CLOSED DUE TO THE VILLAGE PRESIDENT’S DELCARATION OF LOCAL DISASTER AND PUBLIC HEALTH EMERGENCY ORDER) ON TUESDAY, JULY 14, 2020 AT 7:30 P.M.

President Bielinski called the meeting to order at 7:31 p.m.

1.0 ROLL CALL

President: Bob Bielinski

Trustees: Daniel Sullivan
Peter Barrow
Kathy Dodd
Joel Kurzman
Gina Kennedy
Senta Plunkett

Staff Present: Michael Braiman, Village Manager
Erik Hallgren, Assistant Village Manager
Jeffrey Stein, Assistant Village Manager/Corporation Counsel
John Adler, Community Development Director
Brigitte Berger-Raish, Engineering & Public Works Director
Melinda Molloy, Finance Director
Peter Skiles, Administrative Services Director
Dan Manis, Village Engineer
Alexander Arteaga, Management Analyst

Guests Present: Healy Rice, Representative for Marilee and Rick Redmond
Bill Truszkowski, Owner of 336 Sheridan Road

President Bielinski explained the Village Board meeting was being broadcast live via the use of Microsoft Teams in order to comply with the shelter in place order issued by Governor JB Pritzker.

2.0 PUBLIC COMMENT

Management Analyst Alex Arteaga read the public comments received via email prior to the meeting:

Ellen Goldsmith, a certified alcohol and substance abuse counselor, wrote to request the Board skip the advisory referendum and allow cannabis dispensaries in Wilmette. She said there are several thousand deaths annually in the United States due to alcohol-related causes and cigarette smoking, and yet Wilmette allows sales of both. She said that neighboring communities either have a dispensary or are in the process of opening one, which gives them the jump on the tax revenue. She said if Wilmette waits for the referendum, it means a dispensary will not be able to open until mid-2021, and she feels the Village will have missed the boat, costing the Village many valuable tax dollars. She said that the Village does not have a strong retail base and could use the dispensary tax revenue.

Joshua Yulish wrote in support of the expansion of outdoor dining and suggested possibly turning Wilmette Avenue or Central Avenue into a one-way and utilize half the street to put up covered tents to allow for more tables and circumvent bad weather. He said the other half of the street could be used for delivery and curbside pickups. Mr. Yulish said while indoor seating is now allowed, some people aren't comfortable with the idea, and if the state slips backward and indoor seating is prohibited, this will allow restaurants to continue serving a good number of patrons and all restaurants would get a proportional share of the space.

Nicole Robertson wrote that her family was enjoying breakfast outside at Hotcakes on Thursday, July 2, 2020, and a landscaping company pulled up to Village Hall to service the public green space. She said they began using gas powered leaf blowers and the noise was ridiculous. She said it's ironic that the Village of Wilmette banned the use of gas powered leaf blowers yet the company servicing the Village's property was using them. She urged the Village to revisit their contract with the landscapers. She said her family uses a very powerful electric leaf blower which is more than adequate for her large lot. She asked the Board to allow residents to support and enjoy small businesses as encouraged without the deafening noise of gas powered leaf blowers.

President Bielinski asked if there was any public comment from callers or through YouTube Live. There were none.

3.0 CONSENT AGENDA

Trustee Kennedy requested to remove Item No. 3.7 from the Consent Agenda.

Trustee Sullivan moved approval of the remaining items on the Consent Agenda as follows:

3.1 Approval of minutes from the Regular Board meeting held on June 23, 2020.

LAND USE COMMITTEE CONSENT AGENDA

3.2 Presentation of minutes from the Zoning Board of Appeals meeting held on February 5, 2020.

- 3.3 Presentation of minutes from the Zoning Board of Appeals meeting held on February 19, 2020.
- 3.4 Presentation of minutes from the Zoning Board of Appeals meeting held on March 4, 2020.
- 3.5 Presentation of minutes from the Historic Preservation Commission meeting held on January 16, 2020.
- 3.6 Zoning Board of Appeals Report, Case #2020-Z-09, 715 Laurel Avenue, regarding a request for a 1.55' combined side yard stoop and steps setback variation to permit the construction of a new stoop and steps and a 6.5' side yard air conditioner setback variation to permit the relocation of two existing air conditioners in accordance with the plans submitted; adoption of Ordinance #2020-O-24.
- 3.8 Zoning Board of Appeals Report, Case #2020-Z-13, 910 Chippewa Lane, regarding a request for a 4.0' rear yard setback to permit the construction of a one-story rear addition on the legal non-conforming structure in accordance with the plans submitted; adoption of Ordinance #2020-O-26.
- 3.9 Historic Preservation Commission Report, Case #2020-HPC-02, 507 Lake Avenue, regarding a request for a Certificate of Appropriateness for revisions to previously approved plans for a rear addition to the local landmark (Frank J. Baker House).
- 3.10 Historic Preservation Commission Report, Case #2020-HPC-03, 1040 Chestnut Avenue, regarding a request for a Certificate of Appropriateness for a rear addition to the local landmark (Schager House).
- 3.11 Historic Preservation Commission Report, Case #2020-HPC-04, 336 Sheridan Road, regarding a request to grant local landmark status; adoption of Ordinance #2020-O-27.

FINANCE COMMITTEE CONSENT AGENDA

- 3.12 Approval of the June 2020 Disbursement Report.

ADMINISTRATION COMMITTEE CONSENT AGENDA

- 3.13 Adoption of Resolution #2020-R-33 extending the Declaration of Emergency affecting the public health and wellbeing due to the outbreak of COVID-19 Virus.
- 3.14 Approval of Economic Relief Grant Expenditures.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.15** Report on 2020 Engineering Maintenance Programs.
- 3.16** Approval of a contract in the amount of \$93,006 with RHMG Engineers, Inc., Mundelein, Illinois, for construction services associated with the Central Avenue and Downtown Streetscape Project.
- 3.17** Approval of a contract amendment in the amount not-to-exceed \$2,070 with R.A. Adams Enterprises, Inc., McHenry, Illinois, for outfitting a pick-up truck with a snow plow frame and controls.
- 3.18** Approval of a contract in the amount not-to-exceed \$46,292 with Graybar Electric Company, Inc, Glendale Heights, Illinois, for the purchase of 10 concrete street light poles, 24 aluminum arms and 60 LED luminaire heads.
- 3.19** Approval of a contract in an amount not-to-exceed \$30,650 with Robinson Engineering, Ltd., Itasca, Illinois, to provide topographic survey services for future capital improvement projects.

JUDICIARY COMMITTEE CONSENT AGENDA

- 3.20** Introduction of Ordinance #2020-O-28 decreasing the number of Class M-1 Liquor Licenses.

Trustee Kennedy seconded the motion. Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS

- 4.1** Notice of the cancellation of the Village Board Meeting on August 11, 2020.

President Bielinski announced the regular Village Board meeting originally scheduled for August 11, 2020, was cancelled.

- 4.2** Update on affordable housing in Wilmette.

Community Development Director John Adler gave an update on affordable housing in Wilmette (PowerPoint attached). Mr. Adler gave an overview of how affordable housing began in the Village and its progression since. He discussed the Affordable Housing Planning and Appeals Act passed by the State of Illinois in 2003.

Trustee Dodd asked what about the requirements for a home-rule community. Mr. Adler said all the affordable housing projects within the Village serve different groups and different income levels but collectively make up the 10%

state requirement. Village Manager Michael Braiman asked Corporation Counsel Jeffrey Stein to clarify what the state's Act means for home rule and non-home rule communities. Mr. Stein said the Act does not apply to home rule communities per a legal opinion by the Metropolitan Mayors Caucus that was issued back in 2003 or 2004. He said there has been no rulings or actions taken by the Illinois Housing Development authority (IHDA) to say that opinion is incorrect. He said that as a home rule community, Wilmette is allowed to govern its own affairs, provided it is not expressly exempted by statute or court opinion. He said in this case, there is no exemption in the Act, therefore, home rule powers will trump the Act. However, Mr. Stein said what is interesting is that in 2004 and 2005, the Village adopted their own plan based upon the criteria set forth by the state in the Act. He said the three basic criteria goals are not "ands," they are "ors," and you pick one. He said the Village chose the criteria of making 15% of all new residential construction or redevelopment affordable, so it is his opinion that even if Wilmette were not home rule, it is in compliance with the Act. He said there are no requirements to update the plan, which the Village has not done. He said if there are updates, they should be submitted to IHDA even though it is not a requirement. He said Wilmette's situation is unique.

Mr. Adler then discussed Wilmette's affordable housing plan and how it follows the state's requirements and guidelines. He reviewed the Village's procedure for meeting the 15% goal and showed some statistics on affordable housing units throughout the Village from 2004 to present day.

Trustee Kennedy asked if the 12 units in Mallinckrodt are affordable based upon the requirements in the Act. Mr. Adler said based on prior sales, he believes the figures reflect the 100% of median income, which the State would not deem affordable, but was what the Village decided on at that time that development was built. He said there may be a few one-bedroom units at the 80% income level, which would meet the state's requirements. Trustee Kennedy then pointed out the total number of units in Optima is 123 with 14 being affordable. Mr. Adler said when you look at Optima, the 14 affordable units are outside of the development, not within. Trustee Kennedy then asked of the 295 total affordable housing units within the Village, what percentage actually meet the state's definition of affordable. Mr. Adler said he estimates approximately 32-34 would fit the state's affordability definition.

Trustee Plunkett asked how the median income number is derived and do we have median income numbers for Wilmette. Mr. Adler said he didn't have the exact number but believes Wilmette's is in the \$150,000-\$170,000 range. He said the way IHDA looks at it, the income level to buy is in the range of \$72,500 and to rent is \$54,600 as maximums. He said the income limits when you get to 30% is \$27,300. He said he believed the 100% is around \$91,000 so Wilmette's median income is quite higher than that.

Mr. Braiman said Mr. Adler is correct in that the median income in Wilmette is \$155,000.

Mr. Adler went on to discuss the different multi-family developments in the Village and provided the number of affordable units per development. He said that per IHDA's 2018 analysis, 4.5% of housing units are considered affordable within the Village.

He then discussed the Housing Assistance and Housing Our Own-Wilmette programs. He said these are well supported by the community. President Bielinski said that there is an option to contribute directly when residents renew their vehicle stickers. Mr. Adler said the contributions are much appreciated by the residents who receive assistance. He said without this assistance, there are approximately 14-18 households not able to live in the Village.

Trustee Dodd asked about the 18 residents who are currently receiving assistance. She asked if they were living in affordable housing. Mr. Adler said that the state does not identify what type of housing they are living in. He said this will be addressed in the upcoming Comprehensive Plan and the Affordable Housing Plan. He said it would be good to identify what programs are working and using that information on how to improve our programs.

Trustee Plunkett asked how many of those units are affordable. Mr. Adler said there are 14 rental and 4 that are property tax assistance. He said the 14 rentals are probably considered affordable with the rental assistance. He said that some of these residents are also receiving assistance from other programs outside of Wilmette, which brings the units to an affordable level as well. He said this is something that can be looked into going forward, but he said he feels confident that most, if not all of those units, are affordable even by the state's definition.

Trustee Plunkett asked if the affordable housing that's been lost is due to rehabilitation and rental increases. Mr. Adler said he feels this is the case. He said this happened with the townhomes on Ridge Road. He went on to say that just a small rent increase can be enough to push the unit to unaffordable status according to state standards. He said there is one building where the landlord made improvements but kept the rent affordable.

Mr. Adler talked about the next steps which will include a Comprehensive Plan rewrite. He said the process of the rewrite will include an evaluation of housing throughout the Village; a review of housing related goals and policies and a public planning process.

Trustee Barrow said the Administration Committee has begun thinking about what they may be doing regarding a Housing Commission. He asked how Mr. Adler sees this commission being a part of the Comprehensive Plan revision process. Mr. Adler said that assuming a Housing Commission has been established, he believes their input, along with other commissions, would be valuable and they would be asked to provide comments.

There was no further discussion on this topic.

There was no report from Village Manager Michael Braiman or Corporation Counsel Jeffrey Stein.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER

No report.

6.0 STANDING COMMITTEE REPORTS

6.1 LAND USE STANDING COMMITTEE REPORT

- 3.7** Zoning Board of Appeals Report, Case #2020-Z-10, 336 Sheridan Road, regarding a request for a 2,490.32 square foot (13.13%) total floor area variation, a 4.25' north side yard detached garage setback variation, a 3.25' north side yard garage eave setback variation, a 5.22' accessory structure separation variation, and a 175.01 square foot (2.06%) front yard impervious surface coverage variation to permit the construction of a new detached two-car garage and new raised deck and modification to an existing circular driveway on the legal non-conforming structures in accordance with the plans submitted; adoption of Ordinance #2020-O-25.

Trustee Barrow moved approval of Zoning Board of Appeals Report, Case #2020-Z-10, 336 Sheridan Road, regarding a request for a 2,490.32 square foot (13.13%) total floor area variation, a 4.25' north side yard detached garage setback variation, a 3.25' north side yard garage eave setback variation, a 5.22' accessory structure separation variation, and a 175.01 square foot (2.06%) front yard impervious surface coverage variation to permit the construction of a new detached two-car garage and new raised deck and modification to an existing circular driveway on the legal non-conforming structures in accordance with the plans submitted; adoption of Ordinance #2020-O-25.

Trustee Dodd seconded the motion.

Trustee Kennedy said the adjacent property owners would like to make some comments about this case.

Haley Rice spoke on behalf of Marilee and Rick Redmond, adjacent neighbors to 336 Sheridan Road. She said that based on a report by Bono Consulting, her clients are seeking an extension of the drainage to create a swale that would enable an overflow of the drainage system the Truskowskis are proposing to not flow onto the Redmond's property. She said she wishes to make this part of the consideration

for the variation. She said her clients are in favor of the project, but the lot is sloped so they are sensitive to any water issues.

President Bielinski asked Mr. Adler if Engineering was aware of this particular issue for this property. Mr. Adler said he is fully confident they are aware of it. He said it's on record that the Bono report has been received and Engineering will review.

Mr. Bill Truskowski said he appreciates the Board approving the landmark status of 336 Sheridan Road. He said he spoke to Ms. Rice and saw the Bono report. He said he has also had his own engineers, Green Guard, perform an evaluation. He said the modifications Bono suggested are minor and he is happy to oblige, if that's what the Engineering Department determines is appropriate. He said the Redmonds have been great neighbors and have been patient and understanding through the construction process. He said that if the Engineering Department has other suggestions in addition to what Bono and Green Guard have proposed, he is open to listening to those as well.

President Bielinski asked Ms. Rice if she was satisfied with the issue being on record and the Engineering Department's willingness to work with the applicant. Ms. Rice said she believes this will be fine.

President Bielinski asked if there were any members of the public who wished to speak about this matter.

Mr. Arteaga replied there was just one other public comment from Peter Sung Ohr who asked if people must meet an income limit to qualify for the affordable housing. President Bielinski said that question was answered earlier in the presentation by Mr. Adler.

There was no further discussion on this topic.

Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried.

6.2 FINANCE STANDING COMMITTEE REPORT

All items listed on the Consent Agenda.

6.3 ADMINISTRATION STANDING COMMITTEE REPORT

All items listed on the Consent Agenda.

6.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT

All items listed on the Consent Agenda.

6.5 PUBLIC SAFETY STANDING COMMITTEE REPORT

No report.

6.6 JUDICIARY STANDING COMMITTEE REPORT

6.61 Discussion on next steps for cannabis referendum.

President Bielinski said in October the moratorium was passed and last meeting Mr. Stein made a presentation. He said the question before the board tonight is does the majority of the Board support a non-binding referendum on the recreational sale of cannabis for the November ballot. If that is the case, he said the language will need to be discussed. He said the only action tonight is to decide if there will be a referendum. We are just deciding on whether there should be a resolution on the next agenda to place a referendum on the ballot.

He said that according to the materials seen, every community in New Trier Township has either prohibited the sale of recreational cannabis or like in the case of Northfield, they have a referendum on the ballot.

