

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the December 19, 2024
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 December 19, 2024, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by and Chairman Kressner.

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

2. PLEDGE OF ALLEGIENCE

3. REVIEW OF THE MINUTES

Chairman Kressner asked for a motion to approve the November 19, 2024 Plan Commission meeting minutes as amended. Commissioner Coia made a motion to approve the minutes. The motion was seconded by Commissioner Smart. The motion carried (6-0).

4. Discussion: Zoning Audit Follow-up

Michael Blue from Teska Associates provided an update on the zoning audit conversations from previous Plan Commission meetings. He provided the rationale for the audit of the zoning ordinance and he overviewed the findings from the zoning ordinance. He stated the goals for development and regulation in the Village of Lake Villa based on the comprehensive plan. He overviewed issues in several chapters of the zoning ordinances including definitions, zones and regulations, supplementary regulations, nonconformities, zoning requirements, administration and review process, and planned development and other development regulations. Mr. Blue then outlined several policy considerations.

When reviewing the development review process, the Plan Commission concurred that prior to having a project come before them, they prefer having as many facts as possible prior to any type of review/hearing. Additionally, Chairman Kressner stated that understanding how far any project is deviating from the standards prior to a review/hearing is crucial to the process. The group discussed placing deviation caps on certain elements of the Planned Unit Development process. They concurred that certain standards around this process would assist the Commission. Design guidelines were discussed by the Plan Commission as well.

5. Approval: 2025 Plan Commission/Zoning Board of Appeals Meeting Dates

Jake Litz, Assistant to the Village Administrator overviewed the 2025 Plan Commission meeting dates.

Commissioner Lucas made a motion to approve the 2025 Plan Commission meeting dates. The motion was seconded by Commissioner Smart. The motion carried 6-0.

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Coia made a motion to adjourn, seconded by Commissioner Filas. The motion was approved unanimously by voice vote at 8:45 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator