

**Village of Lily Lake  
Plan Commission Approved Minutes  
Monday July 6, 2020**

**1. Roll Call:**

The Plan Commission was called to order at 7:06 PM by Chairperson, Steve Zahn.

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

**Guests**

None

**2. Approve Agenda:**

Motion to approve the agenda of the June 1<sup>st</sup>. Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes.

**3. Approve the Meeting Minutes from the June 1, 2020 Plan Commission Meeting**

Motion to approve the meeting minutes from the March 2nd Plan Commission meeting by Lisa Garbacz and second by Dan Turner – all are in favor. The motion passes.

**4. Public Comment:**

No public comment.

**5. New Business**

**a. Review Proposed Subdivision/Zoning at 43W126 Empire Road**

Chairperson Steve Zahn presented the petition to subdivide and rezone the property at 43W126 Empire Road. The proposal asks to rezone the subdivision (5.010 acres) of the parcel as E1, leaving the remainder property (13.227 acres) as F. The proposal includes eliminating an existing flag lot for a conforming subdivided parcel. The proposal was evaluate for the following:

- ✚ Traffic – A proposed single-family residence is not anticipated to increase significant traffic.
- ✚ Use – The proposed use is consistent with adjacent land use.
- ✚ Parcel size/access – The proposed subdivision is consistent with E1 specifications and eliminates a non-conforming flag lot configuration.
- ✚ Surrounding Parcel Conformity – There are several adjacent, large-lot single family residences.
- ✚ Soil Evaluation Report – The remainder of the parcel includes designated wetlands, headwaters and native tree/plant growth. The subdivision includes buffer areas and an area identified for septic field.
- ✚ Length of Granted Use – Indefinitely.
- ✚ In Harmony with County and Village Comp Plan – The proposal is synchronized with the Kane County 2040 Plan and Village Land Use Comprehensive Plan.
- ✚ Opposition – None identified.

No issues were found by the Plan Commission. A motion by Dan Turner to recommend the proposal and second by Cheryl Pollak – all are in favor. Motion passes.

**6. Old Business**

**a. Land Use Comprehensive Plan**

Review of the Comprehensive Plan is tabled until the August Plan Commission meeting.

**7. Adjourn**

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Dan Turner and second by Lisa Garbacz - all are in favor. The motion passes. Meeting adjourned at 7:44 PM.