



Village of Lily Lake

Approved Plan Commission Minutes

Monday February 6th, 2023

Call to Order:

Chair Rick Overstreet called the meeting to order at 7:00pm.

Roll Call

Plan Commission Members

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

Guests

Nancy Corbige, Jim Jacobsen, David Anderson, Rory Conrad, Mae Strobel, Danny Leonart and Richard Rushing.

Adoption of the Agenda

Motion to approve the agenda of the February 6th, Plan Commission meeting by Cheryl Pollak and second by Glen Bork - all are in favor. The motion passes.

Approval of the Plan Commission Meeting Minutes – December 5th, 2022

Typing errors were noted and changed. Motion to approve the meeting minutes from December 5th, 2022 Plan Commission meeting by Dan Turner and second by Jeff Lee – all are in favor. The motion passes.

Guests and Public Comment

- A resident asked: Will Village taxes increase as a result of LB-5 project?
The President stated that the residents do not pay taxes to the village.
- A resident wanted to know what the increased fuel tanks would be on the premises and expressed concerns with the amount of semi parking, the plans were not well planned out as it showed there wouldn't be enough room to maneuver the semi-trucks into their parking bays.
- A resident asked if LB-5 Oasis group provide a copy of an electronic drawings of the project, especially for residents who are unable to access the village, the availability to link to other information like recordings would also be beneficial.
President stated this would be useful and would look into it.
- A Resident had several concerns: Will LB-5 be required to establish an escrow account in case of future bankruptcy?
President stated escrows were already in place and would also create SSA to collect money for maintenance of common areas.
Has FEMA given approval before or after fuel spill they mentioned it at the public hearing?
A Committee member explained, LB-5 Oasis group asked FEMA for modification on the flood plain area. FEMA's modification updated the flood map to reflect a more accurate view of the area, this included other properties not just the Gas Station.

Has Kane County Health Department assessed the effects of the diesel fumes on residents? And will LB-5 development effect the well depth of the residents.

The President suggested the last two questions would be a question directed to Kane County Health.

- A resident had concerns with the gas station and keeping within compliance, especially with the safety of chemical tankers full or empty. He wanted to make sure the committee were aware of safety regulations.

The Resident asked also if the committee could put on the next agenda the repair of the Old Milk House, in removing the graffiti and cleaning the wood.

President asked if the gentleman could forward the information of the company, he found which would keep the integrity of the fragile brick and wood.

New Business

None

Old Business

LB-5 Oasis PUD application is on hold. A memo from the applicant's attorney regarding the LB-5 Oasis PUD stated they are putting plans on hold while the traffic study is being done. Depending on the study, the applicant may make significant changes to the development. President stated if there are significant changes to be made then there will be other public hearings.

At present the traffic study could take up to 6 weeks, followed up by IDOT in evaluating the information.

From the public hearing the PC developed a list of information that will be required before making any decisions on the current LB-5 Oasis PUD application:

1. Septic system. Feasibility report on all parcels
2. Storm Water Drainage/Retention Pond
3. IDOT approval.
4. Security systems proposed for the property.
5. Rendering of the proposed 17' retaining wall.
6. Fiscal impact study on the Village.
7. Connection of Bike Path

The committee observed from the public hearing, that residence disapproved of the truck parking. Their biggest concerns were LB-5 doing the minimum as long as they could have their truck parking. PC member reminded that the Village has for the longest time wanting to be consistent in keeping development on 47 & 64 to a soft retail B1 Zone, which is all in keeping within the Comp Plan.

PC agreed to invite Josh Nelson of the Campton Township to speak at a future PC meeting on the environmental impact of the LB-5 Oasis PUD project.

Comp Plan Workshop Recap – The Committee were happy with the planner taking their ideas and addressing their concerns.

Committee member suggested, in keeping with the strength of the Comp Plan it would be advised to have a page which clarifies the functions and responsibilities of PC and to have it either in the Comp Plan and Village Code. Deputy Clerk will bring relevant information backing this statement at the next meeting.

Adjournment

Rick Overstreet called for a motion to adjourn the meeting – Motion by Cheryl Pollak, second by Dan Turner - all are in favor. The motion passes. Meeting adjourned at 8:01pm.

Submitted by: Jeff Lee/Juliette Kerr, Deputy Clerk