



BOARD ACTION SUMMARY SHEET

MEETING DATE: January 6, 2025

TOPIC: 225 Lake Street Lot Split Review

BACKGROUND BRIEF: West Harbor Orion, LLC – a subsidiary of Moceri Companies – is the applicant for the proposed lot split for an anticipated site condominium project, expected to be comprised of two (2) detached single-family units on a site that currently contains a single parcel. The applicant is taking the first step to split the lot into two (2), roughly equal parcels. The Planning Commission must review and submit a recommendation to the Village Council, which has the final authority to approve all lot splits, including subdivisions and condominiums. All condominium projects require site plan review; for West Harbor Orion, this will occur separately from the lot split once development plans are in place.

RECOMMENDED MOTION: To recommend to Village Council approval of the proposed lot split of Parcel 09-02-458-014, also known as 225 Lake St., with the conditions listed in the Village Planner's report dated December 30, 2024.

ATTACHMENTS:

225 Lake Lot Split Application and Supporting Documents

McKenna Report dated December 30, 2024

NFE Reports and Markups dated December 4 and December 23, 2024