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VILLAGE OF LAKE VILLA
PLAN COMMISSION / ZONING BOARD OF APPEALS – AGENDA
Thursday, October 2, 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 August 7, 2025 & August 28, 2025 Plan Commission Meetings
4. **Public Hearing:** Petition for a side and rear yard setback variation for the construction of a new single-family house at 42 Woodhead Drive
5. Public Comment
6. 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 August 7, 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 August 7, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Kressner.

Present:	Commissioners: Craig Kressner Tracy Lucas, Lee Filas, Steve Smart, Jerry Coia, Amber Brunati, Brian Hope
Absent:	None
Staff Present:	Village Administrator Mike Strong; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein, Village Attorney Rebecca Alexopoulos

2. PLEDGE OF ALLEGIENCE

3. REVIEW OF THE MINUTES

Chairman Kressner asked for a motion to approve the May 1, 2025 Plan Commission meeting minutes, as amended. Commissioner Filas made a motion to approve the minutes as presented. The motion was seconded by Commissioner Smart. The motion carried (6-0).

4. Public Hearing: Petition for Rezoning of 304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a position of Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line from the R2 (Residential 2) Zoning District to the Village's CBD (Central Business District) Zoning District

Chairman Kressner called to open a public hearing. A motion was made by Commissioner Coia to open the public hearing, the motion was seconded by Commissioner Smart. The motion carried (7-0).

Village Administrator Mike Strong gave an overview of the proposal for the proposed rezoning of Pleviak and its associated properties. He provided background on the purpose behind the rezoning and map amendment petition, current zoning of the properties, alignment with comprehensive plan, and standards the Plan Commission may consider relative to zoning map amendments.

Commissioner Coia asked to clarify the current zoning on the individual parcels being included in the petition. Administrator Strong responded that there exists commercial and residential zoning, and that the intention of the rezoning would be to unify zoning across all of the parcels.

Public comment was opened to the public. A Resident asked a question related to the IGA, and whether there are limitations for future uses on that site. A Resident asked about whether the project is being marketed as one large site or separate parcels. A Resident asked for clarification on the educational uses and what is or is not prohibited, staff responded that the only prohibited educational use would be K-12 educational institutional use.

Commissioner Coia asked about the Villa Avenue and whether rezoning would incorporate that right-of-way. Attorney Alexopoulos clarified that due to the unique nature of the redevelopment project, all parcels and right-of-way would receive rezoning to avoid any confusion for the future Developer.

A motion was made by Commissioner Coia to close the public hearing, the motion was seconded by Commissioner Lucas. The motion carried (7-0).

Motion by Commissioner Coia, seconded by Commissioner Filas that the Lake Villa PC/ZBA recommend to the Mayor and Board of Trustees of the Village of Lake Villa that they approve the rezoning of and a related zoning map amendment relative to the properties identified as 304 E. Grand Avenue, 0 N. Milwaukee Avenue, 0 Villa Avenue, 108 N. Milwaukee Avenue, and a portion of Villa Avenue extending westerly from Milwaukee Avenue to the westerly lot line of P.I.N. 02-33-306-032. The motion carried (7-0).

AYES: Coia, Lucas, Smart, Kressner, Filas, Brunati, Hope

NAYS: None

5. Public Hearing: Conditional Use Permit Application and front-yard setback variation for 406 Monaville Road for the use of a Personal Storage Facility

Chairman Kressner called to open a public hearing. A motion was made by Commissioner Smart to open the public hearing, the motion was seconded by Commissioner Hope. The motion carried (7-0).

Assistant to the Village Administrator Jake Litz provided a presentation regarding the proposed development. He overviewed the request and introduced the petitioners, including a summary of the proposed project, site specific elements related to building locations, landscaping and access, along with a review of the variations that are being sought by the petitioner.

The Petitioner presented an overview of the site architectural details, including the method and materials for construction, architectural enhancements, and a review of access and security proposed on the site.

Commissioner Brunati asked the Petitioner about the rental office and the scope of services provided. She also asked about the access point and concerns for traffic safety turning left into the site. The Petitioner responded that the LCDOT has reviewed and

approved the access point, and that it is far enough away from the roundabout that exists adjacent to the site.

Commissioner Lucas asked about the setback variation, and that there is concern about putting in adequate landscaping along the buffer that would not implicate site lines around the roundabout. The Petitioner responded that the landscaping was reviewed by LCDOT, and it complies with the vision triangle requirements for this intersection.

Commissioner Smart asked the Petitioner to explain the landscape modifications and variations that were sought, and the difference between Type C and Type D that the Code requires for mini warehouse uses. The Petitioner

Chairman Kressner asked the Petitioner about the front yard setback variation that was requested. The Petitioner stated that when Monaville Road and Cedar Lake Road were improved with the roundabout, additional right of way was taken from the site, which reduced the buildable area on the site thereby requiring more room to fit the proposed buildings on. The Petitioner further stated that the County is taking an additional 20 feet on the north, and with the wetland on the south side of the property, the wetland decreases the amount of space that can be built on the south side of the lot.

The Petitioner did respond that the traffic study indicated there would be very minimal usage and access to the site, the use is designed to be minimally impactful to future traffic counts.

Public Comment was opened to the public. A resident stated that the property will be a commercial building, and that the assertion it is a residential design is not accurate. He stated that the site will stick out like a sore thumb, and that it will impact the adjacent area. A resident spoke that more could be done to make this look more residential than institutional/industrial and it should look more residential. A resident stated that she believed the impact would not be as impactful as has been implied. She stated that care is being given to considering the impacts and fit with the use of this on the property and in the context of the broader area. She stated that the benefits outweigh the impacts that have been stated. A resident spoke to their review of the architectural details that were included, and that the building permit process will guide the design and aesthetics of the property. A resident stated that this will be the best possible use to improve this intersection. A resident opined that the relocation of the signage on the building should be relocated to make it appear less commercial. A resident stated she was concerned about the signage and wanted it to blend more into the building. She stated that the existing setbacks should be kept. A resident asked that since the building will be lower, what will happen to the water to ensure it doesn't flow into adjacent properties.

A question was asked about access to the site and what the hours of operation would be. The Petitioner stated that hours of operation would be 6pm to 10pm, with security clearance. He added that based on other properties that are managed by the Petitioner, there is very low, if any, access to sites after 8pm.

A question was asked about the contours from Cedar Lake Road into the site, and to clarify the elevation of the buildings. The Petitioner clarified that it may appear 7-8 feet taller than the road profile.

The Commission requested additional details on the perspectives for the landscaping view along Cedar Lake Road, including renderings that include the landscaping at road level down Monaville Road and Cedar Lake Road, along with a modification to the residential design of the building. The Commission also requested a further outline of exterior building materials.

A motion was Motion PC/ZBA Member Hope, seconded by PC/ZBA Member Brunati that the Lake Villa PC/ZBA to continue the public hearing to August 28, at 7pm. The motion carried (7-0).

AYES: Coia, Lucas, Smart, Kressner, Filas, Brunati, Hope

NAYS: None

6. PUBLIC COMMENT

None.

7. ADJOURNMENT

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Smart made a motion to adjourn, seconded by Commissioner Hope. The motion was approved unanimously by voice vote at 9:02 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator

The Village of Lake Villa
Plan Commission Meeting
DRAFT Minutes of the August 28, 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 August 28, 2025, at the Village Hall, 65 Cedar Ave., and was called to order at 7:00 pm by Chairman Pro-Tem Coia.

Present:	Commissioners: Tracy Lucas, Lee Filas, Jerry Coia, Amber Brunati, Brian Hope
Absent:	Craig Kressner and Steve Smart
Staff Present:	Village Administrator Mike Strong; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein, Village Attorney Rebecca Alexopoulos

2. PLEDGE OF ALLEGIENCE

3. Public Hearing (Continued): Conditional Use Permit Application and front-yard setback variation for 406 Monaville Road for the use of a Personal Storage Facility

Attorney Alexopoulos stated that because the public hearing was continued and never closed, there was no need to re-open the hearing. She then swore in all those in attendance looking to speak during the public hearing.

The petitioner for the project provided a presentation on the site plan. David Wytmar, Architect for the project, overviewed the visibility of the facility from the south. He provided an ariel of the current site conditions and highlighted the distance relative to neighboring properties. He discussed the site lines from Cedar Lake Road and Monaville Road. He overviewed DOT guidelines that Lake County provided the petitioner. An adjustment was made to the southern portion of the building to add certain residential elements to the development. He discussed proposed sign elements on the corner of the building.

The Landscaping variation was discussed by the Plan Commission. Discussion was had regarding the need for a variation from Type C to Type D.

A public comment was brought forward regarding the lighting and screening to the east. The lighting for the property was then discussed.

A public comment was made in support of the development as it would attract the least amount of traffic relative to other developments that could go on the subject location.

A public comment was made regarding this development being a positive as it attracts generally low traffic.

A motion was made by Commissioner Filas to close the public hearing, the motion was seconded by Commissioner Lucas. The motion carried (5-0).

A Motion was made by PC/ZBA Member Hope, seconded by PC/ZBA Member Filas that the Lake Villa PC/ZBA recommend to the Mayor and Board of Trustees of the Village of Lake Villa that they approve the request by Easy Space Storage II, LLC for a Conditional Use Permit and variations from certain provisions of the Village's Zoning Regulations to allow the construction, establishment and operation of a mini-warehouse facility for personal storage on the property commonly known as 406 Monaville Road.

The motion carried (5-0).

AYES:, Lucas, Filas, Coia, Brunati, Hope

NAYS: None

4. PUBLIC COMMENT

None.

5. ADJOURNMENT

With there being no further business Chairman Pro-Tem Coia asked for a motion to adjourn. Commissioner Filas made a motion to adjourn, seconded by Commissioner Brunati. The motion was approved unanimously by voice vote at 8:11 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator



DATE: October 2, 2025

TO: Chairman Craig Kressner and Members of the Plan Commission/Zoning Board of Appeals

FROM: Jacob Litz, Assistant to the Village Administrator

RE: Setback Variations for 42 Woodhead Drive

<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>	<u>P.I.N's</u>	<u>Lot Size</u>
John and Jill Martino	42 Woodhead Drive, Lake Villa, IL 60046	R2 — Residential 2	02-33-401-008 and 02-34-301-004	Approximately 0.38 Acres

Summary of Request

This is a request for approval of variations from the Village's Zoning Code to allow the demolition of an existing 2½ story single-family residence and construction of a new 1½ story single-family residence largely on the existing foundation. The Petitioners propose to expand the footprint of the new home to include a three-season room at the rear.

Specifically, the Petitioners request:

- A variation from the minimum required 7-foot side yard setback to allow a 5-foot 6-inch side yard setback along the eastern lot line.
- A variation from the 50-foot rear yard setback requirement to accommodate the proposed three-season room.
- Any other relief identified during the hearing process.

Statements of Fact Relative to the Request

Compliance/Non-Compliance with Key Code Requirements

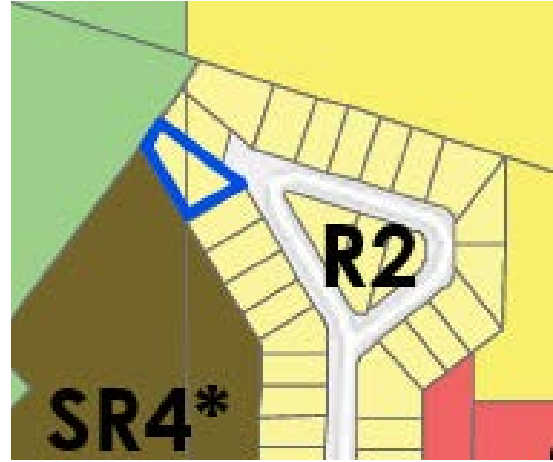
- The existing single-family home is legally nonconforming with respect to the eastern side yard setback (5'6" vs. 7' required).
- The existing total side yard setback of over 32 feet complies with the R2 requirements.
- The required rear yard setback is 50 feet; the proposed three-season room encroaches into this setback and requires a variation.
- The Subject Property meets or exceeds minimum requirements for lot area, lot width, and front yard setback.

Physical, Natural or Practical Difficulties

- The lot is irregularly shaped, abuts Deep Lake, and is subject to topographical constraints that limit feasible building locations.
- The eastern side yard abuts a Village-owned public park, also zoned R2, reducing potential private property impacts.
- The redevelopment proposes to replace a 2½ story structure with a 1½ story structure, while maintaining the existing nonconforming condition.



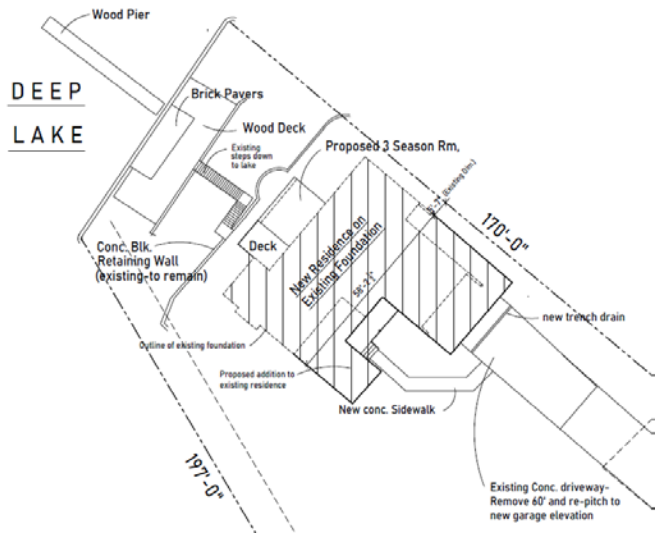
Property Located at 42 Woodhead Dr.



Subject Property location on Zoning Map



Existing side-yard



Proposed single-family residence

Petition Evaluation

The Subject Property is located at the northern end of Woodhead Drive and has a lot area of approximately 0.38 acres. The lot's orientation to Deep Lake and its irregular shape create challenges for redevelopment within the current setback requirements. Surrounding properties are zoned Residential (R2).

The proposed side yard setback of 5'6" mirrors the existing condition. The proposed rear yard setback encroachment would allow for a three-season room addition facing Deep Lake rather than other residences. The overall lot coverage is anticipated to remain substantially similar to the existing residence, though final confirmation will be required at permit stage.

Legal review further noted the need for confirmation of the rear yard setback measurement, provision of a copy of the deed (since supplied), and documentation of compliance with Lake County Watershed Development permit requirements given the property's location adjacent to Deep Lake.

Public Comment

Public notice of this request was provided by the Village to surrounding property owners in accordance with the Zoning Code. Notice was also published in the Daily Herald and posted consistent with the Open Meetings Act. As of the date of this memorandum, Village Staff has not received any public comments or correspondence regarding the petition.).

Conditions Recommended by Village Staff

Village Staff have reviewed the application documents submitted by the Petitioner and is recommending that the following conditions be considered relative to the Petitioner's application:

1. All stormwater, wetland, and utility permits must be received prior to site development permit issuance.
2. A maintenance plan for the detention basin and retaining walls shall be submitted and recorded.
3. Petitioner shall be required to comply with the recommendations noted in the Lake County Natural Resources Opinion letter dated May 28, 2025.
4. Final engineering, which must be received by the Village prior to site development permit issuance, shall demonstrate compliance with Village Code Titles 5 and 11.

Procedural Review for Variation Request

Pursuant to Section 10-7-4 of the Village Code, a variation may be granted in accordance with the standards and procedures set forth in the Code. Following the public hearing before the Zoning Board of Appeals, the Village Board of Trustees will review the findings and recommendation of the ZBA.

During the hearing, the ZBA will hear evidence presented by Village Staff, the Petitioners, and any members of the public wishing to provide comment. At the conclusion of the hearing, the ZBA shall, with the advice of Village Staff, transmit its findings and recommendations as to whether the variation should be approved, approved with modifications, or denied.

Recommended Action

Village Staff recommends that the PC/ hold a public hearing to consider the Petitioners' request for side yard and rear yard setback variations for the Subject Property and recommend approval, approval with modifications, or denial to the Village Board of Trustees.

Attachments

- Petitioner Application Materials
- Teska Associates and Legal Review Memos
- Legal Notice of Public Hearing



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 checked="" 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 checked="" 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 checked="" 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	N/A <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			<input type="checkbox"/>
Lot Size Minimum Area			<input type="checkbox"/>
Lot Size Minimum Width			<input type="checkbox"/>
Minimum Front Yard Setback			<input type="checkbox"/>
Minimum Rear Yard Setback			<input type="checkbox"/>
Total Side Yard Minimum Setback	20' / 7	26.87 / 5.5	<input checked="" type="checkbox"/>
Minimum Setback Abutting a Street			<input type="checkbox"/>
Minimum Setback Abutting a Residential or AG Zone			<input type="checkbox"/>
Maximum Lot Coverage			<input type="checkbox"/>
Maximum Floor Area Ratio			<input type="checkbox"/>
Maximum Height of Principal Use			<input type="checkbox"/>
Maximum Height of Accessory Use			<input type="checkbox"/>



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: 42 Woodhead Drive

Application Date: August 8, 2025

Applicant Name: John Martino

Applicant Address: 42 Woodhead Drive, Lake Villa IL 60046

Applicant Email: martino.j@sbcglobal.net

Applicant Phone: 630-346-7870

Owner Name: Mr. and Mrs. John Martino

Owner Address: 42 Woodhead Drive, Lake Villa IL 60046

Owner Email: martino.j@sbcglobal.net

Owner Phone: 630-346-7870

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

CONTRACTOR INFORMATION:

	Contact and Firm	Phone Number	Email
Attorney	None		
Civil Engineer - Transportation	Cathy Korus Doland Engineering LLC	847-991-5088	ckorus@dolanengineering.com
Civil Engineer - Stormwater	None		
Architect	Jeff Pathmann Pathmann Architecture, Inc.	847-438-5040	jeff@patharchs.com
Landscape Architecture	None		
Other (Specify)	None		

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: R-2

Reason for Request(s): The owners wish to tear down the existing 2 1/2 story residence but keep the existing foundation in order to construct a new 1 1/2 story home. Due to extent of the renovation, Lake Villa considers it a new residence rather than a renovation. New residential construction in a R-2 zoning district is required to have a minimum 7'-0" side yard setback. The existing foundation was installed at a dimension of +/-5'-6" off the property line in compliance with the ordinance at that time. There is open space on each side of the lot in question with a community park adjacent.

Intended Use(s): to the requested side yard variation.

Single family residence, smaller than the existing residence.

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

0233401008	0234301004	

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)

Lot 11 in Deep Lake Shore, being a subdivision of part of tracts 2 and 3 in owners subdivision of parts of sections 29, 32, 33 and 34, Township 46 North, Range 10, East of the third Principal Meridian, according to the plat hereof recorded November 29, 1977 as document 1882926 in book 62 of Plats, page 45 and corrected by resolution Recorded October 25, 1978 as Document 1955905, in Lake County, Illinois.

Assessed Valuation for the last three tax years:

YEAR	ASSESSED VALUATION
2024	178,267
2023	157,507
2022	140,615

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.

GENERAL CONDITION NOTES

1. Prior to the construction of a new residence, the existing two story residence needs to be demolished down to the existing foundation. Prior to demolition taking place, the demolition contractor shall visit the site to understand it's unique characteristics and plan his demolition process accordingly. All materials to be removed completely and hauled off-site. Excavation contractor shall plan his demolition to protect existing vegetation and all property adjacent to the lake. Demolition practices shall require removal of all debris using the front yard to avoid damage to lakeside property. See foundation plan for locations of foundation walls to be removed, and locations of required saw-cuts. Prior to demolition practices commencing, all utility lines running to the residence are to be removed and shut-off at the appropriate locations. Coordinate removal processes with local utility companies. Existing water line to be shut-off at the street location. Existing water line to the residence to remain and capped at the existing meter spread. Existing sewer line to building to remain. Water, waste and natural gas lines inside residence to be dis-connected completely prior to demolition. Existing underground electric service to be removed at point of connection at utility easement. Excavation practices shall comply with the grading plan prepared by Doland Engineering. See Architectural drawings for elevations of new foundation walls. Existing concrete driveway to be removed within 60 feet of the proposed garage addition and new granular base installed below to raise driveway elevation to new garage floor line. Install new granular base above existing garage slab prior to the installation of a new garage slab at a higher elevation inside existing foundation walls. Provide granular backfill on inside of all new foundations. Excavation contractor shall excavate to create new crawlspace area as indicated on Architect's drawing.

2. All concrete used in foundation and flatwork shall have a 28 day min. strength of 3,000 psi (5 bag mix). All exterior walks and flatwork shall be a 6 bag mix 3,500psi with air-entrainment admixture. All slabs shall have wire mesh installed at mid-depth of slab with saw-cuts per ACI standards. All foundation walls shall be of dimensions as indicated on drawings with reinforcing steel at the top, bottom and mid-depth of walls as indicated on the drawings. Any honeycombs shall be feathered smooth. Concrete contractor shall remove all form ties from both sides of wall and shall cover openings left from tie removal on exterior side of wall with bituminous waterproofing compound prior to application of fiberglass damp proofing. Concr. shall install reinforcing rods around all wall openings as indicated on drawings, construct reinforced concrete steps, reinf. suspended slab with membrane waterproofing and stools. All foundation walls shall be level and true within accepted tolerances as established by industry standards. It is critical that foundation elevation changes as indicated on Architect's drawings be installed by this contractor as indicated (field verify). Provide min. 1/2"x10" anchor bolts at 6'-0" o.c. with a min. of 2 bolts per plate. All basement slabs shall be installed over min. 6 mill. vapor barrier above a min of 4" compacted granular base. Any granular backfill greater than 12" in depth shall be placed by excavation contractor. All concrete work shall comply with all applicable A.C.I. or C.R.S.I. standards for installation of reinforced concrete. Garage slabs and sidewalks to comply with IRC requirements for 3500 psi concrete due to harsh weather classification as required by IRC. Saw-cut and remove existing lower level slabs to install new under-slab drainage lines connected to existing sewer line at Northeast corner of lower level. Pour new lower level slabs to match existing lower level elevations. Provide new concrete slabs for patio, screened porch and exterior sidewalks. See Architect's plans for notes and information.

3. All carpentry work shall comply with the latest standards of the following:
American Institute of Timber Construction
American Plywood Association
American Woodwork Institute
National Forest Products Association
Local Building codes
Unless otherwise noted, carpentry bid is to include, but not limited to installation of all components, including arch forms, exterior & interior doors, windows, installation of all hardware, casework, cabinets and all moulding as indicated. Floor joists are to be TJI series 110 as indicated. Plates in contact with concrete to be treated S.Y.P. Roof construction to be #2 and better Hem-Fir @ 16' O.C.
All subflooring shall be 3/4" T&G Douglas Fir Plywood, glued and nailed
Roof sheathing shall be 1/2" Fir Plywood or 1/2" O.S.B.
Wall sheathing shall be 7/16" OSB "Zipwall" with integral air barrier
All fascias to be alum.-clad pine l
Microlams (LVL) have min. Fb=2000 psi
All columns to be rough-sawn, in sizes shown, #1 grade.
Install microlams, glu-lams, and parallam columns where indicated on drawings. All headers to be a min of (2)2x12's with solid plywood between. See plan for specific header sizes. All openings exceeding 6'-0" width to receive two cripples + 1 full stud per jamb. All glulams and microlams shall receive parallam columns down to basement foundation walls or steel beams. Provide double joists under all parallel partitions, spaced as req'd for plumbing walls. All flush headers shall received joist hangers at all joists. Plates in contact with foundation walls shall be treated type with sill sealer insulation installed between plates and foundation wall. All interior bearing walls shall be 2x6 studs at 16" o.c. or double 2x4 stud walls, with stud aligning where electrical conduits, plumbing or ductwork are run through the walls to reach the second floor. This contractor shall align all studs and joists to facilitate installation of mechanical and plumbing items between floors wherever possible. Carpenter shall include all rough hardware to provide a complete installation. In addition, contractor shall include all required blocking for cabinets, towel bars, and paper holders as well as stair handrail anchoring. Carpenter to verify locations of blocking for towel bars and paper holders in field. Provide firestopping behind all soffits and lower level walls. install flashings over all doors and window openings. Back-caulk all window nailing fins prior to nailing window in place. Caulk all windows and doors. Carpenter shall obtain all required rough opening window dimensions from window manufacturer. Carpenter contractor shall thoroughly review Architect's drawings to familiarize himself with all required work. Direct any questions to Architect immediately for interpretation. All work shall meet or exceed all accepted industry standards as interpreted by Architect. Carpenter shall install Huber tape on seams and around all openings per manufacturers' specs.
All siding and trim to be prefinished. James Hardie Lap Siding as indicated on drawings. Carpenter to touch-up all saw-cuts with solid-color matching stain during installation. All siding installation to comply fully with manufacturer's specifications.

5. All electrical work shall comply with the National Electrical Code and any required local ordinances. Electrical contractor shall provide min. 200 amp service in accordance with N.E.C. requirements, and install service panels at locations determined at the site. All electrical devices and lighting fixtures to be U.L. labeled and approved. Included as part of electrical contractor's base bid is the wiring and installation of all appliances, furnaces, air conditioning, whirlpool motor, kitchen exh. hood, etc. All wiring shall be in conduit. This contractor shall keep all attic penetrations and outside wall penetrations to an absolute minimum. Switch and fixture locations shall be as located and specified on drawings. All closet lighting shall be recessed type, all receptacles in baths, powder room and kitchen to be GFI. All exterior outlets to be WP/GFI receptacles. Provide arc-fault protection in all rooms & hallways. All switches & receptacles to be "Decora" type white in color w/matching dimmers where applicable. Night lights indicated on elec. plans to be wired to time clock in basement. This contractor shall verify all switch and fixture locations with owner during "walk-thru" prior to piping. Recessed cans to be as mfg. by JUNG lighting approved for installation in insulated spaces. PROVIDE ALTERNATE BID FOR WHOLE-HOUSE GENERATOR WITH TRANSFER SWITCH All recessed can lighting to be "LED" type. field verify all locations with owners prior to installation. Provide 110V smoke detectors, interconnected, with battery back-up. Install per IRC requirements and as indicated on Architect's drawings. Install CO detectors within 15' of all bedrooms and in basement. Do not install CO detector in furnace room. INCLUDED IN THIS CONTRACTOR'S SCOPE IS THE DISCONNECTION OF THE EXISTING ELECTRICAL SERVICE PRIOR TO DEMOLITION.

6. All plumbing work shall be in strict compliance with the Illinois State Plumbing Code and any required local ordinances. All water piping shall be type K or L copper with air chambers and shut-off valves at all risers and fixtures. Drainage piping shall be cast iron below concrete slabs and schedule 40 above slabs as required by local ordinances. Provide high-efficiency water heaters as indicated on plans. Plumbing fixtures to be water-saver types and all stack vents shall be lead flashed and located behind all ridges. Plumbing contractor shall run gas to all appliances as indicated, furnace location, direct-vent fireplace Provide three valve loop for installation of water softener.
Provide soft water to all fixtures except hose bibbs and kitchen cold water. Install hot water return line from all baths back to water heater. Provide min. 1"- hot & cold supply lines in basement from well pressure tank & hot water heater to remote locations.

NOTES:
PROVIDE STACK TEST FOR WASTE & VENT PIPING AT TIME OF UNDERGROUND AND ROUGH INSPECTIONS
75PSI WATER OR AIR TEST REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION
25PSI AIR TEST ON ALL GAS LINES AT ROUGH INSPECTION
PLUMBING CONTRACTOR SHALL HAVE ALL REQUIRED DOCUMENTS AND BE PRESENT FOR ALL INSPECTIONS
HOT WATER TEMP. AT KIT. SINK AND LAVES TO BE 120 DEGREES MIN.
HOT WATER TEMP. AT TUBS AND SHOWERS TO BE 115 DEGREES MAX.
KITCHEN SINK TO HAVE A 2" ACCESSIBLE C.O. FITTING
DISHWASHER TO HAVE A SEPERATE 1/2" P-TRAP.
WATERCLOSET TO HAVE A PROPER WAX RING SEAL
ALL TUB & SHOWER VALVES TO COMPLY WITH CURRENT IL PLUMBING CODE SECTION 890.690
PROVIDE GAS SHUT-OFF VALVE IN SAME ROOM AS FIREPLACE
SITE BUILT SHOWER BASE TO COMPLY WITH P2709.1 & TILE COUNCIL OF N. AMERICAN STANDARDS
HAND HELD SHOWERS SHALL BE PROTECTED BY AN APPROVED ATMOSPHERIC VACUUM BREAKER OR ACCESSIBLE DUAL CHECK BACKFLOW PREVENTER.
ALL HOT WATER PIPING TO BE INSULATED WITH MIN. R-3 INSULATION PER R403.3.3

7. All HVAC work shall be done in strict compliance with current ASHRAE standards. Heating contractor shall design the mechanical system to provide indoor temps of 70 degrees with an outdoor temp. of -10 degrees and 75 degree summer cooling with outdoor temperature of 95 degrees. All ductwork to be sheet metal (supply and return). Provide dampers at all branch lines at trunk intersections. In rooms normally receiving return air grills, provide high/low returns. Included in this scope of work is the ducting to the outside of all kitchen and bathroom exhaust fans as well as dryer venting to outside. Provide as a base bid, multi-stage blower/furnace having an efficiency rating of at least 95%. Proposals shall include airconditioning. Thermostats shall be automatic set-back type Honeywell unit. Provide humidifiers and air-bear air cleaners. Mechanical contractor shall warranty system for one year after installation. Consult Architect's drawings for all insulation R values needed for system design. Prepare mechanical design drawings to show the locations of all devices, equipment, diffusers, dampers and an equipment schedule. Locations of all thru-wall flues shall be verified with owner prior to installation. No ductwork what-so-ever shall be run in any exterior wall. This contractor shall warrantee mechanical system for min. one year, and shall provide owner with option to purchase extended warrantee issued by furnace manufacturer.

8. All tub and shower "wet" areas to receive 1/2" "Dur-rock" in lieu of gybboard - full height walls and ceiling. Cover dur-rock with solid surface finish as selected. All gybboard sized as shown on plans shall be glued and screwed to studs and joists. All wallboard in garage to be 1/2" firecode sheetrock. Total installation shall be in complete compliance with U.S. Gypsum recommended standards for wallboard installation as interpreted by Architect.

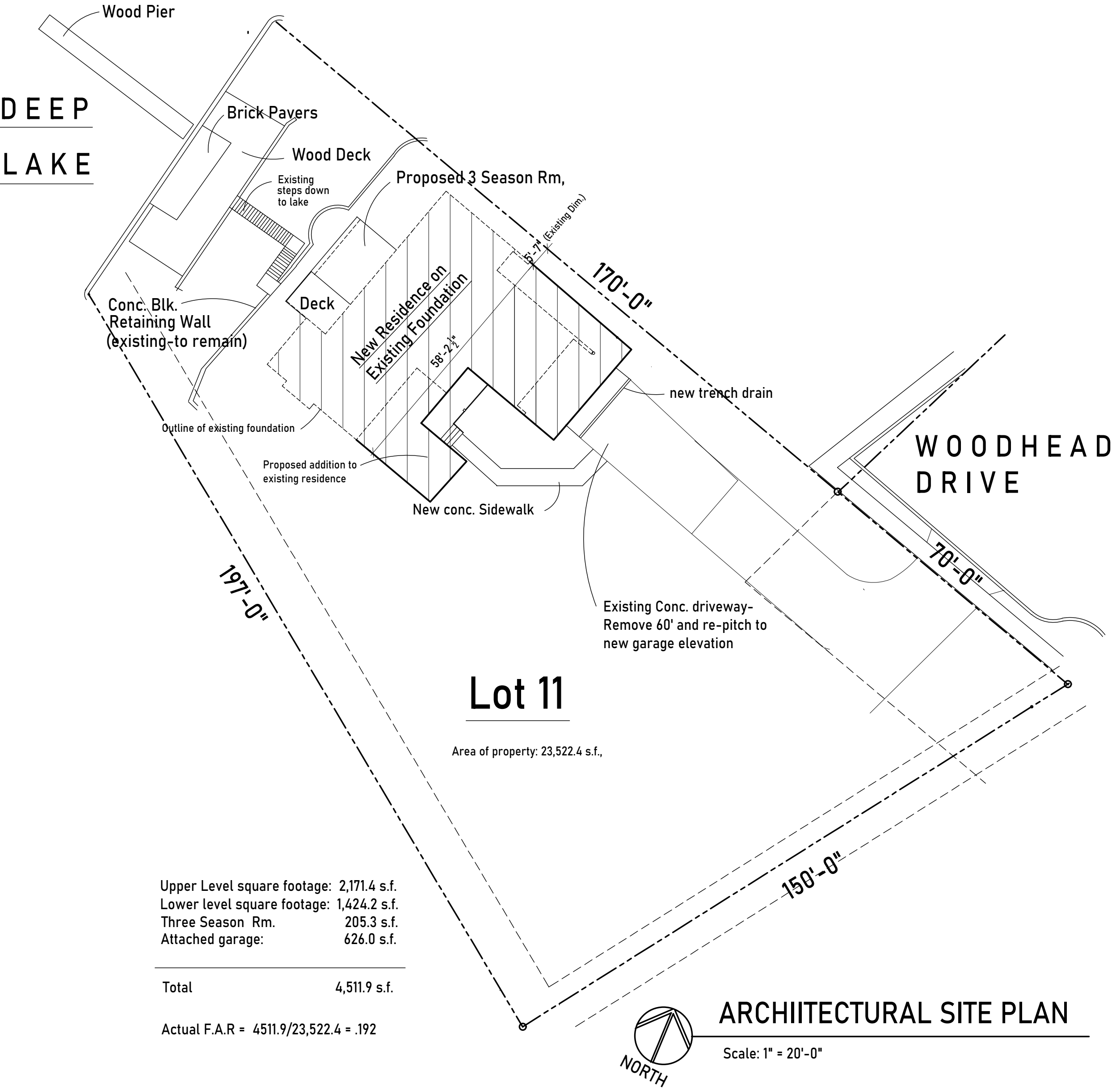
9. Provide insulation as indicated on Architect's drawings and required by local codes. Provide R-60 in all flat attic spaces, R-21 batts in joist ends and R-21 in 2x6 exterior wall framing. Insulation contractor shall foam all wall/ceiling penetrations. In addition, this contractor shall insulate around all bathrooms, powder rooms, and master bedroom. This contractor shall wrap 3 1/2" batts around all drainage piping passing above a finished space in the floor construction above to isolate for sound transmission. Foam all pipe oggs. passing thru floors. Install R-19 vinyl-wrapped blanket insulation over all exposed concrete foundation walls in basement seams to be taped and insulation to be pin-connected. Install R-21 in stud wall above lower foundation walls. Insulate for sound around baths & powd. rm.

