

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the May 16, 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 May 16, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:35 pm by Chairman Kressner.

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

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Cramond made a motion to approve the minutes of the April 18, 2024 Plan Commission meeting. The motion was seconded by Commissioner Lucas and approved by voice vote. With Commissioner Filas Abstaining.

4. Public Hearing: Conditional Use Permit for a Planned Development for 801 Tower Drive for a proposed Gas Station

A public hearing was opened relative to the application for a Conditional Use Permit for a Planned Development for the development of at 801 Tower Drive. 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, as well as the architect presenting on behalf of the petitioner, Eric Erikson. The petitioner discussed the development. The Plan Commission discussed several of the aspects associated with the application. Parking, lighting, the southern buffer and proposed fence were all discussed amongst the Plan Commission and petitioner.

No members of the public spoke during the public comment period.

The public hearing was closed and additional deliberation by the Plan Commission occurred. The Village Attorney suggested that the Plan Commission continue the public hearing to a later date due to the outstanding comments from the Village consultants. The Planning Commission concurred.

5. Conceptual Review: Cedar Lake Park Proposed Development

A conceptual review regarding the proposed Cedar Lake Park housing development was heard. Village Administrator introduced the conceptual review for the Cedar Lake Park development and introduced the petitioner Rick Murphy from Lennar. Mr. Strong presented the following staff findings:

- The use(s) proposed in the Site Plan are consistent with the intent of the UR3A zoning district classification;
- The Developer is only proposing single-family detached residential homes, the plan does not include any multi-family component;
- The density of the proposed development is less than that which was original proposed (130 units vs. 233 units); a reduction of approximately 103 owner-occupied units;
- Lot sizes are proposed to be consistent across the development, rather than dispersed per the UR3A zoning district requirement, and are on average 8,100 square feet. This compares to the previous plan which proposed three different lot sizes within the Development for the single-family detached homes which had an average lot size of 8,500 square feet;
- The proposed single-family dwelling units meet the minimum livable area in the UR3A Zoning District, which require that units be a minimum of 1,800 square feet for single-story and 2,100 square feet for two-story units. The Plan Commission may want to review the Developer's anti-monotony guidelines to ensure that the Village's architectural standards are adhered to;
- The Site Plan includes a "pocket park" amenity that includes a substantial public benefit which was not proposed in the original Cedar Lake Park concept plan;
- The Site Plan offers trail (bike path) connectivity to the Public Works facility south of Oakwood Avenue, along with a trail that would connect to the Grant Woods Forest Preserve to the southern extent of the Property. This is a slight deviation from the original plan, in that the proposed trail system was to extend around the periphery of the entire development site (Cedar Lake Road and Grand Avenue). The Plan Commission may want to discuss whether the new concept provides for enough public benefit; and
- The previous plan received some critiques over the location of the ingress/egress from Cedar Lake Road. In 2007, the Plan Commission suggested that the entryway be moved further south toward the Forest Preserve property to protect the single-family residences along Cedar Lake Road; and
- The previous plan discussed a secondary (or emergency) access to Oakwood Avenue and/or to the Public Works Facility located at the end of Oak Knoll Drive. The Plan Commission may want to discuss whether a secondary public access or emergency access to the site is necessary.

Mr. Murphy discussed certain elements of Lennar homes in general and added additional context to this particular project.

The Plan Commission discussed several elements of the project including lot size, landscaping, trail interconnectivity, emergency access points, ingress/egress generally

and other elements of the project proving feedback to the petitioner. The Plan Commission provided a general consensus to the petitioner to proceed with submitting a formal application for a PUD.

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 Cramond made a motion to adjourn, seconded by Commissioner Lucas. The motion was approved unanimously by voice vote at 9:12 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator