

**Village of Lily Lake  
Plan Commission Approved Minutes  
Monday March 2, 2020**

**1. Roll Call:**

The Plan Commission was called to order at 7:02 PM by Chairperson, Steve Zahn. Lisa Garbacz, Dan Turner, Glenn Bork and Cheryl Pollak were present.

**Guests**

Matt Hanson (Elburn Fire District), Joe Cluchey (Elburn Fire District), Michael Huneke (Elburn Fire District), Juliette Kerr, Mae Strobel

**2. Approve Agenda:**

Motion to approve the agenda for the March 2nd Plan Commission meeting by Dan Turner and second by Glenn Bork – all are in favor. The motion passes.

**3. Approve the Meeting Minutes from the February 3rd, 2020 Plan Commission Meeting**

Motion to approve the meeting minutes from the February 3rd Plan Commission meeting by Cheryl Pollak and second by Lisa Garbacz – all are in favor. The motion passes.

**4. Public Comment:**

Juliette Kerr asked where temporary housing of existing emergency response equipment will be located during construction of the new facility? Chief Cluchey reported that alternate locations are being sought but none selected as of yet.

**5. New Business**

**a. Elburn & Countryside Fire Protection District Special Use Application**

Chief Joe Cluchey presented the details of a proposed fire station at 5N276 Wooley Road. The proposal includes removal of the existing structures, construction of a new structure, concrete driveway to the vehicle entrance, south parking area, building patio, and living facilities for 3 to 5 people. It is hoped that the interior of the building will include photos of the historic Great Western train station at Lily Lake. Development of the site would be limited to what is presented as much of the west area of the property is wetlands and would be maintained as such.

Glenn Bork asked if consideration was given to the construction of a dry well at the west side of the proposed property. Chief Cluchey said that consideration was made but not likely at this time due to the anticipated construction budget.

*Chairperson Steve Zahn asked if there is further discussion on the proposal. Glenn Bork motioned to accept the Elburn and Countryside Fire Protection District Special Use Application as presented and second by Dan Turner – all in favor. Motion passes and the Commission recommendation moves to the Village of Lily Lake Board of Trustees.*

**6. Old Business**

**a. Noise Ordinance Review**

Chairperson Steve Zahn asked Commission members to review the proposed amendments to the existing Village Noise Ordinance. With no further review, Chairperson Zahn asked for a motion and vote on the proposed amendments.

*Motion to accept the proposed Noise Ordinance amendments as outlined in the February meeting minutes is made by Cheryl Pollak and second by Lisa Garbacz – all in favor. Motion passes and the Commission recommendation moves to Legal Counsel for review.*

## **b. Comprehensive Land Use Plan Review/Revision - 2020**

Chairperson Steve Zahn stated that the much-delayed review/revision would begin at the April meeting. In addition to proposed changes to the Land Use Map, a review and perhaps rewrite of the Comprehensive Plan Narrative is being considered to better address present conditions. Additions considered for the new Land Use Narrative:

- ❖ The addition of LEEDs construction practices in future dwelling unit construction.
- ❖ While a moratorium on alternate energy proposals exists within the Village today, the revised Plan will include requirements of alternate energy proposals within the Village and the Village Planning Area.
- ❖ Maintaining an agricultural identity within the Village and the Planning Area will require the addition of best practice agricultural methods as per the USDA models.
- ❖ Inclusion of the Affordable Housing Act within the narrative and Land Use Plan.

Glenn Bork noted that the Land Use Narrative can provide leadership in local agricultural practice and the Village can take an active role in it's commitment to agriculture.

Chairperson Steve Zahn reported that the ComEd Smart Cities Grant will fund up to 50% of automated climate data collection systems (an example of a green initiative that shares information for safer communities) that make climate data available to researchers and engineering firms. An initiative as this can record present rain, temperature and severe weather events from locations within the ComEd service area. The ComEd Grant Application opportunity will be March 2021.

## **b. OSLAD Grant – Walking/Fitness Trail**

The walking trail review/planning will resume at the April Plan Commission meeting.

Guest Juliette Kerr reported that the Lily Lake School is developing a bicycle program for student fitness. Cheryl Pollak noted that developing a route from the school to the Great Western Trail provides safe crossing for riders east and west of Route 47. Dan Turner commented that an old sidewalk existed along the west right-of-way of Route 47 and perhaps an easement can be obtained to provide a path to the Great Western Trail entrance.

Chairperson Steve Zahn stated this is an **excellent project** for an OSLAD proposal. OSLAD Grant applications are due January 2021.

## **d. Develop Reply Form to County**

Jesse Heffernan provided a sample form that may be considered as the framework for a Village response to requests of the County by landowners for events and related uses. The overall form was well received by the Commission.

Dan Turner stated that the form should be limited to "Event Use Requests" and that other more permanent land uses as re-zoning, variations, and special uses be reviewed through the existing process.

Mild modifications of the form are anticipated. Review of the form will continue at the April meeting.

## **7. Adjourn**

Chairperson Steve Zahn called for a motion to adjourn the meeting. Motion to adjourn by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes. Meeting adjourned at 8:34PM.