

**VILLAGE OF FONTANA ON GENEVA LAKE  
WALWORTH COUNTY, WISCONSIN  
(Final Minutes)**

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION And JOINT  
SESSION with EXTRATERRITORIAL ZONING COMMITTEE  
(Town of Walworth, Town of Linn, and Village of Fontana)  
**Tuesday, May 30, 2023**

Chairman Petersen called the monthly meeting of the Plan Commission and Joint Session with Extraterritorial Zoning Committee (Town of Walworth, Town of Linn, and Village of Fontana) to order at 5:00 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

**Plan Commissioners present:** Chairman Trustee Pete Petersen, Trustee Rick Pappas, Cindy Wilson (arrived at 5:03), Sarah Lobdell, Lisa Laing, Bob Ahern

**Plan Commissioners absent:** Tara Ramljak

**Fontana ETZ Members present:** Cindy Wilson, Sarah Lobdell, Bob Ahern

**Linn ETZ Members present:** Larry Aasen, John Zils

**Walworth ETZ Members present:** Ken Magowan, Steve Santeler, Jim Van Dreser

**Also Present:** Jesse Adams, Steve Beers, Skip Bliss, Suzy Brady, Chief Cates, Kelly Clow, Kevin Day, Rick Donner, Dan Fina, Raymond Glassmann, Christina Green, Cary Kerger, Bob Klockars, Robert LaRocque, Ed Lauzon, Theresa Loomer, Scott Lowell, Drew Lussow, Rick Manthy, Liz Meagher, Jackie Mich, Joe Michaels, Chief Nitsch, Jim Origer, Dave Patzelt, Peter Priehs, Bonnie Schaeffer, Tom Schwalie, Allison Schwark, Dale Thorpe, Charlie Vaughn, Julie Vonsdorf

**Visitors Heard**

None

**Approve Minutes April 24, 2023**

The minutes from the April 24, 2023 meeting were distributed.

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to approve the minutes from the April 24, 2023 meeting, on the condition that the minutes are edited to reflect the change regarding the Clear Sky Lodge item from last month, and the MOTION carried without negative vote.

**Joint Session Public Hearing**

**Zoning Ordinance Amendment Application filed by Larocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District**

The public hearing was opened at 5:03 pm. Attorney Christina Green spoke on behalf of her clients, the LaRocque's. She explained the proposed ordinance amendment was to bring the current ETZ zoning ordinance to be more closely in step with the Walworth County zoning ordinance. If the amendment is approved, it would provide for her clients to be allowed to proceed with having a Farm Family Business Wedding Barn on the property with the current barn structure. Joint Linn ETZ Member Aasen asked what current use was for the barn. Attorney Green stated the barn has been vacant and no farming is currently happening even though the land allows it. Attorney Thorpe then asked if acting Village Planner had any comments on the submittals. Village Planner Jackie Mich explained they have been working with the applicant on their submittals. One change that was made was parking which would allow for overflow parking on the grass next to the gravel lot that is provided for the proposed wedding barn. Resident Kathy Perkins of 834 S. Lakeshore Dr in the Village of Fontana stated that she was very much in favor of the proposal and thought it would be

great for all the neighboring municipalities at brining more people to the area to help businesses grow and our municipalities thrive with the extra revenue being brought in. Joint Linn ETZ member Aasen asked whether there would be any issues with obtaining a liquor license for the venue. Village of Fontana Attorney Thorpe explained that would be a question for the Town of Walworth since they would be the municipality to issue the license. Trustee Pappas asked if we could really limit the number of events the venue could hold each year and how that would be enforced. Village Planner Mich and Attorney Thorpe both believed it would be beneficial to include as a possible enforcement mechanism in case there are any complaints. Chairman Petersen then asked if anyone had any further questions or comments, with no one else further wanting to contribute to the topic the public hearing was then closed at 5:08 pm.

**Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St. Geneva, IL 60134, to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 ETZ Zoning to C2 ETZ Zoning**

The public hearing opened at 5:09 pm. Dave Patzelt was present on behalf of the Shodeen application and provided background information. Mr. Patzelt explained the application is seeking a zoning map amendment to amend the current zoning of two areas of the property located at Tax Parcel E W 2300008 from A-1 ETZ Prime Agricultural Land to C-2 ETZ Upland Resource Conservation. Mr. Patzelt stated that this would be consistent with the how the rest of the property is currently zoned as C-1 and C-2 ETZ. Joint ETZ Commissioner Van Dreser asked a question about what the zoning was to the attached abutting property and Mr. Patzelt explained that the land in question was zoned as C-2. Village Planner Jackie Mich agreed the requested change will clean up the zoning in the area and provide consistency with the other parcels. She also made a note that this request would not be in conflict with Fontana's Master Comprehensive Plan. Trustee Pappas then raised a question of what the property is currently being used as since a change to the C-2 zoning could impact the agricultural use of the land. Mr. Patzelt explained at one time the land was farmed but hasn't been in quite some time. Chairman Petersen then asked if anyone had any further questions or comments, with no one else further wanting to contribute to the topic the public hearing was then closed at 5:16 pm.

**Joint Session General Business**

**ETZ Recommendation on the Zoning Ordinance Amendment Application filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District**

Walworth ETZ Member Santeler/Walworth ETZ Member Van Dreser 2<sup>nd</sup> made a MOTION on behalf of the Joint ETZ to recommend Village Board approval of the Zoning Code Ordinance Amendment Application filed by LaRocque Farms LLC to Amend Sections 18-13 regarding definitions, 18-63 regarding agricultural land uses, and 18-332(c) regarding A-2 ETZ Agricultural Land District, as presented, and the MOTION carried 8-0 without negative vote.

**Plan Commission Recommendation on the Zoning Ordinance Amendment Application filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL 60614, to Amend Sections 18-13 Regarding Definitions and 18-63 Regarding Agricultural Land Uses and 18-332(c) Regarding A-2 ETZ Agricultural Land (A-2 ETZ) District**

Plan Commissioner Lobdell/Plan Commissioner Laing 2<sup>nd</sup> made a MOTION on behalf of the Plan Commission to recommend Village Board approval of the Zoning Code Ordinance Amendment Application filed by LaRocque Farms LLC to Amend Sections 18-13 regarding definitions, 18-63 regarding agricultural land uses, and 18-332(c) regarding A-2 ETZ Agricultural Land District, as presented, and the MOTION carried 6-0 without negative vote.

**ETZ Recommendation on the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St., Geneva, IL, 60134, to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 Zoning to C2 ETZ Zoning**

Walworth ETZ Member Santeler/Walworth ETZ Member Magowan 2<sup>nd</sup> made a MOTION on behalf of the Joint ETZ to recommend Village Board approval of the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth from A1 to C2 ETZ Zoning, as presented, and the MOTION carried 8-0 without negative vote.

**Plan Commission Recommendation on the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC, 77 N. First St., Geneva, IL, 60134, to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth, WI 53184 From A1 Zoning to C2 ETZ Zoning**

Plan Commission Member Trustee Pappas/Plan Commission Chairman Trustee Petersen 2<sup>nd</sup> made a MOTION on behalf of the Plan Commission to recommend Village Board denial of the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC to Amend Current Zoning of Property Located at Tax Parcel E W 2300008 in Walworth from A1 to C2 ETZ Zoning, as presented, The roll call vote was as follows:

Commission Chairman Trustee Petersen – Aye

Commission Trustee Pappas – Aye

Commission Member Laing – No

Commission Member Wilson – Aye

Commission Member Ahern – Aye

Commission Member Lobdell – No

The MOTION succeeds 4-2 with Commissioner Ramljak not present and the Zoning Map Amendment Application filed by Shodeen Family Property Co. LLC for Amending Zoning of Tax Parcel E W 230008 from A1 to C2 ETZ Zoning will not be favorably recommended to the Village Board.

**Adjournment Joint ETZ Committees**

Walworth ETZ Member Santeler / Walworth ETZ Member Van Dreser 2<sup>nd</sup> made a MOTION to adjourn the joint ETZ Committee meeting of the Village of Fontana, the Town of Linn, and the Town of Walworth meeting at 5:21 pm, and the MOTION carried without negative vote.

**Plan Commission Public Hearing**

**Conditional Use Permit Application Filed by LaRocque Farms LLC, 515 Belden Ave., Unit 15, Chicago, IL, 60614, for Farm Family Business Wedding Barn for Property, located at N1701 Townhall Rd, Walworth, WI 53184**

The public hearing was opened at 5:22 pm. Attorney Christina Green was present on behalf of her clients the LaRocques, who were also present. Attorney Green gave a short presentation on the conditional use permit application request. Attorney Green mentioned that the request would address the A-2 and C-2 ETZ land. They would use the current standing pull barn as the new Farm Business Wedding Barn. Attorney Green then spoke on some of the conditions that she had worked with Village staff for the venue. These conditions included hours from 11:00 AM to 12:00 AM (Midnight), following the enforced noise ordinance for sound when hosting events, licensed caterers for food and beverage, and 200 person maximum occupancy. Chairman Petersen then asked if anyone had any further questions, with no one else further wanting to contribute to the topic the public hearing was then closed at 5:26 pm.

