



Village of Lily Lake

Approved Plan Commission Minutes

Monday March 6th, 2023

Call to Order:

Interim Chair Rick Overstreet called the meeting to order at 7:00 p.m.

Roll Call

Plan Commission Members:

Dan Turner, Glenn Bork, Cheryl Pollak and Jeff Lee were all present.

Also present: Deputy Clerk, Juliette Kerr.

Guests:

David Anderson, Donald Butler, Michelle Vaughn, Richard Rushing, Janet Marlovits, Randy & Janice Hill, Mae Strobel and Mary Ormond.

Adoption of the Agenda

Motion to approve the agenda of the March 6, 2023, Plan Commission meeting by Cheryl Pollack and second by Jeff Lee – all are in favor. The motion passes.

Approval of the Plan Commission Meeting Minutes

Motion to approve the Plan Commission meeting minutes from February 6th, 2023 by Dan Turner and second by Glen Bork – all are in favor. The motion passes.

Guests and Public Comment

- A guest asked if the Plan Commission received any new information from the LB-5 Oasis PUD project?
 - The President stated it would be discussed further in the agenda.
- A guest, (referencing PUD item in the December 5th, 2022 minutes), wanted to know if the idea of a connection to the Great Western Trail was a statement from the Plan Commission, or was it a result of the 1/31/2023 PUD Public Hearing? Does the PC understand what it takes to attain ADA compliance?
 - The President explained since receiving the PUD plans in November, having numerous discussions/comments since, and hearing the comments made at the PUD Public Hearing, the Plan Commission feels the connection is a critical part of the proposal. The P.C. is aware of what it takes to have an ADA-compliant path.
- A guest asked if it was true that the Forest Preserve was reluctant in having a path.
 - Commissioner Bork responded that it wasn't true. Bork spoke with Forest Preserve personnel in the past who expressed interest in a connection. Also, Plan Commission members spoke with the Forest Preserve representative after the 1/31/2023 Public Hearing who said the Forest Preserve was willing to work with the Village and their PUD applicant in establishing a connection. A general discussion followed surmising several areas where the path could be and the need for walkable connectivity benefiting Village residents and Great Western Trail users both.
- A resident wanted to know if the LB-5 PUD application maps and drawings could be available online?
 - The Village will investigate a way to make available electronic copies; hard copies are always available for review when the Village office is open.

New Business

Commissioner Bork brought up a comment from the 1/31/2023 PUD Public Hearing regarding sales tax; Glen was under the impression that the Village received a direct sales tax of 1%.

President Overstreet stated that the Village is not Home Rule therefore cannot leverage certain taxes. The Village receives monthly Sales Tax revenue, the exact % can be verified.

Deputy Clerk put together a packet highlighting the roles and responsibilities of the Plan Commission, including a summary and a flow chart for new development & annexations. The PC agreed the summary and flow chart could be added to the Comprehensive Land Use Plan.

Old Business

The Attorney representing the LB-5 LLC PUD Applicant sent a request not to be put on 3/27/2023 PC agenda, but to postpone until the 4/3/2023 PC meeting. They are making modifications to address the Village's comments made in a recent memo. The extra time will allow their traffic study and IDOT's review to be done. The President noted, as of today, the Village has not heard from the Village Engineer, Kane County Health Department, IDOT, Kane County Water Resources, Kane County Forest Preserve, or from LB-5 regarding amendments to the plan. As the plans were only submitted in November, the Applicant is entitled to their due process, and if they so wish, can also withdraw altogether. The Village would like to see advancement with their plan either way.

The President and staff, gathering information from the last PC meeting, from all the involved agencies' reviews of the submitted LB-5 PUD application, and comments made at the 01/31/2023 PUD Public Hearing, created a list of still missing information and noted requirements. This list was submitted back to the applicant mid-February.

At the request of the committee, President Overstreet presented the following from that list:

- The Village will require a report showing the feasibility of well & septic systems for all parcels. This will include the feasibility of the existing system servicing the convenience store with proposed expansion of 2 potential restaurants.
- The Village Engineer is still waiting for their requested additional data. Until then, there is no point moving forward with an approval; this includes the traffic study and resulting IDOT review.
- The Village will require a site plan depicting the property improvements immediately after phase 1 is finalized. It's not acceptable to have Lot 1 left with weeds and Lot 3 covered with gravel. In the interim, this plan should include public open space, landscaping, walkways and other amenities.
- Requirements for a connection to the Great Western Trail.
- Concerns over the detention system as requested from the Village Engineer and Kane County Water Resources Department. Provide a natural basin that is environmentally and aesthetically sound vs mechanical pit lined with paving stone.
- Tiered retaining wall, address both engineering and environmental issues.
- Truck parking to be reduced to 20 in total, combination of rental and transient 2 hr max.
- No storage of heavy equipment anywhere on the property.
- Storm water controls to protect the wetlands including permeable paving, above ground stormwater treatments. Full approval from KCWR and Campton Township.
- Industrial NPDES permit for the discharge of storm water.
- Village will require rental truck parking permits.
- Village will require a financial analysis report of the project as per the PUD Ord
- Lighting must comply with the Dark Sky model ordinance; reference Campton Hills.
- Self-storage must not look like a row of garage doors. Design and façade will need prior approval.
- Village will not approve variations in the setback requirements of the B1 District.
- Per the Villages subdivision ordinance, requiring a tree survey, tree preservation plan, a plan showing biodiversity of the site. A plan should be submitted detailing location, types and other vegetation to be planted that meets this requirement.

Glen Bork suggested that the P.C. needs to continue focusing on the comprehensive plan and set a goal for its completion. The plan should be a reoccurring agenda item.

Cheryl Pollak thanked Rick Overstreet for his dedication and presented him with Certificate of Appreciation for his service to the Plan Commission.

Adjournment

Interim Chair Overstreet called for a motion to adjourn the meeting – Motion by Dan Turner, second by Cheryl Pollak - all are in favor (Chairperson voting). The motion passes.

Meeting adjourned at 8:04 PM.