

The Village of Lake Villa
Plan Commission Meeting
Minutes of the February 6, 2025

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 6, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Pro-tem Cramond.

Present:	Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Steve Smart, Jerry Coia
Absent:	Craig Kressner
Also Present:	Assistant to the Village Administrator Jake Litz; Village Attorney Rebecca Alexopoulos; Village Planner Scott Goldstein

2. PLEDGE OF ALLEGIENCE

3. REVIEW OF THE MINUTES

Chairman Pro-tem Cramond asked for a motion to approve the December 19, 2024 Plan Commission meeting minutes as amended. Commissioner Coia made a motion to approve the minutes as amended. The motion was seconded by Commissioner Smart. The motion carried (5-0).

4. Public Hearing: Comprehensive Plan Amendment – Downtown Vision Plan (Cedar Avenue)

Chairman pro-tem Cramond called to open a public hearing. A motion was made by Commissioner Filas to open the public hearing, the motion was seconded by Commissioner Coia. The motion carried (5-0).

Village Planner Scott Goldstein from Teska Associates overviewed the process of adopting the Downtown Vision Plan as an amendment to the Comprehensive Plan. He highlighted the existing and opportunity sites that the Downtown Vision Plan contemplates. The street configuration was discussed. It was clarified that the redesign of Cedar Avenue should extend from the Metra railroad tracks to Grand Avenue. Special events within the downtown were discussed. Assistant to the Village Administrator Jake Litz discussed the upcoming summer events taking place in the Village. Potential improvements to Lehman Park were highlighted. Additional parking elements throughout the park and throughout the downtown area were discussed by the group.

Public Comment was opened to the public. A Lake Villa Restaurant owner stated that they were excited about the potential positive changes that the plan outlined. Public comment was closed.

Commissioner Coia stated that he was excited about the two new businesses have attracted growth. He stated that the Village should be realistic about what can be done. He stated that the existing single-family homes may eventually have to be converted into commercial uses.

Commissioner Lucas stated that she was generally a fan of the plan but stated that the prioritization of the plan should be to highlight one or two sites. Mr. Goldstien said that the plan does highlight 209 Cedar Avenue as the first piece of the puzzle. Commissioner Cramond suggested that the plan separates sections off by either low-cost/high-cost or short-term/long-term.

Commissioner Filas stated that the facades section should contemplate more of a formalized façade grant program.

Commissioner Coia made a motion to close the public hearing, the motion was seconded by Commissioner Filas. The motion carried (5-0).

A public comment was made that more flexible space should be contemplated at Lehman Park as he felt the Downtown Vision Plan overcrowded the site.

A motion was made by Plan Commissioner Lucas and seconded by Plan Commissioner Smart to recommend to the Mayor and Board of Trustees of the Village of Lake Villa that they approve and adopt the Downtown Vision Plan dated January 14, 2025 prepared by Better City LLC and Teska Associates and incorporate it as "Appendix A" to the Village of Lake Villa 2022 Comprehensive Plan, as an amendment to the Official Comprehensive Plan of the Village, subject to the following further recommended revisions: (1) sentence 1 on page 7 of the plan shall be revised to read "a redesign of Cedar Avenue between the Metra Station and Grand Avenue would create a more dynamic, flexible space that is functional not only as a traffic thoroughfare but also accommodates events well." The motion carried (5-0).

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

With there being no further business Chairman pro-tem Cramond asked for a motion to adjourn. Commissioner Coia made a motion to adjourn, seconded by Commissioner Coia. The motion was approved unanimously by voice vote at 8:11 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator