

**WINNETKA PLAN COMMISSION MEETING MINUTES
JUNE 25, 2025**

Members Present:

Layla Danley, Chairperson
Jonathan Alt
Christopher Blum
Chris Enck
Liz Kunkle
Cyrus Subawalla
Kate Van Vlack

Members Absent:

Mamie Case

Non-Voting Members Present:

Matthew Bradley

Non-Voting Members Absent:

Bridget Orsic

Village Staff:

Bob Dearborn, Village President
Scott Mangum, Community Development Director

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:00 p.m. Mr. Mangum took roll call of the Commission Members present. Chairperson Danley welcomed the new Commission Members.

Approval of Meeting Minutes:

a. Approval of May 22, 2025 Special Meeting Minutes.

Chairperson Danley asked for a motion to approve the May 22, 2025 special meeting minutes. A motion to approve the May 22, 2025 special meeting minutes was made by Mr. Bradley and the motion was seconded by Mr. Alt. A vote was taken and the motion unanimously passed, 8 to 0:

AYES: Alt, Blum, Bradley, Danley, Enck, Kunkle, Subawalla, Van Vlack

NAYS: None

NON-VOTING: None

b. Approval of May 28, 2025 Regular Meeting Minutes.

Chairperson Danley asked for a motion to approve the May 28, 2025 regular meeting minutes. A motion to approve the May 28, 2025 meeting minutes was made by Mr. Bradley and the motion was seconded by Mr. Alt. A vote was taken and the motion unanimously passed, 8 to 0:

AYES: Alt, Blum, Bradley, Danley, Enck, Kunkle, Subawalla, Van Vlack

NAYS: None

NON-VOTING: None

Public Comment:

Bob Dearborn thanked the Commission Members for the important work they do for the community.

Community Development Report:

Mr. Mangum provided an update on the Grace Presbyterian Church Special Use, Variation, and Certificate of Appropriateness application as well as the 557-561 Orchard lot consolidation and variation

1 which were both approved by the Village Council.

2
3 **Recommendations:**

4 **a. Affordable Housing Plan:** The Plan Commission will consider an Amended Affordable Housing
5 Plan for the Village of Winnetka, as provided under the State of Illinois Affordable Housing Planning
6 and Appeal Act for a Non-Exempt Local Government. The Plan Commission may make a
7 recommendation to the Village Council, which may adopt an updated Affordable Housing Plan for
8 submittal to the Illinois Housing Development Authority.

9 Mr. Mangum stated the discussion would relate to the second amended affordable housing plan with
10 the PC to make a recommendation to the Village Council for adoption to be filed with the state. He
11 provided background with regard to the Illinois Affordable Housing Planning and Appeal Act (AHPAA)
12 enacted to address a shortage of affordably priced, accessible, safe and sanitary housing units and
13 summarized the timeline of the Village's adoption of the affordable housing plan. Mr. Mangum also
14 identified the language changes in the AHPAA and stated based on the Census ACS data used, there are
15 105 affordable owner-occupied units and 54 affordable rental units in the Village which resulted in a gap
16 of 277 units from being 10% affordable.

17
18 Mr. Mangum then summarized in detail the minimum components of the AHPAA to be submitted to the
19 state and to IHDA which are outlined in the packet and as well as references as to where this
20 information can be found in the draft Second Amended Affordable Housing Plan. He noted the draft
21 which was updated by Mr. Schoon was provided to the Village attorney and identified the Commission's
22 options to either continue the matter to a specific date to provide additional time to address questions
23 or comments raised or to consider a motion recommending approval of the Second Amended
24 Affordable Housing Plan with draft language included on page 6.

25
26 Chairperson Danley asked if there were any questions. Mr. Bradley asked if the 277 target number
27 represented a moving target in terms of the Village's compliance with the 10% threshold and referred to
28 the number of lot consolidations which have occurred in the Village. Mr. Mangum confirmed that is
29 correct and stated the figure is based on a snapshot of data used by IHDA. Mr. Bradley then referred to
30 the 2040 Comprehensive Plan and its recommendations and asked if they are assumed into what would
31 be an acceptable report from the Commission. Mr. Mangum responded the recommendations would
32 further housing diversity and opportunities and indicated there may be a lot of overlap between the
33 two. Mr. Bradley also how would the Village require a developer to provide inventory at the required
34 levels. Mr. Mangum responded it is handled differently by various municipalities. Mr. Bradley referred to
35 several planned developments presented to the Commission in the last two years and asked if there
36 would be a way to have conversations with those developments which did not comply with the prior
37 standards. Mr. Mangum responded that may be a question for the Village attorney and that the Village
38 did not have an inclusionary housing ordinance at the time those planned development were approved .
39 He stated outside of additional negotiation, it was not part of the original entitlement and approval.

40
41 Chairperson Danley referred to the 277 figure and asked if the Village would still be looking at the 277
42 figure no matter how much additional housing is created in the Village. Mr. Mangum referred to the
43 three options for goals under AHPAA and that the draft plan seeks a 5-percentage point increase in the
44 percentage of affordable units. Mr. Alt asked if it is a mandate and referred to the intent of every
45 community whether home rule or not that is not exempt would have to comply with the act by
46 submitting an affordable housing plan. He added that compliance with the 277 figure would significantly
47 change the community. Chairperson Danley stated with regard to the confusion and related to the
48 language interpretation, she stated the Commission is to recommend that a plan be adopted and how it

1 is enacted is not within their purview this evening. Mr. Blum stated the Commission should consider
2 goals which turn into a roadmap of success.

3
4 Mr. Enck referred to the limited amount of developments built in the Village each year. Ms. Van Vlack
5 referred to AHPAA data published in other villages to see if there were trends the Village did not follow
6 with neighboring communities and stated they are very consistent within their own parameters. She
7 questioned what the neighbors have done with regard to those which have a similar demographic to the
8 Village and identified the neighboring communities' percentage compliance. Ms. Van Vlack also referred
9 to upkeep for older homes which should be considered.

10
11 Mr. Bradley referred to the previous Comprehensive Plan discussion relating to the aging demographic
12 population being unable to remain in the Village. Mr. Mangum noted Wilmette is working on an
13 affordable housing plan and referred to the status of surrounding communities' affordable housing
14 plans. Mr. Subawalla asked if there is a timeframe the Village has to adhere to in order to reach the 277
15 requirement and asked if the Village had an opportunity zoned map. Chairperson Danley confirmed the
16 Village did have such a map which identified opportunity properties. Mr. Subawalla asked how open is
17 the Village to consider zoning. Chairperson Danley responded it is included in the Comprehensive Plan.
18 Mr. Bradley confirmed zoning amendments would need to be done to achieve what is included in the
19 Comprehensive Plan. The Commission Members then discussed zoning amendment options.

20
21 Mr. Mangum informed the Commission there is not a mandate in terms of a timeline to reach the 277
22 figure which was generated five years ago. He also stated since the Village is home rule, AHPAA did not
23 apply to the Village for a number of years. Ms. Van Vlack asked if there is caucus data relating to those
24 who want to downsize but remain in the Village. She stated the amended plan did not change much
25 from the previous approach and their goal should be to consider something with more teeth to offer
26 that as well as specific sites to suggest to developers become a multi-unit with incentives. Chairperson
27 Danley stated that actual steps to be taken would be the next part of the process. Mr. Bradley referred
28 to The Lakota Group which identified vision goals which included diversity of housing stock. He stated
29 there is enough public opinion in terms of those who would like to stay in the Village but have nowhere
30 to go. Mr. Enck referred to the previous discussion regarding allowing properties to have separate
31 accessory dwelling structures.

32
33 Mr. Blum asked if the deadline for the Village Council's approval is October. Mr. Mangum confirmed the
34 deadline is October 1, 2025. He also referred to a possible appeal process for a developer whose request
35 is denied and whether solutions should be included. Chairperson Danley explained how the
36 Comprehensive Plan was designed to be general in nature and any future issues would be dealt with
37 down the road. Mr. Mangum stated the legislative intent was to require home rule and non-home rule
38 communities to have to comply with the Act and referred to its interpretation and it would be prudent
39 for the Village to submit a plan.

40
41 Mr. Bradley referred to several typographical errors in the document and whether they should be
42 addressed now or the document submitted as is. The Commission Members discussed whether to
43 continue the matter. Chairperson Danley asked if there were any additional questions.

44
45 Mr. Subawalla asked if Village contribution toward any affordable housing plans are included.
46 Chairperson Danley stated it is an issue that is on the table for potential study. Mr. Blum asked if there
47 were items in the prior plan which are not being recommended now. Mr. Mangum stated it is generally
48 additive with the second amendment with the new requirements added to the second amended plan.

1 Ms. Van Vlack stated there are a lot of homes which fall into the more moderately priced and accessible
2 housing range and for those occupying those homes, she asked if are they going to deny their requests
3 for modifications if it would result in the home not being in the affordable category. She suggested the
4 Commission consider that impact in the future. No additional questions were raised at this time.

5
6 Chairperson Danley noted there is no one in the audience to comment and called the matter in for
7 discussion.

8
9 Ms. Kunkle described the issue as new and unusual for the Commission. She referred to the amount of
10 information that they need to consider and she would vote to continue the matter for the Commission
11 to fully consider all of the items as well as to ensure the public is available to comment. Chairperson
12 Danley reminded the Commission a recommendation needed to be made by October. Mr. Enck agreed
13 there is a lot of content to consider and he would lean toward option no. 2, to recommend approval of
14 the plan. Mr. Bradley stated he would defer to the Village Attorney and Village staff who created the
15 second amended draft. He specifically referred to Section 6 – Incentives and Implementation - which
16 charged the Commission to make recommendations to the Village Council. Mr. Bradley then suggested
17 the Commission recommend approval with correctional edits made. Mr. Alt agreed with Mr. Bradley and
18 Mr. Enck's comments. Mr. Subawalla provided his recommendation to continue the matter. Mr. Blum
19 commented option no. 2 would be the best option since it is generalized for a reason. Ms. Van Vlack
20 stated she is leaning toward option no. 2 with the correctional edits made. Chairperson Danley stated
21 she is also in favor of recommending a motion to approve given the amount of study done on the issue
22 by the Village staff and Village Attorney and are aware of what would put them in compliance with the
23 state. She stated the community would have the opportunity to comment when it is presented at the
24 Village Council.

25
26 Chairperson Danley then asked for a motion to recommend approval of the affordable housing plan. Ms.
27 Kunkle stated she agreed with the Commission's comments and would vote in favor of option no. 2. A
28 motion was made by Mr. Bradley to recommend approval of the Second Amended Affordable Housing
29 Plan as included on page 3 with the following suggested revisions: (i) page 8 – missing period at the end
30 of the last sentence in the second paragraph; (ii) page 10 - missing period at the end of the last sentence
31 in the second paragraph; (iii) Section A – correct the reference to the 2040 Plan; (iv) page 11 – correct
32 the reference to state the 2040 Comprehensive Plan. The motion was seconded by Mr. Alt. A vote was
33 taken and the motion passed, 7 to 1:

34 AYES: Alt, Blum, Bradley, Danley, Enck, Kunkle, Van Vlack

35 NAYS: Subawalla

36 NON-VOTING: None

37
38 **New Business.**

39 a. July 23, 2025 Meeting – Quorum Check.

40 The Commission Members discussed their availability.

41
42 **Adjournment:**

43 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Mr. Blum and
44 seconded by Ms. Van Vlack. A vote was taken and the motion unanimously passed, 8 to 0:

45 AYES: Alt, Blum, Bradley, Danley, Enck, Kunkle, Subawalla, Van Vlack

46 NAYS: None

47 NON-VOTING: None

48 The meeting was adjourned at 8:20 p.m.

1
2 Respectfully submitted,
3
4 Antionette Johnson
5 Recording Secretary