

**Village of Lily Lake  
Plan Commission Minutes  
Monday February 5, 2018**

**1. Roll Call:**

The Plan Commission was called to order at 7:03 PM by Chairperson, Steve Zahn. Dan Turner, Tim Dell and Glenn Bork were present.

**Guests**

Chris Allen, Rick Overstreet, Matthew Newton, Craig Walsh, Brian Foster, Jason Yeager, Nancy Cox, Michael Florian, Fred Landmesser, Randy Vincent, Jaret Hedlund, Anastasia Xinos, Mike Carlson, Andy Pecks

**2. Approve Agenda:**

Motion to approve the agenda for February 5th Plan Commission meeting by Dan Turner, second by Tim Dell, all in favor. Motion passes.

**3. Approve the Meeting Minutes from the January 8<sup>th</sup> Plan Commission Meeting**

Motion to approve the meeting minutes from the January 8th Plan Commission meeting by Tim Dell, second by Glenn Bork, all in favor. Motion passes.

**4. Public Comment:**

Chairperson Steve Zahn asked that in the interest of preserving as much time as possible for crafting an amended ordinance, those attending this meeting would refrain for comment if their position was publicly recorded at the January meeting and their comment would remain the same as stated at the January meeting.

Mrs. Mae Strobel stated her concern regarding the proposed approval for agenda items 5b, 5c, and 5d. Mrs. Strobel noted that having already constructed a fence at her residence to the 4 ft. height per ordinance. Now, being allowed a 6 ft. fence height with an amended ordinance, she is being negatively impacted by being unable to exercise the option for 6 ft. fence construction. Furthermore, Mrs. Strobel claimed that this and other proposed amendments were never discussed at prior Plan Commission meetings.

Matthew Newton stated he did not attend the January Plan Commission meeting and became quite concerned when learning of the proposed amendment to limit or restrict certain types of recreational and business trailers permitted as storage. Mr. Newton was further concerned that property owners' rights were being violated by Village actions.

**5. Old Business**

**a. Recommend the Reappointment of Plan Commission Members Dan Turner and Glenn Bork**

Dan Turner and Glenn Bork desire to remain on the Plan Commission. Chairperson Steve Zahn therefore recommends to the Village Board that Dan Turner and Glenn Bork be reappointed to the Plan Commission.

**b. Approve B1 Special Uses Amendment for Recommendation**

Ms. Anastasia Xinos representing Mrs. Locasio concerning the property located at 44W300 Route 64 presented a "plot sketch" to the Plan Commission. Chairperson Steve Zahn noted that while the sketch is what the Plan Commission had requested at the January meeting, formal discussion of the matter could not be conducted at the February meeting as it was not given a position on the February agenda. Ms. Xinos stated that she had contacted the Village immediately following the January Plan Commission meeting to prepare efforts for the February meeting. Furthermore, Ms. Xinos requested that her client's matter be an agenda item for the February Plan Commission meeting. Ms. Xinos' submission of the plot plan to the Village was completed later Monday afternoon however beyond Village office hours.

Chairperson Steve Zahn noted the disconnection between Ms. Xinos efforts with the Village and information available to effectively review the Locasio property site plan. Ms. Xinos also provided a recent aerial photograph (drone) of the property and noted that it better represents current use than a GIS photo provided to the Plan Commission. Mr. Zahn commented that the GIS photo is more to identify historic use of the property.

Glenn Bork asked if Ms. Xinos has communicated with Alex McTavish and if so, would she share the details of the conversation. Ms. Xinos stated that the details of all conversations with Mr. McTavish were made available to the Village.

Chairperson Steve Zahn asked that Approval of B1 Special Uses and Review of the Locasio property be tabled for the March Plan Commission meeting. A vote to table the matter will be conducted following item 5d.

**c. Approve Fence Amendment for Recommendation**

Mrs. Mae Strobel stated the proposed approval is unfair to Lily Lake residents and the matter was never discussed at prior Plan Commission meetings. Mrs. Strobel asked if the amended ordinance includes a requirement to ensure fence construction is such that the finished surface is in the direction of the adjoining property? Matthew Newton asked why a side yard and rear yard fence height would be different from a front yard fence height. He stated the matter causes confusion and that one fence height should the ordinance. Mr. Newton has two very active dogs

that would not be contained by a 4 ft. fence height. Tim Dell asked Mr. Newton and the attendees if a 6 ft. fence height around the perimeter of a residential property would not be visually objectionable? Rick Overstreet noted that perhaps that safety for first responders requires visual contact of the residence from roadside.

Chairperson Steve Zahn asked that the Plan Commission table item 5c for the March Plan Commission meeting. A vote to table the matter will be conducted following item 5d.

**d. Approve Residential R1 Secondary Structure Amendment for Recommendation**

Matthew Newton asked why a restriction exists on the number of secondary structures permitted in residential the district? Glenn Bork noted that the restriction is associated with storm water management and 1.5% maximum throughout the Village is generous.

Chairperson Steve Zahn called for a motion to approve the Residential Secondary Structure Amendment. Glenn Bork motioned and second by Dan Turner – all in favor. Motion passes.

Mr. Zahn called for a motion to table items 5b and 5c for the March plan Commission meeting. Tim Dell motioned and second by Dan Turner – all in favor. Motion passes.

Mr. Zahn called for a 15 minute recess and encouraged attendees to enjoy the cookies provided by Mary Damisch.

**e. Zoning Ordinance Article II, Section 10: Trailers, Mobile Homes, Boats and Recreational Vehicles  
Discussion/Recommendation**

Matthew Newton asked where trailer storage is intended per the proposed ordinance? Mr. Newton favors reasonable storage in the front of the residence and elsewhere throughout the property.

Rick Overstreet states that the Village of Maple Park does not permit trailer or motor home storage in residential districts.

Mary Damisch preferred storage at the rear of the property. Chris Allen suggests that long-term storage of trailers be permitted in the front of the residence provided the trailer is on an improved surface. Several residents commented that requirement of an improved surface is an expense for those having to create such a surface at the rear of their property.

Mike Florian defines a motor home as an RV of one of several classes; Class A, Class B, and Class C. These further identify the size and weight of a given RV. Pop-up campers would not be recreational vehicle (RV) but rather considered a trailer or tow-behind camper. These vehicles should be parked on improved surfaces.

Collective efforts to define RVs, motor home, trailer – commercial or recreational, business vehicles parked on residential driveways, commercial vehicles parked in residential areas, trailers used in commercial activity, trailers used in recreational activity, trailers parked on grass surfaces, trailers used in personal business, trailers requiring Illinois registration, trailers not requiring Illinois registration, and trailers parked in front of a residence are considered in the draft the following:

*Proposed Amended Ordinance*

- a) *One (1) motor home, defined as Class A, Class B, or Class C parking on an improved surface, at the front or side of a residence shall be permitted.*
- b) *Up to four (4) non-commercial trailers or five (5) non-commercial trailers where no motor home is being stored or parked, all owned by the resident, parking on an improved surface at the front, side, or rear of the residence shall be permitted.*
- c) *All trailers requiring registration will have a current license.*

Chairperson Steve Zahn calls for a motion to recommend the amended ordinance to the Village Trustees. Motion by Dan Turner and second by Tim Dell – all in favor. Recommendation passes.

**6. New Business**

None

**7. Adjourn:**

Chairperson Steve Zahn calls for a motion to adjourn the meeting. Motion by Glenn Bork and second by Dan Turner – all in favor. Motion passes. Meeting adjourns at 9:56 PM.