

RESOLUTION NO. 020525-01

A Resolution Approving A Precise Implementation Plan

WHEREAS, The Susan L. Origer Trust (“Origer”) did previously petition the Village of Fontana-on-Geneva Lake to amend the Village’s zoning ordinance (and accompanying zoning map) with regard to the property described more specifically in Addendum “A”, attached hereto and incorporated herein by reference as if set forth at length herein (the “Subject Property”); and

WHEREAS, the Village did subsequently adopt Ordinance No. 010824-01, rezoning the Subject Property to the Planned Development Zoning District and approving a General Development Plan (“GDP”) for the Subject Property; and

WHEREAS, Origer did subsequently petition the Village for approval of a Precise Implementation Plan (“PIP”) for the Subject Property by filing the components of the PIP; and

WHEREAS, the Plan Commission has previously voted in favor of said proposed PIP for the Subject Property; and

WHEREAS, the Village Board has been asked to consider the proposed PIP as submitted by Origer and as approved by the Plan Commission.

NOW, THEREFORE, BE IT RESOLVED by the Village Board for the Village of Fontana-on-Geneva Lake, as follows:

SECTION 1.

That the recitals set forth above are incorporated herein by reference as if set forth at length herein.

SECTION 2. Findings

That the Village Board does hereby make the following findings, as required by Section 18-247(e) of the Village Municipal Code:

(A) The proposed planned development project is consistent with the overall purpose and intent of this chapter. *The single family detached nature of the development and maximum density proposed is consistent with the requirements of the LR-0 zoning district.*

(B) The proposed planned development project is consistent with the village's comprehensive plan (it is the responsibility of the village to determine such consistency). *The single family detached nature of the development and maximum density proposed is consistent with the recommendations of the Comprehensive Plan.*

(C) The proposed planned development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site. *The single family detached nature of the development and maximum density proposed is consistent with the requirements of the LR-0 zoning district.*

(D) Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the planned development project, including but not limited to public sewer and water and public roads. *Adequate sewer utility easements are provided. A fire access road with adequate fire truck pull-out areas, turn arounds, and access to the lake side of the property are required and shall be maintained as a requirement of the approved zoning.*

(E) The proposed planned development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities. *The proposed PIP meets this standard by maintaining the overall allowed density in the LR-0 zoning district.*

(F) The proposed planned development project design does not detract from areas of natural beauty surrounding the site. *The proposed PIP meets this standard by maintaining the overall allowed density in the LR-0 zoning district and by providing the required amount of replacement trees to compensate for trees removed.*

(G) The proposed architecture and character of the proposed planned development project is compatible with adjacent/nearby development. *The proposed PIP meets this standard.*

(H) The proposed planned development project will positively contribute to the physical appearance and functional arrangement of development in the area. *The proposed PIP meets this standard.*

(I) The proposed planned development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exemption or variation of any normal standard of this chapter. *The proposed PIP meets this standard.*

(J) For planned development projects that are proposed to be developed in phases, the applicant can provide a clear timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed. *The proposed PIP will be implemented in 5 phases.*

SECTION 3.

A. That the proposed PIP for the Subject Property, herein defined, is hereby approved, which said PIP is comprised of the following specific items and elements on file with the Village Clerk for the Village of Fontana, and are each incorporated herein by reference:

1. Application dated received December 27, 2024 (4 pages) ("PIP Application").
2. Origer General Development Plan details and commitments, as set forth in Ord. 010824-01, and incorporated herein by reference and made a part of this Resolution.
3. The Origer Property plans, as drafted by Lake Geneva Architects, dated 10/31/24, accompanying the PIP Application, including plans for The Pavilion (14 pages)
4. Subject to those conditions set forth in the Village staff review memo dated January 27, 2025, attached hereto as Exhibit "B" and incorporated herein by reference.

B. That non-substantive deviations from the details set forth in the PIP for the Subject Property, herein defined, and as previously approved, may be reviewed and approved by the Village of Fontana, acting through the Village Administrator, without the need for additional review of said non-substantive changes by the Village Plan Commission or the Village Board.

PASSED AND ADOPTED by the Village Board for the Village of Fontana-on-Geneva Lake this 5th day of February, 2025.

VILLAGE BOARD OF THE VILLAGE OF
FONTANA-ON-GENEVA LAKE

By: Pat Kenny
Pat Kenny, Village President

Attest: Bonnie Liptak
Bonnie Liptak, Village Clerk