

The Village of Lake Villa  
Plan Commission Meeting  
***Proceedings of the February 8, 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 February 8, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by Plan Commission Chairman Craig Kressner at 7:00 pm.

<b>Present:</b>	Commissioners: Craig Kressner, Jerry Coia, Dan Lincoln, Jake Cramond, Tracy Lucas, Steve Smart
<b>Absent:</b>	Commissioners: Mary Meyer
<b>Also Present:</b>	Village Administrator Michael Strong; Village Attorney Rebecca Bateman;

**2. PLEDGE OF ALLEGIENCE**

**3. APPROVAL OF MINUTES**

Commissioner Coia made a motion to approve the minutes of the November 14, 2023 Plan Commission meeting. The motion was seconded by Commissioner Smart and approved unanimously by voice vote.

**4. Approval: Final Planned Development Approval for the Starling Loft Apartment (0 Deep Lake Road)**

Village Administrator Michael Strong provided a presentation regarding the proposed development. He overviewed comments from the Village consultants, addressed landscaping and stormwater comments, and presented the action requested associated with the Final PUD and Plat application. The Plan Commission discussed several of the aspects associated with the application. The timeline for the project was overviewed by the petitioner.

There were no comments from the public.

Commissioner Coia made a motion to approve the Final PUD/Plat Approval for the Starling Loft Apartment (0 Deep Lake Road) as presented. The motion was seconded by Commissioner Meyer. The motion was approved unanimously 6-0.

**5. Conceptual Review: Proposed Development at 801 Tower Drive**

The architect for the proposed development at 801 Tower Drive, Erik Erikson, provided a presentation regarding the proposed development. He stated the intent to construct a gas station and convenience store with a car wash bay on the subject property. The new convenience store will be located in approximately the same location as the previously approved gas station and convenience store proposed and approved by the Village Board. The new building will be 6,076 square feet in area. An additional by-pass

drive-thru lane was proposed between the car wash and c-store facility. The required zoning relief was also outlined.

The Plan Commission brought up several questions and considerations for the petitioner. Questions related to sidewalks on Grass Lake, video gaming, the car wash, buffering between the gas station and bank, parking ingress, detention, school traffic, and elevations.

The petitioner stated that video gaming would be limited in terminals, the car wash would only be open 4am – 11pm, a 5-foot buffer would be added, and that sidewalks would be installed around building.

Public comments were made to the Plan Commission. Comments related to tight access points to the site. Additional public comment related to the Deep Lake project regarding the repaving of the road and the addition of bike lanes.

#### **6. PUBLIC COMMENT**

There was no public comment.

#### **7. ADJOURNMENT**

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Smart made a motion to adjourn, seconded by Commissioner Lucas. The motion was approved unanimously by voice vote at 8:12 p.m.

Respectfully submitted,  
Jacob Litz, Assistant to the Village Administrator