

James McDonald, Mayor
Mary Konrad, Clerk
Christine McKinley, Treasurer



Trustees:
Allena Barbato
Scott Bartlett
Glenn McCollum
Jeff Nielsen
Tom O'Reilly
Doug Savell

The Village of Lake Villa

**Plan Commission – Meeting Agenda
Thursday, July 18, 2024
Village Hall, 65 Cedar Avenue**

7:00 pm

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. **Approval**: Minutes of June 20, 2024 Plan Commission Meeting
4. **Public Hearing**: Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue (*The Petitioner has withdrawn their request for a Conditional Use Permit*)
5. **Public Hearing**: Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road (*This item is anticipated to be continued to a later meeting date*)
6. **Conceptual Review**: Pines II Proposed Development
7. Public Comment
8. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Village Hall at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.

The Village of Lake Villa
Plan Commission Meeting
DRAFT Proceedings of the June 20, 2024
Plan Commission Meeting – Village Hall
65 Cedar Avenue, Lake Villa, IL 60046

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Villa was held on June 20, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:31 pm by Chairman Kressner.

| | |
|----------------------|---|
| Present: | Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Steve Smart, Craig Kressner, Jerry Coia |
| Absent: | None |
| Also Present: | Village Administrator Michael Strong; Village Attorney Rebecca Alexopoulos; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein |

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Cramond made a motion to approve the minutes of the May 16, 2024 Plan Commission meeting. The motion was seconded by Commissioner Lucas and approved unanimously by voice vote.

4. Public Hearing: Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue

The Village attorney advised that a public hearing not be opened for the Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue due to a lack of documentation submitted. Commissioner Filas made a motion to continue the public hearing to the July 18, 2024 Plan Commission meeting at 7 p.m. The motion was seconded by Commissioner Lucas. The motion passed unanimously.

5. Public Hearing: Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road

The Village attorney advised that a public hearing not be opened for the Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road due to a lack of documentation submitted. Commissioner Cramond made a motion to continue the public hearing to the July 18, 2024 Plan Commission meeting at 7 p.m. The motion was seconded by Commissioner Filas. The motion passed unanimously.

6. PUBLIC COMMENT

Public Comments were heard.

A member of the public clarified the legal process of the public hearing.

A member of the public raised concerns regarding the proposed Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue.

Several members of the public raised concerns regarding the proposed Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road.

Members of the public were advised that they return to the Plan Commission meeting on July 18, 2024 at 7 p.m. so that their public comments could be included as part of the public hearing process.

7. ADJOURNMENT

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Filas made a motion to adjourn, seconded by Commissioner Coia. The motion was approved unanimously by voice vote at 7:32 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator



DATE: July 11, 2024
TO: Chairman Craig Kressner and Members of the Plan Commission
FROM: Jake Litz, Assistant to the Village Administrator
RE: Conditional Use Permit Application – 895 E. Grand Avenue

| <u>Property Owner</u> | <u>Property Location</u> | <u>Zoning District</u> |
|--|---|-------------------------|
| Property Dynamics, LLC XXXVI. 3315 Algonquin Road, Suite 640 Rolling Meadows, IL 60008 | 895 E. Grand Avenue Lake Villa, IL 60046 | Suburban Business SB |

**Petitioner and/or
Contract Purchaser:** Jason Zanzucchi, Traydmarc, LLC d/b/a HitZ the Spot
2410 Highland Drive
Lindenhurst, IL 60046

Site Location: 895 E. Grand Avenue, Lake Villa, IL 60046

Requested Action: Approval of a Conditional Use Permit at 895 E Grand Avenue

Withdraw of Request
The Petitioner has withdrawn their request for a Conditional Use Permit.



DATE: July 11, 2024

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Jake Litz, Assistant to the Village Administrator

RE: Rezoning of 0 Cedar Lake Road from R2 to UR4

| <u>Property Owner</u> | <u>Property Location</u> | <u>Zoning District</u> |
|--|--|-------------------------------|
| Mudassir Junaid and Aisha Khan 2265 N. Salem Lane Round Lake Beach, IL 60073 | Southeast Corner – Cedar Lake Road & Monaville Road | Residential 2 (R2) |

**Petitioner and/or
Contract Purchaser:** Mudassir Junaid
2265 N. Salem Lane
Round Lake Beach, IL 60073

Representatives: Mudassir Junaid, Owner

Site Location: 0 Cedar Lake Road

Recommendation by Village Staff

Village Staff is recommending that the Public Hearing be continued to a future Plan Commission meeting to be determined.



DATE: July 15, 2024

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Michael Strong, Village Administrator

RE: Preliminary Review of a Proposed Phase 2 Development of The Pines Subdivision

| <u>Property Owner</u> | <u>Property Location</u> | <u>Zoning District</u> |
|---|--|---|
| Norland Holdings, LLC c/o Norstates Bank 1601 N. Lewis Avenue Waukegan, IL 60085 | The Pines Subdivision (Phase 2) | Suburban Residential – 2 (SR2 Cluster) |
| Petitioner and/or Contract Purchaser: | GDP Homes II LLC c/o Paul Kessel 2401 Plum Grove Road; Suite 202 Palatine, IL 60067 | |
| Representatives: | Jeff Torrens, Dickson Design Studio | |
| Site Location: | The Pines Subdivision (Phase 2) | |
| Requested Action | Plan Commission to review and discuss proposed Site Plan | |

Background

In December 2005, an Ordinance authorizing certain variations related to the Pines Subdivision, Phase 2 was approved by the Village Board. When the project was approved, the subject property was zoned SR-2 Cluster and included roughly 100 single-family detached units, with no secondary roadway entrances/access points, public parks, or interior trail system connections.

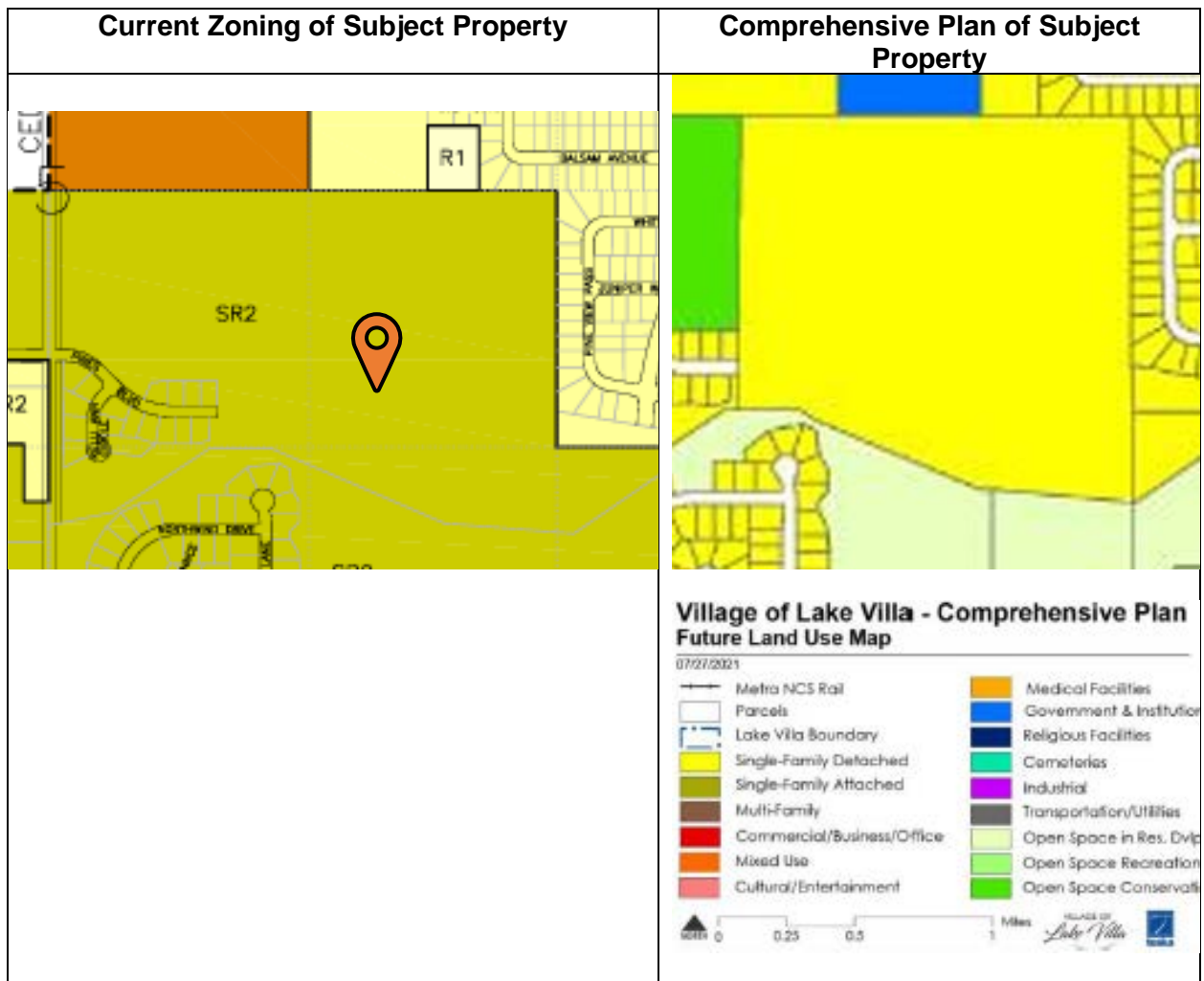
The Village Board was provided conceptual subdivision presentations by Paul Kessel, President of GDP Homes II, on February 12, 2024, and April 1, 2024, to review a revised development proposal for the property which consists of approximately 65 acres located adjacent to the Pines I subdivision at Pines Boulevard and Cedar Lake Road. During the Village Board's Committee of the Whole Meeting on February 12, the Developer indicated that due to changes in the County's stormwater ordinance, and soil conditions on the site, developing the site under the 2005 plans is not feasible.

As an alternative to a traditional single-family detached subdivision under SR-2 cluster, the Developer is proposing a mixed-use residential development that includes 62 single-family detached lots and 52 multi-family homes designed in a "quad" or four-unit multi-family building for a total of 114 dwelling units. In addition, new buffer areas are being proposed to separate the housing types, a landscape feature at the entryway to the subdivision and an expanded trail network that would connect to Steven Sherwood Park and Pine View Pass are included in the new site plan details.

In the new site plan, 92 units are included and there is only a small emergency access point that connects Phase 2 to Phase 1. The original Pines Phase 2 Final Plat is included for reference.

The subject property is:

- Zoned SR2 Suburban Residential 2 located just west of the Pines Subdivision (Phase 1);
- Surrounded by SR2 Suburban Residential zoning to the properties to the north, south and west; and
- Designated as single-family residential use on the Comprehensive Plan Future Land Use Map



Alignment with Comprehensive Plan

While the land is both zoned and shown as single-family on the Future Land Use Map, the Comprehensive Plan calls for a greater diversity in the type of housing in the Village, with one of the four land use goals being “add appropriately to the housing stock and provide housing options to attract families, professionals and allow seniors to stay in the community.” The Plan

further states “promote homeownership through single-family, townhomes and multifamily condominiums that can serve the demand for housing at different stages of life.”

Relief Required for Proposed Development

The Applicant could pursue a map amendment to UR4 with a Conditional Use Permit / Planned development to accommodate the townhome units and the other points of relief requested in the application.

If the Applicant pursues a planned development, questions over the mix of housing types, open space preservation, lot size and total number of units should be weighed against the public benefits that the project were to provide.

Performance Standards:

The Applicant should provide information to the Village regarding meeting the Village’s Residential District Performance Standards. For a Planned Development, the minimum open space ratio is 0.40, maximum gross density is 1.90 and maximum net density would be 3.70. The Applicant is seeking 114 units on 63.7375 acres of land. The Applicant’s gross density would be approximately 1.79 du/acre. The Applicant’s engineer should provide information on the total buildable area and net density calculations that will be reviewed by the Village.

Build Out Analysis:

The single-family area is composed of 62 homes on minimum lot size of 8,100 SF or a total of approximately 502,000 SF. The townhomes are proposed on approximately 18,225 per quad, yielding approximately 237,000 SF. Using 10,000 SF minimum lot area for cluster single-family homes, approximately 74 homes would be allowed under straight SR2 zoning without a planned development.

Lot Area, Yard and Bulk:

As part of the Planned Development process, the proposed project will be compared with underlying zoning. The site is currently zoned SR2. UR4, the only zone that allows multi-family units, is shown as a reference.

Relief would be needed for:

- Land use – to allow for townhomes
- Lot area
- Minimum lot width
- Minimum front yard (for the townhomes)
- Total side yard
- Minimum side yard
- Minimum setback abutting a street
- More information is needed for:
 - o Lot coverage
 - o Height
 - o FAR (of townhomes)

All of these items are identified as possible relief in the Village’s planned development guidelines in the Zoning Ordinance 10-9-1.6. (See Bulk Standards Table Below).

