

**Village of Lily Lake
Plan Commission Minutes
Monday February 6, 2017**

1. Roll Call:

The Plan Commission was called to order at 7:02 PM by Chairperson, Steve Zahn. Dan Turner, Tim Dell, and Glenn Bork were present. Ziad Awad was absent.

Guests

Mae Strobel, Mike Carlson, and Mike Curtis

2. Approve Agenda:

Tim Dell requested a modification to the evening's meeting agenda. Mr. Dell motioned to add "Tentative Landscaping and Tree Design" as New Business item b. Second Motion to approve the modified agenda for the February 6th, 2017 Plan Commission meeting by Dan Turner, all in favor.

3. Approve the Meeting Minutes from the November 7th, 2016 Meeting

Motion to approve the meeting minutes from the December 5th, 2016 Plan Commission meeting by Dan Turner, second by Glenn Bork, all in favor.

4. Public Comment:

Mrs. Strobel remarked in the continuing need for a noise and improved fence ordinance. Mr. Mike Curtis presented a proposal for the property 6N651 Read Road, Virgil Township. The presentation is detailed in New Business.

5. New Business

Village Planning Area (Unincorporated Kane County) – Request for Landing Strip for ultra-light Aircraft

Mr. Mike Curtis presented a plan to create a private airstrip on a portion of the property located at 6N651 Read Road, Virgil Township, (in the SE ¼ of the NE ¼ of Section 11-40-6 and the SW ¼ of the NW ¼ of Section 12-40-6). Mr. Curtis proposes to construct a grass runway for personal air travel. Mr. Curtis also proposes improvements to the existing frame residence and would relocate to the property from his present location in Campton Hills. The proposed airstrip would be limited to Mr. Curtis' personal use. While the proposal is identified as an ultra-light landing strip, Mr. Curtis noted that his personal aircraft would be a commercially available Piper Cub. The Village of Virgil has formally stated no objection to Mr. Curtis' proposal.

The Commission did not engage in discussions of air traffic and possible authorizations required by the Federal Aviation Administration (FAA). The Commission reviewed the proposed land use and it being consistent with the Land Use Plan. Mr. Turner noted that other landing strips have existing in the area for private use. Mr. Bork commented on similar past proposals for parcels near Lees Road. The Commission closed discussions on the following:

The Plan Commission does not object to the proposal, as presented by Mr. Curtis, for the property at 6N651 Read Road, Virgil Township and therefore submits the proposal to the Village Board for review.

Motion of no objection and to forward the proposal to the Village Board made by Tim Dell, second by Dan Turner, all in favor.

b. Tentative Landscaping and Design

Tim Dell presented a plan to landscape and plant trees in the greater Village Building campus and park areas. Our very own Daniel Burnham provided an aerial view of the proposed tree planting locations as well as trail extension from the Village Building to the park shelter and creation of a small detention area to create wetlands within the prairie tract. Steve Zahn offered to create AutoCAD planning sheets of the prairie for future Plan Commission meetings. Glenn Bork cautioned for the need of professional engineering services should the Village engage in earthwork of the prairie tract. While that is likely, at this early stage in the process Mr. Dell felt that the planting of small trees elsewhere should certainly move forward.

Mr. Dell is requesting that the Village Board authorize \$1000.00 at the February Board meeting for the purchase of small trees. Steve Zahn will present the proposal at the February Committee meeting.

6. Old business

a. Fence Ordinance Review – Good Side Out

The Plan Commission continued with its review of fence construction in residential areas. The Commission will propose the following amendment to Ordinance No. 97-11 Appendix A – Obstructions Permitted in Yards

All fence construction to include the finish face of fence materials to be at the adjoining properties and right-of-way. All fence construction to be consistent with industry standard.

The Commission continued with a discussion concerning property line setbacks for fence construction. The Commission decided that in an effort to minimize confusion among various possible set backs, and addressing the common perception that property ownership exists to the presence of the fence, the amended fence ordinance is as follows:

All fence construction to include the finish face of fence materials to be at the adjoining properties and right-of-way. All fence construction to be consistent with industry standard. The finished face of fence shall be constructed at the property line.

Motion to accept and forward the modified fence amendment to the Village Board for review made by Tim Dell, second by Glenn Bork, all in favor.

b. Business, Manufacturing, Industrial Landscaping/Screening Review

Landscaping screening review to continue at the March 2017 Plan Commission meeting.

c. Residential Noise Ordinance Review

The Commission re-opened discussion of the proposed ordinance. In light of further nuisance noise issues on holidays, modification of the developing ordinance is required. Chairperson Steve Zahn also encouraged public comment to help forge the final draft. Mrs. Mae Strobel suggested that an hourly limit to noise be independent of weekday or weekends.

Noise or offensive sound that disturbs the general peace from and not limited to private parties, public events, commercial work activities, barking dogs, transportation equipment etc; is prohibited within the Village. Noise within residential areas is not permitted between the hours of 10:00 PM and 7:00 AM on weekdays and weekends. No construction or commercial landscaping activities are permitted on legal holidays.

Motion to accept and forward the proposed ordinance for Village Board review by Dan Turner and second by Glenn Bork, all in favor.

d. Park Improvement Review

Steve Zahn reported that a recent conversation with Karl Polack of Active Excavating confirmed that the best course of action is to wait until spring before beginning construction. Work quality would be at its best in spring conditions.

e. Video Surveillance in Public Areas

President Rick Overstreet submitted information concerning video surveillance and asked the Plan Commission to review and research the details of Illinois Statute 720 ILCS 5/26-4. The Commission will begin review at the March meeting.

f. Severe Weather Warning System

Grant funds are again available for constructing a warning system at the Village Building. The ComEd program "Powering Safe Communities" offers up to \$10,000 for approved projects. Grants are due by March 15th. The Village will again attempt apply for the grant.

7. Adjourn:

Dan Turner motioned to adjourn the Plan Commission, second by Tim Dell, all in favor. Meeting adjourned at 8:42 PM.