

**Village of Lily Lake
Plan Commission Minutes
Monday December 4, 2017**

1. Roll Call:

The Plan Commission was called to order at 7:09 PM by Chairperson, Steve Zahn.

Dan Turner and Tim Dell were present. Glenn Bork was absent. *Boy Scout*

Troop 47 began with the calling of the color guard and Pledge of Allegiance to honor the State of Illinois Bicentennial. A short presentation was read to the attendees.

Guests

Mae Strobel, Mary Rose Damisch, Nicole Dulski, Missy Barton, Brett Barton, Lizzy Barton, Stephany Barton, Tom Barton, Mike Carlson, and Rick Overstreet

2. Approve Agenda:

Motion by Chairperson Steve Zahn to add item “d. Review of Ordinance 2017-05 Section 2013 “ to Old Business of the agenda. Second motion by Dan Turner, all members in favor. Motion passes. (Chairperson voting)

Motion to approved the December 4, 2017 Plan Commission agenda as amended, by Tim Dell and second by Dan Turner. All in favor. Motion passes. (Chairperson voting)

3. Approve the Meeting Minutes from the November 6th Meeting

Motion to approve the meeting minutes from the November 6th Plan Commission meeting by Dan Turner, second by Tim Dell, all in favor. Motion passes. (Chairperson voting)

4. Public Comment:

Mae Strobel commented on her dissatisfaction with the Village conducting a public hearing concerning zoning and not publicizing the zoning hearing and failing to have a formal review of proposed zoning at the Plan Commission. Furthermore, storage multiple trailers should be allowed to continue as it has always existed in the Village.

Mary Rose Damisch commented that the proposed zoning did not pass at the November Board Meeting and of particular concern was the limit to one trailer stored on residential property. Multiple trailer storage should be allowed to continue within the Village and be consistent with the Village Parking Ordinance.

Nicole Dulski commented that limited trailer storage is contrary to land ownership rights and the ability to utilize one’s property as required. On larger land tracts, one should be permitted multiple trailer storage and the option to offer shorter-term storage of a trailer for a friend or family member.

Missy Barton commented that the proposed ordinance would negatively impact a family business that requires the storage of several utility trailers. Some trailers are stored-of-view at times of the year while others required outdoor storage.

Tom Barton commented that the issue of storing multiple trailers for both personal and business use has never created an issue among residents of the subdivision. The proposed ordinance creates new issues that did not exist.

Mike Carlson commented that as an owner of a corner lot, his property is more severely impacted by a requirement to maintain storage of trailers to the rear yard area of the property. A proposed ordinance must permit the same storage capacity to corner lot owners as lot owners having traditional rear yards.

Rick Overstreet commented that the current 1993 Ordinance Section 2013 does not allow RV storage, permit one travel trailer or camping trailer and an unnumbered quantity of sports and business utility trailers.

5. New Business

a. County Variation Request – Allen Property at 45W141 Ramm Rd.

Chairperson Steve Zahn presented the proposed variation request. Kane County presently limits Mr. Allen's request of a 999 sq. ft. accessory building to a maximum of 900 sq. ft. Mr. Allen's request includes an expansion of personal and non-commercial restoration of antique vehicles.

Mr. Zahn proposed that the Village provide comment to the County in the form consistent with the Village ordinance for R1 residential zoning. Mr. Allen's property is reported as approximately 1.42 acres and at 1.5%, the permitted structure would be limited to 930 sq. ft. This does not include area presently occupied by a detached garage and shed located at the rear of the property

A request for motion was made of the proposed Village response. Motion by Dan Turner and second by Tim Dell. All in favor. Motion passes. (Chairperson voting).

6. Old Business

a. Village Park and Landscape Plan

- Bike Racks
- Parking Stops and Concrete Pad for the Bike Rack
- Other

Chairperson Steve Zahn reported that no pricing on railroad ties or large timbers for the bike rack base have been acquired. Efforts to obtain costs will continue in the coming month.

Mr. Zahn reported on the decision to contact Comcast for the installation of Internet service at the park. Compared to alternative methods of providing Internet service, the Comcast installation provides greater security to the Village business computer network and increased flexibility with future needs at the park and possible advanced weather warning systems.

b. Security Measures at the Village Building and Park – Placement of Cameras

Chairperson Steve Zahn reported that the security camera system has yet to be purchased as the Village secures Internet service at the park. Mr. Zahn noted that he intends to request additional funding of the security project and to do so with an updated list of equipment and materials to complete installation. Further discussion of the security project will continue at the January Plan Commission meeting.

c. B1 Special Use, Expanded Use and Zoning Amendments Review

The Commission continued its review of special and expanded uses in the B1 business district. In general, the Commission had no issue with the proposed ordinance though everyone was encouraged to

consider possible additions for the January Plan Commission meeting. It is anticipated that any remaining issues with the proposed zoning Ordinance will be finalized at the January Plan Commission meeting.

d. Review of Ordinance 2017-05, Section 2013

Chairperson Steve Zahn opened discussion of the review process. Mr. Zahn commented that as the Village continues its quest to improve the business sections along Route 64 by reducing outdoor storage in commercial activity, so too the Village must maintain the same sentiment with outdoor storage among the residential districts.

Mr. Zahn asked if there was any resident that had issues with the present number of trailers and sports related outdoor storage. None was reported. Tom Barton noted that if no one had issue, what need is there to then change an existing ordinance that the residents favor? Steve Zahn that the existing ordinance may be somewhat unclear and given the reporting at Public Comment, some residents are not in compliance with present regulations. Mr. Barton noted that if no one has issue with present storage conditions, where in fact are the infractions to prompt a new ordinance?

Nicole Dulski noted that without lot owner consent, significant rights are violated when one is unable to utilize their land as desired. Residents of Lily Lake have located within the Village to enjoy a freedom not available elsewhere. Therefore, what is the purpose of so many restrictions?

Rick Overstreet noted that without some restrictions, the conditions of the Village that make it a desirable place to live would quickly erode. Steve Zahn suggested that all present take opportunity to craft a suitable ordinance that addresses present uses and that no matter what the sentiment, an updated ordinance is required to prevent a loss of property value due to an egregious non-compliant storage activity in the residential district.

Mr. Zahn asked if there is a limited numeric value of sport, business, and recreational products that would be part of an amenable ordinance? Dan Turner suggested that trailers and other recreational products be limited by occupied area as a percentage of the total lot area. Tim Dell suggested that working from the format of the existing ordinance, perhaps a lot area limiting factor be added to manage the size and number of RVs, utility trailers, and sport trailers stored on residential property.

Steve Zahn suggested that these and other possible refinements of an existing residential storage ordinance continue at the January Plan Commission meeting. Mr. Zahn requested that all present return at that time to continue development of the proposed ordinance.

7. Adjourn:

Chairperson Steve Zahn motioned to adjourn the meeting. Dan Turner and Tim Dell second the motion. All in favor. Motion passes. (Chairperson voting) Meeting adjourns at 9:03 PM.