

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the August 15, 2024
Plan Commission / Village Board Joint 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 June 20, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:00 pm by Mayor Jim McDonald and Chairman Kressner.

Present:	Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Steve Smart, Craig Kressner, Jerry Coia Trustees: Allena Barbato, Tom O'Reilly, Doug Savell, Glenn McCollum
Absent:	Commissioners: None Trustees: Scott Bartlett and Jeff Nielsen (arrived at 8:19 p.m.)
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. **Conceptual Review: Cedar Lake Park Proposed Development Follow-up**

Conceptual Review by representatives from Lennar Builders on a Cedar Lake Park Proposed Development located at Cedar Lake Road and Grand Avenue SE corner. There was a general consensus by both the Village Board and the Plan Commission for the developer to proceed with the conceptual plan presented following discussion by both bodies.

4. **Discussion: Zoning Audit**

The audit of current zoning codes will assess the strengths and challenges of the code and recommend steps to improve the ordinance. The Village has begun to update the process of updating the zoning and plan development process and standards. This Plan Commission has received training and follow-up meetings that are providing a clearer approach and bringing the zoning process in line with the Comprehensive Plan, including allowing for mixed uses and up dates to landscape requirements. A number of issues related to the current ordinance remain which present difficulty with interpretation for the ZBA, Plan Commission, property owners and developers. To understand and convey ways in which the current zoning ordinance can be improved, staff and Teska will evaluate the code and the procedure it sets.

5. **PUBLIC COMMENT**

A resident voiced appreciation for the Joint meeting and felt it was productive.

6. ADJOURNMENT

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Smart made a motion to adjourn, seconded by Commissioner Cramond. The motion was approved unanimously by voice vote at 9:54 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator