



# Village of Lily Lake

*Approved Plan Commission Minutes*

*Monday March 7<sup>th</sup>, 2022*

## **Call to Order:**

Chairman Steve Zahn called the meeting to order at 7:06 p.m.

## **Roll Call**

### Plan Commission Members:

Dan Turner and Glenn Bork were present. Cheryl Pollak was absent.

Also present, Juliette Kerr (Deputy Clerk)

## **Adoption of the Agenda**

Motion to approve the agenda of the March 7th Plan Commission meeting by Dan Turner and second by Glenn Bork – all are in favor (chairperson voting). The motion passes.

## **Approval of the Plan Commission Meeting Minutes – February 7<sup>th</sup>, 2022 Meeting**

Motion to approve the February 7th, 2022 Plan Commission Meeting minutes by Glenn Bork and second by Dan Turner – all are in favor (chairperson voting). The motion passes.

## **Guests and Public Comment**

### Guests:

Mae Strobel, Craig Sennett, Rick Overstreet, and Jesse Heffernan.

Member of the public raised concerns regarding the potential of tree preservation. Have location of the Burr Oaks been identified, if so, are they in the Village? Further on, when it becomes an ordinance, would it limit residents “rights to manage trees within their property” or is there to be an extra cost to the homeowners?

A resident offered an apology to the Chair and the Village as a whole regarding the interruptions from the last meeting. The chair acknowledges.

## **New Business**

### Tree Preservation

Tree preservation efforts are discussed.

Having concerns from the village about the potential of preserving trees, Steve clarified the need to have something in place within the Comprehensive Plan document. To identify those critical ancient oaks and native trees that are valuable to the conservation around us. To protect these tree from being destroyed from new developments and construction.

Juliette Kerr explained that tree preservation efforts would begin with outside help in identify our existing trees within the Village boundaries and those close to our boundary lines. Dan Turner added that tree species “at risk” due to future development of properties should be noted within the tree survey.

Steve Zahn commented that a draft of the tree preservation effort will be added to the Land Use Comprehensive Plan, available for review at the April meeting.

### **Old Business**

#### Review the Land Use Comprehensive Plan Map

Steve Zahn reports on the zoning reversal for the former Huntington Ridge proposal. Could the zoning be reverted to R1 zoning?

Glenn Bork notes that the Huntington Ridge proposal has failed more than 12 years ago and the present zoning map does not correctly identify the current land use. Mr. Bork calls for an informal vote among the Commission members to recommend that the Village take immediate steps to ensure the zoning and the land use correctly represents Ag land use. All in agreement – chairperson voting. Further discussion regarding the Huntington Ridge annexation agreement showed R1 zone could be achieved; legal clarification is needed.

The updated Land Use Map identifies commercial use along Rt 64 as one designation – B1. Steve Zahn asks if this shall remain in the Land Use Map as identified. Kane County has five commercial land uses and several manufacturing uses. Shall the Village include one or more of the County designations for Village commercial properties? The Commission agreed that a single commercial land use of B1 should be maintained along the main corridors and the desired future course of commercial land use. No further discussion on expanding the commercial or manufacturing zones already existing in the Village. The option for variances and special uses within B1 and B2 will remain as-is.

The remaining map review concerns property along the south side of Route 64. The Land Use Map identifies a small area of R1. The Commission is sensitive to the Ferson Creek headwaters that surrounds much of the land tracts south of Route 64. Commercial use of the land is not anticipated and not represented as such in the Land Use Map.

### **Adjournment**

Dan Turner motions for meeting adjournment. Meeting adjournment sent by Glenn Bork. All in favor (chairperson voting). Motion passes. Meeting adjourned at 8:46 PM.