

**Village of Lily Lake
Plan Commission Minutes
Monday September 11, 2017**

1. Roll Call:

The Plan Commission was called to order at 7:04 PM by Chairperson, Steve Zahn. A moment of silence was recognized for the memory of September 11, 2001.

Dan Turner, Tim Dell, and Glenn Bork were present. Jesse Heffernan, Village Clerk was present to record the meeting minutes.

Guests

Mae Strobel, Jeff Meyer, David Solari, Craig Sennett,

2. Approve Agenda:

Motion to approve the September 11th meeting agenda by Dan Turner, second by Dan Glen Bork, all in favor (motion passes)

3. Approve the Meeting Minutes from the July 10th Meeting

Motion to approve the meeting minutes from the July 10, 2017 Plan Commission meeting by Dan Turner, second by Tim Dell, all in favor (motion passes).

4. Public Comment:

Mr. Solari reports that he intends to re-subdivide two parcels, one bordering on Route 47 along the east line of the property.

Mr. Meyer, representing Mr. Sennett, is present to aid Mr. Sennett in securing an acceptable and amicable use of the property bordering on Route 64 and Wooley Road.

5. New Business

a. Solari Presentation

Mr. Solari presented his proposal for re-subdividing the parcels in question. In general, Mr. Solari proposes re-subdividing the combined parcels in a way that maintains Ag zoning and independent parcel access to Blackhawk Lane.

Glenn Bork commented that while maintaining Ag zoning with the allowed condition of one single family residence per parcel, future uses of the property often lead to unsightly accumulations of junk. Glenn Bork also identified the need for a partial cul-de-sac, perhaps 90 ft. in radius to which driveways from each parcel would terminate at the proposed access to Blackhawk Lane. Tim Dell noted a similar concern and suggested that the future subdivision of the proposed parcels be done with a change to estate zoning. Dan Turner noted the same and said that it would be consistent with the estate zone parcels along Hanson Road. Mr. Solari commented that he intended to avoid additional costs to re-subdivide the parcels by maintaining the existing zoning. Mr. Solari is also concerned that leaving Ag zoning for estate zoning would increase property taxes.

The Plan Commission supports Mr. Solari's proposal as it is consistent with the Village Land Use Plan however, re-zoning to estate zoning is recommended. Therefore the following resolution proposed:
The Plan Commission supports the proposed Solari re-subdivision as presented with the recommendation that it be done in coordination with a reclassification to estate zoning.

Motion to approve the resolution by Glenn Bork, second by Dan Turner – all in favor (motion passes).

b. Sennett Presentation

Representing Mr. Sennett, Mr. Jeff Meyer presented a short history of property use of the Sennett parcel located at Route 64 and Wooley Road. Dating to 1930s, the property has experienced commercial uses. A residence also at the property has sustained and has undergone considerable improvement. A welding shop and previous tenant of the property vacated on 8/1/2016. A new tenant

and landscaping business began and from that point, Mr. Sennett began receiving harassing letters from the Village concerning the present use of the property.

Mr. Meyer contends that since the property has historically been in commercial uses, and maintains the same use today, how is it now that his client is non-conforming in land use? Mr. Meyer noted that while his client's property is zoned B1, it is inconsistent with neighboring properties that are zoned B2 and allowed the types of business activities that Mr. Sennett desires but is not permitted to conduct.

Glenn Bork noted that Mr. Sennett's property has sustained various non-conforming actions including the construction of another structure without a building permit. Tim Dell noted that the physical appearance of the property is substantially improved over what existing with the former welding business. Mr. Sennett noted that his efforts in his property have set forth a high standard of appearance for the Village businesses that is not found in other adjacent business properties.

Chairperson Steve Zahn, stated that tonight's meeting forum may be better served by utilizing the time to determine and recommend to the Village Board, a suitable and conforming use for Mr. Sennett's property. Mr. Meyer agreed. Glenn Bork commented on possibly altering the B1 zoning of the property to B2. Mr. Meyer noted an interest in an opportunity to secure B2 zoning should that become an option with the Village. Dan Turner noted concern for less than desirable business activities should Mr. Sennett sell the property or seek a new tenant. Jesse Heffernan suggested, and has on previous occasions that the Village should consider modifying the B1 district confirming uses. Mr. Meyer expressed interest in this action. Glenn Bork and Dan Turner agreed with Jesse Hefferenan's proposal as removes the review process found with variance agreements. Dan Turner did note however that some time element should be added to permitted uses within B1 and allow the Village the opportunity to determine land use compliance.

The Plan Commission offers the following resolution to the Village Board:

The Village will review the present B1 zoning permitted uses and modify permitted uses that would help resolve non-conforming conflicts within the district. Jesse Heffernan will identify additions to the B1 permitted uses and present them at the next Committee meeting.

Motion to approve the resolution by Glenn Bork and second by Dan Turner – all in favor (motion passes).

6. Old Business

a. Review of Noise Ordinance Draft

Chairperson Steve Zahn commented that the effort to draft a noise ordinance suitable for the Village has languished over many meeting cycles. Therefore, it is suggested that the Village adopt the existing noise ordinance (County nuisance ordinance) since that can be enforced by the Kane County Sheriff.

Jesse Heffernan offered to locate the County noise ordinance and offer suggestions of modification for Village use. The modifications will be made available for review by Plan Commission members.

b. Village Park and Landscape Plan

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

Item tabled for the October Plan Commission Meeting

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

Item tabled for the October Plan Commission Meeting

7. Adjourn:

Tim Dell motioned to adjourn the Plan Commission, second by Dan Turner, all in favor (motion passes). Meeting adjourned at 8:58 PM.