Table 1: Bulk Standards Comparison to Current Zoning

| | Proposed Single-Family DUs | SR2 | Proposed Townhomes | UR4 |
|--|----------------------------|--|-----------------------------|---|
| Land Use | Single family | Single family dwelling | Four-unit townhomes "quads" | Single family, townhouse and two-family are permitted uses, elderly housing and institutional require a conditional use |
| Lot Area | 8,100 per unit | 10,000 SF per unit (Planned Development) | 18,225 per quad | 19,500 per quad |
| Min. Width | 60 | 130 | 135 per quad | 95 per quad |
| Min. Front | 30 | 30 | 20 | 30 |
| Min. Rear | 40 | 30 | 8'4" | 12 per quad |
| Total Side Yard Min. | 18 | 35 | TBD | 27 per quad |
| Min. Side Yard | 9 | 15 | TBD | 12 per quad |
| Min Setback Abutting A Street | 25 | 30 | 20 | 30 |
| Min. Setback Abutting A Residential or AG Zone | 40 | 13 | TBD | 12 per quad |
| Max. Lot Coverage | TBD | 20% | TBD | 30% |
| Max. Height (Feet) | TBD | 35 | TBD | 50 |
| Max. FAR | | | TBD | 40% |
| Max. Height of Principal Use (Stories) | TBD | 2.5 | TBD | 3 |

Trails:

Trails are being designed that will link to properties to the north and east.

In reviewing a proposed planned development, the Plan Commission must consider the following guidelines:

- A. The planned development shall be consistent with the intent and purpose of these zoning regulations.

The Plan Commission should determine whether the proposed development meets the intent of underlying zoning, noting that planned development process allows for variation from zoning to allow for innovative design that provides public benefits to the community.

- B. The planned development shall be generally compatible with the character of the underlying zoning district and neighborhood in which it is located.

The Plan Commission should determine whether the proposed development meets the character of underlying zoning and nearby land uses, noting that planned development process allows for variation from zoning to allow for innovative design that provides public benefits to the community.

- C. The planned development should be consistent with the village's official comprehensive plan.

The Plan Commission should determine whether the proposed mix of housing types is consistent with the goals of the Comprehensive Plan to provide greater housing type options in the Village.

- D. The planned development should preserve the value of the surrounding residential area and must be compatible with surrounding land uses.

The Plan Commission should determine whether the proposed development would impact the value of surrounding residential uses.

- E. Significant physical, topographical, environmentally sensitive or historical features of the site of the planned development, which are of importance to the community, should be preserved.

A large proportion of the site is wetlands and floodplain. The Plan Commission must ensure that these natural assets are preserved and maintained for both natural and drainage purposes.

- F. The entire property proposed for planned development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a copetitioner, so as to ensure that the entire property will ultimately be developed as a unified whole. In reviewing the possibility for a Planned Development, the Plan Commission should consider the following General Standards for Conditional Use Permits

The site is controlled by a single owner.

In making a recommendation to the Village Board, the Plan Commission must consider the following standards in addition to the standards for conditional uses included in Section 10-7-2:

(1) In what respects the proposed plan or plat is, or is not, consistent with the stated purpose of the planned development regulations set forth in this chapter and the extent to which the proposed plan or plat meets the requirements and standards of the planned development regulations.

(2) The general extent to which the proposed plan or plat departs from these zoning regulations and/or from title 11, "Subdivision Regulations", of this code otherwise applicable to the subject property and the relation of any proposed exceptions to the public interest.

(3) The general extent to which the proposed plan or plat produces, or does not produce, a public benefit, in terms of the planned development meeting the planning objectives and standards of the village.

(4) The physical design of the proposed plan or plat and the manner in which its design does, or does not, make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment.

(5) The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and to the neighborhood, and the desirability of the proposed plan to the village's physical development, tax base and economic well being.

