



Village of Lily Lake

Regular Board Meeting
Approved Minutes
August 22nd, 2022

Call to Order

President Overstreet called the Board of Trustees meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Roll Call

Present: President Rick Overstreet, Trustee Mary Damisch, Trustee Tim Dell, Trustee Kelly Diehl, Trustee Michael Florian and Trustee Travis Parry.

Absent: Trustee Pam Conn.

Also Present: Alex McTavish (Village Attorney), Juliette Kerr (Deputy Clerk), Lisa Engberg (Village Treasurer)

Public/Guests (signed in): Donna Ryterske, Edith Morris, John Andreacchi, Donald Butler, Steve Thuer, Mae Strobel, Jeff Lee,

Adoption of the Agenda

Motion by Trustee Parry, seconded by Trustee Dell, to adopt the August 22nd, 2022 Agenda as presented.

Voice vote, motion passed unanimously.

Approval of the July 25th, 2022 Regular Board Meeting Minutes

Motion by Trustee Dell, seconded by Trustee Diehl, to accept the minutes of the July 25th, 2022 Regular Board Meeting as presented.

Voice vote, motion passed unanimously.

Guests and Public Comment

No Comments

Ordinance 2022-06: Amending Village Code; Chapter 20-Zoning; Subchapter 9-Planned Unit Development

Motion by Trustee Florian, seconded by Trustee Damisch to approve Ordinance 2022-06. President Overstreet reviewed the amendment and the public hearing on Friday, August 19th, 2022. Village Attorney McTavish commented there was a low turnout, with few comments and no objections to the PUD. He further added that the point of this ordinance is to add a 'Planned Unit Development' to our zoning ordinance which currently does not exist. A P.U.D. is a type of special use that will give more flexibility to an applicant than the existing commercial Special Uses. It allows the Village to vary the use within a restricted zone district rather than adhere to the strict use in each zone. A P.U.D. is meant to encourage a more imaginative, effective, better appearing plan, that is cohesive with the Comprehensive Plan. The ordinance sets out the procedure required to apply for the P.U.D. There is another ordinance which sets up fees to go along with an application. A preliminary P.U.D. plan will be reviewed by the Plan Commission and the Board of Trustees. If the preliminary proposal is acceptable, then further reviews by the Village Plan Commission, Engineer, followed by a Public Hearing will take place. There is no requirement that the Board approves any PUD application. Trustee Parry inquired whether it gave us or the developers flexibility, McTavish responded with "both". Trustee Parry questioned where the numbers came from, for instance the density of housing. McTavish responded that he initially had taken the idea from Geneva, and may only have change it slightly. McTavish also pointed out if the board was unsure, needed more time, or felt uncomfortable with voting on it now, they would be able to table the Ordinance tonight and vote on next meeting. Trustee Florian commented that it would give the Village more control and leeway with larger developments and brought up the homes in Pingree Grove. Trustee Florian also added that it's an addition to help regulate new subdivisions, which the Village Attorney McTavish replied "the Village has done a good job with the existing ones". Attorney McTavish mentioned that the Village has also the traditional neighborhood district which was used for Hunting Ridge and is similar to a P.U.D. President Overstreet stated he like the line within the amendment stating "P.U.D. is a privilege to be earned not a

right to be claimed simply upon applying with all the standards established in this subchapter". He felt that this was an important statement.

President Overstreet asked the board if there was any question, comments, concerns or if they wanted to table it, he asked if they were satisfied with the review and with the public hearing along with The Village Attorneys' explanation.

No further discussion. *Roll call Vote, motion passed unanimously.*

Ordinance 2022-07: Annex 6N251 Rt 47, Parcel 08-07-400-006

Motion by Trustee Parry, seconded by Trustee Diehl to approve Ordinance 2022-07. President Overstreet reviewed the ordinance which annexed in the cell tower on Rt 47. It has been within the village boundaries for many years and came to the village's attention that it was not part of the Village. A brief discussion was held regarding its size, location, and whether fees were received. The Deputy Clerk confirmed the Village has received payment from the company owning the tower.