Corporation Counsel Jeffrey Stein concurred that was the case.

President Bielinski said Evanston and Skokie to our south have both approved and Evanston has a medical cannabis facility that has gone recreational as well and Skokie is in the process of building a facility, which may be the largest in the state. He said to the west Glenview has prohibited and Northbrook has approved it and has plans to open a facility.

Mr. Stein concurred with this information and added that Deerfield has approved the sale of recreational cannabis, but they currently do not have a facility.

Mr. Braiman said the GIS team is working on plotting a map to show this information and will share this with the Board prior to the July 28 Village Board meeting. President Bielinski asked if the sites are known to shade them with a color to show where they will be located. Mr. Braiman said that is the plan.

Trustee Plunkett said Arlington Heights and Highland Park are reconsidering their decision and asked if they already have medical marijuana facilities operating within their municipalities. Mr. Stein said they do. She asked about other towns that had previously said no reconsidering. Mr. Stein said the only other town is Prospect Heights who recently said they would consider it. He said Chicago does have quite a few dispensaries, one of which is controversial in the Gold Coast neighborhood; however, no outcome has been determined yet. President Bielinski said there was an article in Crain's about this dispensary.

Trustee Dodd said when the state initially made the decision to allow recreational sale of cannabis, there was a referendum of whether it should be legalized. She said the language was not specific to any one community but more a generalized question. Mr. Stein said that was true and read the question verbatim. Trustee Dodd asked if Mr. Stein if he knew specifically how Wilmette residents answered the question. He said the vote was 6,733, which was 2/3 in favor.

President Bielinski said the purpose tonight was to decide if there would be something on the July 28 agenda about a referendum and said he was in favor of a referendum. Trustees Plunkett and Sullivan said they were in favor. Trustee Barrow agreed saying that as he interacts in the community, there is a wide variety of opinion on this topic. He said he would benefit greatly by getting a better sense of what Wilmette residents think. Trustee Kennedy said she hasn't found any strong opinions either way, but she asked how an advisory referendum will help answer the question about what Wilmette should do. President Bielinski said it just provides more information. Trustee Plunkett said she asked Mr. Stein earlier about a survey versus a referendum. Mr. Stein said statistically if there is an undervote and people don't vote at all on the referendum, it shows their ambivalence on the issue. If they feel strongly and they vote yes or no, that would be interesting to know. Trustee Dodd said she is torn. She said it's very important to think of when and why a referendum is done. She said she is concerned because elected officials are intended to have more knowledge than the residents to make the best decisions on behalf of all residents. She said she recognizes this is a moral issue and it's important to get a perspective, but if we ask the question to residents, I be more obliged to take that feedback and go along with it. She struggles that it's possible that residents might not have all the information they need when they answer the referendum question.

President Bielinski said he understood Trustee Dodd's point but felt this point is a little easier to understand. He said yes there is a loss in tax revenue and that will be out in the conversations, but there is also an emotional element. He said people he has talked with have mixed feelings. He said it is difficult to get the pulse of the community and would like more information. Trustee Dodd asked if it is advisory. President Bielinski said it's advisory. He said for example if the vote is 55/45, you could say the community is split and exercise judgment. If the vote is 80/20, you are getting a loud message. He said that being a presidential election, a significant number of voters will be casting a ballot, which means we could potential receive a very clear message from the public. He said if it's not clear, the Board will exercise its judgment.

Trustee Dodd asked if those voters are going to have the knowledge of the positive and negatives of the issue before answering. She said if

the vote is no and cannabis sales are denied, that's a large revenue loss potentially.

Trustee Barrow asked how information will be conveyed to the public, so they have a level of understanding when they vote. Mr. Braiman said staff has already reached out to Metro Strategies in terms of a strategic plan for distributing information. He said the Village cannot advocate for or against a referendum using taxpayer dollars, we can only provide factual information. He said there will be a dedicated web page for this topic and The Communicator going out before the election will have a page dedicated to this as well our social media and e-news. He said staff will come back to the Board on July 28 with a timeline of when the information will go out and some examples of the type of education that will be forthcoming so that residents will be as informed as can be when they come to the polls in November. Trustee Dodd asked for a cost estimate from Metro Strategies to put together this campaign. Mr. Braiman said he would do that.

Trustee Plunkett said that as communities come forward with new information, staff will need to keep the Board updated on what's going on in neighboring communities. Mr. Braiman concurred.

Trustee Kennedy said that she isn't concerned about the moral issue, as 67% of the resident's voted to legalize the sale of recreational cannabis in the state. She said if that referendum was correct, there is no moral issue with 67% of the Village in favor but there may be an issue with the location of these dispensaries. She said for most people, that is a lingering question, which can't really be addressed in a referendum.

President Bielinski said that's up to a future Board to decide. He said the current Board can set the Zoning Ordinance up but that future Boards can amend.

Trustee Kurzman said he is okay with the referendum. He said he thinks we have already passed the biggest fork in the road when we passed the moratorium. He said this gave the opportunity to Skokie to have the largest dispensary in the state. He said he thinks the referendum will be a good way to gauge what residents think. He said the next hurdle is whether there will be a bonified opportunity in our Village, especially if the potential locations are narrowed. He said many things would have to go a certain way to make this a moneymaker for Wilmette and that a little more patience in waiting for more public input would be helpful. He questioned if Wilmette will miss the second wave of interest in applications by waiting until November. He said he is content to see what the referendum brings and move forward from that.

President Bielinski talked about the language for the question. He said he is okay with the language and asked if there was any input from Trustees. Trustee Plunkett said she like the straightforwardness and simplicity was good. Trustee Barrow said we don't want subparts, and this is clear and will do the trick. Trustees Kurzman and Sullivan both concurred.

There was no further discussion on this topic.

6.7 REPORTS FROM SPECIAL COMMITTEES

No reports.

7.0 NEW BUSINESS

There was no new business.

8.0 ADJOURNMENT

Trustee Plunkett moved to adjourn the meeting at 8:53 p.m., seconded by Trustee Kennedy. Voting yes: Trustees Sullivan, Barrow, Dodd, Kurzman, Kennedy, Plunkett and President Bielinski. Voting no: none. The motion carried.

Respectfully submitted,



Karen Norwood
Deputy Village Clerk

Affordable Housing Report

July 14, 2020



Discussion Overview

- History of affordable housing in Wilmette
- Village's Affordable Housing Plan
- Affordable housing in Wilmette since Plan adoption
- Housing Assistance Program and Housing Our Own-Wilmette (HOOW)

History of Affordable Housing

Building	Date	Affordable Units	Restrictions
Gates Manor	1976	51	Age 62+
Shore Line Place	1984	43	Age 62+ or Persons w/ disabilities
Village Green Atrium	1985	35	Age 62+

- There were no affordable projects from 1985 – 2005 when Mallinckrodt was then approved
- There were no multi-family developments in Wilmette from 2005 – 2015
- **Up until the Village Board's recent approval of the HODC project at 1925 Wilmette Avenue, all affordable projects in Wilmette were designated for persons aged 55/62+ or persons with disabilities**

Affordable Housing Plan

- 2003 – State of Illinois adopted the Affordable Housing Planning and Appeals Act (AHPAA)
- Required non-home rule municipalities with less than 10% affordable housing to adopt an affordable housing plan by April 1, 2005
- Affordable is defined as:
 - 80% Area Median Income (AMI) for Owner-Occupied Units
 - 60% Area Median Income (AMI) for Renter-Occupied Income
- AHPAA provided a choice of 3 goals to achieve compliance:
 - Make 15% of all new residential construction or redevelopment affordable
 - Increase percentage of affordable housing from current level by 3%
 - Bring the percentage of affordable housing units to 10% of total housing stock

Wilmette's Affordable Housing Plan

- To demonstrate the Village's commitment to affordable housing, the Village adopted a plan in 2004 that followed State laws and guidelines
- The Village's Plan adopts the goal of making 15% of all new residential development or redevelopment consist of affordable units
- This goal will be pursued by concentrating attention on multi-family buildings, and asking developers of such buildings to consider including at least 15% affordable housing units
- ***Based on the requirements of the State law, the Village has been in and continues to be in compliance with AHPAA***

Wilmette's Affordable Housing Plan

- The Village's Plan identified various methods to meet the 15% goal:
 - Sites where multi-family could be developed
 - Incentives for development
 - Includes the use of Planned Unit Development (PUD) process
 - Requires developers to meet with Village staff to review affordability goals
 - Must wait 60 days after consultation to file application for building permit, zoning approval, etc.