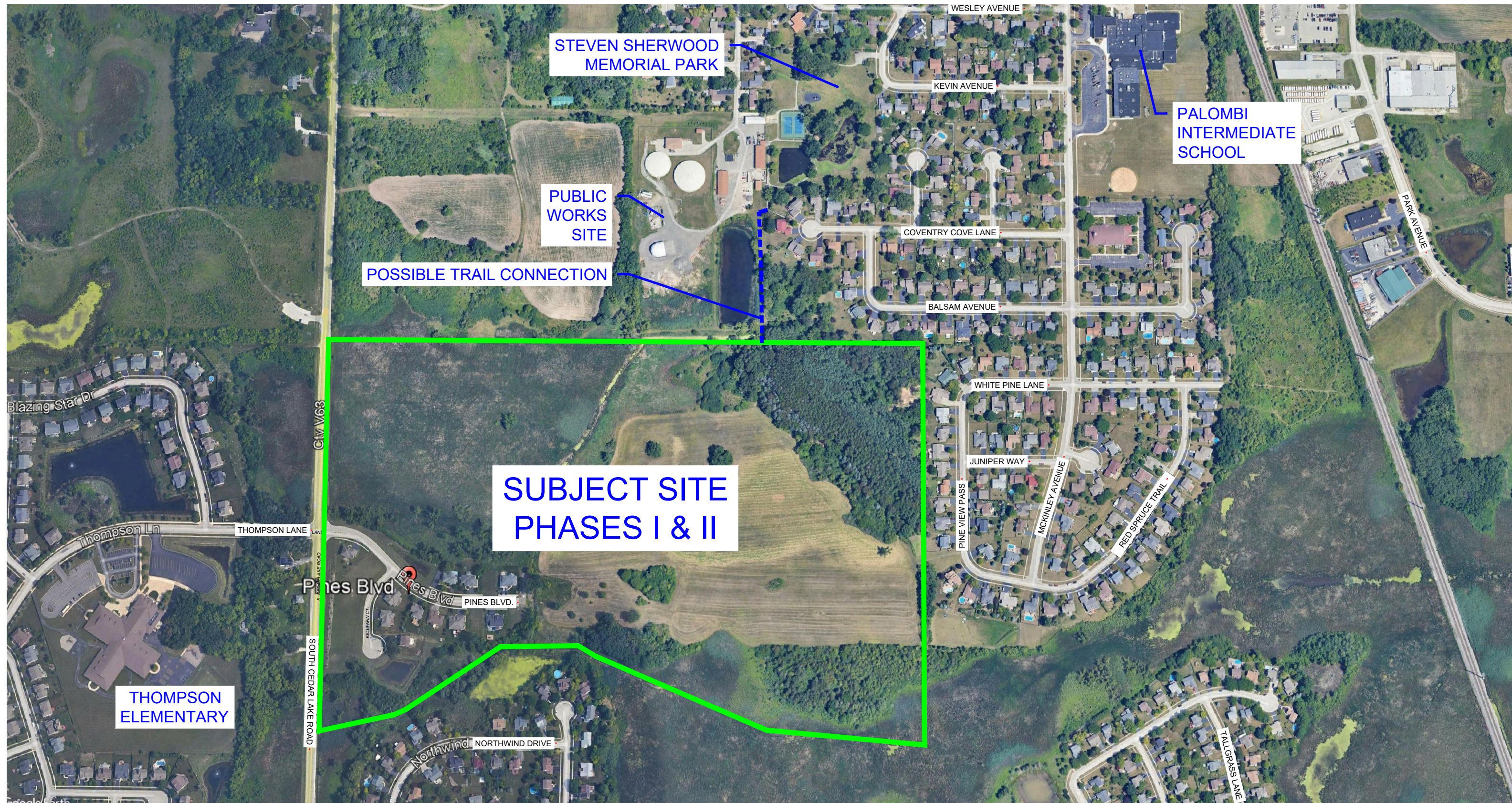
Recommendation by Village Staff

Village Staff have reviewed the preliminary documents submitted by the Representatives, attached to this memorandum, and is recommending that the Plan Commission hear a presentation outlining the proposal including a high-level review of the Site Plan for the proposed development.

Based on the deliberation and guidance provided by the Plan Commission on August 17, 2023, Village Staff will work with the Representatives to assist them in preparing a formal application for review, and Public Hearing at a future Commission meeting.

Attachments

- Site Plan for the Proposed Development
- Original Final Plat for Pines II Subdivision



TOTAL NUMBER OF UNITS = 114

QUAD TOWNHOMES = 52 HOMES (13 BUILDINGS)

SINGLE FAMILY LOTS = 62 HOMES

22, 70 FT. WIDE (3-CAR GARAGES)

40, 60 FT. WIDE (3 LOTS, #3, #12 & :

MUM LOT AREA = 8,100 SF (60 X 135)

*25 UNITS (40%) CAPABLE OF 3-CAR GARAGES



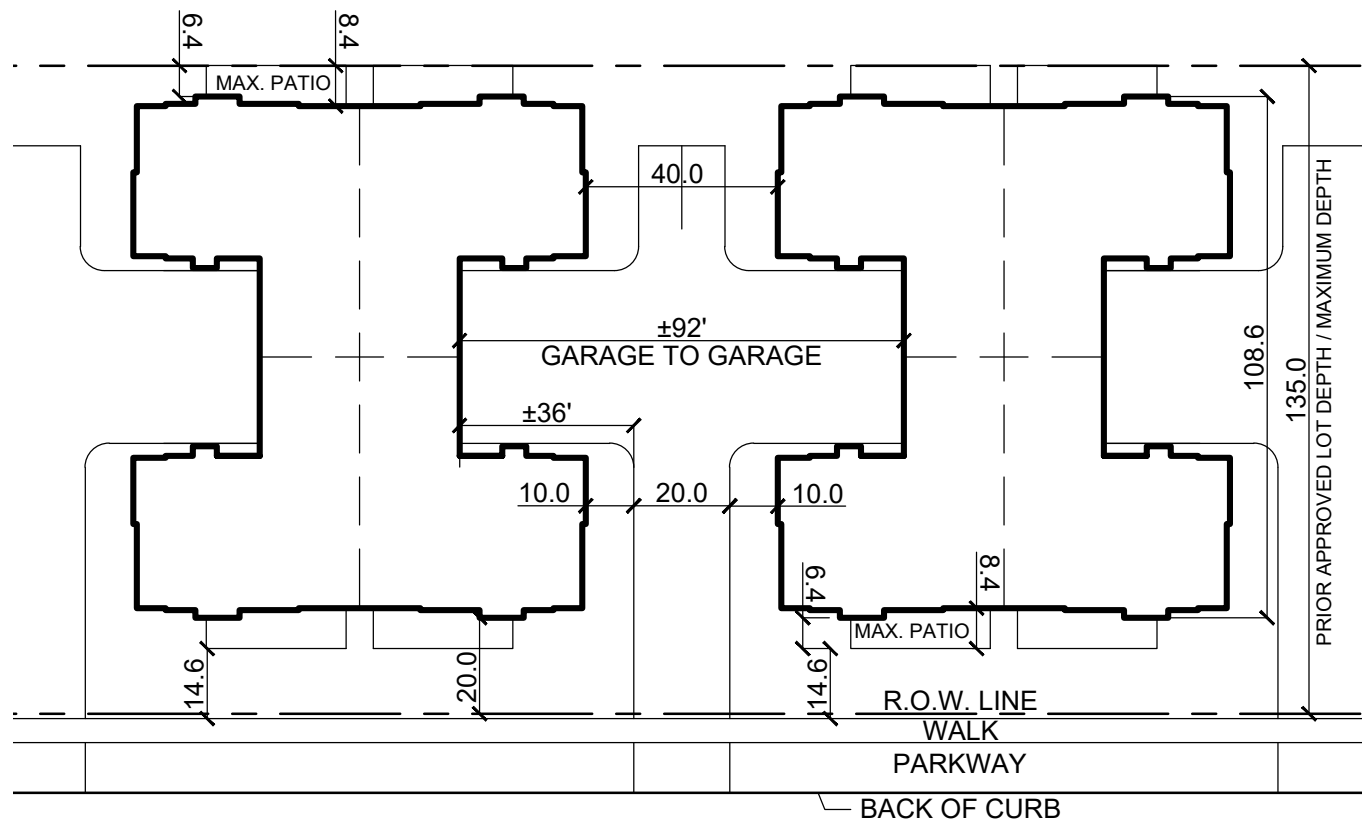
THE PINES, PHASE 2 - LAKE VILLA, IL

GDP HOMES, INC.

