



Village of Lily Lake

Approved Plan Commission Minutes

Monday May 1st, 2023

Call to Order:

Interim Chair, Jeff Lee called the meeting to order at 7.00 p.m.

Roll Call

Plan Commission Members: Dan Turner, Glenn Bork, and Cheryl Pollak were all present.

Also present: Deputy Clerk, Juliette Kerr

Guests

Kelly Diehl, David Anderson, George Theros, Rick Overstreet, Bill Zalewski, Mae Strobel, Andrew Kolb, and Travis Parry.

Adoption of the Agenda

Motion to approve the May 1st, 2023 Plan Commission Agenda was made by Cheryl Pollak and seconded by Glen Bork – all in favor; the motion passed.

Approval of the Plan Commission Meeting Minutes – April 3rd, 2023

Motion to approve the April 3rd, 2023 Plan Commission meeting minutes was made by Glen Bork and seconded by Dan Turner – all in favor; the motion passed.

Guests and Public Comment

None

New Business

None

Old Business

Oasis/LB-5 group presented a revised drawing to their original PUD plan presented at the Public Hearing on January 31, 2023. Mr. Kolb, LB5 LLC's attorney, stated the Oasis group listened to what the Village had to say about the truck parking and made some changes:

1. LB-5 group reduce the semi-truck parking down to 20 slips; 7 for in & out (transient 2 hour max) and 13 spaces for lease/rental parking slips. Mr. Kolb felt that the people of the village wanted these rental parking slips, rather than truckers who didn't live in the area.
2. While LB-5 group waits to improve Lot 1 & 3, they will plant either SOD or grass seed. They will leave it open to grass and come back on final or a footprint approval.
3. They will close the 2 existing IDOT accesses closest to the corner on 64&47 if required by IDOT. This would be a worst-case scenario, but LB5, LLC's Engineer Mr. Zalewski is significantly positive that IDOT will pass the proposed new openings if the existing ones are closed.

4. The gazebo and dog park are removed from this draft plan; they will leave it up to the village to decide on the amenities, within reason. Mr. Kolb mentioned they will try to make efforts in having some sort of connection to the Great Western Trail, but felt the original criteria from Kane County Forest Preserve were unreasonable.
5. The storm water system will still be piped underground to the ditch and retention pond. LB-5 LLC and their Engineer are still looking into a mechanical lift station system. There are no other such systems being used in Kane County nor other types of lift stations in other community's outside of Kane. Similar mechanical lift stations are not used for retention ponds.
6. LB-5 LLC' Engineer felt a tiered retaining wall, north of the property, will not be as strong as a single wall, however they reduced the height down to mostly 5-6 feet by tapering existing green areas.

The PC wants to ensure owners using the rental/lease spots do not use their rented slips as an area to work or do maintenance on their vehicles. No storage of any materials on these slips will be acceptable.

The PC asked how many of the 16 points stated in Village Attorney's letter (and relayed at the March Plan Commission meeting) had been addressed. After a brief discussion with Mr. Kolb, the PC felt they had addressed only the reduction of parking and fractionally addressed 5 other points or concerns. PC felt that until adequate information and data has been provided, the draft plan shown seemed very vague, they felt until all of the 16 points have been addressed in full from the Village Attorney's letter, the PC wouldn't make a decision.

The PC agreed to contact both past and current staff of the Kane County Forest Preserve, to move along negotiations regarding Great Western Trail connectivity.

Deputy Clerk Kerr reported that she was still waiting for a response from Kane County Planning regarding the proposed Emerald Acres business.

Adjournment

Interim Chair, Jeff Lee called for a motion to adjourn the meeting – Motion by Dan Turner, seconded by Cheryl Pollak - all in favor (Chairperson voting); the motion passed.

Meeting adjourned at 8:09 PM.

Minutes respectfully submitted by:

Deputy Clerk, Kerr