

The Village of Lake Villa
Plan Commission Meeting
Minutes of the April 3, 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 April 3, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Cramond.

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

2. PLEDGE OF ALLEGIENCE

3. REVIEW OF THE MINUTES

Chairman Pro-tem Cramond asked for a motion to approve the February 6, 2025 Plan Commission meeting minutes. Commissioner Coia made a motion to approve the minutes as presented. The motion was seconded by Commissioner Lucas. The motion carried (4-0).

4. Public Hearing: Conditional Use Permit Application for 985 E. Grand Avenue for the use of a drive-through

Chairman pro-tem Cramond called to open a public hearing. A motion was made by Commissioner Lucas to open the public hearing, the motion was seconded by Commissioner Filas. The motion carried (4-0).

Assistant to the Village Administrator Jake Litz provided a presentation regarding the proposed Conditional Use. He overviewed the request for the use of the drive-through for First American Bank, overviewed the general standard for a Conditional Use Permit, and stated that staff was recommending approval for the proposed CUP. Attorney Alexopoulos provided additional historical context.

Attorney Jim Babowice on behalf of First American Bank gave a presentation on the CUP request. He also stated that part of the request was that so long as the business remains a bank, that the CUP stay with the new owner.

Public Comment was opened to the public. No members of the public were present. Commissioners deliberated briefly.

Commissioner Filas made a motion to close the public hearing, the motion was seconded by Commissioner Lucas. The motion carried (4-0).

A motion was made by Plan Commissioner Coia and seconded by Plan Commissioner Filas that the Lake Villa Plan Commission recommend to the Mayor and Board of Trustees of the Village of Lake Villa the approval of a Conditional Use for the property located at 985 East Grand Avenue (the "Subject Property") to allow the operation of a 4-lane drive-through bank teller facility at the Subject Property previously constructed and connected to the existing bank facility. The motion carried (4-0).

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

With there being no further business Chairman pro-tem Cramond asked for a motion to adjourn. Commissioner Lucas made a motion to adjourn, seconded by Commissioner Filas. The motion was approved unanimously by voice vote at 7:20 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator