

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the November 14, 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 November 14, 2023, at the Village Hall, 65 Cedar Ave., and was called to order by Plan Commission Chairman Craig Kressner at 7:00 pm.

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

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Coia made a motion to approve the minutes of the October 19, 2023 Plan Commission meeting. The motion was seconded by Commissioner Smart and approved unanimously by voice vote.

4. DISCUSSION: Mixed-Use and Downtown Development

Village Administrator Michael Strong introduced the Mixed-Use Downtown Development presentation for the evening and introduced Scott Goldstein from Teska. He overviewed several mixed-use examples, he then overviewed the downtown site within the Village that would fit some of the concepts he presented. The Plan Commission discussed several of the concepts presented.

5. DISCUSSION: Zoning Approaches to Mixed-Use Development

Village Planner Scott Goldstein continued the previous discussion and turned the conversation towards various zoning approaches. He detailed several possible options and opportunities to look at. The group came to a consensus that within the CBD, a Conditional Use Permit should be applied to use, setback, and height. Within the SB and CB, the group came to a consensus that residential be allowed on the second floor and above as a Conditional Use. In the SB, the group came to a consensus to bring the parking minimums to a lower capacity. The group came to a consensus to allow limited retail in UR4. Additionally, the group came to a consensus to change townhomes to 40 feet or 3 stories and apartment to 50 feet or 4 stories.

6. DISCUSSION: Bulk Standards Relative to Commercial/Industrial Zones

Village Administrator Mike Strong presented an overview relative to bulk standards in commercial/industrial zones. He stated current setbacks for LI and LI-2 and stated it may make sense to allow for furthering buffering and allow for a 50 feet setback. The group agreed with the suggested change to the buffering in this area.

7. DISCUSSION: Modified Shipping Containers

Village Administrator Mike Strong presented an overview regarding modified shipping containers. He presented several other communities with definitions for the modified shipping containers. Industrial Uses were considered as an appropriate location for modified shipping containers. There was discussion regarding these modified shipping containers being used in inhabited spaces. Mr. Strong stated that he would bring back some draft language to the group based on the discussion.

8. PUBLIC COMMENT

There was no public comment.

9. 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 Coia. The motion was approved unanimously by voice vote at 9:22 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator