



Village of Lily Lake

Proposed Plan Commission Minutes

Monday June 6th, 2022

Call to Order:

Chairman Steve Zahn called the meeting to order at 7:09 p.m.

Roll Call

Plan Commission Members:

Dan Turner and Glenn Bork were present. Cheryl Pollak was absent.

Also present Juliette Kerr (Deputy Clerk)

Adoption of the Agenda

Motion to approve the agenda of the June 6th Plan Commission meeting by Dan Turner and second by Glenn Bork – all are in favor. The motion passes.

Approval of the Plan Commission Meeting Minutes – May 2nd, 2022 Meeting

Motion to approve the May 2nd, 2022 Plan Commission Meeting minutes by Glenn Bork and second by Dan Turner – all are in favor. The motion passes.

Guests and Public Comment

Guests:

Mae Strobel, Jeff Lee,

Mae Strobel expressed concern for the potential air and noise pollution resulting from the proposed gas station reconstruction. To date, no reconstruction plan has been presented to the Plan Commission for review. General knowledge of proposed construction would include commercial truck services. Ms. Strobel's concerns are based upon past uses of the site that generated noise and engine fumes at all hours.

New Business

County Preliminary Meeting for Rezoning of Local Business

Kane County will hold a meeting to discuss the rezoning of an existing business along the west side of Route 47, north of Beith Road. The petitioner is seeking to hold events at the property location. The Village will have an opportunity to comment on the petition through the Plan Commission following review.

Old Business

Vacant Seat on the Plan Commission

Jeff Lee, resident of Trail Ridge has expressed an interest in becoming a Plan Commission member. Jeff has provided the Plan Commission Chairperson and Village President with a letter requesting a seat on the Plan Commission. Chairperson Steve Zahn motioned for an informal vote to recommend Jeff Lee to the Plan Commission. All members in favor. Motion passes.

Review of the Comprehensive Land Use Plan

Chairperson Steve Zahn introduced the remaining segments of the Comprehensive Plan.

Recapping last month's discussion concerning residential solar proposals, Glenn Bork disagreed with the present position of the Village to suspend residential solar proposals until the updated Comprehensive Plan is accepted. Mr. Bork commented that considerable time remains before the updated Plan is accepted and therefore prevents residents from securing solar projects over a reasonable time frame. Juliette Kerr noted that rooftop solar proposals are being permitted however, ground constructed systems are delayed. Mr. Bork commented that ground constructed solar systems may be the only option for some residential settings and therefore are unfairly delayed over rooftop systems. Mr. Bork will seek further detail about the Village solar permitting process.

With the review of the Comprehensive Land Use Plan draft complete, Chairperson Steve Zahn commented that additional photos, Village data, and regional data will be added. A request will be made of the County to produce an updated Land Use Map for the updated Plan. The Commission will now seek professional review of the completed Plan draft.

Adjournment

Glenn Bork motions for meeting adjournment. Meeting adjournment second by Dan Turner. All in favor. Motion passes. Meeting adjourned at 8:41 PM.