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Mary Konrad, Clerk
Christine McKinley, Treasurer



Trustees:
Allena Barbato
Scott Bartlett
Glenn McCollum
Jeff Nielsen
Tom O'Reilly
Doug Savell

**VILLAGE OF LAKE VILLA
PLAN COMMISSION– AGENDA
Thursday, May 1, 2025
Village Hall, 65 Cedar Avenue
7:00 P.M.**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. **Approval**: Minutes of the April 3, 2025 Plan Commission Meeting
4. **Approval**: Request of a Subdivision at 37112 N. Milwaukee Avenue (PIN 06-03-300-005)
5. **Public Hearing**: Preliminary approval of a new Conditional Use Permit for a Residential Planned Development - Cedar Lake Estates
6. Public Comment
7. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Village Hall at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.

The Village of Lake Villa
Plan Commission Meeting
DRAFT Minutes of the April 3, 2025
Village Hall
65 Cedar Avenue, Lake Villa, IL 60046

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Villa was held on April 3, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Cramond.

Present:	Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Jerry Coia
Absent:	Steve Smart, Craig Kressner
Also Present:	Assistant to the Village Administrator Jake Litz; Village Attorney Rebecca Alexopoulos

2. PLEDGE OF ALLEGIENCE

3. REVIEW OF THE MINUTES

Chairman Pro-tem Cramond asked for a motion to approve the February 6, 2025 Plan Commission meeting minutes. Commissioner Coia made a motion to approve the minutes as presented. The motion was seconded by Commissioner Lucas. The motion carried (4-0).

4. Public Hearing: Conditional Use Permit Application for 985 E. Grand Avenue for the use of a drive-through

Chairman pro-tem Cramond called to open a public hearing. A motion was made by Commissioner Lucas to open the public hearing, the motion was seconded by Commissioner Filas. The motion carried (4-0).

Assistant to the Village Administrator Jake Litz provided a presentation regarding the proposed Conditional Use. He overviewed the request for the use of the drive-through for First American Bank, overviewed the general standard for a Conditional Use Permit, and stated that staff was recommending approval for the proposed CUP. Attorney Alexopoulos provided additional historical context.

Attorney Jim Babowice on behalf of First American Bank gave a presentation on the CUP request. He also stated that part of the request was that so long as the business remains a bank, that the CUP stay with the new owner.

Public Comment was opened to the public. No members of the public were present. Commissioners deliberated briefly.

Commissioner Filas made a motion to close the public hearing, the motion was seconded by Commissioner Lucas. The motion carried (4-0).

A motion was made by Plan Commissioner Coia and seconded by Plan Commissioner Filas that the Lake Villa Plan Commission recommend to the Mayor and Board of Trustees of the Village of Lake Villa the approval of a Conditional Use for the property located at 985 East Grand Avenue (the "Subject Property") to allow the operation of a 4-lane drive-through bank teller facility at the Subject Property previously constructed and connected to the existing bank facility. The motion carried (4-0).

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

With there being no further business Chairman pro-tem Cramond asked for a motion to adjourn. Commissioner Lucas made a motion to adjourn, seconded by Commissioner Filas. The motion was approved unanimously by voice vote at 7:20 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator



DATE: April 24, 2025

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Michael Strong, Village Administrator

RE: Preliminary and Final Plat of Subdivision – Mahnich Subdivision

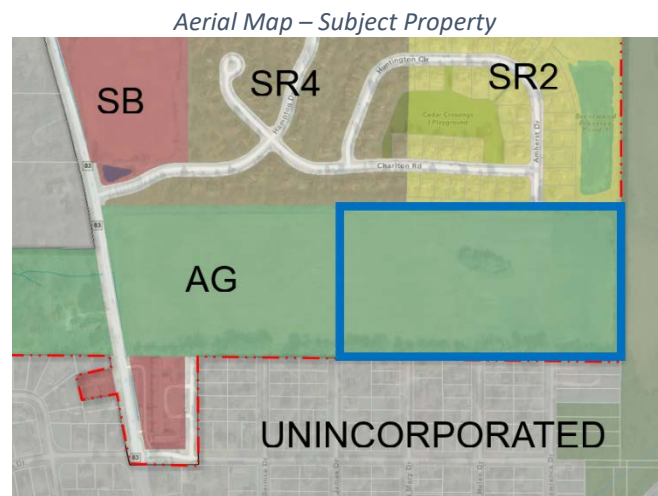
<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
James Mahnich 37112 N. IL Route 83 Lake Villa, IL 60046	Southeast corner of Village Adjacent to Venitian Village and Cedar Crossing	AG (Agriculture)
Petitioner and/or Contract Purchaser:	James Mahnich 37112 N. IL Route 83 Lake Villa, IL 60046	
Representatives:	James Mahnich	
Requested Action	Approval of Preliminary and Final Plat of Subdivision	
Proposal:	Subdivide existing ~24-acre parcel into three Agriculture Zoning Lots to allow for a new single-family residence on a zoning lot.	

Background

On May 1, 2025 the Plan Commission is scheduled to conduct a review a request for approval of preliminary and final plat of subdivision for the Mahnich Subdivision, located on the southeast corner of the Village's municipal boundary between Cedar Crossing and Venitian Village. The subdivision would allow for the development of two future single-family homes on separate planning parcels on this property.

Important to note is that pursuant to Ordinance 2014-09-7, the Village and the Property Owner(s) of this property entered into an Annexation Agreement that incorporated the subject property into the Village. The terms agreed to at this time contemplated the continued use of these properties as a working farm and for agricultural and residential uses.

It is the Petitioner's intention to build a single-family residence on one of the lots (Lot 2) in the near future and is seeking approval of the subdivision to allow for this development.



The three proposed lots are of the required minimum lot size for the zoning district proposed, with lots 1 and 2 fronting toward the Cedar Crossings development, which will share a private driveway/access road connected to Amherst Drive, which terminates at this property.

The applicant has prepared preliminary architectural plans for a new detached single family residence which are currently under review by the Village's building and engineering consultants.

Critical Issues

The proposed plat of subdivision has been reviewed as to zoning, land use, comprehensive plan goals and objectives.

Zoning Analysis

In reviewing the subdivision standards and zoning standards, the proposed lots meet the Village's bulk standard requirements for minimum lot area, setbacks, and site data. The lot is currently zoned AG Agriculture, and the proposed subdivided lots are intended to maintain this zoning designation.

- *Use:* Agricultural use and single-family use are proposed and allowed within the AG Zoning District.
- *Building Setbacks:* The lot(s) will be able to accommodate the required setbacks and no variances will be requested.
- *Required Minimum Lot area and Width:* The new lots will exceed the minimum of 200,000 square feet and 300 feet wide lot requirements.
- *Maximum FAR:* Not applicable at this time. The Petitioner will be required to comply with all bulk and area restrictions.
- *Building Height:* Not applicable at this time. The Petitioner will be required to comply with all bulk and area restrictions.

Economic Analysis

The subdivided lots will provide three legal standard lots for the addition of two (2) planned single-family homes to the Village.

Architectural and Landscaping Review

Not applicable at this time.

Subdivision Requirements

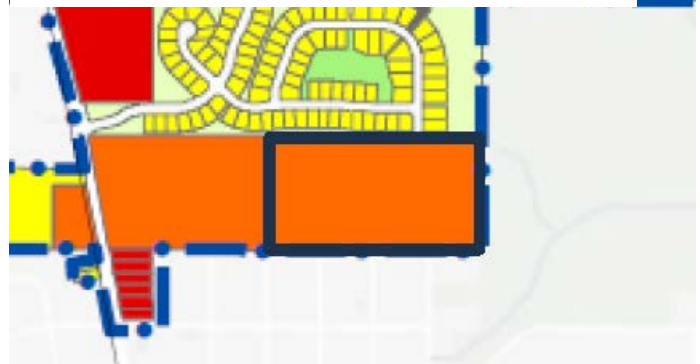
The lots are regularly shaped lots in the Village, the plat provides for equitable and efficient access and utilities for lots 1 and 2. These lots would be provided access from Amherst Drive, a Village right-of-way that currently provides access for these requirements. Access and utilities have not been shown in detail for Lot 3; however, the Petitioner has engaged Lake Villa Township on this matter and received a letter of acknowledgement to provide access to this parcel should it be required in the future.

A copy of the correspondence provided by the Petitioner is attached.