10. Ceramic tile contractor shall install all ceramic tile as indicated on drawings. This contractor shall supply & install "dur-rock" board over plywood subfloor, supply all setting bed materials, grout, all additives required & a high-quality sealer for all limestone & slate floor locations. Owner will select all tiles in a bath tile, including thresholds for this contractor to install at all door openings. This contractor shall install wall tiles in all baths, at shower & tub areas, This contractor shall install chloroloy flashing and pour mud base for master bath shower. coordinate with plumber.

12. All interior doors to be 1 1/2" panel Masonite with flat head in solid core composite material. Hardware to be Baldwin, Schlage or approved equal in brushed nickel finish. Submit door drawings for Owners' approval. See plan for sizes.
All Millwork to be provided as follows:
Main rooms base: 7/8" x 3/4" 22-232-B by Koetter Woodworking - FJP
Bedroom & hall base: 5/8" x 3/4" 22168-B by Koetter Woodworking - FJP
Closets base: 4/8" x 3/4" 18134-B by Koetter Woodworking - FJP
Casing: 3/4" x 3 1/2" 24112P-CA - FJP

13. All window sizes shown on elevations are unit sizes. All windows to be PELLA "lifestyle" series. All units to receive "Low E" glass & insulating glass in clad wooden frames. Provide tempered glass where required by building and life-safety codes. All bedrooms shall have egress type hardware. Window manufacturer shall submit all rough opening dimensions to carpenter prior to framing. No substitutions permitted. Window color to be selected by owner. Window manufacturer to submit window tape as part of bid price for window installation. Provide bid with interior blinds as selected by owner. MAX. "U" VALUE FOR WINDOWS IS .25

14. These drawings indicate the general scope of the project in terms of Architectural design, dimensions, and major Architectural elements. As scope drawings, the drawings do not necessarily indicate or describe all work required for full performance and completion of the project. Each contractor shall furnish all items required for the proper completion and execution of the work. Decisions by the Architect as to the work included within the scope of this document shall be final and binding on each contractor and the owner. Each subcontractor shall inspect the site, examine and obtain complete field data which may effect the cost of the work, including existing site conditions and thoroughly familiarize himself with all applicable conditions that may effect his bid or performance. This shall be done prior to submission of bid. All subcontractors shall be responsible to familiarize themselves with all applicable local building codes, requirements for licenses, insurance's, etc. as well as providing evidence of compliance prior to commencement of work. All materials and work shall meet the requirements of all applicable building and life-safety code requirements. Any re-work required by building department shall be done at no additional cost to the owner. Each subcontractor shall verify all dimensions and conditions in the field and report any questions to Architect immediately. No changes or decisions shall be made without prior approval of Architect. Each subcontractor shall be responsible for DAILY cleanup of his debris. A.I.A. Document 201, General Conditions of the contract for construction describes the general conditions which govern this project. Provide all insurance as outlined in the general conditions A.I.A. 201 with \$1,000,000.00 limits. Provide certificates of insurance prior to awarding of contract. Submission of proposal by subcontractor will signify that the subcontractor has understood all requirements expected of him in order to perform his portion of the work in a high-quality workman like manner and that furthermore, he agrees to hold owners and Architect harmless from all claims for property damage, injury to persons including death and including the expense of any suits relating thereto. Architect has provided design services only. No construction administration, site visits or inspections are included within the Architects' scope of work. All construction methods, means & procedures are the responsibility of the general contractor. Included in the contractor's scope of work is the installation of shoring, bracing, scaffolding, construction barricades, and all necessary life-safety requirements deemed necessary to protect all workers and the public from injury.



Upper Level square footage: 2,171.4 s.f.
Lower Level square footage: 1,424.2 s.f.
Three Season Rm. 205.3 s.f.
Attached garage: 626.0 s.f.

Total 4,511.9 s.f.

Actual F.A.R = 4511.9/23,522.4 = .192

SEE CIVIL ENGINEERING DRAWINGS PREPARED BY DOLAND ENGINEERING FOR ALL SITE / GRADING INFORMATION

INDEX OF DRAWINGS:

1. GENERAL NOTES, ARCHITECTURAL SITE PLAN, INDEX OF DRAWINGS
2. FOUNDATION ALTERATION PLAN
3. LOWER LEVEL FLOOR PLAN / FOUNDATION PLAN
4. UPPER LEVEL FLOOR PLAN, NOTES
5. LOWER LEVEL ELECTRICAL PLAN
6. UPPER LEVEL ELECTRICAL PLAN, ELECTRICAL NOTES
7. BUILDING ELEVATIONS
8. BUILDING ELEVATIONS
9. BUILDING CROSS SECTIONS
10. SECTIONS & DETAILS
11. SECTIONS & DETAILS

THESE PLANS HAVE BEEN PREPARED TO BE IN COMPLIANCE WITH THE FOLLOWING CODES:
1. 2018 EDITION INTERNATIONAL RESIDENTIAL CODE
2. ILLINOIS PLUMBING CODE, CURRENT EDITION
3. 2021 INTERNATIONAL ENERGY CODE
4. LAKE VILLA ZONING ORDINANCE
5. NATIONAL ELECTRIC CODE 2017 EDITION
6. 2018 EDITION INTERNATIONAL MECHANICAL CODE
7. 2018 EDITION INTERNATIONAL FUEL GAS CODE

A RESCHECK HAS BEEN PERFORMED ON THIS PROJECT AND AS PREPARED, THESE DRAWINGS CONFORM TO THE 2021 INT. ENERGY CODE

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, ARE IN COMPLIANCE WITH THE APPLICABLE BUILDING AND ZONING REGULATIONS OF LAKE VILLA, IL.



JEFFERY PATHMANN, LICENSED ARCHITECT
REGISTRATION NUMBER: 001-9317

REVISIONS	BY
① 4-15-2025	JP

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

PATHMANN
ARCHITECTURE INC.

ARCHITECTURE
PLANNING
CODE CONSULTING

847.438.5040
www.Pathmann-Architects.com

**PROPOSED HOME RE-DESIGN
FOR MR. & MRS. MARTINO
42 WOODHEAD DRIVE, LAKE VILLA ILLINOIS
BUILT BY SCHWALL BUILDERS Inc.**

DRAWN
CHECKED
DATE 1-6-25
SCALE noted
JOB NO. 24-2355
SHEET 1
OF 11 SHEETS

RE-ISSUED WITH OWNER-REQUESTED CHANGES 4-22-2025



LakeCounty

FROM THE OFFICE OF HOLLY KIM, LAKE COUNTY COLLECTOR
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2024

02-34-301-004



02-34-301-004

22594*71**G50**0.882**3/4*****AUTO**5-DIGIT 60002
JOHN & JILL MARTINO
42 WOODHEAD DR
LAKE VILLA IL 60046-8729

1-24

2024 1st Installment due by 06/04/2025

\$2,618.57 DUE

0234301004000000000261857202414

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓

Please fold on perforation BEFORE tearing



LakeCounty

FROM THE OFFICE OF HOLLY KIM, LAKE COUNTY COLLECTOR
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2024

02-34-301-004



02-34-301-004

JOHN & JILL MARTINO
42 WOODHEAD DR
LAKE VILLA IL 60046-8729

2-24

2024 2nd Installment due by 09/04/2025

\$2,618.57 DUE

0234301004000000000261857202422

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Please fold on perforation BEFORE tearing

Pin Number Tax Year Tax Code Acres
02-34-301-004 2024 05119 0

Property Location: 42 WOODHEAD DR LAKE VILLA IL 60046
Legal Description: DEEP LAKE SHORES;(EX PT FALG IN SE1/4 33-46-10) LOT 11



eNoticesOnline.com
Go Paperless

AUTHORIZATION CODE
LCT - FNTWH9QX

Fair Market Value \$162,334

Land Assessed Value \$54,106

+ Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
x State Multiplier 1
= Equalized Value \$54,106

+ Farm Land & Bldg Assessed Value
+ State Assessed Pollution Control
+ State Assessed Railroads
= Total Assessed Value \$54,106

- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
= Taxable Valuation \$54,106

x Tax Rate 9.679394
= Real Estate Tax \$5,237.14

+ Special Service Area \$0.00
+ Drainage \$0.00

= Total Current Year Tax \$5,237.14
+ Omit/Roll-Back Tax \$0.00

+ Forfeited Tax \$0.00
+ Interest as of 04/04/2025

+ Cost \$0.00
- Payment Received \$0.00

= TOTAL AMOUNT DUE \$5,237.14

Taxing Body	Rate	Current Amount	Change From Prior Year
LAKE COUNTY SPECIAL SERVICE AREA 16	0.194116	\$105.04	\$-0.28
COLLEGE OF LAKE COUNTY #532	0.280239	\$151.62	\$10.96
COUNTY OF LAKE	0.467238	\$252.80	\$17.21
COUNTY OF LAKE PENSION	0.084014	\$45.46	\$0.79
LAKE VILLA SCHOOL DISTRICT #41	3.323375	\$1,798.15	\$67.29
LAKE VILLA SCHOOL DISTRICT #41 PENSION	0.117198	\$63.41	\$2.85
LAKE VILLA TOWNSHIP FIRE PROT DIST	0.614576	\$332.53	\$15.25
LAKE VILLA TOWNSHIP FIRE PROT DIST PENSION	0.061563	\$33.31	\$-3.37
FOREST PRESERVE	0.152991	\$82.78	\$6.50
FOREST PRESERVE PENSION	0.008655	\$4.68	\$0.68
ANTIOCH COMM HIGH SCHOOL DISTRICT #117	2.682754	\$1,451.54	\$64.90
ANTIOCH COMM HIGH SCHOOL DISTRICT #117 PENSION	0.054088	\$29.26	\$1.06
LAKE VILLA PUBLIC LIBRARY DIST	0.419256	\$226.84	\$7.56
LAKE VILLA PUBLIC LIBRARY DIST PENSION	0.000000	\$0.00	\$0.00
VIL OF LAKE VILLA	0.452946	\$245.07	\$10.23
VIL OF LAKE VILLA PENSION	0.376519	\$203.71	\$8.47
ROAD AND BRIDGE-LAKE VILLA	0.240148	\$129.94	\$-0.36
ROAD AND BRIDGE-LAKE VILLA PENSION	0.008173	\$4.42	\$-0.02
TOWNSHIP OF LAKE VILLA	0.130738	\$70.73	\$-0.22
TOWNSHIP OF LAKE VILLA PENSION	0.010807	\$5.85	\$-0.02
TOTALS	9.679394	\$5,237.14	\$209.48



We, John and Jill Martino, give permission for Ed Schwall,
Schwall Builders, and Jeff Pathmann, Pathmann
Architecture,
To speak on our behalf at the village board approval
meeting
October 2025.

John Martino

Jill M. Martino

8-8-2025

John + Jill Martino
42 Woodhead Drive
Lake Villa IL 60046
630-346-7870 cell









ST324009NB
MEA 112



Image# 057467760003 Type: DW
Recorded: 07/12/2018 at 02:11:48 PM
Receipt#: 2018-00036817
Page 1 of 3
Fees: \$853.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7497786**

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Kelly T. Haworth and Evelyn Haworth
42 Woodhead Drive
Lake Villa, IL 60046

\$529,000.00

REAL ESTATE TRANSFER TAX



County:	\$264.50
Illinois:	\$529.00
Total:	\$793.50

Stamp No:	1-747-118-880
Declaration ID:	20180704920002
Instrument No:	7497786
Date:	12-Jul-2018

(The Above Space for Recorder's Use Only)

THE GRANTORS Kelly T. Haworth and Evelyn Haworth, a married couple of 42 Woodhead Drive, Lake Villa, IL 60046, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to John Martino and Jill Martino, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

~~LOT 11 IN DEEP LAKE SHORES, BEING A RESUBDIVISION OF THAT PART OF TRACTS 2 AND 3 IN OWNER'S SUBDIVISION OF PART OF SECTIONS 29, 32, 33 AND 34, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF RECORDED NOVEMBER 29, 1977 IN LAKE COUNTY, ILLINOIS.~~ See attached legal

PINs: 02-33-401-008 and 02-34-301-004

Address: 42 Woodhead Drive, Lake Villa, IL 60046

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9 th day of July, 2018.

Kelly T. Haworth

Evelyn Haworth

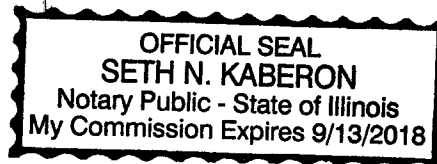
3
Kt

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kelly T. Haworth and Evelyn Haworth, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9 th day of July, 2018.



Notary Public



THIS INSTRUMENT PREPARED BY:

Seth N. Kaberon, Ltd.
555 Skokie Boulevard, Suite 500
Northbrook, IL 60062

MAIL TO:

Michael Angileri
Angileri & Associates
14550 Plainfield Road, Suite 1
Darien, IL 60501

SEND SUBSEQUENT TAX BILLS TO:

John and Jill Martino
42 Woodhead Drive
Lake Villa, IL 60046



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 18GST384009NB

For APN/Parcel ID(s): 02-33-401-008-0000 and 02-34-301-004-0000

Lot 11 in Deep Lake Shores, being a Subdivision of part of Tracts 2 and 3 in Owners Subdivision of parts of Sections 29, 32, 33 and 34, Township 46 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded November 29, 1977 as document 1882926 in Book 62 of Plats, Page 45 and corrected by resolution recorded October 25, 1978 as document 1955905, in Lake County, Illinois.

PLAT OF SURVEY

-OF-

LOT 11 IN DEEP LAKE SHORES, BEING A SUBDIVISION OF PART OF TRACTS 2 AND 3 IN OWNERS SUBDIVISION OF PARTS OF SECTIONS 29, 32, 33, AND 34, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1977 AS DOCUMENT 1882926 IN BOOK 62 OF PLATS, PAGE 45 AND CORRECTED BY RESOLUTION RECORDED OCTOBER 25, 1978 AS DOCUMENT 1955905, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 42 WOODHEAD DRIVE, LAKE VILLA, ILLINOIS.

LEGEND

- 668----- EXISTING CONTOUR
- x — EXISTING FENCE
- o_{ped} EXISTING PEDESTAL
- ⊙ EXISTING TREE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. REFER TO TITLE POLICY OR VILLAGE ZONING CODE FOR POSSIBLE ADDITIONAL EASEMENTS OR BUILDING LINES NOT SHOWN HEREON.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

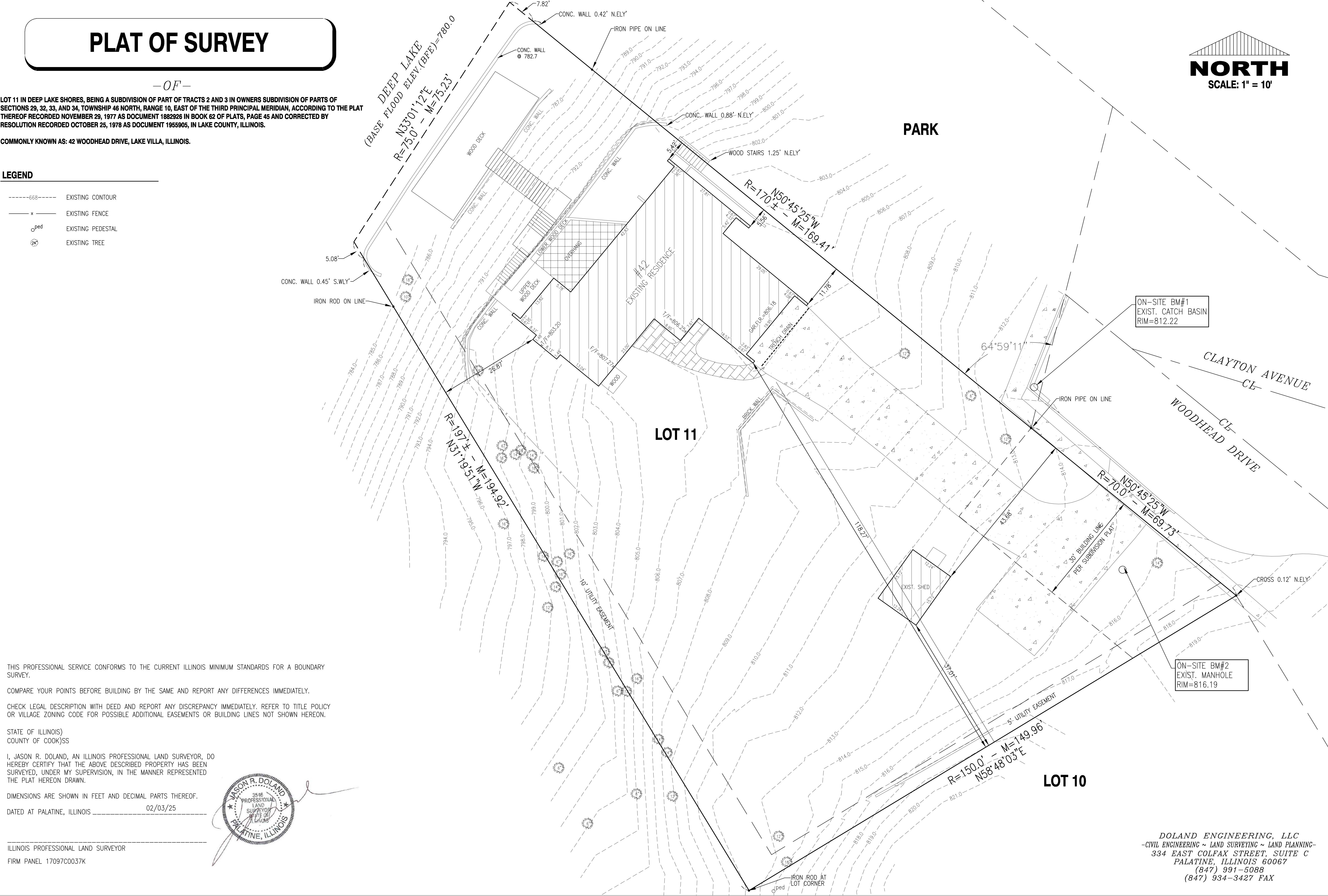
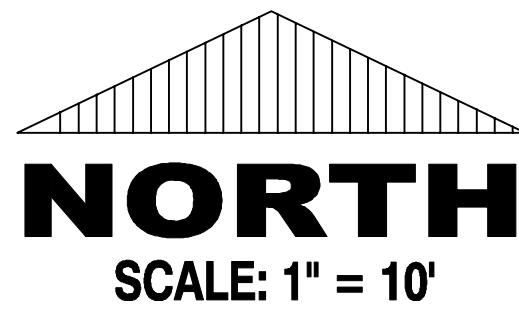
I, JASON R. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS 02/03/25

ILLINOIS PROFESSIONAL LAND SURVEYOR

FIRM PANEL 17097C0037K



ON-SITE BM#1
EXIST. CATCH BASIN
RIM=812.22

ON-SITE BM#2
EXIST. MANHOLE
RIM=816.19

DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427 FAX

BATEMAN LAW OFFICES, LTD.
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION

1000 HART ROAD, SUITE 170
BARRINGTON, ILLINOIS 60010
TELEPHONE (847) 381-7840
FAX (847) 381-7842

TO: Asst. to Village Administrator, Jake Litz
Village Administrator, Mike Strong

FROM: Rebecca Alexopoulos, Bateman Law Offices

DATE: August 21, 2025

RE: MARTINO ZONING VARIATION REQUEST (42 Woodhead Drive)

Upon my review of this Application, the only comments I would offer are as follows:

- (1) Petitioner has not included a deed evidencing title. Please see that attached Deed which I have pulled from the Lake County Recording Division on-line records.
- (2) The rear yard setbacks are not shown on either the Plat of Survey or the Architectural Site Plans. Pursuant to Table 5.2 of Section 10-3C-4 of the Village's Zoning Code, in addition to the seven foot (7') side yard requirement, R2 zoning also requires a thirty foot (30') front yard setback and a fifty foot (50') rear yard setback. Based on the Plat of Survey, the property appears to be in compliance with the required front yard setback. The rear yard setback, however, may require a variation, given the placement of the proposed three-season room at the rear of the structure. Given this, I would recommend the Petitioner to be required to submit further information about the existing and proposed rear yard setback.
- (3) Given that the property borders Deep Lake and would appear to be in a regulatory flood plain area, and the project proposes additional impervious surface on the subject property, I would also suggest that the Petitioner be required to submit documentation indicating which portion, if any, of the subject property is in flood plain or wetland as well as evidence that they have or are in the process of applying for a Lake County Watershed Development permit. I would defer to the Village's Stormwater Consultant with respect to this issue.



AUGUST 25, 2025

TO: JAKE LITZ, VILLAGE OF LAKE VILLA

FR: SCOTT GOLDSTEIN AND CAROL BROBECK, TESKA ASSOCIATES

RE: 42 WOODHEAD DRIVE DEVELOPMENT REVIEW

General Information:

Applicant Name: John Martino

Project Name: n/a

Location: 42 Woodhead Drive

Subject PIN: 02-33-401-008; 02-34-301-004

Zoning District: R-2

Zoning Relief Request: Zoning Variation for Side Yard Setback (7ft)

Project Overview

The Applicant, Mr. Martino, is proposing to demolish the existing single-family home and build a new single-family home at 46 Woodhead Drive. Mr. Martino seeks a variation from the required 7 ft. side yard setback of 1 ft. 6 in., resulting in a setback of 5 ft. 6 in.

The lot is irregularly shaped, abuts Deep Lake, and faces topographical challenges which impact feasible locations for a home on the site.



Zoning Review

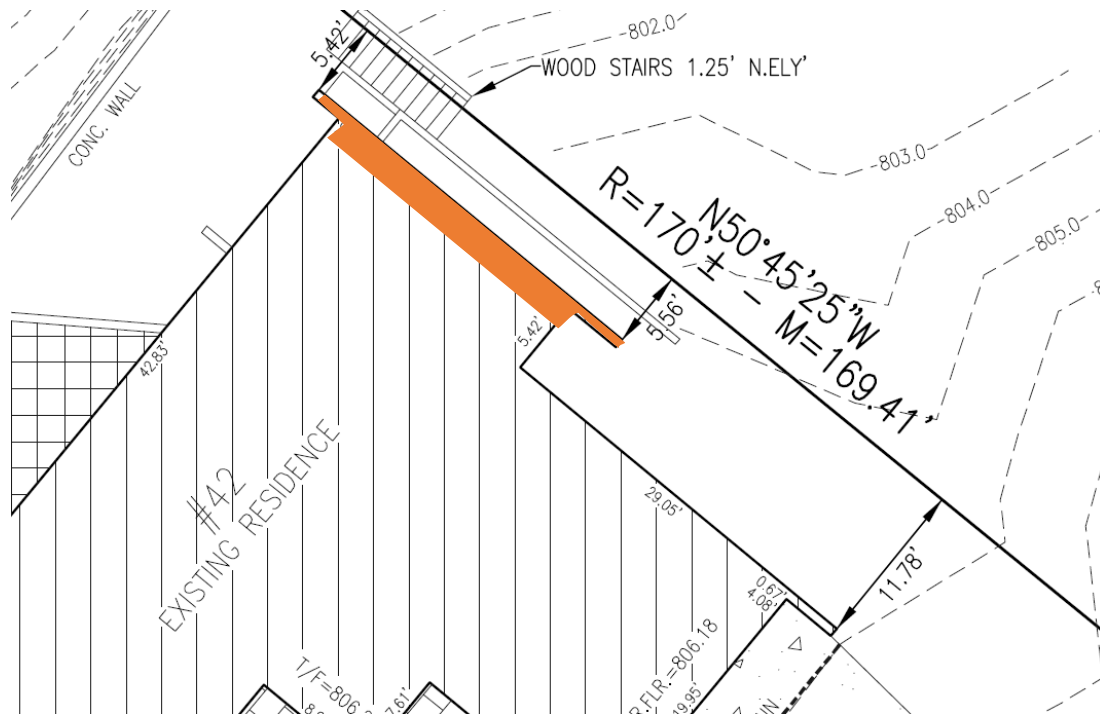
The site is currently zoned Residential 2 (R-2), and the applicable minimum required side yard setback is 7 ft. The total required side yard setback is 20 ft. The existing side yard setback measures 5 ft 6 in, and is non-conforming. The existing total side yard setback measures 32 ft 4.4 in, and is conforming.

The requested variation is for the same minimum distance, but as a result of this variance, would allow a greater portion of the home to be located within 7 ft of the lot line. Page | 2

R-2 BULK REQUIREMENTS

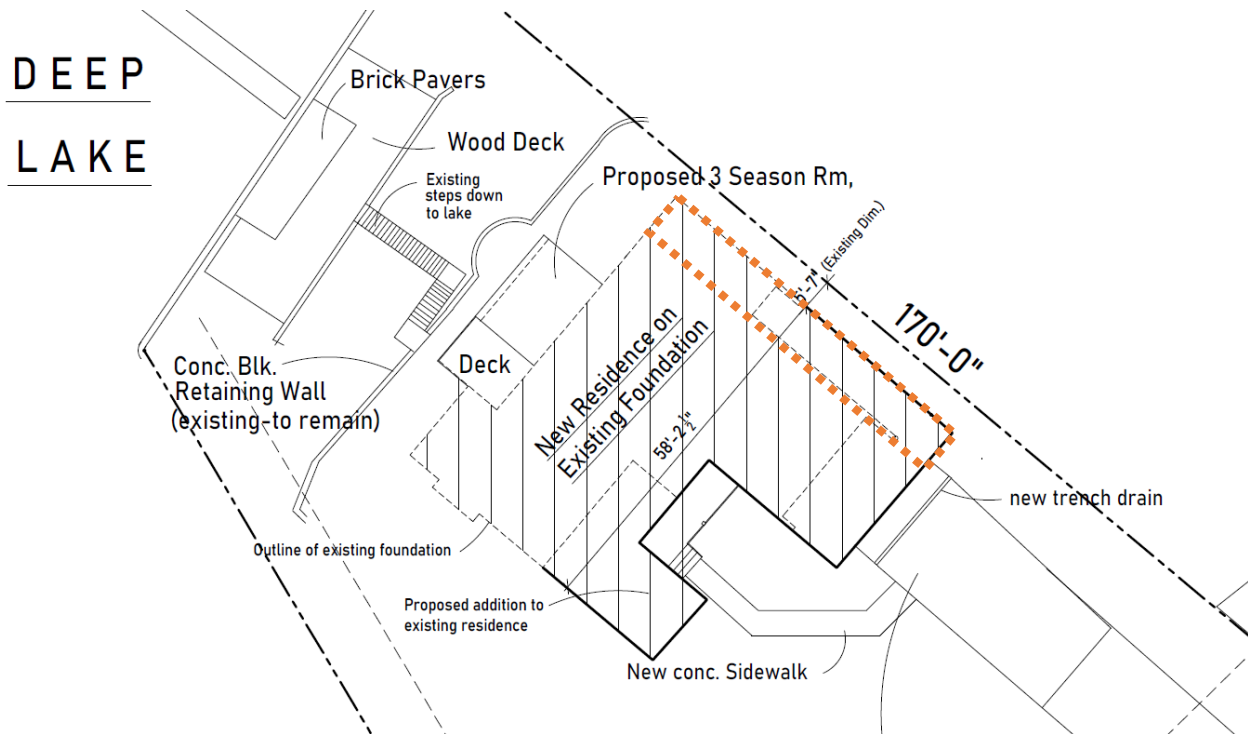
	Required	Proposed
Min. Open Space Ratio	0.10	
Max. Gross Density	1.57	
Max Net Density	1.75	
Max. Impervious Surface Ratio	0.60	0.90
Min. Lot Area	10,000 sf	23,522 sf
Min. Lot Width	60 ft	150 ft
Min Front Yard	30 ft	118.27 ft
Min Rear Yard	50 ft	
Total Side Yard	20 ft	32.37 ft
Min Side Yard	7 ft	5.5 ft
Min. Setback for Front Loaded Garage	40 ft	~100 ft
Min. Setback Abutting a Residential Zone	n/a	5.56 ft
Max. Lot Coverage	70%	Unknown
Max FAR	0.40	.192
Max Height of Principal Building	35 ft	Unknown
Story	n/a	1.5

EXISTING CONDITION: Existing Portion of Home Within Min. Required Setback (Plat of Survey)



Page | 3

PROPOSED CONDITION: Portion of New Home Within Min. Required Setback



Summary of Requested Variances

Variation Request: Reduction of side yard setback abutting an R-2 zoned lot from 7 feet to 5 feet 6 inches. The side yard abuts a public park, also zoned R2.

Consideration: The proposed new home will largely be situated on the existing foundation, but the portion of the home which will be located less than 7 ft from the lot line will be greater than the existing condition.

Page | 4

Findings of Fact for Variations

The Zoning Board of Appeals should review the proposal to determine Findings of Fact for 10-7-4 Variations.

Considerations: Among other Findings of Fact, three are highlighted for this site:

- The proposed property has a unique physical condition in relation to its irregular shape, and access from a side lot line.
- Special circumstances or conditions such as exceptional narrowness, topography or siting, fully described in the report of the zoning board, apply to the land for which the variation is sought, and that those conditions do not apply generally in the applicable zoning district.
- The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or practical difficulty presented by the strict application of this chapter.

Conditions

Conditions On Variation(s): The zoning board of appeals may recommend and the board of trustees may impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of these zoning regulations upon any lot benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject lot or upon public facilities and services.

VILLAGE OF LAKE VILLA
SITE DEVELOPMENT INSPECTION DISPOSITION

SD# 096100 S T R Address 42 Woodhead Dr
BP# Viol.# ANT AVON BEN CUBA DEER ELA FRE GRANT
Final C/O can be issued: (No) Yes LV LIB NEW SHLD VER WAR WAUC WALK
Temporary C/O can be issued: (No) Yes for days Call 847/822-4477 to schedule building inspection

Not approved due to the following requirements:

<input type="checkbox"/> Additional Fees Required	<input type="checkbox"/> Final Grading	<input type="checkbox"/> Spot Survey
<input type="checkbox"/> Additional Requirements	<input type="checkbox"/> Floodproofing Certificate	<input type="checkbox"/> Stockpile Removal
<input type="checkbox"/> Berm Completion	<input type="checkbox"/> Silt Fence Installation	<input type="checkbox"/> Swale Completion
<input type="checkbox"/> Elevation Certificate	<input type="checkbox"/> Silt Fence Maintenance	<input type="checkbox"/> Wetland Determination
<input type="checkbox"/> Fill Removal	<input type="checkbox"/> Soil Stabilization (seed/mulch, sod)	<input type="checkbox"/> Call 847/822-4477 for info

Comments: Issue SD New House on existing Foundation with
Addition.

Fee \$ 647.00 (1,501-15,000 sq ft + As-built Foundation Survey)

<input type="checkbox"/> Photograph Taken	<input type="checkbox"/> Close File	<input type="checkbox"/> Follow-up Inspection
<input type="checkbox"/> Copy to Permittee	<input checked="" type="checkbox"/> Building Inspector Notified	<input checked="" type="checkbox"/> No Work Started
Permittee or Agent <u> </u>	Date <u> </u>	Date <u>7-25-25</u>
Distribution: White-File	Canary-Site Development Inspector	Pink-Applicant
		Gold-Building Inspector

NOTICE OF PUBLIC HEARING BEFORE THE
PLAN COMMISSION/ ZONING BOARD OF APPEALS
OF THE VILLAGE OF LAKE VILLA

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Plan Commission/ Zoning Board of Appeals of the Village of Lake Villa on October 2, 2025, at 7:00 p.m., or as soon thereafter as the Plan Commission/ Zoning Board of Appeals' agenda permits, at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, Illinois, 60046.

NATURE OF REQUEST: The Petitioners, John Martino and Jill Martino, are the owners of the Subject Property and are proposing to demolish the existing 2½ story residence but keep the existing foundation upon which they propose to construct a new 1½ story residence and expand the footprint of the new residence to include a three-season room at the rear of the new residence. The Subject Property will have substantially similar lot coverage as a result of the construction of the new residence and will maintain the existing nonconforming side yard setbacks. The Subject Property is located within the Village of Lake Villa's R2 (Residential) Zoning District, and the Petitioners are requesting the Village's approval of variations from certain provisions of the Village's Zoning Regulations (Title 10 of the Lake Villa Village Code) including but not limited to Table 5.2 of Section 10-3C-4 thereof relative to both the minimum required seven foot (7') side yard setback to allow the Petitioners to have a five-foot six-inch (5'6") side yard setback from the Eastern lot line, notwithstanding that a seven foot (7') side yard setback is otherwise required by the Village's Zoning Regulations, and relative to the minimum required fifty foot (50') rear yard setback, and such other variations as may be identified in the Plan Commission/Zoning Board of Appeals hearing process.

OWNERS OF RECORD AND PETITIONERS: The Petitioners are the owners of the Subject Property, John Martino and Jill Martino, 42 Woodhead Drive, Lake Villa, IL 60046.

ADDRESS AND LOCATION OF PROPERTY: The Subject Property is commonly known as 42 Woodhead Drive, Lake Villa, IL 60046, is approximately .38 acres in area and is located within the corporate limits of the Village at the Northern end of Woodhead Drive, Northwest of the intersection of Grand Avenue and Deep Lake Road, and on Deep Lake.

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

LOT 11 IN DEEP LAKE SHORES, BEING A SUBDIVISION OF PART OF TRACTS 2 AND 3 IN OWNERS SUBDIVISION OF PARTS OF SECTIONS 29, 32, 33 AND 34, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1977 AS DOCUMENT 1882926 IN BOOK 62 OF PLATS, PAGE 45 AND CORRECTED BY RESOLUTION RECORDED OCTOBER 25, 1978 AS DOCUMENT 1955905, IN LAKE COUNTY, ILLINOIS

P.I.N.S 02-33-401-008 AND 02-34-301-004

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