

**Village of Lily Lake  
Plan Commission Minutes  
Monday April 3, 2017**

**1. Roll Call:**

The Plan Commission was called to order at 7:07 PM by Chairperson, Steve Zahn as an informal discussion. At 7:41 PM, Glenn Bork joined the meeting and the informal discussion became a formal meeting.

Dan Turner, and Glenn Bork were present. Ziad Awad and Tim Dell were absent.

**Guests**

Mae Strobel and Robert Pondelick

**2. Approve Agenda:**

Motion to approve the meeting agenda for the April 3, 2017 meeting delayed until 7:41 PM then, motion by Dan Turner, second by Glenn Bork, all in favor (Chairperson voting).

**3. Approve the Meeting Minutes from the March 6, 2017 Meeting**

Motion to approve the meeting minutes from the March 6th, 2017 Plan Commission meeting delayed until 7:42 PM then, motion by Glenn Bork, second by Dan Turner, all in favor (Chairperson voting).

**4. Public Comment:**

Mrs. Strobel again asked if previous committee action concerning draft ordinances and draft modifications to ordinances were progressing. Mrs. Strobel is growing concerned that recommendations established at the Plan Commission are not progressing into ordinances. Mrs. Strobel is also concerned that with the advancing spring holiday season, the threat of nighttime noise within the Village will begin without a noise ordinance. In addition, Mrs. Strobel noted that the offending fence construction at her property line remains unresolved.

Chairperson Steve Zahn could not provide Mrs. Strobel with an exact time frame in which a noise ordinance would be established within the Village. Chairperson Zahn offered to discuss the matter at the April staff meeting and contact Mrs. Strobel following the meeting with a report.

Mr. Robert Pondelick presented his interest in the parcel along the west line of Route 47, just north of Wooley Road.

**5. New Business**

**a. Parcel Discussion – Route 47**

Mr. Robert Pondelick presented his plan and interest in a dual parcel (being sold as single entity per the real estate listing) along the west side of Route 47, north of Wooley and south of Indian Creek Trail.

Mr. Pondelick proposes to construct a pole barn near the Route 47 right-of-way for storage and operation of his excavating/field tile installation business. Access to the proposed pole barn would be from Route 47. The remainder of the property would remain in agricultural use. At some future date, Mr. Pondelick would build a single family residence within the remainder of the property. Access to the future residence was not discussed.

Mr. Bork noted that the pole barn would be a business and therefore would not be consistent with the parcels present zoning. Mr. Pondelick would also require approval from IDOT for Route 47 access. Mr. Bork also noted that commercial truck access through IC Trail and Cochise Subdivision roadways would be

prohibited. Mr. Bork commented on the westward movement of junk businesses, Powis Road Syndrome, and that the Village would not want to see as such take form along Route 47. It was also noted that IC Trail has become an unofficial commercial road to the Cochise Subdivision, negatively impacting residents with damage to the roadway and obstruction to residential traffic.

Mr. Turner noted that maintaining the agricultural use of the majority of the property is desirable but a business zoning variance would be required for the pole barn and Route 47 access. Mr. Zahn noted that per the Village Comprehensive Land Use Plan, a segment of the easterly (Route 47) side of the parcels in question, is designated for transitional (commercial to light commercial uses) zoning.

In light of the discussion, Chairperson Zahn proposes the following recommendation:

*Per the proposed use of the two parcels in question to include a zoning change request from agriculture (F) to business (B1) of the easterly 300 ft. (approximately) of the parcels, with the remainder continuing as agriculture. Furthermore, access to the property will be at Route 47 per an IDOT approval. The proposal appears consistent with the Village Comprehensive Land Use Plan. Then as presented by Mr. Pondelick, the Plan Commission recommends the proposal to the Village Board for review.*

Motion to accept the proposal by Mr. Turner, second by Mr. Bork, all in favor (Chairperson voting).

## **6. Old business**

### **a. M1, M2, B1, B2 Landscape Screening**

Chairperson Mr. Zahn commented that the discussion will be continued to the May Plan Commission meeting when a majority of Plan Commission members are present.

### **b. Village Park/Building Landscaping Plan**

Chairperson Mr. Zahn presented professional hourly rates from Trotter Engineering. Also, Dave of Engineering Enterprises Inc. has offered to speak about park Planning at the May Plan Commission meeting.

Mr. Zahn will continue the discussion when Tim Dell and a majority of the Plan Commission members are present.

### **c. Security Measures at the Village Hall and Simon Anderson Park**

Chairperson Mr. Zahn noted that different from public surveillance issues, video security by the Village to secure parks and buildings require a separate discussion. Mr. Zahn will continue this discussion at the May Plan Commission meeting following research of video security systems for municipalities.

### **d. Review Illinois Statute on Private Security Cameras**

Mr. Zahn presented copies of Illinois State Statute 720 ILCS 5/26-4 Unauthorized video recording and live video transmission to the Plan Commission members. Members were encouraged to review the statute and anticipate further discussion at the May Plan Commission meeting.

Mr. Bork commented that being a state statute, the Village need not invest time reviewing what is already established in law and enforcement remains at the State and County. Mr. Zahn noted that the distribution of the statute was to inform the meeting of what is in law and to ask if there is something that should be crafted as a Village ordinance.

Chairperson Mr. Zahn will continue the discussion at the May Plan Commission meeting.

## **7. Adjourn:**

Mr. Turner motioned to adjourn the Plan Commission, second by Mr. Bork, all in favor (Chairperson voting). Meeting adjourned at 9:02 PM.