



Village of Lily Lake

Approved Minutes of the Planning Commission
Monday December 7, 2020

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

Roll Call

The Plan Commission was called to order at 7:06 PM by Chairperson, Steve Zahn. Cheryl Pollak, Glenn Bork, and Dan Turner were present. Lisa Garbacz was absent.

Guests

Mae Strobel

Adoption of the Agenda

Motion to approve the agenda of the December 7th Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes.

Approval of the Plan Commission Meeting Minutes – November 2nd

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

Guests and Public Comment

Mae Strobel.

Mrs. Strobel asked of the date and time when meeting agenda are posted by the Village. Mrs. Strobel reported not finding meeting agenda posted several days before the scheduled meeting time.

New Business

a. Kane County Planning – 42W786 Route 64 Proposal

Chairperson Steve Zahn reported of a proposal to create a youth camp and learning center at the identified property which is approximately ¼ mile west of Town Hall Road and Route 64. The proposal, a PowerPoint presentation, describes several types of structures and parking areas that are considered for the location. The proposed activity at the location include day classes, weekly based instruction with overnight occupancy, and semester-long programs designed to create learning experiences within a country setting.

Cheryl Pollak noted that the proposal includes leasing facilities for events and this would go beyond proposed educational purpose. This may create traffic issues at the times of these events. Also, the level of daily activity is not stated in the presentation and therefore traffic levels cannot be estimated.

Glenn Bork commented that while the initial purpose for the project is noble, other uses of the facility can lead to undesirable activity.

Dan Turner said that specific information is needed about the courses and length of programs to assess the potential activity planned for the location. Mr. Turner also noted that other licensing of the location may be necessary for the proposed event leasing.

Chairperson Steve Zahn reported that no site plan or proponent information sheet was included within the proposed uses and presentation. A basic plan showing the location of proposed structures/parking/entrance and a detailed outline of the proposed educational program is required. Event uses must be identified by the proponent.

- ❖ The Plan Commission members agreed that additional information from the proponent is required before a comment on the proposed land use can be made. A formal proposal to the County should be made available for review.

Old Business

a. Land Use Comprehensive Plan

Review continues by Commission in Item b.

b. Affordable Housing Plan

Chairperson Steve Zahn distributed an outline of the Affordable Housing Program proposed for the Village. The Commission was asked to review and recommend the outline for Village Staff Meeting review.

- ❖ Motion by Glenn Bork to recommend the outline for Village Staff Meeting review, second by Dan Turner – all in favor. Motion passes.

Adjournment

Chairperson Steve Zahn called for a motion to adjourn the meeting – Motion by Dan Turner, second by Cheryl Pollack - all are in favor. The motion passes. Meeting adjourned at 8:28 PM.