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VILLAGE OF LAKE VILLA
PLAN COMMISSION / ZONING BOARD OF APPEALS – SPECIAL MEETING AGENDA
Thursday, August 28, 2025
Village Hall, 65 Cedar Avenue
7:00 P.M.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. **Public Hearing (Continued)**: Conditional Use Permit Application and front-yard setback variation for 406 Monaville Road for the use of a Personal Storage Facility
4. Public Comment
5. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Village Hall at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.



DATE: August 28, 2025

TO: Chairman Craig Kressner and Members of the Plan Commission/Zoning Board of Appeals

FROM: Jacob Litz, Assistant to the Village Administrator

RE: Conditional Use Permit and Zoning Variations for 406 Monaville Rd (Easy Space Storage II, LLC)

Background

At its [August 7, 2025 meeting](#), the Plan Commission/Zoning Board of Appeals opened a public hearing regarding a request from Easy Space Storage II, LLC to develop a self-storage facility at 406 Monaville Road. The petitioner is requesting 1) a Conditional Use Permit for a "Miniwarehouse; Personal Storage Facility" use, as permitted as a conditional use in the SB District, 2) a variation from Section 10-3C-1 to allow a 30-foot front yard setback (50 feet required), and 3) a variation from Sections 10-4-6 (G)(2)(5) and 10-4-4(B)(13)(A) to allow a Type C landscaping buffer along the perimeter of the property in addition to a proposed six foot high retaining wall along a portion of the southern buffer yard, notwithstanding that a Type D landscaping buffer is otherwise required.

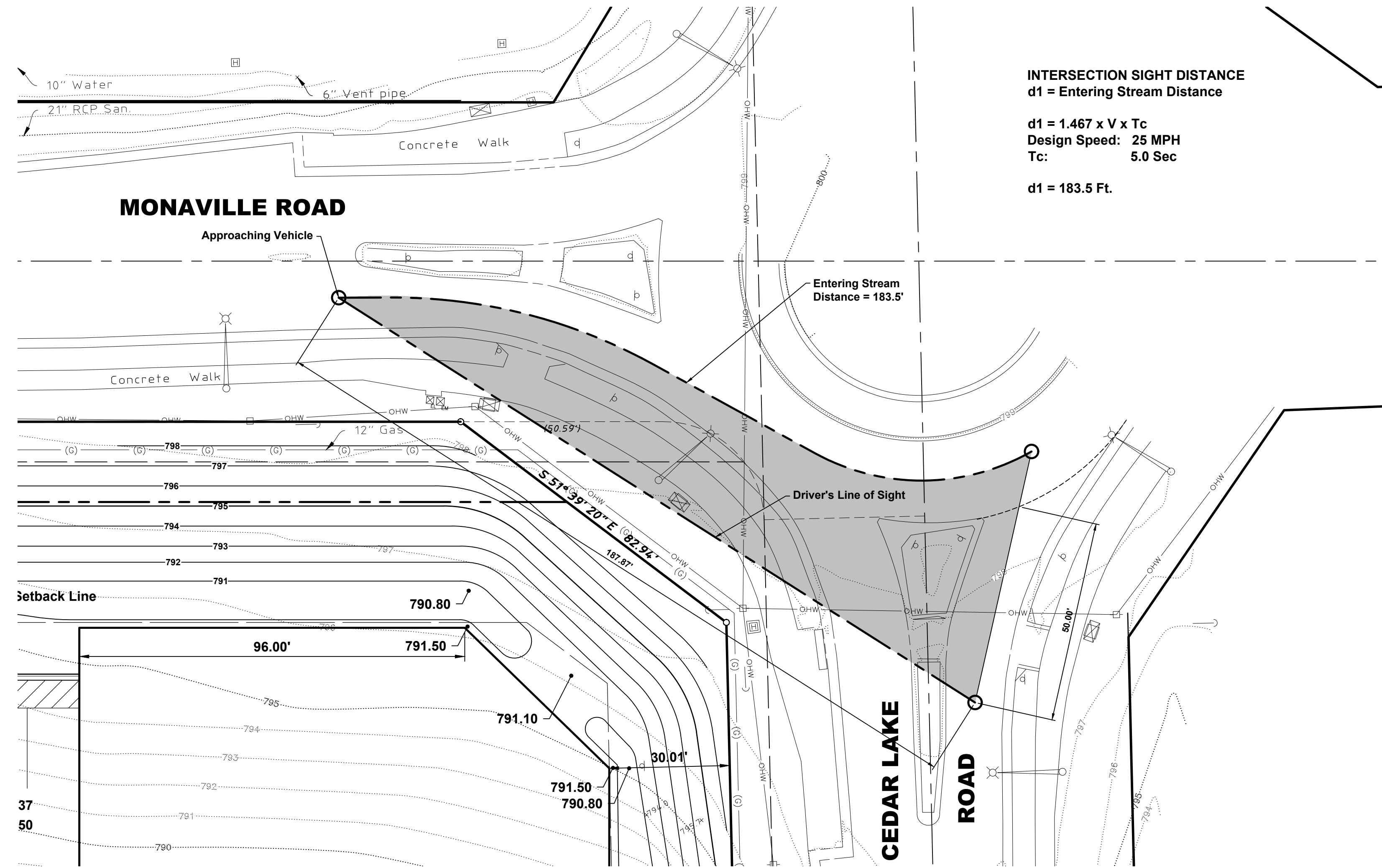
During the August 7th meeting, the PC/ZBA requested additional information from the petitioner prior to providing a recommendation to the Village Board. The hearing was continued to August 28, 2025 to allow the petitioner time to provide this information.

Recommended Action

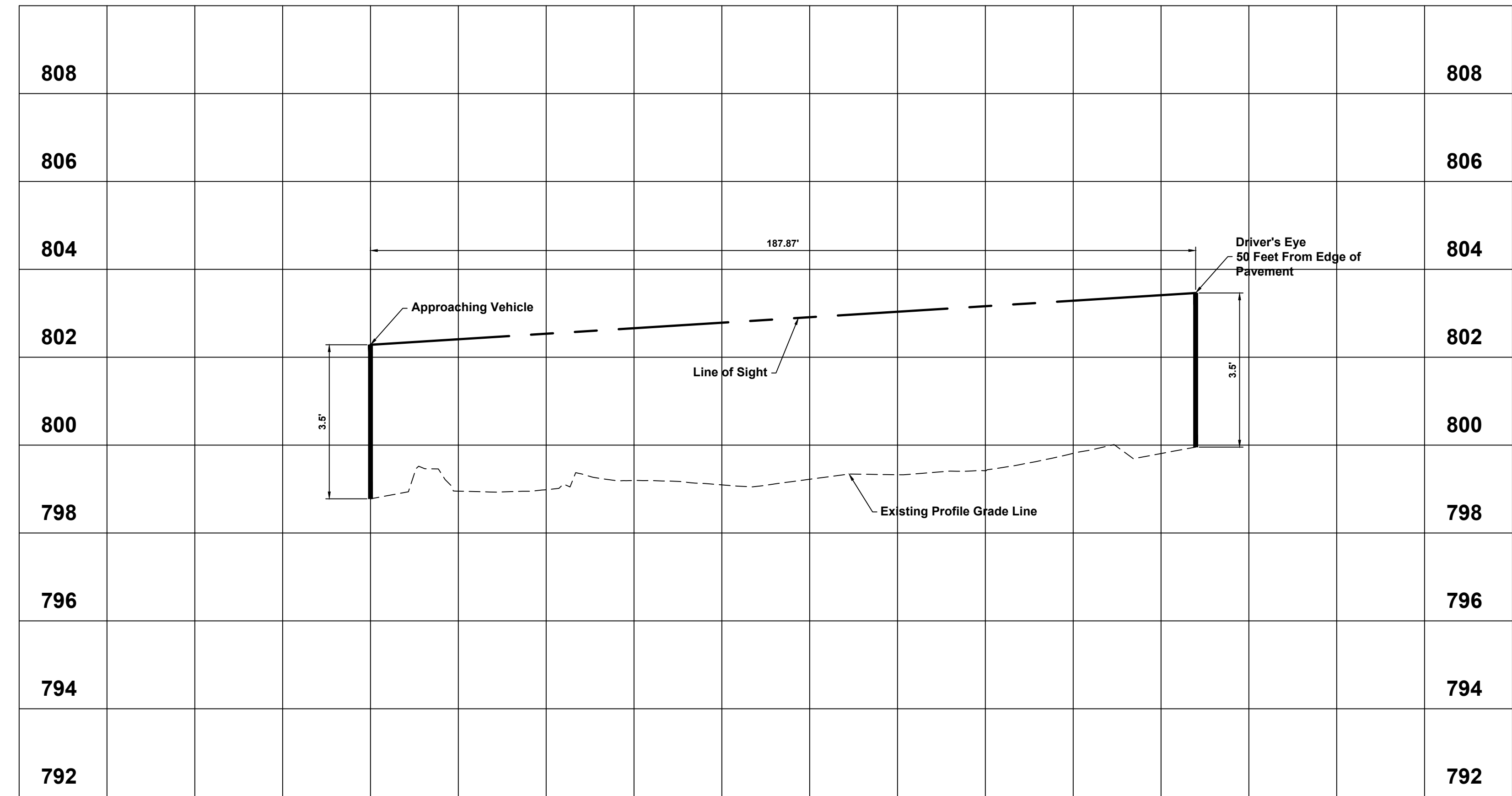
Village Staff recommends that the PC/ZBA continue its public hearing to hear testimony provided by the Petitioner, members of the public, and Village Staff relative to the proposed Conditional Use Permit requested by the Petitioner. Upon closure of the Public Hearing, Staff recommends that the PC/ZBA deliberate and consider a motion to approve, approve with conditions, or recommend denial of the Petitioner's request.

Attachments

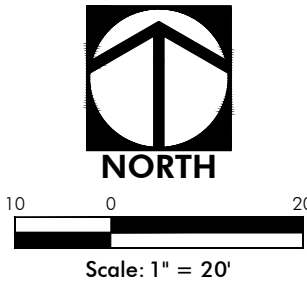
- Supplemental Petitioner Materials



PLAN VIEW



PROFILE VIEW



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ROUNDABOUT SIGHT DISTANCE ANALYSIS
SELF-STORAGE FACILITY
406 W. MONAVILLE ROAD
LAKE VILLA, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 08-21-2025
Project No. 25-058
Sheet 1















