

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

1. Roll Call:

The Plan Commission was called to order at 7:12 PM by Chairperson, Steve Zahn.

Lisa Garbacz and Dan Turner were present. Glenn Bork and Cheryl Pollak were absent.

Guests

Mrs. Mae Strobel, Mr. Solari, and Rick Overstreet

2. Approve Agenda:

Motion to approve the agenda for the November 4th Plan Commission meeting by Dan Turner and second by Lisa Garbacz – all are in favor (Chairperson voting). The motion passes.

3. Approve the Meeting Minutes from the October 7th, 2019 Plan Commission Meeting

Motion to approve the meeting minutes from the October 7th Plan Commission meeting by Dan Turner and second by Lisa Garbacz – all are in favor (Chairperson voting). The motion passes.

4. Public Comment:

Mrs. Strobel commented on the continued issue of late-hour noise from an adjoining property. Mrs. Strobel requested that the Village Noise Ordinance be revisited and excessive noise limited to 10:00 PM. Chairperson Steve Zahn asked of the most recent offensive noise event and it was identified as a Halloween party. Mrs. Strobel reported that the County Sheriff was called and stopped at the adjoining residence. The noise was reduced and returned shortly after the sheriff left the residence. Mrs. Strobel noted the issues with excessive noise have remained unchanged since establishing the noise ordinance.

Dan Turner commented that enforcement of the ordinance is what would be needed to ensure compliance and little would change with altering the late-hour limit to excessive noise. Chairperson Steve Zahn agreed with the need for enforcement and added that a review of residential late-hour noise limits would be added to a future Plan Commission meeting.

Mr. Solari is investigating potential multi-family development as part of his property adjoining Blackhawk Drive and Route 47.

5. New Business

a. Solari development concept; 5+ acre lot off Blackhawk

Mr. Solari presented a possible plan to develop multi-family rental on a 5 to 6 acre tract presently adjoining the existing home on the larger tract. Initially a single family residence was planned for the property. Mr. Solari anticipates two buildings, limited to two stories height and having 2 to 3 units with an overall density of 4 to 6 units. All would depend upon septic

limitations for the site. Blackhawk Drive is the desired access to the property as Route 47 presents considerable cost with IDOT requirements. Mr. Solari is seeing Village comment before making formal plans for the property.

Chairperson Steve Zahn noted the need for rental property to meet housing requirements for all levels of income. Unfortunately, many rental properties have degraded citing a personal observation of several rental properties in and adjoining the Village. Town home or condominium living may have greater acceptance among the adjoining landowners.

Lisa Garbacz asked if Blackhawk Drive was able to handle the increase road use of the proposed development. All agreed that the development proposal would include improvements to Blackhawk.

Mr. Solari was encouraged to attend future Plan Commission meetings and report what capacity can be anticipated with septic sanitation. Steve Zahn also asked that Mr. Solari create a simple sketch of his proposed plan for future meetings.

b. OSLAD Grant – Walking/Fitness Trail

Materials were distributed for review to develop a concept for a walking/ fitness trail. The panning process will be considered among the overall review of the present Land Use Plan. Discussions of the trail plan are anticipated in coming Plan Commission meetings.

6. Old Business

a. Comprehensive Land Use Plan Review/Revision – 2020

Chairperson Steve Zahn asked to table the Land Use Review and return to the review at the December Plan Commission meeting.

b. Develop reply form to County for Common Special Use Requests

Chairperson Steve Zahn reviewed comment from the October Plan Commission concerning the proposal for rodeo events at a Beith Road property. Among Village responses to future proposals, considerations of parking, sanitation, security, traffic, and alcohol sales should be among a formal response.

Lisa Garbacz reported on outdoor events at Maple Park and their management within the Village of Maple Park. Dan Turner noted the same and commented on positive police presence to ensure order.

Due to the late hour, Chairperson Steve Zahn called for an adjournment of the meeting and to continue review of the Village response at the December meeting.

7. Adjourn

Chairperson Steve Zahn called for a motion to adjourn the meeting. Motion to adjourn by Lisa Garbacz and second Dan Turner – all are in favor (Chairperson voting). The motion passes. Meeting adjourned at 8:31PM.