

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 3/27/25

1. Call to order by presiding officer. President Yates called the meeting to order at 6:30 p.m.
2. Pledge of Allegiance was recited.
3. Roll Call: Plan Commission: Grim, Newman, Janas, Payleitner, Lavold and Yates were present. Lake absent.
4. Statement of Public Notice was confirmed.
5. Discussion and possible approval of Plan Commission meeting minutes from 1/29/25.
Grim/Newman motioned to approve the Plan Commission items from the 1/29/25 meeting minutes. Motion carried unanimously.
6. Citizen Comments.
Jim Willard – Overstone Dr. Regarding item 8 rezoning. Concerned that there are plans underway for the development of that property. A senior memory care and assisted living facility. Time phase analysis on incremental property tax vs the extension of the infrastructure. How much is spent to add Sewer and Water and when do we realize any increment. The growth of our development extends our services. Why does it just have to be institutional, why can't it be residential. Short term vs Long term benefits. How do we fund our general expenses in the interim.
7. Discussion and possible action regarding a Plan of Operation and Site Plan for Lone Wolf Auto Spa at 19843 West Edgewood Drive. Engineer Ben Wood provided comments for this item. The applicant is attending on zoom. Discussion regarding trash, and the area that he is occupying. Interior plan of the tenant 1 space with exits, and area occupied. Dumpster in parking lot that is not screened. Parking lot is graveled and falling apart. The owner of the property needs to clean this up. George's stuff needs to be cleaned up outside and parking lot fixed. Give Vinny 60 days to temporarily operate. Get George and Mike come in and get their stuff fixed. Payleitner/Janas motioned to approve plan of operation temporarily for 60 days with the stipulation that he gets the interior layout, drainage and dimensions drawn out with parking lot spaces and updated Plan of Operations from Owner and Lessee. Motion carried unanimously.
8. Discussion and possible action regarding a rezoning application for LANV0032495 located at approximately 19115 W. Main St. from A-1 Agricultural to I-Institutional. We have seen some of this last fall. The applicant has been getting more things together and gave an overview of where things are at. 56 unit, 1 story. 20 memory care units and 36 assisted living units. Grim stated that these developments came around because of the TID districts. This has been in the works and this type of idea since 1990. In 2006/2007 we had 3 different people wanting to build this type of development in that area. This fills the gap for the TID requirements without having more residential. A lot of conservancy area. Yates stated there is a lot of work and consideration that goes into a project like this. It has anticipated this type of development for a long time because of its location to the hospital and now the fire department is even closer to the area. Ehlers does a lot of cash flow numbers to calculate what works best for the Village. The rezoning is contingent upon the developer's agreement, Engineering Plans, Plan of Operations, Ownership of Land, etc. before the rezoning is finalized. Grim/Newman motioned to recommend to the Village Board to set a public hearing for rezoning of LANV 0032495 from AG to I. Motion carried unanimously.
9. Adjournment. Newman/Janas Motioned to adjourn the meeting at 7:05 p.m. Motion carried unanimously.

March 27, 2025
Respectfully submitted,
Brenda Klemmer
Village of Lannon Clerk/Treasurer

*Notice is hereby given that the Municipal Building is accessible to elderly and disabled persons.**Notice is also hereby given that members of other governmental bodies from the Village of Lannon may be present at this meeting to gather information about a subject on which they may have decision making responsibility and may constitute a quorum of that governmental body. No action by any of those governmental bodies, except the Village Board of Lannon, will be taken at this meeting.