

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the April 18, 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 April 18, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:00 pm. The Plan Commission, on a motion by Commissioner Meyer, seconded by Commissioner Lucas, appointed Commissioner Cramond as Chairman Pro-tem.

Present:	Commissioners: Jake Cramond, Mary Meyer, Tracy Lucas, Lee Filas
Absent:	Commissioners: Steve Smart, Craig Kressner, Jerry Coia
Also Present:	Village Administrator Michael Strong; Village Attorney Jim Bateman; Assistant to the Village Administrator Jake Litz

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Lucas made a motion to approve the minutes of the February 8, 2023 Plan Commission meeting. The motion was seconded by Commissioner Meyer and approved by voice vote. With Commissioner Filas Abstaining.

4. Public Hearing: Conditional Use Permit for a Planned Development for the redevelopment of at 65 W. Grand Avenue (Serve & Swig at Nutties)

A public hearing was opened relative to the application for a Conditional Use Permit for a Planned Development for the redevelopment of at 65 W. Grand Avenue. The Village attorney swore in all those who would be participating in the public hearing process. Assistant to the Village Administrator Jake Litz provided a presentation regarding the proposed development. He overviewed the conceptual drawings submitted by the petitioner, discussed the variation need for the project, and introduced the petitioner, Don Dobello. The petitioner discussed the development and reviewed the purpose and reasons behind the areas needed for zoning relief. The Plan Commission discussed several of the aspects associated with the application. Parking, the restaurant component, the existing fence and proposed fence, container bar, and food trailer were all discussed amongst the Plan Commission and petitioner.

Three members from the public spoke during the public comment period. A neighbor addressed concerns related to noise. The Plan Commission concurred that outdoor uses cease by 10:00 p.m. Two local business owners spoke in favor of the development.

The public hearing was closed and additional deliberation by the Plan Commission occurred.

Commissioner Meyer made a motion to approve the Conditional Use Permit for a Planned Development for the redevelopment of at 65 W. Grand Avenue as presented by Attorney Bateman. The motion was seconded by Commissioner Filas. The motion was approved unanimously 4-0.

5. Approval: Final PUD/Plat Approval for Dunkin' Donuts at 802 Tower Drive

A public hearing was opened relative to the Final PUD/Plat Approval for Dunkin' Donuts at 802 Tower Drive.

No members of the public were sworn in related to this item as the petitioner was not present. Village Administrator Strong provided a brief presentation regarding the Final PUD/ Plat Approval for Dunkin' Donuts at 802 Tower Drive. He overviewed some of the minor changes to the overall site plan and walked through the preliminary process until the present.

No Public comments were made to the Plan Commission. The public hearing was closed and additional deliberation by the Plan Commission occurred.

Commissioner Lucas made a motion to approve the Final PUD/Plat Approval for Dunkin' Donuts at 802 Tower Drive as presented by Attorney Bateman. The motion was seconded by Commissioner Meyer. The motion was approved unanimously 4-0.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

With there being no further business Chairman Pro-tem Cramond asked for a motion to adjourn. Commissioner Meyer 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