

The Village of Lake Villa
Plan Commission Meeting
Proceedings of the July 18, 2024
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 18, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:01 pm by Chairman Kressner.

Present:	Commissioners: Jake Cramond, Lee Filas, Steve Smart, Craig Kressner, Jerry Coia
Absent:	Tracy Lucas
Also Present:	Village Administrator Michael Strong; Village Attorney Rebecca Alexopoulos; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein (remote)

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Coia made a motion to approve the minutes of the June 20, 2024 Plan Commission meeting. The motion was seconded by Commissioner Cramond and approved unanimously by voice vote.

4. Public Hearing: Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue

Chairman Kressner announced that petitioner had withdrawn their application.

5. Public Hearing: Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road

Staff announced that the petitioner had not yet provided the necessary submittals and recommended this item be tabled.

Commissioner Smart made a motion to table the matter. The motion was seconded by Commissioner Filas and approved unanimously by voice vote.

6. Conceptual Review: Pines II Proposed Development

Mr. Strong introduced the proposed Pines II development. He provided context to the item and introduced the property owner, Ted Nielsen and petitioner Paul Kessel (GDP Homes) and Jeff Torrens (Dickson Design Studios).

The petitioner overviewed and presented their proposed site plan, various elevations of housing types, exterior building materials and other elements of the development.

Mr. Kessel discussed the elevations of each home type.

The Plan Commission discussed several aspects of the project including walkability, wetlands, density of the project, landscaping, open space, and pocket park.

The Plan Commission provided a consensus for the petitioner to continue with the development.

7. PUBLIC COMMENT

No members of the public were present.

8. 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 Filas. The motion was approved unanimously by voice vote at 9:09 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator