

The Village of Lake Villa  
Plan Commission Meeting  
***Minutes of the May 1, 2025***

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 1, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Kressner.

<b>Present:</b>	Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Steve Smart, Craig Kressner
<b>Absent:</b>	Jerry Coia
<b>Also Present:</b>	Village Administrator Mike Strong; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein, Village Attorney Rebecca Alexopoulos

**2. PLEDGE OF ALLEGIENCE**

**3. REVIEW OF THE MINUTES**

Chairman Kressner asked for a motion to approve the April 3, 2025 Plan Commission meeting minutes. Commissioner Filas made a motion to approve the minutes as presented. The motion was seconded by Commissioner Lucas. The motion carried (4-0-1).

**4. Approval: Request of a Subdivision at 37112 N. Milwaukee Avenue (PIN 06-03-300-005)**

Village Administrator Mike Strong gave an overview of the proposal for the proposed subdivision for the parcel at 37112 N. Milwaukee Avenue. He stated that Agriculture zoning would remain. He stated that the new lots would conform to the zoning code. One lot would be subdivided into three. Village Attorney Rebecca Alexopoulos stated that there would be one landlocked lot. However, the Township has agreed to provide access to that from a Township road.

Commissioner Smart made a motion to recommend approval as presented. Commissioner Filas seconded the motion. The motion carried (5-0).

**5. Public Hearing: Preliminary approval of a new Conditional Use Permit for a Residential Planned Development – Cedar Lake Estates**

Chairman Kressner called to open a public hearing. A motion was made by Commissioner Lucas to open the public hearing, the motion was seconded by Commissioner Filas. The motion carried (5-0).

Village Administrator Mike Strong provided a presentation regarding the proposed development. He introduced the petitioners. Lisa Waggoner from the Waggoner Law Firm started the presentations by stating the project location and other procedural matter relative to the application. Rick Murphy from Lennar presented a brief background on Lennar and the company's background. Rich Olsen presented the land plan for the proposed development. He stated the proposal included 42% open space, a large park with preserved oak trees, a multi-use trail connecting to the forest preserve, a mix of lots of 8,000-12,000 square feet, open space overlooking the lake, naturalized detentions buffering wetland, and large buffering along road adjacent lots. He then overviewed the 2 parks included in the proposed development and mentioned the various lots that were proposed and typical home standards by lot coverage. Deviations from the UR3A Zoning Classification were highlighted. House types, anti-monotony, building materials were overviewed by Mr. Murphy.

Village Administrator gave a brief presentation of the staff memorandum. He stated that the proposed development was denser than the UR3A zoning. However, he highlighted several considerations such as open space and landscaping buffers. Village Planner Scott Goldstein provided further context on the zoning elements of the proposed development.

Commissioner Lucas stated that two of the largest home models shouldn't be located next to each other. Commissioners Smart and Filas concurred. Commissioner Cramond stated he was pleased with the trail and sidewalk connectivity. Chairman Kressner asked about a possible road through to the Public Works facility. Mr. Olsen stated that the geometry won't make the public road feasible. Further discussion on the access point continued.

Public Comment was opened to the public. Karen Milinski asked a question to the main entrance to the proposed development. Marta Grody asked in the development would have access to the lake across the street. Susan Schmidt provided a comment regarding her concern relative to the pesticides relative to those elements getting into Cedar Lake. Helmut Peter stated that the tunnel would be closed. Kristin Grody asked if she would see new houses from her house. Mark Belinski asked if any stormwater runoff study has been done relative to Cedar Lake. Additionally, he raised concerns about traffic at Cedar Lake Road and Grand Avenue. Nancy Kirk provided a concern about 130 homes on the site. Erik Frankie reiterated a concern about the traffic at the corner of Cedar Laked Road and Grand Avenue. Public Comment was closed.

Commissioner Smart made a motion to close the public hearing, the motion was seconded by Commissioner Cramond. The motion carried (5-0).

Commissioner Lucas reiterated that a greater side yard setback be required.

A motion was made by Plan Commissioner Cramond and seconded by Plan Commissioner Smart that the Lake Villa Plan Commission recommend to the Mayor and Board of Trustees of the Village of Lake Villa granting preliminary approval relative to the request of the Petitioner, CalAtlantic Group, LLC, a subsidiary of Lennar Chicago,

LLC, who is the contract purchaser of the Subject Property, for preliminary approval of a Conditional Use Permit for a Residential Planned Development consisting of approximately 130 single-family lots, and approval of several variations from the Village's Zoning Regulations to permit the construction of the Cedar Lake Estates Residential Planned Development (hereinafter sometimes referred to as the "Residential Development") with certain conditions and based upon certain findings of fact, as set forth in the attached written motion. The motion carried (4-1).

AYES: Cramond, Smart, Filas, Lucas

NAYS: Kressner

## **6. PUBLIC COMMENT**

None.

## **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 9:11 p.m.

Respectfully submitted,  
Jacob Litz, Assistant to the Village Administrator