

James McDonald, Mayor  
Connie Olker, Clerk  
Christine McKinley, Treasurer



Trustees:  
Allena Barbato  
Scott Bartlett  
Jake Cramond  
Glenn McCollum  
Jeff Nielsen  
Doug Savell

**VILLAGE OF LAKE VILLA**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**SPECIAL MEETING AGENDA**  
**Wednesday, January 21, 2026**  
**Village Hall, 65 Cedar Avenue**  
**6:30 P.M.**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. **Public Hearing**: Zoning Map Amendment and Conditional Use Permit Application for Lake Villa Community Energy Initiative, LLC for Property Located at 23688 & 23472 W. Petite Lake Road
4. **Approval**: 2026 Plan Commission/Zoning Board of Appeals Meeting Calendar
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.



**DATE:** January 14, 2026

**TO:** Chairman Craig Kressner and Members of the Plan Commission

**FROM:** Michael Strong, Village Administrator

**RE:** Public Hearing – Request by Lake Villa Community Energy Initiative, LLC (ECA Solar) for Zoning Map Amendment and Conditional Use Permit for a Planned Development

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<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Kevin Vincent Forrestal, Successor Trustee of the Catherine Forrestal Declaration of Trust	23688 & 23472 W Petite Lake Road	UR-1 (Urban Residential)
<b>Petitioner and/or Contract Purchaser:</b>	Lake Villa Community Energy Initiative LLC 203 Crescent Street; #106 Waltham, MA 02453	

**Requested Action(s)**

The Petitioner requests rezoning of approximately 48.52 acres from UR-1 to AG (Agricultural) and preliminary approval of a Conditional Use Permit for a Planned Development and to allow a Community-Scale Ground-Mounted Solar Energy System. The request also includes an exception from the Village of Lake Villa Zoning Code for the maximum height requirements for solar arrays (increase from 6 ft to 12 ft).

*Map source: Lake County GIS*



**Project Background and Summary**

Lake Villa Community Energy Initiative, LLC (wholly owned by ECA Solar, LLC) proposes to construct, operate, and maintain a ground-mounted solar energy facility with an aggregate capacity of up to 4.95 MWAC on approximately 24 acres of the subject property.

The project includes single-axis tracking solar arrays, associated electrical equipment, underground conduits, perimeter security fencing, and two gated access points from W Petite Lake Road. Landscape buffers and pollinator habitat will be incorporated within the fenced area. The property is currently vacant and located at the northwest corner of Milwaukee Avenue and W Petite Lake Road. Adjacent properties are primarily zoned UR-1, with some AG and R-1 nearby.

### **Comprehensive Plan Alignment**

The Village's 2022 Comprehensive Plan designates the site for Mixed Use, which does not explicitly preclude nor support the proposed solar use. Based on information provided by the Petitioner, the project supports Village Comprehensive goals by enhancing the tax base without requiring extension of water/sewer services, preserving open space, introducing ecological benefits through pollinator plantings, and providing a temporary (35-year) use that allows for future redevelopment on the parcels.

### **Village Staff Review – Cedar Lake Estates Planned Development**

#### **Planning and Plat Comments:**

- The proposal requires a rezoning and/or map amendment from UR1 (Residential) to AG (Agriculture) in order to allow for a Conditional Use Permit to allow for a Community-Scale-Ground-Mounted Solar Energy System.
- Deviations and/or exceptions from the Zoning Code (variations) are indicated in **Bold** as follows:

Zoning Regulations	Current Requirement	Proposed
Use	UR-1 Residential	<b><u>AG (Agriculture)</u></b>
<b><u>Based on AG (Agriculture) Standards for Solar Energy Systems</u></b>		
Front Yard Setback	30'	50'
Rear Yard Setback	30'	50'
Side Yard Setback	15'	50'
Total Side Yard	35'	100'
Setback Abutting a Street	30'	50'
Setback Abutting a Residential/AG Zone	13'	50'
Height of Principal Use	6'	<b><u>12'</u></b>

- Use (AG) is generally compatible with surrounding properties.
- The project meets the Conditional Use standards for Renewable Energy Systems.
- Meets minimum setbacks in the Zoning Code; requests height exception.
- Village may require additional landscaping and buffering than what Petitioner has proposed.
- Comprehensive Plan supports mixed-use flexibility.
- Access is proposed at two points which have been conditionally approved by Lake County Division of Transportation (LCDOT) which are accessed from W. Petite Lake Road.
- An 8 ft. perimeter fence with locked gates is proposed to provide security for access to the site.
- Landscaping buffer yards are proposed along W. Petite Lake Road and the southwest corner and include a pollinator habitat within the fenced area.
- There is no lighting and signage proposed.

**Building Comments:**

- No building comments apply at this state of the process; If preliminary approval is granted, Petitioner shall submit decommissioning and building permit plans for review.

**Engineering Comments:**

- There are no public utilities proposed for the Development, no utility review is required.
- LCDOT permit approval required if granted preliminary approval.

**Stormwater Comments:**

- Watershed Development Permit required under WDO Articles 300.02 & 300.08
- Attached stormwater comments remain applicable and will be addressed at final engineering.

