

INFORMATION PAPER



July 26, 2023
Planning, Building and Development Department
Eric Waggoner, Director

SUBJ: DAVIS PROPERTY – LAKE VILLA TOWNSHIP – FINAL DEVELOPMENT PLAN CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

Background:

- Kyle Davis, record owner and future proprietor, submitted applications for a rezoning and a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Development Plan to allow for a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space. The property is a 1.95 acre parcel located at 39660 N Illinois Route 59, Lake Villa, Illinois (PIN 02-30-100-082).
- On June 28, 2023, the Planning, Building, Zoning and Environment (PBZE) Committee recommended approval of the applicant's requests to rezone the parcel from the Residential-3 (R-3) zoning district to the General Commercial (GC) zoning district and for the CUP for a PUD and the PUD Preliminary Development Plan, subject to conditions, to the Lake County Board. Conditions were related to the operational aspects of the business and open space preservation.
- On July 11, 2023, the Lake County Board approved the Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Development Plan to allow a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space; and a rezoning from R-3 to GC zoning district, contingent upon the approval of the PUD Final Development Plan by the PBZE Committee.

Next Steps:

- Committee action is required on the Final Development Plan by the PBZE Committee. Approval of the PUD Final Development Plan for the 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space will allow the applicant to proceed to the site development and building permit stage of the development process.