

**Village of Fontana  
Amendment to the Comprehensive Plan  
APPLICATION FORM**

**PETITION:** I, Abbey Provident Venture, LLC ("APV") hereby petition the Village of Fontana to consider the following request for amendment to the Fontana Comprehensive Plan:

Please check those that apply:

- \_\_\_\_\_ Future Land Use Map (Map 5)  
 \_\_\_\_\_ Other Maps (Transportation Facilities Map, etc.)  
X Text Amendment (policies, programs, etc.)  
 \_\_\_\_\_ Other

<b>Name of Applicant:</b> Person(s) or Firm	APV c/o Richard Donner, Reinhart Boerner Van Deuren s.c.
<b>Address:</b>	1000 North Water Street, Milwaukee, WI 53202
<b>Daytime Telephone:</b>	414-298-8169
<b>Email or Fax:</b>	rdonner@reinhartlaw.com
<b>Property Owner Name and Address:</b> If different from applicant	Abbey Provident Venture, LLC 1776 S. Naperville Road, #204B, Wheaton, IL 60189
<b>Description of Property, Parcel Number, or Street Address:</b> If request is related to a particular property	SOP 00039, SOP 00041 & SOP 00042
<b>Summary of the Proposed Amendment Request:</b> Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable. Applicant MUST attach a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.	Please see attached Addendum A.
<b>Present Zoning:</b> If applicable	VC

**Future Proposed Use:**

Attach additional pages and/or concept plan as appropriate.

PD

**The Fontana Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:**

*If additional space is needed for your response, please attach additional sheets to this form.*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, Village, and/or surrounding neighbors or neighborhoods?	Please see attached Addendum A.
2. How does the request advance the goals, objectives, and policies of the Comprehensive Plan?	Please see attached Addendum A.
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the adoption of the Village's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?	Please see attached Addendum A.
4. Is there any additional information that the Village should consider in its evaluation of this request?	Please see attached Addendum A.

Requests shall be submitted to Village Hall or via email to [Theresa@VillageOfFontana.com](mailto:Theresa@VillageOfFontana.com).



Signature of Applicant

7-14-2022

Date

**Addendum A to Application for Comprehensive Plan Amendment**

**Abbey Provident Venture, LLC - SOP 00039, SOP 00041 & SOP 00042**

**A. Proposed Text Amendment:**

**1. Chapter 6, Land Use, Page 46:**

Land Use Map Categories:

- **Central Mixed Use:** Pedestrian-oriented indoor commercial, office, institutional, and second story residential units in a “downtown” setting with streetscaping and minimal building setbacks.

**2. Chapter 6, Land Use, Page 58:**

**Central Mixed Use**

This future land use category is intended for pedestrian-oriented retail, office, service, community facility, and upper-story residential uses in a “downtown” setting, with on-street parking and minimal building setbacks. The central mixed-use category is intended to facilitate infill and redevelopment that will enhance the Village’s visual and thematic connection to the lakefront. The central mixed-use category includes the Village’s historic downtown located along Third Avenue and Fontana Boulevard

**Policies**

5. Encourage infill development and redevelopment in the downtown to facilitate commercial and professional office, and residential land uses. ~~as well as upper-story residential uses~~

**B. Comprehensive Plan Amendment Criteria**

**1. *How will the proposed amendment to the Comprehensive Plan benefit the public, Village, and/or surrounding neighbors or neighborhoods?***

The proposed amendment is in furtherance of a proposed multi-family residential development in the heart of the Village that will replace a parking lot and a long-vacant single family home located at 245 3<sup>rd</sup> Avenue that is subject to a Village “Order to Raze or Repair”. The development will be a dramatic improvement over existing condition, provide the Village with needed housing stock, increase the Village’s property tax base, increase consumer traffic to the area, and significantly advance the goals, objectives and policies of the Comprehensive Plan.

**2. *How does the request advance the goals, objectives, and policies of the Comprehensive Plan?***

APV respectfully submits that its application furthers multiple objectives, goals, and policies noted throughout the entire 148-page Comprehensive Plan, including:

(a) *Diversify the Village’s housing options while maintaining the small-town, family-friendly feel of the community for both permeant and seasonal residents (See pages 1-2, Executive Summary (appears multiple times); page 10, Key Issues and Opportunities; page 45, Land Use Recommendations; page 93, Housing and Neighborhood Development Recommendations).*

(b) *Support diverse housing options in the Village to accommodate the changing demographics, household sizes, and personal preferences of residents (See page 2, Executive Summary; page 94, Housing and Neighborhood Development Recommendations).*

(c) *Ensure well-designed multi-family housing stock that helps to create a safe, pleasant walking environment (See page 99, Housing and Neighborhood Development Goals, Objectives and Policies).*

(d) *Orient development towards the street with reduced front yard setbacks and parking in the rear of structures away from the street (See page 58, Policies of Central Mixed Use category).*

(e) *Enforce high-quality building and site design and performance standards for all new development (See page 1, Executive Summary; page 45, Land Use Recommendations).*

(f) *Promote infill and redevelopment of key sites, particularly in the downtown (See page 1, Executive Summary; page 45, Land Use Recommendations).*

(g) *Promote a future land use pattern that is harmonious with the natural landscape, features visually attractive development, and is economically viable- (See page 53, Land Use Goals, Objectives and General Policies).*

(h) *Encourage landowners to open up suitable undeveloped areas for new residential development as the need arises. (See page 53, Land Use Goals, Objectives and General Policies).*

(i) *Direct new housing development in locations with convenient access to commercial and recreational facilities, transportation systems, schools, employment opportunities, and other necessary facilities and services. (See page 53, Land Use Goals, Objectives and General Policies).*

**3. *As it affects the amendment request, what circumstances have changed or what new information is now available since the adoption of the Village's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?***

The proposed text amendment addresses an ambiguity in the definition of the "Central Use District" and reflects the economic limitations of commercial uses in this location due to seasonal population fluctuations.

**4. *Is there any additional information that the Village should consider in its evaluation of this request?***

APV submits this application for an amendment to the Comprehensive Plan in response to the determination of the Village Planner and respectfully reserves all rights and remedies.