Comprehensive Plan

The Village's Comprehensive Plan Future Land Use Map shows mixed use development for this site. Mixed use is intended in the Plan to provide flexibility in land use, including residential uses at different densities as well as possibilities for commercial and/or institutional development. Subdividing the property and allowing a new home in the AG zoning would not be consistent with the Future Land Use Map.

Future Land Use Map from Village of Lake Villa Comprehensive Plan, 2022 shows property planned for Mixed Use



While the future land use map contemplates mixed use, the Annexation Agreement remains in effect which contemplated the continued use of the property as agricultural and residential use.

Subdivision Process

Pursuant to Village Code, the Plan Commission shall approve or disapprove the plat or plan and refer its recommendation to the Village Board for final consideration and approval. If the Plan Commission approves the Plat it shall so indicate on the plat, and if it disapproves such plat or plan it shall furnish to the Board of Trustees and the Applicant a written statement setting forth the reason for disapproval.

Recommendation by Village Staff

Village Staff have reviewed the Annexation Agreement and application documents submitted by the Petitioner and is recommending that the Plan Commission grant preliminary and final plat approval, as presented.

Based on the deliberation and guidance provided by the Plan Commission on May 1, 2025, Village Staff will then prepare the Plat for consideration by the Village Board during its next Regular Village Board meeting.

Attachments

- Petitioner Application Materials
- Plat of Subdivision



APPLICATION FOR ZONING REQUEST(S)

This application is required for these requests:

Zoning Change, Variation, Conditional Use Permit, Planned Unit Development and/or Subdivision

Property Address: 37155 N JAMES DR **Application Date:**

Applicant Name: JAMES MAHNICH

Applicant Address: 37112 N IL ROUTE 83 LAKEVILLE

Applicant Email: JMAHNICH@COMCAST.NET

Applicant Phone: 630-939-8194

Owner Name: JAMES MAHNICH

Owner Address: 37112 N IL ROUTE 83 LAKEVILLE

Owner Email: JMAHNICH@COMCAST.NET

Owner Phone: 630-939-8194

If petitioner is a corporation, at the public hearing, an attorney must represent the Petitioner.

CONTRACTOR INFORMATION:

	Contact and Firm	Phone Number	Email
Attorney			
Civil Engineer - Transportation	ANGELO ZOGRAFOS PEARSON, BROWN & ASS	847-367-6707	ANGELO@PEARSONBROWN.COM
Civil Engineer - Stormwater	ANGELO ZOGRAFOS PEARSON, BROWN & ASS	847-367-6707	ANGELO@PEARSONBROWN.COM
Architect	DAVE BLOCK TERRA ARCHITECTS P.C.	847-809-5785	DAVE.BLOCK.1228@GMAIL.COM
Landscape Architecture	DAVE BLOCK TERRA ARCHITECTS P.C.	847-809-5785	DAVE.BLOCK.1228@GMAIL.COM
Other (Specify)			

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Application Request(s) (check all that apply)

☐ Zoning Change

☐ Conditional Use Permit

☐ Zoning Variation

☐ Planned Unit Development

☒ Subdivision

Existing Zoning of Property: AG

Reason for Request(s):

BUILD NEW RESIDENCE ON LOT 2

Intended Use(s):

CONTINUE WITH AG ZONING

Permanent Index Number (PIN) (List all PINs relevant to the request)

06-03-300-005

Legal Description: Attach legal description to this application and represent that they are the (owner) (contract purchaser) (lessee) of the following described real estate-to-wit.

Physical Location of the Property (attach separate sheets if more space is required)

EAST MOST SECTION OF FARM LAND EAST OF HWY 83 EAST OF JAMES DR
PROPERTY ADDRESS 37155 N JAMES DR LAKE VILLA

Assessed Valuation for the last three tax years:

YEAR	ASSESSED VALUATION
2023	8,433
2022	7,610
2021	6,859

Notes to Applicant / Petitioner:

- Application requirements may be waived by the Village of Lake Villa depending on the scope of the request.
- All Planned Unit Developments (PUDs) are a Conditional Use.



APPLICATION FOR ZONING REQUEST(S)

This application is required for these requests:

Zoning Change, Variation, Conditional Use Permit, Planned Unit Development and/or Subdivision

REQUIRED APPLICATION MATERIALS

- Zoning Change (Map Amendment): Complete sections 1 - 2
- Zoning Variation: Complete sections 1 - 2
- Conditional Use Permit: Complete sections 1 - 4
- Planned Unit Development (PUD): Complete sections 1 - 5
- Land Subdivision: Complete Sections 1 - 3 and 6

Section 1: Requirements for all Applications:

	Required	Submitted
Current evidence of title to property, purchase contract or lease agreement.	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Concurrence from present property owners if different from petitioner(s). Letter from owner must show owner's name, address and present phone number.	<input type="checkbox"/>	<input type="checkbox"/>
Plat of Survey with square footage of property, all existing buildings and structures shown and specifically located.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photographs of the area for which the change is requested.	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan of subject property, scaled and dimensioned, illustrating proposed changes and all property and improvements within 300 feet of subject property (include north arrow and scale)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Indicate which portion, if any of subject property is flood plain or wetland – attach documentation	<input type="checkbox"/>	<input type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

**Section 2: RELIEF FROM ZONING CODE if applicable) (Section 10-3C-1)
In Conjunction with an application for a Zoning Change, Zoning Variation or Planned Unit Development (PUD)**

Provide the current and proposed requirements for all requested zoning relief. These may include requests for relief from use, lot area, yard, bulk or other exceptions. Indicate the requested relief and list the current zoning requirement and the proposed zoning requirement.

Table 3: Zoning Regulations		Current Zoning Requirement	Proposed Zoning Requirement	Variance or Relief Requested
Use		AG	AG	
Lot Size Minimum Area		200,000 SF		
Lot Size Minimum Width		300'		
Minimum Front Yard Setback		30'		
Minimum Rear Yard Setback		60'		
Total Side Yard Minimum Setback		30'		
Minimum Setback Abutting a Street		30'		
Minimum Setback Abutting a Residential or AG Zone		30'		
Maximum Lot Coverage		10		
Maximum Floor Area Ratio		N/A		
Maximum Height of Principal Use		35'		
Maximum Height of Accessory Use		25'		

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Section 3: **RELIEF FROM RESIDENTIAL DISTRICT STANDARDS** (Section 10-3C-4 and 10-3C-5)
Residential District Standards for Prior Zones (R1, R2, SR1, SR2, SR3, SR4) (if applicable)

N/A

Table 4: Residential District Standards for Prior Zones	Current Zoning Requirement	Proposed Zoning Requirement	Exceptions Requested
Maximum Open Space Ratio*			
Maximum Gross Density			
Maximum Net Density			
Minimum Site Area (Sq Ft)			
Maximum Floor Area Ratio			
Maximum Impervious Surface Ratio			

*OPEN SPACE: Land which is required by this title to remain as undeveloped and used for recreation, resource protection, or amenity purposes. Open space lands shall be freely accessible to all residents of the development. Open space land shall not be occupied by nonrecreational buildings, roads, road rights of way, or parking areas for nonrecreational uses. Land located within the yards or lots of residential and/or nonresidential properties is not considered open space.

*OPEN SPACE RATIO (OSR): The proportion of a site consisting of open space calculated using the base site area.

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Section 4: **CONDITIONAL USE PERMIT REQUIREMENTS**

N/A

§ 10-4-4

	Table 1: Conditional Use Permit Submission Requirements	Required	Submitted
A	Site Plan of the proposed site and of the surrounding area within three hundred feet (300') of the site. <i>Show the location of and name of all streets, easements, and railroad or utility rights-of-way; the location of any subdivided lands; and the location of any parks, other public open spaces or uses, residences, or other permanent structures.</i>	<input type="checkbox"/>	<input type="checkbox"/>
B	A drawing showing the proposed development of the site (site plan).	<input type="checkbox"/>	<input type="checkbox"/>
C	Narrative description of how the project conforms to the General Requirements in 10-4-4.	<input type="checkbox"/>	<input type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Section 5: **PLANNED UNIT DEVELOPMENT**
Preliminary Plan Submission Requirements (§10-9-1.8)

N/A

Notes to Applicant / Petitioner: The initial public hearing for a Planned Unit Development will not be scheduled until all requirements have been satisfactorily completed as determined by the Village Administrator.