No further discussion. *Roll call Vote, motion passed unanimously.*

Ordinance 2022-08: Amend Village Code; Chapter 5-Fees; Subchapter 6-Zoning

Motion by Trustee Parry, second by Trustee Diehl to approve Ordinance 2022-08. President Overstreet reviewed the amendment and referencing The Village Attorneys discussion on the P.U.D and establishing fees. President Overstreet also confirmed that the fees are based on the size of the development. A brief discussion was held on who is initially responsible and when would the fees be paid. The Village Attorney confirmed that the Village has a right to suspend reviews if fees are not paid.

No further discussion. *Roll call Vote, Motion passed unanimously.*

Resolution 2022-20: Awards 2022 Snow Removal Bid; Active Excavating & Wrecking Inc

Motion by Trustee Florian, second by Trustee Dell to approve Resolution 2022-20 President Overstreet reviewed the resolution. A brief discussion on the effective plowing from Active Excavating. Deputy Clerk confirmed that even though there were many requests for the bids, only one came back. Discussion followed regarding salt and cost which President Overstreet stated that the funds haven't to date exceeded the budget allocated to the job. A member of the public mentioned that the village could look into "state grant" for salt which could help with reducing salt costs. It was also noted that currently another way the Village keeps its cost down is piggy-backing with the township in buying the salt. No further discussion. *Roll Call vote, motion passed unanimously*

Resolution 2022-21: Approve Karrison LLC Letter of Engagement for 2022 FY Audit \$7,150

Motion by Trustee Damisch, second by Trustee Dell to approve Resolution 2022-21. President Overstreet reviewed the resolution and noted there had been a slight increase from last time but nothing unusual for the current climate. Asked if anyone has any questions or comments. No discussion. *Roll Call vote, motion passed unanimously*

Resolution 2022-22: Approve Retainer of \$4000 for Daniel Horvath; Resource Consulting, Inc.

Motion by Trustee Damisch, second by Trustee Florian to approve Resolution 2022-22. President Overstreet reviewed the resolution and added that the Gas Station is still an ongoing project, with Mr. Horvath recently submitting a 45-page report. President Overstreet noted Mr. Horvath works for the Village and therefore has our best interest at heart. President Overstreet commented the invoices from Mr. Horvath will in time be reimbursed from the Gas Station owners.

No further discussion. *Roll Call vote, motion passed unanimously*

Resolution 2022-23: Approve Retainer for \$5000 for Kon Savoy Consulting Group; Comp Plan Review.

Motion by Trustee Parry, second by Trustee Diehl to approve Resolution 2022-23. President Overstreet reviewed the resolution. Trustee Parry asked where we found Kon Savoy. Deputy Clerk explain after many phone calls and emails, references from Kane County and the Village of Elburn both named Kon Savoy. They had used a Consulting group known as Teska Associates of which Mr. Savoy had once worked. Currently he's been hired by Elburn in helping with their P.U.D. A general discussion about what the work followed.

No further discussion. *Roll Call vote, motion passed unanimously*

Approve Bills

Motion by Trustee Damisch, seconded by Trustee Parry to approve the Monthly Bills for July/August 2022. Trustee Parry questioned the invoices from E.E.I. some having detailed explanations of work and others having less. A discussion was had whether to pay the bills now and request E.E.I to be consistence in detailing their work, or request that they change now before approving these bills.

Trustee Damisch motioned to withdraw two bills that lacking description, seconded by trustee Dell. Motion passes unanimously.

No further discussion

To Approve Remaining Bills, Roll Call vote, motion passed unanimously.

Old Business

Gas Station update: Still working on clearing up the site and coming into compliance. Still no formal plans submitted for development. General discussion was had regarding both properties and the storm water management, which they are now both in compliance. At present the lot on Woolly Rd will be used for farming and growing hay. Trustee Damisch inquired about the issue with the heavy equipment on the gas station property and whether anything has been resolved, she questioned whether the Village was still collecting fines on a daily basis. Village Attorney confirmed they were still being fined \$750 a day. A general conversation followed regarding paying back the fines.

Brief discussion on the property of the old Pete's Hot dogs and whether anything new is happening.

No further discussion.

New Business

None

Adjournment

Motion by Trustee Dell, seconded by Trustee Parry to adjourn at 7:37 p.m.

Roll call vote, motion passed unanimously.

Respectfully submitted by: Juliette Kerr, Deputy Clerk