

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the October 19, 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 October 19, 2023, at the Village Hall, 65 Cedar Ave., and was called to order by Plan Commission Dan Lincoln at 7:00 pm. Commissioner Coia made a motion to appoint Dan Lincoln Chairman Pro-tem. The motion was seconded by Commissioner Cramond and the Plan Commission unanimously approved.

Present:	Commissioners: Jerry Coia, Dan Lincoln, Jake Cramond, Tracy Lucas, Steve Smart
Absent:	Commissioners: Craig Kressner and Mary Meyer
Also Present:	Village Administrator Michael Strong; Village Attorney Jim Bateman, 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 July 20, 2023 Plan Commission meeting. The motion was seconded by Commissioner Meyer and approved unanimously by voice vote.

4. PUBLIC HEARING: Preliminary and Final Approval for a Conditional Use Permit for a Lake Villa Township Senior Park at 38130 & 38148 N. Fairfield Rd

A public hearing was held to consider and receive public comment on a planned park for a Lake Villa Township Senior Park at 38130 & 38148 N. Fairfield Rd. The Petitioner, Lake Villa Township Supervisor Dan Venturi provided an overview of his request for a Conditional Use Permit for a Lake Villa Township Senior Park at 38130 & 38148 N. Fairfield Rd. The proposal would include a new community recreational space in the form of a senior-themed park which would include but not be limited to 6 pickle ball courts which would be converted in the winter months to a refrigerated ice skating rink, shuffleboard, and 16 raised bed community garden spots on the Property, including but not limited to related parking, lighting, landscaping, signage, and a variety of other recreational uses. Assistant to the Village Administrator Jake Litz stated that the Property is currently zoned as part of the Village's Suburban Residential (SR) Zoning District, and the Petitioner has not requested rezoning of the Property. The Commissioners then discussed the proposal and listened to members of the public. Discussion and public comments regarding parking, lighting, and use of the park itself occurred. The public hearing was closed. Discussion concerning the term "senior" was discussed in relation to the park. The findings of fact was presented by the Village Attorney Jim Bateman.

Commissioner Smart made a motion to approve the Preliminary and Final Approval for a Conditional Use Permit for a Lake Villa Township Senior Park at 38130 & 38148 N. Fairfield Rd as presented. The motion was seconded by Commissioner Cramond. The motion was approved 4-0-1 with Commissioner Coia abstaining.

5. PUBLIC HEARING: Review of a Conditional Use Permit – by Dunkin’ Donuts at 800 Tower Drive

A public hearing was held to consider and receive public comment on a planned Dunkin’ Donuts at 800 Tower Drive. Assistant to the Village Administrator Jake Litz presented an overview of the proposed development. Mr. Litz provided background information of the concept plan for a Dunkin’ Donuts at 800 Tower Drive. He discussed the follow-up changes since the Plan Commission last heard the proposed plans in July 2023. Specifically, elements of the drive-through, sign elements, and the traffic patterns were overviewed. Mario Valentini from MRV Architects, Inc. provided the next steps of the potential development. The Commissioners then discussed the proposal and listened to members of the public. Discussion concerning the sidewalks around the building occurred.

Commissioner Coia made a motion to approve the Conditional Use Permit for Dunkin’ Donuts at 800 Tower Drive as presented. The motion was seconded by Commissioner Cramond. The motion was approved 5-0.

6. APPROVAL: Final PUD/Plat Approval for Redwood Residential Development at 406 & 500 Monaville Road

Village Administrator Mike Strong presented an overview of the proposed development. He discussed the project background, subject property site, summary of the request, and planning, engineering, fire district, landscaping, and stormwater comments. He then overviewed the action requested by the petitioner, with the Final PUD and Plat Application, and associated documents are substantially conforming to the Preliminary PUD, staff is recommending approval of the Final PUD for 406 & 500 Monaville Road with the following conditions: 1) The Developer provide a conservation easement or other acceptable covenant to be located along the northern portion of the development for the preservation of a “natural buffer”, 2) The Developer provide and/or apply for all necessary permits/approvals for the culvert extension to accommodate a pedestrian path crossing along Monaville Road, and 3) Address any additional outstanding issues as noted in comment letters by the Village Planner, Village Engineer, and Village Stormwater Engineer. The remaining comments must be addressed prior to the issuance of any permit. The Commissioners then discussed the proposal.

Commissioner Cramond made a motion to approve the Final PUD/Plat Approval for Redwood Residential Development at 406 & 500 Monaville Road as presented. The motion was seconded by Commissioner Smart. The motion was approved 4-0-1 with Commissioner Lucas abstaining.

7. PUBLIC COMMENT

There was one public comment regarding the traffic on Monaville Road.

8. ADJOURNMENT

With there being no further business Chairman Pro-tem Lincoln 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 8:25 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator