

**Village of Lily Lake  
Plan Commission Minutes  
Monday April 1, 2019**

**1. Roll Call:**

The Plan Commission was called to order at 7:04 PM by Chairperson, Steve Zahn. Dan Turner, Cheryl Pollak, David Stieglitz, and Glenn Bork were present.

Guests

Rick Overstreet, and Karl Pollak

**2. Approve Agenda:**

Motion to approve the agenda for the April 1, 2019 Plan Commission meeting by Cheryl and second by Dan Turner – all in favor. Motion passes.

**3. Approve the Meeting Minutes from the March 4, 2019 Plan Commission Meeting**

Motion to approve the meeting minutes from the February 4<sup>th</sup> Plan Commission meeting by David Stieglitz, second by Cheryl Pollak – all in favor. Motion passes.

**4. Public Comment:**

No public comment.

**5. New Business**

**a. County Planning Area Request: Welter Equestrian Special Use**

Chairperson Steve Zahn reported on a visit to the equestrian center on Welter Road. The facility offers high-end equestrian experience through the direction of prominent trainers. Business at the equestrian center is expanding and is requesting a zoning modification to host events. The events would include private parties and weddings. Events would be catered and no on-site food preparation is anticipated. It was also noted that the events center features on-site, fire suppression within the riding area and stalls. Center operations include manure recycling and rooftop solar systems.

The review was opened to discussion. Cheryl Pollak asked of the potential traffic level from events and the concern for guests accessing Route 47 at late hours. Glenn Bork commented that the equestrian center is consistent with the Lily Lake Comprehensive Plan.

No opposition to the proposal was identified.

**b. What is a “Flag Lot”?**

Chairperson Steve Zahn distributed sketched example subdivisions of narrow lots and flag lots. While not permissible in most locals today, minor subdivisions as these have existed within Kane County and elsewhere. The intent is to define the flag lot and narrow lots. While both subdivisions shown in the sketch would not likely be permissible within the Village, features within the Village ordinance discourage the presentation of such proposals.

- ❖ All lots created must border (front) on a dedicated public road.

- ❖ Optimal proportions of created lots are 1 to 2.5.
- ❖ Easements cannot be employed as singular access to properties.

As the Commission continues review of the Land Use Comprehensive Plan, minor subdivision proposals may appear at future times. Dan Turner asked if the Village ordinance is sufficient to discourage flag lot subdivisions.

Minor subdivision and flag lots discussion to continue with the Land Use Comprehensive Plan review in April.

## **6. Old Business**

### **a. Comprehensive Land Use Plan Review/Revision – 2020**

Review and discussion of flag lots continued Monday evening's Comp Plan review. Review and revision of the Comp Plan to continue at the May meeting.

### **b. Temporary Structure Ordinance Review**

Review of amending Ordinance No. 2019-03 was conducted. The amended ordinance captures the essence of the discussed modifications from earlier Plan Commission meetings. However questions among the Commission members have identified the following:

Item (1) at the top of page 3:

An accessory structure may not be more than one story or 15 feet in height, whichever is lower. If one story is traditionally 10 feet, would the height of the accessory always be limited to 10 feet?

Item (1), below part (d), page 3:

Is there a need to inform the village of the use of POD storage? May this requirement be removed?

Item (2), page 4:

Is a full engineering review conducted as would be required for a permanent accessory structure?

## **7. Adjourn**

Chairperson Steve Zahn called for a motion to adjourn the meeting. Motion to adjourn by Cheryl Pollak and second by Dan Turner – all in favor. Motion passes. Meeting adjourned at 8:34 PM.