	Table 2: Preliminary PUD Plan Submission Requirements		Required	Submitted
A	A written letter of intent from the applicant describing the applicant's intention for developing the site.		<input type="checkbox"/>	<input type="checkbox"/>
B	A topographic survey.		<input type="checkbox"/>	<input type="checkbox"/>
C	A location map.		<input type="checkbox"/>	<input type="checkbox"/>
D	General site information. Data regarding site conditions, land characteristics, general land use, zoning, available community facilities and utilities, existing covenants, and other related general information about land uses within one-fourth (1/4) mile of the proposed site perimeter.		<input type="checkbox"/>	<input type="checkbox"/>
E	Conceptual plan. A scaled drawing of the site, in simple sketch form, showing the proposed location and extent of the land uses, major streets, lots, and other features as they are related to the site. Drawings should be shown to scale and dimensioned for key features.		<input type="checkbox"/>	<input type="checkbox"/>
F	Conceptual structures. Sketches depicting the general architecture and massing of buildings and structures on the site, and information depicting the architecture and massing of buildings and structures adjacent to the site. Include the scale and measurements of buildings, setbacks, natural features, and right of way.		<input type="checkbox"/>	<input type="checkbox"/>
G	Legal description. A plat of survey and legal description (within 5 years) of the site proposed for development prepared by a land surveyor licensed by the state of Illinois.		<input type="checkbox"/>	<input type="checkbox"/>
H	Tentative plans for water supply, sewage disposal, surface drainage, open space, and other public facilities and improvements.		<input type="checkbox"/>	<input type="checkbox"/>
I	Fiscal impact study comparing the projected tax revenue generated by the project and the added costs for public services		<input type="checkbox"/>	<input type="checkbox"/>
J	School impact study indicating the number of new students generated by the project. This information will be used in the fiscal impact study.		<input type="checkbox"/>	<input type="checkbox"/>
K	Traffic impact study indicating the daily and peak traffic generation by the project.		<input type="checkbox"/>	<input type="checkbox"/>
L	Market study to evaluate the economic feasibility of the proposed development, including market acceptance of the proposed development products, comparative alignment and market absorption. The market study shall be prepared by a qualified, independent market research firm.		<input type="checkbox"/>	<input type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

N/A

Table 2: Preliminary PUD Plan Submission Requirements			
		Required	Submitted
M	A construction activities plan	<input type="checkbox"/>	<input type="checkbox"/>
N	Financial information including a copy of lender's commitment; MAI appraisals on the existing site and after development completion, certificate of no delinquent taxes; and financial pro forma.	<input type="checkbox"/>	<input type="checkbox"/>
O	Proposed covenants to govern the use and maintenance of the development	<input type="checkbox"/>	<input type="checkbox"/>
P	A narrative description of the planned development describing: the intent and desired effect of the development; the manner in which the development has been planned to take advantage of the flexibility of the planned development regulations; the superior benefits that would accrue to the residents/users of the development; all relief sought from the standard application of district requirements in conjunction with project.	<input type="checkbox"/>	<input type="checkbox"/>
Q	Proof of ownership and evidence of unified control.	<input type="checkbox"/>	<input type="checkbox"/>
R	A development schedule indicating:	<input type="checkbox"/>	<input type="checkbox"/>
S	Submission and approval of all applicable plans and materials required in the village's watershed development regulations and tree preservation regulations.	<input type="checkbox"/>	<input type="checkbox"/>
T	A description of the materials to be used in the construction of buildings and structures.	<input type="checkbox"/>	<input type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Section 6: PLAT OF SUBDIVISION

Subdivision Submission Requirements (§ 11-2-2) (if applicable)

Notes to Applicant / Petitioner: The initial public hearing for a Preliminary Plat of Subdivision will not be scheduled until all requirements have been satisfactorily completed as determined by the Village Administrator.

Table 5: Subdivision Submission Requirements		Required	Submitted
Stage 1: Concept Plan			
	<p>Concept Plan, submitted by the developer to the plan commission at a conference, is intended to familiarize the developer with requirements; eliminate, wherever possible, major revisions of the preliminary plat; and classify the subdivision as "major" or "minor".</p> <p>If the plan commission determines it appropriate, the concept plan shall also be reviewed and approved by the village planner. Those classified as "minor subdivisions" may proceed directly to the third or final plat stage.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Concept Plan shall show:		
1	Boundaries of the property to be subdivided;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Land characteristics such as natural drainage, swamp areas, wooded areas, and ridges;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Development characteristics such as surrounding streets, existing structures and available utilities;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Proposed layout of streets, blocks and lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Proposed location of business, park and other nonresidential areas;	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Existing easements and covenants affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Location Sketch , shall show the relationship of the proposed subdivision to traffic arteries, public transportation, municipal utilities, schools and churches.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

Stage 2: Preliminary Plat or Plan			
	Preliminary Plat or Plan , shall show the lot and street configuration, as well as the proposed landscape improvements, and shall conform with the agreements reached in the concept plan conference.	<input type="checkbox"/>	<input type="checkbox"/>
	Copies of the plat or plan , and all other supporting documents, shall be submitted in ten (10) copies, and shall be drawn at a scale of one inch to one hundred feet (1" = 100'), unless a different scale is approved at the concept plan conference.	<input type="checkbox"/> Copies Req: _____	<input type="checkbox"/> Copies Provided: _____
	Title And Certificate	<input type="checkbox"/>	<input type="checkbox"/>
	Description of Existing Conditions:		
1	Boundary Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Physical Conditions: The water elevation at the date of survey of adjoining lakes, watercourses, marshes and bogs, and areas subject to inundation, and a graphic representation and notation of the high-water marks of such; wooded areas and isolated preservable trees one foot (1') or more in diameter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Manmade Features: Houses, barns, and other structures; other constructed features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Conditions On Adjacent Land: All of the requirements of plat preparation shall apply equally to the site being subdivided and to all land within three hundred feet (300') of its boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Location Map: A drawing, one thousand feet (1,000') to five thousand feet (5,000') per inch showing the location of the subdivision, and indicating its relationship to traffic arteries, community facilities, railroads, and other nonresidential land uses or adverse influence within a radius of two (2) miles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Proposed Public Improvements: Highways or other major improvements planned by public authorities for future construction on or near the tract	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Subsurface Conditions: Depth of groundwater unless test pits are dry at a depth of eight feet (8'); location and results of any tests made to ascertain subsurface soil and rock conditions.	<input type="checkbox"/>	N/A

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

12	Percolation Tests: Percolation tests data shall be submitted for all subdivisions to be served by individual sewage disposal systems.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
13	Application Form: Preliminary plan application form.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
14	Site Capacity Calculations: Site capacity calculations.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
15	Natural Resources: Lake County natural resources opinion.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
16	Endangered Species Report: Illinois Department of Natural Resources, Endangered Species Report (if required by another agency).	<input type="checkbox"/>	N/A	<input type="checkbox"/>
17	Archaeological Survey: Archaeological survey (if required by other agency).	<input type="checkbox"/>	N/A	<input type="checkbox"/>
18	Phase One Environmental Audit: Phase one environmental audit (if required or otherwise available).	<input type="checkbox"/>	N/A	<input type="checkbox"/>
19	Wetland Reports: All correspondence or reports relating to wetlands, such as U.S. Army Corps of Engineers and IDOT Division of Water Resources.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
20	Traffic Management Studies: All correspondence and reports relating to traffic management such as traffic studies, or correspondence to or from IDOT or Lake County Division of Transportation.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
21	Stormwater Detention Calculations: Stormwater detention calculations.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
22	Percolation Tests: Percolation tests if on site sewage disposal systems are to be utilized.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
23	Preliminary Plat or Plan Requirements: Preliminary plats or plans shall include the following: (A) Preliminary plat or plan. (B) Preliminary utility plan. (C) Existing natural resource plan. (D) Natural resources protection plan. (E) Preliminary landscaping plan.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
24	Water Study Report: Water study report demonstrating adequate water supply.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
25	Sanitary Sewer Capacity Report demonstrating adequate capacity for both transportation and treatment of sewage.		N/A	
26	Fiscal Impact Study: Fiscal impact study, if required by the plan commission.	<input type="checkbox"/>	N/A	<input type="checkbox"/>
	Proposals of The Subdivision:			
1	Name Of Subdivision: The subdivision name shall be original and not duplicate, or be substantially similar to, any existing Lake County subdivision.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
2	Streets: Unduplicated names, right of way and roadway widths, similar data for alleys, if any.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
3	Easements: Location, width and purpose.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
4	Lot Lines: Location and dimensions.	<input type="checkbox"/>		<input checked="" type="checkbox"/>