**Zoning Ordinance Amendment Application filed by Mike Origer, 1572 Teal Lane, 1C, Wheeling, IL, 60090 to Repeal and Recreate Sections 18-28(o), 18-28(i) and Section 18-52(10)**

**to Support Potential Reconfigurations and Assemblage of Lots Through a Planned Development Under Common Ownership and at a Residential Density of Not Less Than One Acre per Dwelling Unit**

The public hearing was opened at 5:27 pm. Jim Origer was present on behalf of his family's zoning ordinance amendment application to allow for the building of multiple family homes on the property to create a family compound. Mr. Origer explained that their intention is not to build more than one home per acre and to not exceed more than five separate homes all together. Attorney Thorpe explained to the Plan Commission that this is the first step for the Origers to complete for the code change to even allow for the possibility. Thorpe stated they would still need to proceed with future applications for a planned development should the ordinance amendment be allowed. He would also reiterate that although this opens the door for others to seek similar opportunities along the lakefront, they would also have to meet the very thorough rules and regulations in place along with density requirements and no change of ownership would be allowed to any of the individual homes. Resident Suzy Brady and another Fontana resident in attendance asked questions about the configuration of homes and future site plans and layouts. Attorney Thorpe reminded them that those questions aren't quite ready for discussion since the only thing being asked tonight was the ordinance amendment and should the Origers request be approved, and they bring a proper planned development request, those questions could be addressed then. Chairman Petersen then asked if anyone had any further questions, with no one else further wanting to contribute to the topic the public hearing was then closed at 5:36 pm.

**Planned Development Rezone Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Rezone from Village Center Zoning to Planned Development Zoning for a Condominium Development (Residences on Geneva Lake) Including Residential and Commercial Uses Located on Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043**

Before the public hearing was opened Chairman Trustee Petersen stated that due to the amount and density of the Abbey Provident Venture LLC's (APV) submittal and the timeline of receiving the packet the Friday before the hearing, he felt it wasn't enough time to properly review all documentation in order to come to a proper decision on the application. Attorney Thorpe added that the Plan Commission could decide to able all items and suspend the meeting or could hold the hearing to let the public get some discussion and re-notice for a 2<sup>nd</sup> hearing next month to make a final decision on the matter and still allow for more discussion. Scott Lowell on behalf of the APV objected due to the timeline for the project being pushed back any further if they chose to suspend the hearing and asked to discuss with the Attorney for APV, Richard Donner, for a moment to discuss how they would like to proceed. After a brief 5-minute recess for discussion, the Abbey's representatives came back and asked that the hearing proceed, and a second hearing could be re-noticed but asked to reserve that determination until the end of the hearing. The Plan Commission reiterated their stance that they believe the second hearing and notice will be needed regardless but did agree to proceed to a public hearing to allow those residents who were present to voice their opinions and concerns. The public hearing was then opened at 5:39 pm. Scott Lowell made his presentation on behalf of APV's project. Mr. Lowell explained that the project currently consists of four tax parcels located across from the Abbey Resort and what is currently a parking lot and old house that will be torn down. The intention is to build a condominium structure that contains 17 units of residential and two units of commercial. Mr. Lowell stated that a feasibility study was conducted for the viability of commercial spaces in the project, and the study produced results indicating that the commercial space just wouldn't be viable due to parking and renting factors. However, in hopes of compromising after hearing feedback from Fontana residents they have decided to proceed with two units of commercial to appease the Village and its residents. Mr. Lowell explained the project would have a total of five buildings on the parcels owned by APV. Two of the buildings would be located on Fontana Boulevard, two would be located on High St., and one would be located on Third Avenue. He mentioned that all of these would fall under Village Center (VC)

zoning which allows for mixed use of commercial and residential. Mr. Lowell then explained some of the variances requested. In regards to land use, Mr. Lowell stated that they are requesting that three of the buildings be permitted as all-residential multi-family buildings, which would typically not be allowed in the Village Center zoning district. The two other buildings proposed contain some retail and would qualify under the mixed-use category which is a permitted use in that zoning district. Mr. Lowell then stated in regards to density they are requesting a higher residential density of 12.9 dwelling units per acre compared to the maximum density of five dwelling units per acre. Village Planner Jackie Mich elaborated and stated that this wouldn't be the highest density per dwelling units per acre for a development in the Village but expressed that the Village would like it closer to the five dwelling units per acre stated in the Master Comprehensive Plan. Mr. Lowell then stated that the project is also requesting a 18.2% landscape surface ratio compared to the 20% the Village requires and a reduced side setback of five feet compared to the Village's requirements of ten feet, but it would only pertain to building number five. Lastly, Mr. Lowell mentioned the final request of the applicant which would be a decrease of the pavement setbacks in the locations by the north property line (six inches decrease) and two spots on the west property line of 11 inches in one location and two feet and nine inches in a second spot. After stating the requested variances and flexibilities that the applicant is requesting, Mr. Lowell then spoke on the topic of the potential second hearing. He stated that if a second hearing is required it will affect the project's timeline and would push them back another month. This would affect when they could begin the work since they understand the Village does not want the construction to take place in the summer months when Fontana is at its busiest, but Mr. Lowell wouldn't guarantee that these delays wouldn't affect potential building plans that could have some of the project fall into the summertime. Pete Davis, one of the engineers for the APV project, spoke next to address concerns with vision triangle issues and the retaining wall that is a part of the APV project. Mr. Davis explained the vision triangle issues have been discussed in detail with Village Engineer Terry Tavera and that between the two of them from their last discussion all issues have been addressed. Mr. Davis stated the retaining wall for the APV project at its highest would be 6.2 ft. tall from the sidewalk area located on the corner of where High Street and Fontana Boulevard meet. Commissioner Wilson expressed similar concerns and stated this seemed to gate the public and other residents off and asked if there were any other options that would allow more people to feel open and welcomed especially if they were walking down that path and wanted to access the potential commercial that is being added to the property. Mr. Davis stated that this was the best they could do to address sloping/sinking concerns since the ground there isn't the greatest, as the Village knows since the nearby safety building is experiencing sinking issues. After this discussion the Commission then opened any comments from the public on what APV had presented. Peter Priehs, 211 Third Ave, asked why his home and some of the neighboring homes that back up to the APV project weren't present on any of the renderings and would've liked to have seen how close the buildings would be to his home. Mr. Lowell addressed Mr. Priehs' concern by stating that while not shown on the renderings, there will be a fence around the project and space between the buildings and homes at the back of the project. Next Fontana resident Bob Klockars, 1201 Bridget Ct., stated while he is concerned about the commercial development for the Village, he understands the risks that APV is taking to just allow for a few spaces. He mentioned while it would be ideal and the residents would love to have some shops located there, the market unfortunately says otherwise. Right now, the market is showing that the demand is for high quality real estate which is what this project is offering. Ultimately that is why he is in favor of the development and believes that it will still be a huge benefit to the Village and community once built. Jesse Adams, 522 Berwyn Dr, stated he was in favor of the project since it would bring more residents to the Village who will support the businesses we do have here and continue to help our community thrive and grow. Dan Fina, 749 Odsila Way, stated he was in support of the project due to having worked with APV and its partners before and knows that with a project this big you need to have good partners and sound financial ability across the board to be vetted and know that this project will be completed and done right. Steve Beers, 454 N Lakeshore Dr, stated that he agreed with the gentlemen who spoke before him and was in support of the project. Suzy Brady, 221 Reid St., stated the reason we live on this side

of the lake is because it is not like Lake Geneva. This community is more laid back and quieter. While she believes what APV is doing is a beautiful project and would be ok with it, she would just like to see something a little more community friendly and to slow the pace down a little bit since the project seems to be in a rush to be completed and push through all these meetings right away. Resident Joe Michaels, 234 Third, brought up an issue of density. He mentioned that while not completely opposed to the project, he does have issues with how its being developed and believes that they are overlooking the main issue of density and that even though they have added parking, the parking in the Village is already near capacity in the summer and this will only congest things even more especially located on Fontana Boulevard. Resident Ed Lauzon, 519 Berwyn Dr, spoke and stated he had a question for Mr. Lowell. His question was regarding how many commercial units are called for by the Village's Comprehensive Master Plan. Mr. Lowell stated that the zoning is mixed use and believes that based on the project as it stands it adequately addresses what is required by the Village's Comprehensive Master Plan. Resident Charlie Vaughn, 210 High St., raised issues about parking along High St. He stated he sees a lot of boat launch traffic and that there are usually a few cars who already park on the street. He stated there is no way that with the addition of this project that this street won't constantly be filled and a tight squeeze for residents to navigate through. Kelly Clow, 1019 Tarrant, brought up that she still didn't feel like there is enough commercial in the project. She stated that since she has lived here many businesses have been started and a lot of them are thriving. She believes that if you can find the right fit and support system that a business in that location would boom. Julie Vansdorf then commented and agreed with Mr. Vaughn's parking concerns and stated that whenever she drives by the parking lot that the APV's proposed project will be built on, it is always filled with employee vehicles. APV owner Cary Kerger addressed the concern by stating that Abbey Provident has let employees park over there in the past but will try to be stricter on who can park there in the interim. In addition, it was decided a few years ago that the Abbey is in compliance with the Village's zoning code and does have adequate parking for its staff. Attorney Thorpe stated that Kerger's assessment was correct. Liz Meagher, 223 Third, spoke about parking concerns and the increase of VRBO's and short-term rentals increasing in the Village with this project. Cary Kerger addressed this concern by stating he hopes that those who purchase a unit in the proposed condos would be long term residents but wouldn't turn anyone away who wished to use it as a short-term rental property either and there was nothing in the Village's code that forbids that kind of use. Raymond Glassmann, 260 Third, commented on concerns with parking and fullness and density affecting that area. Thomas Schwalie, 157 Lake Vista Cir., brought up a suggestion of not using all 17 residential spaces or possibly allowing them to be flex spaces to address commercial concerns. He also inquired about garage space living and if they would be allowed to have a screen or living quarters in the proposed garages. Scott Lowell addressed these comments by stating that it wouldn't be financially viable to not use all the spaces, in addition he mentioned that in the proposed condominium declaration that garage living spaces would not be allowed. Skip Bliss, 644 S. Lakeshore Dr., stated the reality of the situation is that the Village needs to decide how they want to proceed. They need to make a decision to either embrace the market of condominiums and housing or make a stand and really push for the commercial but cannot keep walking the line of both. Trustee Commissioner Pappas liked what resident Skip Bliss mentioned and commented that the Village of Fontana is at a crossroad and that the decision will impact the Village for the next 50 or more years. Commissioner Ahern asked a question to Chief Cates about potential parking issues with the addition of this project. Chief Cates said he and his staff will do what is best and always try and make sure that there is no safety or driving concerns, but at the moment he himself has no issues with the project and stated that it will just add to the already busy summertime season. Commissioner Laing and Wilson discussed whether the proposed commercial units could be relocated to the front facing units on Fontana Boulevard. Attorney Dale Thorpe asked about the possibility of scheduling a "working meeting" prior to the next public hearing to allow for more questions and concerns to be addressed to work toward a solution or a better understanding of the complete project before then. Both sides seemed agreeable to that, and Attorney Thorpe suggested a motion to that effect. The public hearing was closed at 6:58 pm with the intention of having another public hearing at the Plan

Commission meeting scheduled in June and a working meeting around two weeks prior to that date with both meetings open to the public.

**Plan Commission General Business**

**Plan Commission Recommendation on the Conditional Use Permit Application Filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL, 60614, for Farm Family Business Wedding Barn for Property Located at N1701 Townhall Rd, Walworth, WI 53184**  
Commissioner Lobdell/Commissioner Wilson 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Conditional Use Permit Application Filed by LaRocque Farms LLC, 515 W. Belden Ave., Unit 15, Chicago, IL, 60614, for a Farm Family Business Wedding Barn for Property Located at N1701 Townhall Rd, Walworth, WI 53184 for final approval pending the following staff recommendations:

- a) Is in harmony with the recommendations of the comprehensive plan. The Village Planner notes that the proposed use is consistent with the Comprehensive Plan, which recommends the subject parcel for Agricultural use. The Plan also recommends that the Village promote the continuation and expansion of agricultural support businesses in agricultural areas.
- b) Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety or general welfare, either as they now exist or as they may in the future. The Village Planner notes that the proposed wedding barn is a considerable distance from nearby residential areas and will provide sufficient parking onsite.
- c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property. The Village Planner notes that the proposed wedding barn is consistent with the agricultural context of the subject property and surrounding area.
- d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property. The Village Planner notes that sufficient infrastructure capacity is available to serve the proposed use.
- e) The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts. The Village Planner notes that the public benefits of maintaining a viable farm family-based business as proposed by the applicant outweigh the potential impacts of the proposed use.

The MOTION carried 6-0 without negative vote.

**Plan Commission Recommendation on Zoning Ordinance Amendment Application filed by Mike Origer, 1572 Teal Lane, 1C, Wheeling, IL, 60090 to Repeal and Recreate Sections 18-28(o), 18-28(i) and Section 18-52(10) to Support Potential Reconfigurations and Assemblage of Lots Through a Planned Development Under Common Ownership and at a Residential Density of Not Less Than One Acre per Dwelling Unit**

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to recommend Village Board approval of the Zoning Ordinance Amendment Application filed by Mike Origer, 1572 Teal Lane, 1C, Wheeling, IL, 60090 to Repeal and Recreate Sections 18-28(o), 18-28(i), and Section 18-52(10) to Support Potential Reconfigurations and Assemblage of Lots through a Planned Development Under Common Ownership and at a Residential Density of Not Less than One Acre per Dwelling Unit, as presented, and the MOTION carried 6-0 without negative vote.

**Plan Commission Recommendation on Planned Development Rezone Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for**

**Rezone from Village Center Zoning to Planned Development Zoning for a Condominium Development (Residences on Geneva Lake) Including Residential and Commercial Uses Located on Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043**

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to table all actionable items regarding the Abbey Provident Venture's applications, but still hold a public hearing and re-notice for a second public hearing to make a final decision at that date, as presented, and the MOTION carried 6-0 without negative vote.

Commissioner Ahern / Commissioner Laing 2<sup>nd</sup> made a MOTION to allow for a working Plan Commission meeting to address questions and suggestions that the Plan Commission might have for the Abbey's Project, to be held approximately two weeks from today's date, as presented, and the MOTION carried 6-0 without negative vote.

**Plan Commission Recommendation on Precise Implementation Plan Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043**

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to table all actionable items regarding the Abbey Provident Venture's applications, but still hold a public hearing and re-notice for a second public hearing to make a final decision at that date, as presented, and the MOTION carried 6-0 without negative vote.

Commissioner Ahern / Commissioner Laing 2<sup>nd</sup> made a MOTION to allow for a working Plan Commission meeting to address questions and suggestions that the Plan Commission might have for the Abbey's Project, to be held approximately two weeks from today's date, as presented, and the MOTION carried 6-0 without negative vote.

**Plan Commission to Consider Action on Certified Survey Map Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043**

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to table all actionable items regarding the Abbey Provident Venture's applications, but still hold a public hearing and re-notice for a second public hearing to make a final decision at that date, as presented, and the MOTION carried 6-0 without negative vote.

Commissioner Ahern / Commissioner Laing 2<sup>nd</sup> made a MOTION to allow for a working Plan Commission meeting to address questions and suggestions that the Plan Commission might have for the Abbey's Project, to be held approximately two weeks from today's date, as presented, and the MOTION carried 6-0 without negative vote.

**Plan Commission Recommendation on Condominium Plat Application Filed by Abbey Provident Venture LLC, at 1776 S. Naperville Road, #204B, Wheaton, IL 60189 for Tax Parcels SOP 00039, SOP 00041, SOP 00042, & SOP 00043**

Commissioner Trustee Pappas/Commissioner Lobdell 2<sup>nd</sup> made a MOTION to table all actionable items regarding the Abbey Provident Venture's applications, but still hold a public hearing and re-notice for a second public hearing to make a final decision at that date, as presented, and the MOTION carried 6-0 without negative vote.

Commissioner Ahern / Commissioner Laing 2<sup>nd</sup> made a MOTION to allow for a working Plan Commission meeting to address questions and suggestions that the Plan Commission might have for the Abbey's Project, to be held approximately two weeks from today's date, as presented, and the MOTION carried 6-0 without negative vote.



**Adjournment**

Commissioner Trustee Chairman Petersen/Commissioner Trustee Pappas 2<sup>nd</sup> made a MOTION to adjourn the meeting at 7:02 pm, and the MOTION carried without negative vote.

Minutes prepared by: Drew Lussow/Village Clerk

Note: These minutes are subject to further editing. Once approved by the Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 09/25/2023