



Village of Lily Lake

Approved Plan Commission Minutes

Monday April 3rd, 2023

Call to Order

Acting Chair, Commission Member Glen Bork called the meeting to order at 7:03pm.

Roll Call

Plan Commission Members:

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

Also present: Deputy Clerk, Juliette Kerr

Guests

David Anderson, Mae Strobel, Donald & Gretchen Butler, Mike Florian, Jesse Heffernan

Adoption of the Agenda

Motion to approve the April 3, 2023 Plan Commission agenda made by Dan Turner and seconded by Cheryl Pollak - all are in favor. The motion passes unanimously.

Approval of the Plan Commission Meeting Minutes – March 6th, 2023

Motion to approve the Plan Commission meeting minutes from March 6th, 2023 made by Cheryl Pollak and seconded by Dan Turner – all are in favor. The motion passes unanimously.

Guests and Public Comment

A resident asked: Has there been any formal updates submitted to the PC from LB-5 PUD?

The Deputy Clerk stated that the attorney acting for LB-5, asked not to be put on the April PC agenda but to wait for May 1st, 2023 agenda. As of yet, the Village has not heard from any agencies involved with this project.

New Business

Kane County unincorporated rezone application:

Kane County Development Department informed the Village, due to being within our planning area, that the former property of Kane Country Market on Rt 47, is proposing a rezone for a Wedding Venue.

On reviewing Emerald Acres business plan the PC will forward their list of concerns:

- IDOT study traffic of the impact on Route 47 before any approval
- The max capacity of guest for the building should be stated.
- Total parking capacity (on site and surrounding agreements) provided
- It mentioned Air B&B, is this on site? will that impact traffic? If not, where is it located?

- Business is currently operating on a Special Use permit. Are they requesting a re-zoning permit or an addition to the special use permit as no actual application has been provided.
- When will the County Board be reviewing these plans?

Old Business

Deputy Clerk monthly Update:

LB-5 will be repairing their erosion control items under their existing Stormwater Permit. They will be removing the buildup of silt on the east side of the gas station parking lot and installing temporary check dams to prevent sediment getting into the Rt.64 R.O.W, culverts and wetlands. The silt buildup will be stocked piled on site within a silt fence and followed with a seed blanket. The Village Engineer has given the all clear.

New Single-family home permits: The Village has issued 10 building permits for new homes issued since the beginning of last year.

Comp Plan: It's been agreed with Kon Savoy Consultant group that the Comp Plan will be broken down into has phases:

Phase 1: Update Future Land Use Map. Provide better clarity to the reader by cleaning up text description of the Land Use Categories.

Phase 2: Review overall text of the unedited comp plan; focus on Open Space plan map, conservation buffers, trails, environmental impact and alternate energy.

Phase 3: Fine-tune the town centre and look to create/expand a separate section within the Com Plan. This will largely depend on the feasibility of providing waste treatment options with input from the Village engineer.

Adjournment

Interim President Glen Bork called for a motion to adjourn the meeting – Motion by Jeff Lee, second by Dan Turner - all are in favor. The motion passes unanimously.
Meeting adjourned at 7:42 pm.

*Respectfully submitted by:
Jeff Lee and Deputy Clerk Kerr*