

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the Thursday, July 20, 2023
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 July 20, 2023, at the Village Hall, 65 Cedar Ave., and was called to order by Plan Commission Chair Kressner at 7:00 pm.

Present:	Commissioners: Jerry Coia, Dan Lincoln, Mary Meyer, and Tracy Lucas, Steve Smart; and Chair Craig Kressner
Absent:	Commissioner Jake Cramond
Also Present:	Village Administrator Michael Strong; Village Planner Scott Goldstein, Teska; Assistant to the Village Administrator Jacob Litz

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Smart made a motion to approve the minutes of the April 20, 2023 Plan Commission meeting. The motion was seconded by Commissioner Meyer and approved unanimously by voice vote.

4. PLAT AMENDMENT

Village Administrator Michael Strong provided a brief illustration of the requested amendment of the Columbia Bay Estates Subdivision. He overviewed the request and proposal to redistribute the changes to the subdivision. He highlighted the additional buildable area that would be made available with the proposed changes. Due to this unincorporated area being within a one-mile radius of Village limits, an approval of the Plat Amendment was required to be approved by the Village of Lake Villa. Mr. Strong stated that the additional open space with the changes would be beneficial. Commissioner Coia made a motion to approve the Plat Amendment as presented. The motion was seconded by Commissioner Smart. The motion was approved unanimously.

5. PRELIMINARY REVIEW – ZONING & DEVELOPMENT APPLICATION

Village Administrator Michael Strong presented a presentation regarding a potential future development. Mr. Strong provided background information of the concept plan for a Dunkin' Donuts at 800 Tower Drive. Mario Valentini from MRV Architects, Inc. provided the next steps of the potential development. He sought out feedback on the initial site plan, proposed elevations, and other factors to the potential development. He stated that they would be seeking an amendment to the existing approved PUD. He overviewed several aspects of their existing site plan, specifically elements of the drive-through and the outdoor seating design. He also discussed the exterior elevations. The Plan Commission discussed the sign elements and the traffic patterns. The components

of the exterior building materials were overviewed as well. The Plan Commission came to a general consensus to move forward with the project and site plan.

6. PLAN COMMISSION TRAINING

Village Planner Scott Goldstein from Teska provided a training per the attached presentation and fielded questions from the Plan Commission members. Mr. Goldstein stated that the Village could look into a Fiscal Impact Analysis for larger developments in the Village. The group discussed developing a matrix-based approach for Planned Unit Development. Mr. Strong stated that applications could be improved to assist the Plan Commission for future developments.

7. PUBLIC COMMENT

No public testimony was presented to the Plan Commission on non-agenda items.

8. ADJOURNMENT

There being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Lucas made a motion to adjourn, seconded by Commissioner Smart. The motion carried unanimously by voice vote at 9:08 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator