

**Village of Lily Lake
Plan Commission Minutes
Monday February 4, 2019**

1. Roll Call:

The Plan Commission was called to order at 7:00 PM by Chairperson, Steve Zahn. Dan Turner, Cheryl Pollak, David Stieglitz, and Glenn Bork were present.

Guests

Mae Strobel, John Thornhill, Craig Sennett, Sue, Karl Pollak

2. Approve Agenda:

Motion to approve the agenda for the February 4th Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all in favor. Motion passes.

3. Approve the Meeting Minutes from the January 7th Plan Commission Meeting

Motion to approve the meeting minutes from the December 3rd Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all in favor.

Discussion:

Cheryl Pollak noted that she did not report that the former Acton property remains in an unsightly state and further effort is needed to plan the Route 64 commercial route before anticipating Route 47 business development as recorded in the January meeting minutes. Correction: Remove the reported comment from the meeting minutes.

Motion to approve the amended meeting minutes of January 7th by Glenn Bork and second by Dan Turner – all in favor.

4. Public Comment:

Craig Sennett introduces his intentions to subdivide his parcel at Route 64 and Wooley Road. John Thornhill briefly identifies the need for subdivision of the parcel.

5. New Business

a. County Planning Area Request – Farm to Residential Farm Request

Chairperson Steve Zahn reported on a re-zoning request of the parcel at 43W722 Beith Road by John M. Biddle and Roger L. Biddle (Trustee). The request is to change existing zoning “F” to “F-1 Rural Residence.”

The Plan Commission found no issue with the request and supports the request to re-zone the identified parcel. (No formal vote was taken by the Plan Commission on the matter)

b. Sennett Parcel Division Request - Preliminary

John Thornhill described the intent to subdivide the Sennett property at the southeast corner of Route 64 and Wooley Road. Mr. Thornhill cited the economic hardships to the owner with the present zoning of the property. Market conditions favor both a residential and business component associated with the parcel. Subdividing the parcel, re-zoning and possible variance requests for non-conforming conditions will improve the marketability of the parcel. By suggestion of the Village attorney, the parcel may be split and re-zoned as B1 and R2 respectively to minimize the complexity of the request process.

Glenn Bork indicated concern for further reducing the size of an existing B1 parcel within the Village but understood the existing mixed use of the parcel predates present business uses and the need to increase desirability within the real estate market.

Cheryl Pollak asked if the proposed division line of the two parcels would follow the retaining wall as shown in a recent survey of the property. Mr. Sennett said that this would likely be the most logical place of division.

Chairperson Steve Zahn asked if improvements were made to the existing septic systems serving respective buildings on the property. Mr. Sennett reported that no improvements have been made and the County has approved the continued use of the existing septic systems. Mr. Sennett also identified the need for a new water well to serve the residential structure at the time of parcel subdivision leaving the existing well to serve the business structure.

David Stieglitz asked if the requested zoning change(s) are to prepare for sale of the property. Mr. Sennett responded not at this time but may be a consideration in the future.

The Plan Commission found no issue with the subdivision/re-zoning request and therefore called for motion to vote.

Motion: *The Plan Commission supports the intentions by Mr. Sennett to move forward with the parcel subdivision and re-zoning process. Motion by Glenn Bork and second by David Stieglitz – all in favor. Motion passes.*

6. Old Business

a. Comprehensive Land Use Plan Review/Revision

Chairperson Steve Zahn identified tonight's meeting activity as one example of how the Village may envision commercial development along Route 64. Given the present excess of retail mall space that can be found in Elburn, Sycamore, Huntley, and Wasco, duplication of traditional retail may prove the same locally. New business models may include small office to support emerging interests as renewable energy services and equestrian support. The recently shuttered Abrahamson's is perhaps an example of the strong competition for residential services from neighboring communities.

Glenn Bork noted that previous Village Land Use Planning considered the potential for a multi-use trail system to support the nearby equestrian operations.

Chairperson Steve Zahn stated the review would continue at the March Plan Commission meeting and asked to conclude the meeting.

7. Adjourn:

Dan Turner motions to adjourn, second by Cheryl Pollak – all in favor. The meeting adjourns at 8:25 PM.