VILLAGE OF LAKE VILLA - APPLICATION FOR ZONING REQUEST(S)

5	Sites: Location and use of any site to be used for other than single-family residential.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Setback: Minimum building setback lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Site Data: A tabulation of gross area, street area, other dedicated area, net subdivided area, number of lots and linear feet of street.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	Elevations: Proposed contours of the finished subdivision, where different from existing contours, in the same detail used for existing elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Engineering Plans and Drawings: (1) Engineer: Whenever improvements covered by this subsection are required in the development of a subdivision, an engineer shall prepare all plans and specifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Utilities: Where the preliminary plat contains Village and/or utility easements, the plat shall be approved by an authorized employee of the Village or of the relevant utility companies attesting to the suitability of said easements for the purpose shown.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Review Agencies: Immediately upon the filing of a preliminary plat or plan, the plat officer shall forward one copy to each of the following: (1) Village zoning officer. (2) Village engineer. (3) Health officer (where applicable). (4) Village planner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please print on perforation BEFORE tearing

Pin Number 06-03-300-005 Tax Year 2023 Tax Code 05030 Acres 21



eNoticesOnline.com
Go Paperless

AUTHORIZATION CODE
LCT-XH4F7DVJ

Property Location: 37155 N JAMES DR LAKE VILLA IL 60046
Legal Description: N 42 RDS S 70 RDS W1/2SW1/4 SECTION 3 TOWNSHIP 45 RANGE 10

Taxing Body	Rate	Current Amount	Change From Prior Year
COLLEGE OF LAKE COUNTY #532	0.294247	\$24.82	\$2.30
COUNTY OF LAKE	0.492804	\$41.56	\$3.63
COUNTY OF LAKE PENSION	0.093450	\$7.88	\$1.01
LAKE VILLA SCHOOL DISTRICT #41	3.620684	\$305.34	\$20.58
LAKE VILLA SCHOOL DISTRICT #41 PENSION	0.126690	\$10.68	\$0.80
LAKE VILLA TOWNSHIP FIRE PROT DIST	0.663692	\$55.97	\$5.22
LAKE VILLA TOWNSHIP FIRE PROT DIST PENSION	0.076719	\$6.47	\$0.18
FOREST PRESERVE	0.159588	\$13.45	\$0.85
FOREST PRESERVE PENSION	0.008373	\$0.71	\$0.13
GRAYSLAKE COMM HIGH SCHOOL DIST #127	3.308031	\$278.97	\$22.81
GRAYSLAKE COMM HIGH SCHOOL DIST #127 PENSION	0.102364	\$8.63	\$0.23
LAKE VILLA PUBLIC LIBRARY DIST	0.458717	\$38.68	\$2.80
LAKE VILLA PUBLIC LIBRARY DIST PENSION	0.000000	\$0.00	\$0.00
VIL OF LAKE VILLA	0.491229	\$0.00	\$0.00
VIL OF LAKE VILLA PENSION	0.408408	\$0.00	\$0.00
ROAD AND BRIDGE-LAKE VILLA	0.272589	\$23.00	\$1.69
ROAD AND BRIDGE-LAKE VILLA PENSION	0.009282	\$0.78	\$0.05
TOWNSHIP OF LAKE VILLA	0.148410	\$12.51	\$0.80
TOWNSHIP OF LAKE VILLA PENSION	0.012273	\$1.03	\$0.02
TOTALS	10.747550	\$830.48	\$63.10

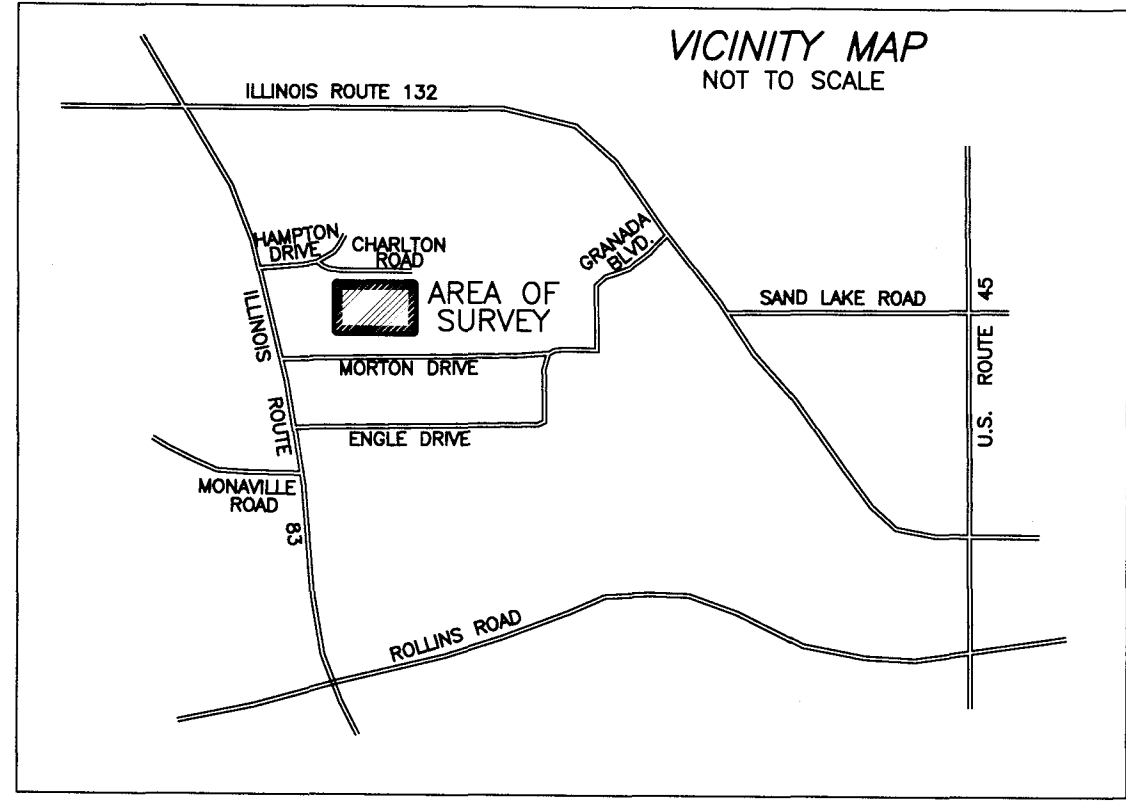
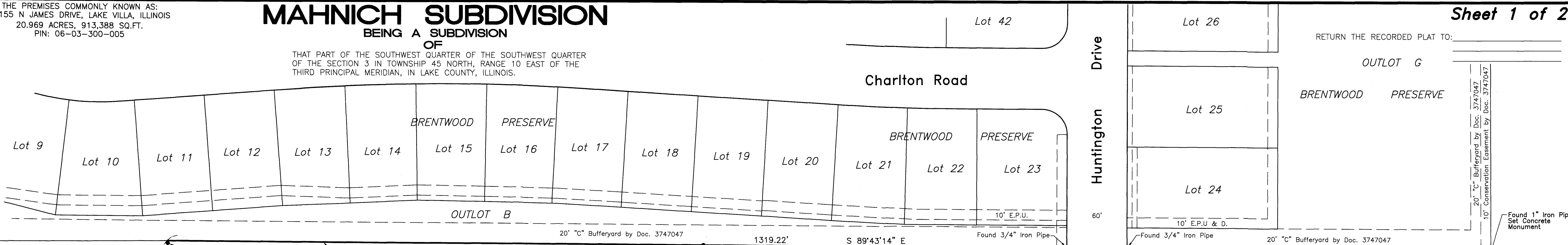
Fair Market Value	\$25,302
Land Assessed Value	\$8,433
+ Building Assessed Value	
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1
= Equalized Value	
+ Farm Land & Bldg Assessed Value	\$8,433
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	\$8,433
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	\$8,433
x Tax Rate	10.747551
= Real Estate Tax	\$830.48
+ Special Service Area	\$0.00
+ Drainage	\$0.00
= Total Current Year Tax	\$830.48
+ Omit/Roll-Back Tax	\$0.00
+ Forfeited Tax	\$0.00
+ Interest as of 03/30/2023	
+ Cost	\$0.00
- Payment Received	\$0.00
= TOTAL AMOUNT DUE	\$830.48



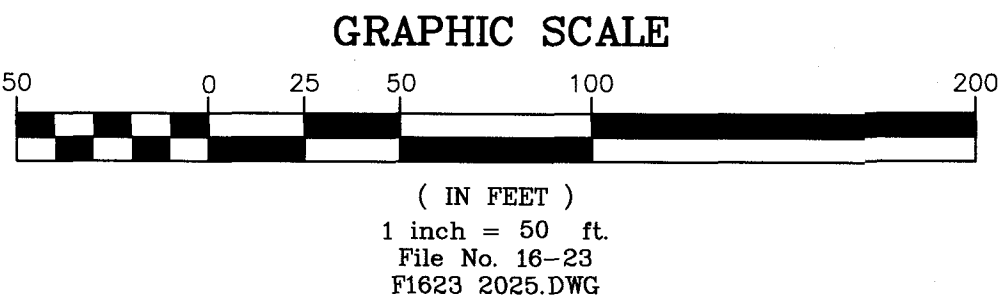
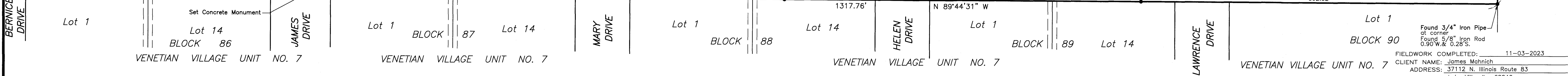
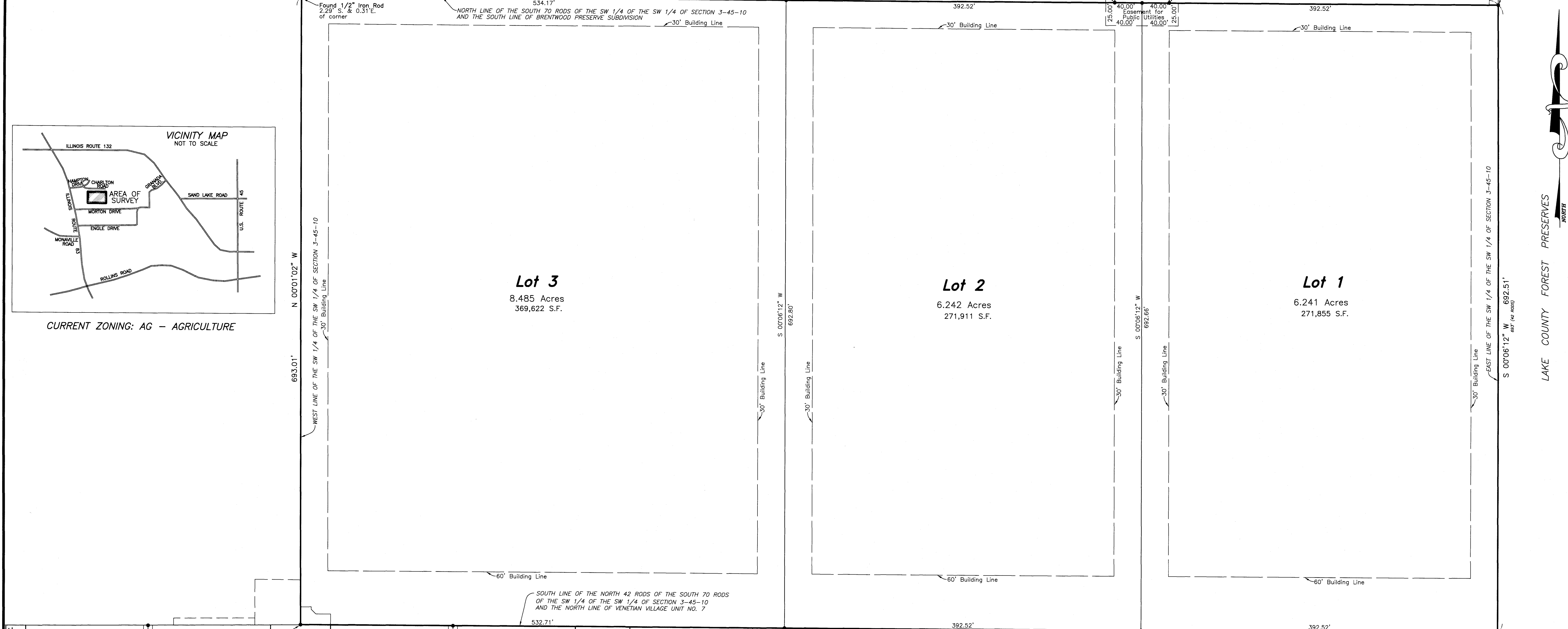
MAHNICH SUBDIVISION
BEING A SUBDIVISION
OF

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF THE SECTION 3 IN TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
37155 N JAMES DRIVE, LAKE VILLA, ILLINOIS
20.969 ACRES, 913,388 SQ.FT.
PIN: 06-03-300-005



CURRENT ZONING: AG - AGRICULTURE



NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded
Subdivision Plat or from a Recorded Document are shown
hereon; check local ordinances before building.

Compare your description and site markings with this plat AT
ONCE report any discrepancies which you may find.

FIELDWORK COMPLETED: 11-03-2023
CLIENT NAME: James Mahnich
ADDRESS: 37112 N. Illinois Route 83
Lake Villa, IL 60046

PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

MAHNICH SUBDIVISION
BEING A SUBDIVISION
OF

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF THE SECTION 3 IN TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

"OWNER CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE
PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE
SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES
THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME
UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____,
A.D. 20 _____.

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

"NOTARY PUBLIC CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, DO HEREBY CERTIFY THAT _____
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION
OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____
A.D. 20 _____.

NOTARY PUBLIC _____

COUNTY CLERK'S CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF LAKE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES,
UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID
CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE
DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY
FEES IN CONNECTION WITH THE PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY,
ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

LAKE COUNTY CLERK _____

"SURVEYOR CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE , AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, HEREBY
CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY:

THE NORTH 42 RODS OF THE SOUTH 70 RODS OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP
45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY,
ILLINOIS.

SAID SURVEY AND SUBDIVISION DIMENSIONS ARE SHOWN IN FEET AND DECIMAL
PARTS THEREOF, DIMENSIONS ON CURVED LINES ARE ARC MEASURE.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF LAKE VILLA, ILLINOIS WHICH HAS ADOPTED
AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE
11 OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREINAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS IS SITUATED
WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING THE
TRIBUTARY AREA OF 640 ACRES OR MORE. TO THE BEST OF MY KNOWLEDGE THAT
NONE OF THE PROPERTY IS WITHIN A F.E.M.A. SPECIAL FLOOD HAZARD AREA PER
F.I.R.M. COMMUNITY PANEL NUMBER 17097C0043L, HAVING AN EFFECTIVE DATE:
OCTOBER 5, 200.

I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF LAKE VILLA, ILLINOIS WHICH HAS ADOPTED A
CITY PLAN AND IS EXERCISING THE SPECIAL ORDER AUTHORIZED BY DIVISION 12 OF
ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT IRON RODS WILL BE SET AT ALL LOT CORNERS AND
CONCRETE MONUMENTS NOTED ON ANNEXED PLAT ARE EITHER EXISTING AS SHOWN
OR WILL BE SET UPON THE COMPLETION OF CONSTRUCTION.

DATED AT GRAYSLAKE, ILLINOIS THIS _____ DAY OF _____ A.D. 20 _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

"PLAN COMMISSION CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY,
ILLINOIS THIS _____ DAY OF _____ A.D., 20 _____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

"VILLAGE CLERK CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, VILLAGE CLERK OF THE VILLAGE OF LAKE VILLA,
ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO, AND BY RESOLUTION,
ONLY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING
HELD ON _____, 20 _____ AND THAT THE REQUIRED BOND OR
OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS
REQUIRED BY THE REGULATIONS OF SAID VILLAGE.
IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF
LAKE VILLA:
DATED THIS _____ DAY OF _____ A.D., 20 _____.

VILLAGE CLERK

"VILLAGE TREASURER'S CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE VILLAGE TREASURER OF THE VILLAGE OF LAKE VILLA, LAKE
COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D., 20 _____.

VILLAGE TREASURER

"VILLAGE ENGINEER CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF LAKE VILLA, LAKE COUNTY,
ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20 _____.

VILLAGE ENGINEER

"VILLAGE CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE
VILLA, LAKE COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D., 20 _____.

BY: _____
MAYOR

"PERMISSION TO RECORD"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE , AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO
HEREBY GRANT PERMISSION TO: _____ FOR THE PURPOSE TO
RECORD THIS PLAN AND PROVIDE THIS SURVEYOR A RECORDED COPY OF THE SAME.

DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 _____.

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY:

NAME: _____

ADDRESS: _____

CITY, STATE: _____

"DRAINAGE CERTIFICATE"
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS
WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART
THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED,
ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH
SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE
RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE
PROPERTY ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE
DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE
SUBDIVISION.

ENGINEER: _____ DATED: _____

OWNER: _____ DATED: _____

PUBLIC UTILITY EASEMENT

A PERMANENT, NON-EXCLUSIVE EASEMENT (THE "PUBLIC UTILITY EASEMENT(S)") IS HEREBY
RESERVED FOR AND GRANTED TO PUBLIC UTILITY COMPANIES (INCLUDING BUT NOT LIMITED
TO FRANCHISED CABLE TV COMPANIES) AND TO THEIR RESPECTIVE SUCCESSORS AND
ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER, AND THROUGH THE PUBLIC UTILITY
EASEMENT(S) AS SHOWN AND SO LABELED ON THE PLAT FOR THE PURPOSE OF
INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING,
ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING PUBLIC UTILITIES AND CABLE
TV SERVICE FRANCHISED BY THE VILLAGE OF LAKE VILLA ("THE VILLAGE"), AND WITHOUT
LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH THEIR
RESPECTIVE PUBLIC UTILITY SERVICES TO THE PROPERTY WHICH IS THE SUBJECT OF THIS
PLAT AND/OR TO ANY OTHER PROPERTY IN THE VICINITY, AND SUCH APPURTENANCES AND
ADDITIONS THERETO AS THE VILLAGE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF
ACCESS ACROSS SAID PUBLIC UTILITY EASEMENTS FOR THE NECESSARY PERSONNEL AND
EQUIPMENT OF SAID PUBLIC UTILITIES AND THEIR RESPECTIVE EMPLOYEES, CONTRACTORS,
SUBCONTRACTORS, AND AGENTS TO DO ANY OR ALL OF THE ABOVE WORK, AND THE
RIGHT, BUT NOT THE OBLIGATION, IS ALSO HEREBY GRANTED TO THE VILLAGE TO DO ANY
OR ALL OF THE ABOVE WORK.

THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE OR TO THE RESPECTIVE PUBLIC
UTILITY COMPANIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER
PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO ANY PUBLIC UTILITY
FACILITIES IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SAID PUBLIC UTILITY
EASEMENTS, NO PERMANENT BUILDINGS, STRUCTURES, OR IMPROVEMENT OTHER THAN
ASPHALT PAVEMENT SHALL BE PLACED ON SAID VILLAGE UTILITY EASEMENTS, BUT SOME
PORTION(S) THEREOF MAY BE USED FOR GRASS AND SUCH LANDSCAPING AND OTHER
PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND
RIGHTS.

UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE VILLAGE, THE RESPECTIVE OWNERS OF
RECORD FROM TIME TO TIME OF THE PROPERTY UNDERLYING SAID PUBLIC UTILITY
EASEMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RESTORATION FROM TIME
TO TIME OF THE SURFACE AREA, WHETHER GRASS, LANDSCAPING AND/OR PAVED SURFACE
WITHIN THOSE PORTIONS OF SAID PUBLIC UTILITY EASEMENTS, IN THE EVENT THE OWNER
FAILS TO FULFILL SAID RESPONSIBILITIES, THE VILLAGE OR THE RESPECTIVE PUBLIC UTILITY
MAY, BUT SHALL NOT BE OBLIGATED, TO FULFILL SAID RESPONSIBILITIES.

ANY CONFLICTS IN THE USE OF SUCH PUBLIC UTILITY EASEMENT(S) SHALL BE RESOLVED
BY A FINAL DETERMINATION BY THE VILLAGE ADMINISTRATOR, OR HIS DESIGNEE.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC
AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO
CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT,
RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES,
CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES
USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF
ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND
UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR
SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC
UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE
PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY
DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER
WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE
OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON
ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES,
BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND
SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND
THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.
OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE
PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED
"EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION)
WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH
FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO
AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE
"CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL
PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN
APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH
AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND",
"PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON
ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT
EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT
OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER,
UPON WRITTEN REQUEST.

1	04-23-25	ORIGINAL ISSUE	
NO.	DATE	DESCRIPTION	BY

FIELDWORK COMPLETED: _____ 11-03-2023
CLIENT NAME: James Mahnich
ADDRESS: 37112 N. Illinois Route 83
Lake Villa, IL 60046

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal
does not appear.
Only those Building Lines or Easements shown on
a Recorded Subdivision Plat or from a Recorded
Document are shown hereon; check local ordinances
before building.

Compare your description and site markings with
this plat AT ONCE report any discrepancies which
you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

Lake Villa Township Highway Department



37822 N. Fairfield Road - Lake Villa, IL 60046 - (847) 356-5831 - Fax (847) 356-2130
Jim Jorgensen, *Highway Commissioner*

04/15/25

RE: Right-of-Way Access Support for Proposed Subdivision at 37155 N. James Drive

To Whom It May Concern:

This letter is provided in response to a request from James Mahnich, the owner of the property located at 37155 N. James Drive (PIN# 06-03-300-005), which lies adjacent to the public right-of-ways known as N. James Drive and N. Mary Drive, under the jurisdiction of the Lake Villa Township Highway Department.

The property owner is proposing to subdivide their property into three (3) parcels, one of which (hereinafter "Parcel 3") could possibly require future access to either N. James Drive or N. Mary Drive in order to satisfy the requirements of the Village of Lake Villa Subdivision Code, which mandates that all new parcels have frontage or legal access to a public right-of-way.

This letter serves to confirm that the Lake Villa Township Highway Department supports, in concept, the use of these right-of-ways to provide access to Parcel 3, subject to the property owner complying with all applicable Township regulations, permit requirements, and design standards. This support does not constitute final approval or issuance of any access permit but acknowledges the Township's willingness to work with the property owner to evaluate and accommodate future access, provided that the proposed access point meets all safety and engineering standards.

We understand that this letter may be submitted to the Village of Lake Villa as part of the subdivision review process, and we are available to coordinate with the property owner and municipal staff to discuss any further conditions or technical requirements necessary to move the subdivision forward.

If you have any questions or need additional information, please contact Lake Villa Township Highway Department at 847-356-5831 or highway@lakevillatownship.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Jorgensen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jim Jorgensen
Lake Villa Township Highway Commissioner



DATE: April 24, 2025

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Michael Strong, Village Administrator

RE: Preliminary Review of a Request by CalAtlantic Group, LLC for the Cedar Lake Estates Subdivision

<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Johnston Family Limited Partnership	Southeast Corner of Grand Avenue and Cedar Lake Road	Urban Residential 3A (UR3A)
<u>Petitioner and/or Contract Purchaser:</u>	CalAtlantic Group, LLC (a subsidiary of Lennar Chicago, LLC) 1700 E. Golf Road Schaumburg, IL 60173	

Requested Action(s)

The Petitioner is requesting preliminary approval of a Conditional Use Permit (CUP) for a Residential Planned Development (PUD) on a 65.7-acre site within the Village's UR3A zoning district. The proposed development includes approximately 130 single-family residential lots, along with demolition of existing structures on the site.

Project Background and Summary

The subject property is located at the southeast corner of Grand Avenue (Illinois Route 132) and Cedar Lake Road. It is composed of four parcels totaling approximately 65 acres and is currently vacant except for a few existing structures. The site is surrounded by residential and Cedar Lake to the north (CR—Commercial Recreational), residential and open space to the east (R2 and UR2—Residential), undeveloped residential/wetlands (SR2—Suburban Residential) to the south, and residential and the Grant Woods Forest Preserve to the west (R2—Residential, SB—Suburban Business, and unincorporated Lake Villa).

The petitioner is under contract to purchase the property and intends to construct a residential subdivision with approximately 130 detached single-family homes.

Map source: Lake County GIS



The Petitioner presented conceptual drawings for the proposed subdivision to the Plan Commission on May 16, 2024 and again on August 15, 2024.

The Developer presented modifications to the original conceptual design to include an expanded gateway and open space feature on the north end of the property along Grand Avenue, a roadway connection to the Public Works facility, expanded pedestrian trails along Cedar Lake Road and through the site, and enhanced landscaping and buffer areas along Cedar Lake Road and Grand Avenue. On March 7, 2025, Village staff received an official application for a planned unit development for the Cedar Lake Estates project which was substantially in conformance with the revised conceptual plan that was presented in August 2024.

Proposed Project

The proposed site plan shows:

- 130 lots ranging from 8,001 to 13,167 square feet in size, with lot mix that includes:
 - 29 lots (>10,200 square feet)
 - 14 lots (10,200>9,300 square feet)
 - 87 lots (9,300>8,000 square feet)
- A 30-foot landscape buffer and 8-foot-wide multi-use path along Cedar Lake Road south of the entrance that continues through the community along with a 5-foot sidewalk which continues alongside Cedar Lake Rd.
- Two Park Areas (entry gateway and turf near the north end and a playground/open space near the entrance into the development).
- Approximately 13.9 acres of detention and wetlands, including a 7.4-acre basin along the eastern edge.
- A central open space corridor that will include a pedestrian path within a 40-foot utility easement
- The proposed homes will range from 1,866 to 2,907 square feet, each will have varied exterior elevations and landscaping elements.

Comprehensive Plan Alignment

The proposed residential development aligns with the Village of Lake Villa's 2022 Comprehensive Plan by providing additional housing options, emphasizing natural open spaces, pedestrian connectivity, recreational space, and high-quality design. The Comprehensive Plan encourages the integration of common open spaces within residential developments, which may be managed by homeowners' associations, to enhance community aesthetics and provide recreational opportunities. By incorporating pedestrian trails that connect to regional networks, the development supports the Plan's vision for a multimodal transportation network, offering safe and efficient access for pedestrians and outdoor enthusiasts. The inclusion of pocket parks and landscaped buffer zones contributes to the Plan's goals of enhancing neighborhood character and promoting well-designed, connected, and sustainable residential areas.

Village Staff Review – Cedar Lake Estates Planned Development

Planning and Plat Comments:

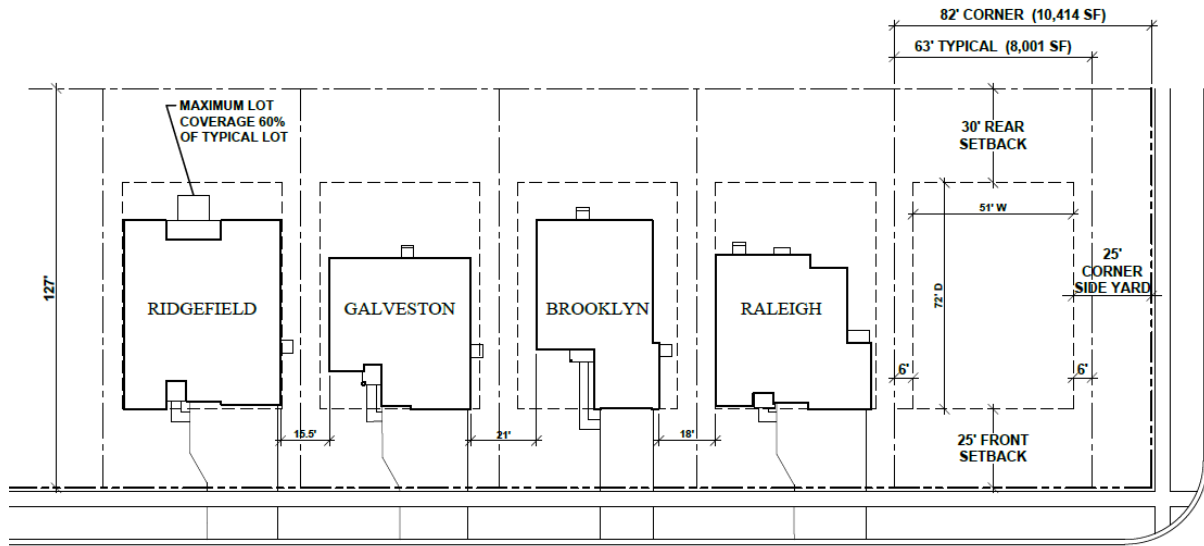
- The proposal requests zoning relief or exceptions from the UR3A zoning district for bulk standards concerning lot area, front yards, setbacks, and lot coverage. Specifically, the

Petitioner is requesting exceptions (see **Bold**) from the Zoning Code as follows, when compared to current UR3A Zoning District standards:

Project Site Area Characteristics			
Gross Acreage/ Land Area		65.7 acres	
Stormwater Detention Area		13.9 acres	
Buildable Land Area		51.8 acres	
Total Open Space/Recreation Land Area		12.4 acres	
Total Units Proposed		130	
Dwelling Acres/Buildable Land Area		2.51 du/acre	
UR3A Zoning Standards			
Lot Mix Distribution Per UR3A Standards (Required)	At least 15% of Lots (19.5 Lots)	At least 15% of Lots (19.5 Lots)	Not more than 50% of Lots (65 Lots)
Lot Area			
Regulation	10,200 sf	9,300 sf	8,000 sf
Proposed	10,000 sf – 13,167 sf	8,000 sf + open space (<i>min. 9,890 sf with open space buffer</i>) (57.7%)	8,000 sf interior lots (20.0%)
Total Lots	29 (22.3%)	14 (10.8%) (57.7% if open space were counted toward Lot Area)	87 (66.9%) (22.3% if open space were counted toward Lot Area)
Front Yard			
Regulation	30 ft	30 ft	30 ft
Proposed	25 ft	25 ft	25 ft
Side Yard			
Regulation	9 ft	8 ft	6 ft
Proposed	6 ft	6 ft	6 ft
Total Side Yards			
Regulation	18 ft	16 ft	12 ft
Proposed	12 ft	12 ft	12 ft
Setback Abutting a Street			
Regulation	30 ft		
Proposed	25 ft		
Lot Coverage			
Regulation	At least 15% of required Lot mix (<u>30% Coverage</u>)	At least 15% of required Lot mix (<u>35% Coverage</u>)	Not more than 50% of the required Lot mix (<u>40% Coverage</u>)
Proposed	35% Coverage	60% Coverage	60% Coverage
Floor Area Ratio (FAR)			
Regulation	At least 15% = 40%		Not more than 50% = 45%
Proposed	N/A		N/A
Building Height			

Regulation	35 ft.	35 ft.	35 ft.
Proposed	35 ft.	35 ft.	35 ft.
Minimum Livable Area per Dwelling Unit			
Regulation	1,800 sq. ft. (Single-Story)	2,100 sq. ft. (Two-Story)	
Proposed	1,866 sq. ft.	2,152 sq. ft.	
Impervious Surface Ratio			
Regulation	40%	45%	50%
Proposed	40%	60%	60%

- The overall site characteristics include 13.9 acres of stormwater detention areas (non-buildable), 4.2 acres of public recreation areas, and 8.2 acres of open space featuring green buffers, landscaping, and pedestrian connectivity. Across the entire site, the development reflects a lower density (1.97 du/acre) compared to the buildable area alone (2.51 du/acre). While the lot design is denser, the neighborhood maintains a lower density feel due to the significant amount of dedicated open space.
- The Petitioner has proposed a 30-foot landscaped buffer, multi-use pedestrian trails along the periphery of the development, and two pocket parks/open space areas prioritizing enhanced visual appeal and neighborhood character. As a result, the lots require a mix and distribution of smaller lot sizes relative to UR3A zoning standards. The proposed layout reflects a planning approach that emphasizes high-quality landscape and recreational uses with cohesive buffering over larger individual lot sizes.
- The proposed development deviates from the UR3A zoning standards for segregating lot sizes within the site and lot mix distribution. The UR3A zoning standards contemplate three distinct standard lot sizes. The Petitioner is proposing one standard lot size that will result in a mixture of smaller and larger lot sizes due to the configuration of the subdivision. This indicates a commitment to preserving a mix of lot sizes on the site and in spirit with the intentions of the UR3A zoning district.
- While most of the proposed lots are approximately 8,000 square feet (63' x 127'), the Petitioner has intentionally chosen to deviate from a mix of larger standard lot sizes in order to maximize landscaping, open space, recreational amenities, and overall neighborhood aesthetics. Rather than reallocating the proposed open space to increase individual lot sizes, the Petitioner has opted to preserve these areas as shared community features — including two pocket parks and several open space areas — to enhance livability, walkability, and visual appeal. This approach reflects a deliberate design philosophy that prioritizes neighborhood character and cohesion, which is better supported through a planned development framework than by strict adherence to conventional zoning standards. *The Plan Commission should consider the proposed lot configuration and density in light of the developer's design goals and the broader public benefits being offered as part of the overall development plan.*
- The Petitioner proposes minimum side yards of 6 feet, with total side yards of 12 feet, although they have previously indicated that side yard widths may vary depending on the unit mix. *The Plan Commission should consider whether the tighter street views and perceived closeness between homes are appropriately offset by the availability of larger public open spaces, trails, and recreational amenities.*
- Since the Petitioner is proposing a higher proportion of 8,000-square-foot lots instead of 9,300-square-foot lots, the development will also require relief from the lot coverage and impervious surface coverage requirements.



The figure above represents a typical lot standard exhibit depicts a visual of the Petitioner's proposed lot standards. The proposed lot coverage standard is proposed based on the Petitioner's largest footprint on the standard lot (8,000 sf). Similar to the lot mix and lot area deviations, *the Plan Commission should weigh whether allowing larger homes on smaller lots is consistent with the broader goals of the UR3A District, which aim to create a suburban, green character at the neighborhood scale.*

While the property remains within a zoning district originally tailored to a previously proposed land development concept, the current proposal represents a refined vision of mixed-lots sizes along with common open space. As such, the Plan Commission should evaluate the proposed exceptions in the context of the new plan's merits, functionality, and proposed public benefits including enhanced landscaping, pedestrian trail connections, public parks and common open spaces.

Building Comments:

- The Developer has provided a set of architectural concept plans for the development, including copies of elevations for the Lennar Landmark Series. Staff has reviewed the Architectural Standards in the Zoning Code and found that minimum architectural standards have been met for building elevations and material review (84% achieved). A copy of the score sheet is included in the submittal package.
- The Developer did not achieve minimum scores for decks, porches or balconies, and lost points relative to garage elevations, rear elevation controls, and building/yard lighting.
- The Developer has proposed anti-monotony standards for the elevation options, including elevation, color and corner homesite that limits similar options which meet Village Code standards.
- The Petitioner has provided a list of building materials and designer specification level for the Landmark Series. It should be noted that the Village Code does not specify, beyond the architectural design guidelines, minimum building material standards.

Engineering Comments:

- The proposed water distribution system must eliminate dead ends and provide connectivity per Village and County standards.
- Detention basin design should address flat-bottom and ponding issues.
- Required ROW widths, utility easements, and grading plans should be included in final engineering and design. The secondary thoroughfare of Maple Drive, will need to have a 66-foot right-of-way.

Fire District Comments:

- A second point of access is required for subdivisions exceeding 30 homes unless all homes are sprinklered. The Developer is proposing to construct a private drive/roadway for access by Fire personnel and the Village's Public Works Department on the west side of the development. *The Plan Commission should discuss whether a secondary access point adjacent to Oak Knoll Drive and the Public Works facility should be provided, or if a single-access point is appropriate.*

Stormwater Comments:

- Further definition on the stormwater management easements is needed. The maintenance of the stormwater management facility and the outfall system needs to clearly define the HOA as the responsible party.

Procedural Process

The application is being considered under the Village's PUD procedures (Section 10-9-1) and must demonstrate that requested zoning relief is offset by public benefits such as enhanced design, provision of public amenities, and infrastructure. The Plan Commission may recommend approval, denial, or continued deliberation based on submitted materials by the Petitioner and public testimony.

Pursuant to Village Code, a public hearing shall be held by the Plan Commission to consider preliminary plan approval for planned unit developments. The Petitioner served a notice on April 10, 2025, a copy of which is attached, and distributed copies to property owners located within 500' of the subject properties.

Action Requested

The Plan Commission is asked to consider the application and hold a public hearing relative to the proposed preliminary plat of PUD for the Cedar Lake Estates Residential Development proposed at Cedar Lake Road/Grand Avenue.

Attachments

- A. Public Hearing Notice and Certificate of Publication
- B. Plan Submittal Set – [Visit DropBox Link](#)

**NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION
OF THE VILLAGE OF LAKE VILLA**

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Plan Commission of the Village of Lake Villa on Thursday, May 1, 2025, at 7:00 p.m., or as soon thereafter as the Plan Commission's agenda permits, at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, Illinois, 60046.

NATURE OF REQUEST: The Petitioner is the contract purchaser of the Subject Property and is requesting the Village's preliminary approval of a new Conditional Use Permit for a Residential Planned Development with approximately 130 single-family lots, each lot being not less than 8,000 square feet, including the demolition of the existing miscellaneous structures located on the Subject Property. The Subject Property is zoned and classified in the Village of Lake Villa's UR3A Zoning District. The Petitioner is also requesting certain variations and/or exceptions from the Lake Villa Zoning Regulations or from other provisions of the Lake Villa Village Code as may be identified in the zoning review and/or public hearing process before the Lake Villa Plan Commission, which may be granted by the requested CUP Ordinance, including but not limited to variations from minimum front yard setbacks, minimum setbacks abutting a street, maximum lot coverage standards, maximum floor area ratio (FAR) standards, maximum impervious surface ratio standards, temporary sign standards, the required mix of lot sizes, and distribution of those lot sizes throughout the proposed subdivision.

SUMMARY OF PROPOSED LOT SIZES:

LOT SIZE	QUANTITY	% PROPOSED	% REQUIRED
8,000 sq. ft.	27	20.8%	<50%
9,300 sq. ft.	70	53.8% (8,000 sq. ft. + open space behind lot)	>15%
10,200 sq. ft.	33	25.4%	>15%
TOTAL	130	100.0%	

The aforesaid proposed mix of lots only meets the minimum requirements of the Village's UR3A Zoning District if including open space behind certain lots in addition to the actual lot size. When not including such adjacent open space, the proposed mix of lot sizes varies from the requirements of the Village's UR3A Zoning. The Petitioner is also proposing to distribute the various size of lots across the entire subdivision, rather than distributing them on a consistent basis, which varies from the requirements of UR3A Zoning.

OWNERS OF RECORD: The owner of the Subject Property is the Johnston Family Limited Partnership, 262 W. Grand Avenue, Lake Villa, IL 60046.

PETITIONER: The Petitioner for the Conditional Use Permit and proposed developer of the residential planned development is CalAtlantic Group, LLC, 1700 E. Golf Road, Suite 1100, Schaumburg, IL 60173.

ADDRESS AND LOCATION OF PROPERTY: The Subject Property is commonly known as 0 W. Grand Avenue and 0 N. Cedar Lake Road, Lake Villa, IL 60046, is vacant, except for miscellaneous structures, is approximately 65 acres in area, is located within the corporate limits of the Village of Lake Villa on the South side of Grand Avenue (Route 132) generally on the Southeast corner of the intersection of Grand Avenue and Cedar Lake Road, and is identified as follows:

P.I.N. 06-05-200-005: 0 W. Grand Avenue (approx. 3.9965 acres)
P.I.N. 06-05-200-015: 0 N. Cedar Lake Road (approx. 19.825 acres)
P.I.N. 06-05-200-020: 0 N. Cedar Lake Road (approx. 0.3673 acres)
P.I.N. 06-05-200-021: 0 N. Cedar Lake Road (approx. 39.1994 acres)

LEGAL DESCRIPTION OF PROPERTY ("the Subject Property"):

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5,

TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION AND THENCE NORTH ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER 495 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION TO A POINT 940 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 495 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 940 FEET TO SAID SOUTH LINE; THENCE WEST ALONG SAID SOUTH LINE 990.0 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS (EXCEPTING ALL THAT PART LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 132 (GRAND AVENUE)).

PARCEL 2:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

Copies of the Petition and related submittals are on file and available for inspection and/or copying at the office of the Village Clerk, 65 Cedar Avenue, Lake Villa, IL 60046 during the Village Clerk's normal business hours.

The Village of Lake Villa is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE PUBLIC HEARING AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD, AND SUCH PERSONS, IF THEY SO REQUEST, WILL BE GIVEN THE OPPORTUNITY TO INQUIRE OF AND CROSS-EXAMINE WITNESSES FOR THE PETITIONER.

/s/ Michael Strong
Village Administrator, Village of Lake Villa

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/s/ Michael Strong
Village Administrator, Village of Lake Villa

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**Lake County
Daily Herald**

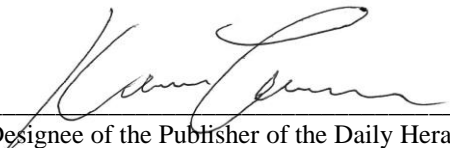
Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5.

That a notice of which the annexed printed slip is a true copy, was published 04/14/2025

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 2287829