JUNE 17, 2024

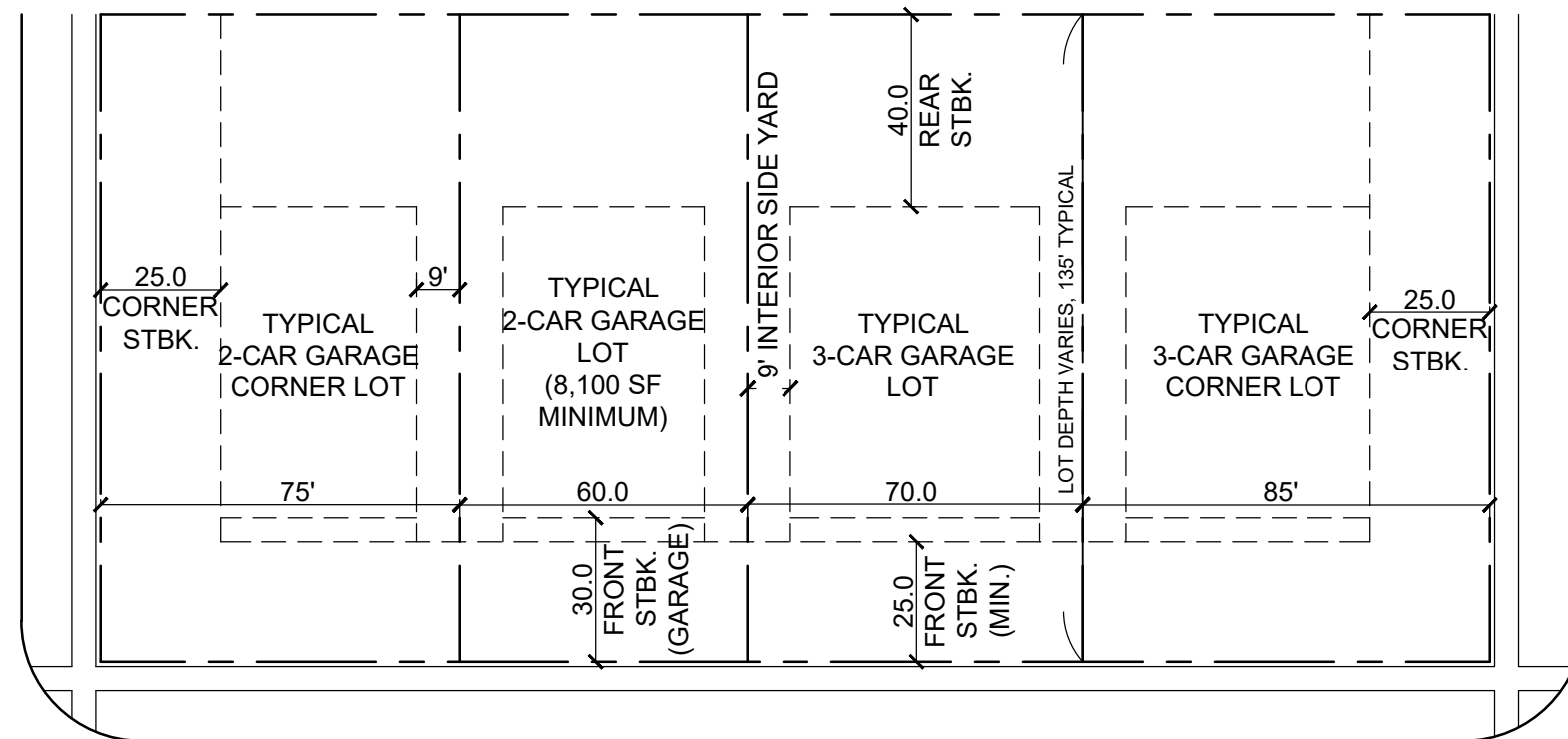


STUDIO



TYPICAL LOT DETAIL: QUAD TOWNHOMES

SCALE: 1"=40'



TYPICAL LOT DETAIL: SINGLE FAMILY

SCALE: 1"=40'

FINAL PLAT
of
THE PINES PHASE 2
BEING A SUBDIVISION OF

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Sheet 1 of 3

RECEIVED
SEP 15 2005

VILLAGE OF LAKE VILLA
By _____

Cedar Lake Road

THE PINES PHASE 1

14

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1

875.73'

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5-45-10

West line of the SE 1/4 of Section 5

926.27'

1334.18'

S 00°13'11" W

176.52'

572.01'

81.01'

21.21'

12.784 SQ.FT.

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THAT PART OF THE SOUTHEAST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