Affordable Housing Units – 2004 to Present

Since development of the Plan in 2004; the Village is close to its 15% target with 14.2% of new multi-family units in Wilmette being affordable

Development	Total Units	Affordable Units	Percent Affordable
Mallinckrodt in the Park	81	12	15%
Residence of Wilmette	75	\$80k contribution	-%
Artis Memory Care	N/A	\$10k annual contribution	N/A
1121 Greenleaf	14	-	-%
Cleland Place	16	16	100%
Optima	109	14*	*
TOTAL	295	42	14.2%

**\$1.6M contribution will be used to create permanent affordable units dispersed throughout community*

Multi-Family Development – 2004 to Present

- Mallinckrodt in the Park – 1041 Ridge Road
 - Approved in 2005, facilitated through Village’s Home Rule authority
 - 15% of units are formula priced to keep units affordable for those 55 or older
- Residence of Wilmette – 611 to 617 Green Bay Road
 - Village purchased property following several failed development attempts and litigation; Village ultimately lost money in the sale of the property
 - 75 market rate rental units; \$80,000 contribution to HOOW
- Artis Memory Care – 333 to 357 Ridge Road
 - Commercial development for memory care
 - As part of PUD process, there will be \$10,000 annual contribution to HOOW
- 1121 Greenleaf
 - Built ‘by-right’ and followed 60-day housing consultation period
 - No affordable units
- Cleland Place – 1925 Wilmette Avenue
 - Village proactively contacted HODC to consider affordable housing at the site
 - All 16 units are at ‘very low income level’ (30% AMI)
- Optima – 1210 Central Avenue
 - Preliminary approval granted for 109 unit rental building
 - \$1.6 million contribution and working with CPAH for creation of 14 permanent affordable units

Affordable Housing Units – Current State

- Per IHDA’s 2018 analysis, 4.5% of the Village’s housing units are considered affordable
- Village has lost 125 affordable units since 2004
 - Majority of existing affordable units are not subsidized or regulated
 - Example: townhomes on Ridge Road have been rehabbed and relisted
- Since 2013 a net total of 43 affordable units have been added in Wilmette

Municipality	Percent Affordable
Kenilworth	2.2%
Glencoe	2.5%
Winnetka	2.7%
Northfield	3.2%
Lincolnshire	4.4%
Wilmette	4.5%
Lake Forest	5.3%
Northbrook	5.7%
Glenview	7.3%
Deerfield	7.3%
Highland Park	9.3%

Housing Assistance Program and Housing Our Own-Wilmette

- Housing Assistance Program
 - Started in 1979 to provide monthly rent or mortgage and property tax assistance
 - Required head of household to be 62 or older or disabled, meet income limit, and a Wilmette resident
 - Assist long-time residents to stay in community
 - Funded by development agreements and zoning fines
 - Transitioned to non-profit as housing escrow was depleted
- Housing our Own-Wilmette
 - Provides assistance to 18 Wilmette residents
 - Since 2018, admitted seven new participants, currently no waitlist
 - Monthly assistance was increased in 2019 to \$225 per month (12.5%)
 - In 2020, provided one-time relief supplement in amount of 3 additional months of assistance
 - Balance at end of 2019 was \$264 thousand
- Emergency Housing Assistance Program
 - Funded by Village's General Fund
 - Emergency assistance for short-term financial needs; 2 requests received and approved in 2020

Current Next Steps

- Comprehensive Plan Rewrite
 - Will provide opportunity to evaluate housing throughout Village
 - Review housing related goals and policies
 - 2020 - Staff will begin process for review of Comprehensive Plan
 - 2021- Public Planning process for Comprehensive Plan