**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 December 26, 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:

- Conduct the public hearing
- Consider the application for rezoning, conditional use permit, and preliminary PUD approval
- Review requested exceptions and proposed public benefits

**Attachments**

- A. Public Hearing Notice and Certificate of Publication
- B. Village Consultant Review Comments
- C. Petitioner Application Submittal Set – [Click Here to Visit OneDrive Link](#)

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 Wednesday, January 21, 2026, at 6:30 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 intended lessee of the Subject Property, and may, at a future date, purchase the Subject Property, which consists of two (2) adjacent parcels comprising approximately 48.52 acres in the aggregate. The Petitioner is requesting the Village's consideration of a Petition for Rezoning of the Subject Property and preliminary approval of a Conditional Use Permit for a Planned Development, as well as exceptions relative to the height of certain equipment proposed to be installed on the Subject Property, to permit the Petitioner to construct and install a single axis tracking ground-mounted solar array, associated electrical equipment, a fence, with two proposed access points to West Petite Lake Road, in order to establish, operate and maintain on the Subject Property an up to 4.95 MWAC aggregate commercial solar energy facility on 24 acres of the Subject Property (collectively, the "Project"). The Subject Property is currently located within the Village's UR1 (Urban Residential) Zoning District, and the Petitioner is requesting rezoning of the Subject Property in its entirety to the Village's AG (Agricultural) Zoning District, for use as a Community-Scale Ground-Mounted Solar Energy System, a use which, if approved by the Village, would be allowed as a conditional use in the Village's AG (Agricultural) Zoning District. As part of the Petitioner's proposal, the Petitioner would expressly agree that the zoning of the Subject Property will revert back to its original UR1 zoning upon the earlier of the following to occur: (1) if the Petitioner, or its successor(s) or assign(s) have not commenced construction on the Project within five years from the effective date of the Ordinance approving the requested Conditional Use, or (2) the expiration or termination of the Petitioner's lease of the Subject Property, or (3) the decommissioning of the complete Project from the Subject Property, which automatic reversion to the aforesaid prior zoning classification would occur without any further action by the Village.

**OWNER OF RECORD:** The owner of the Subject Property is Kevin Vincent Forrestal as Successor Trustee of the Catherine Forrestal Declaration of Trust Dated 1/17/91, 20130 Rookery Drive, Estero, FL 33928-3052.

**PETITIONER:** The Petitioner for the Conditional Use Permit and rezoning of the Subject Property is the proposed lessee and developer of the Subject Property identified as Lake Villa Community Energy Initiative, LLC, an entity wholly-owned by ECA Solar, LLC.

**ADDRESS AND LOCATION OF PROPERTY:** The Subject Property is an approximately 48.52 acre parcel commonly known as 23688 W. Petite Lake Road (P.I.N. 02-29-300-005) and 23472 W. Petite Lake Road (P.I.N. 02-29-400-032), is vacant, and is located within the corporate limits of the Village of Lake Villa on the West side of Milwaukee Avenue, at the Northwest corner of the intersection of Milwaukee Avenue and West Petite Lake Road.

**LEGAL DESCRIPTIONS OF THE PROPERTY ("the Subject Property"):**

**TITLE COMMITMENT LEGAL DESCRIPTION:**

PARCEL 1: THE EAST 1543 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST, 40.09 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 19 CHAINS TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING,

IN LAKE COUNTY ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION; THENCE NORTH ON THE WEST LINE OF SAID 1/4 SECTION 19 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST TO A POINT 351.41 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SOUTHEAST 1/4 SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS THE SUSANNA FARMS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1963 BY TRUSTEE'S DEED DATED MARCH 4, 1966 AND RECORDED MARCH 10, 1966 IN INSTRUMENT NO. 1297241; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 3027213; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265448; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 30TH DAY OF DECEMBER, 1992, AND KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265449; AND FURTHER CONVEYED TO CATHERINE O. FORRESTAL FROM MARK G. FORRESTAL BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 3395858; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 BY TRUSTEE'S DEED DATED JUNE 15, 2000 AND RECORDED JULY 17, 2000 IN INSTRUMENT NO. 4553743; AND FURTHER CONVEYED TO PETITE LAKE ROAD, LLC FROM STEVEN MARTIN FORRESTAL, SUCCESSOR TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY QUIT CLAIM DEED DATED MAY 7, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 5938833; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 6753814; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 AS INSTRUMENT NO. 7609795.

**SURVEYOR'S LEGAL DESCRIPTION:**

PARCEL 1: THE EAST 1543 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH

85 1/2 DEGREES EAST, 40.09 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 19 CHAINS TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 6329030.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION; THENCE NORTH ON THE WEST LINE OF SAID 1/4 SECTION 19 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST TO A POINT 351.41 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SOUTHEAST 1/4 SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 6329030. AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS THE SUSANNA FARMS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1963 BY TRUSTEE'S DEED DATED MARCH 4, 1966 AND RECORDED MARCH 10, 1966 IN INSTRUMENT NO. 1297241; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 3027213; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265448; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 30TH DAY OF DECEMBER, 1992, AND KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 3265449; AND FURTHER CONVEYED TO CATHERINE O. FORRESTAL FROM MARK G. FORRESTAL BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 3395858; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 BY TRUSTEE'S DEED DATED JUNE 15, 2000 AND RECORDED JULY 17, 2000 IN INSTRUMENT NO. 4553743; AND FURTHER CONVEYED TO PETITE LAKE ROAD, LLC FROM STEVEN MARTIN FORRESTAL, SUCCESSOR TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY QUIT CLAIM DEED DATED MAY 12, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 5938833; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 6753814; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 IN INSTRUMENT NO. 7609079. ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 6329030.

Tax Parcel No. 02-29-300-005 and 02-29-400-032

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.

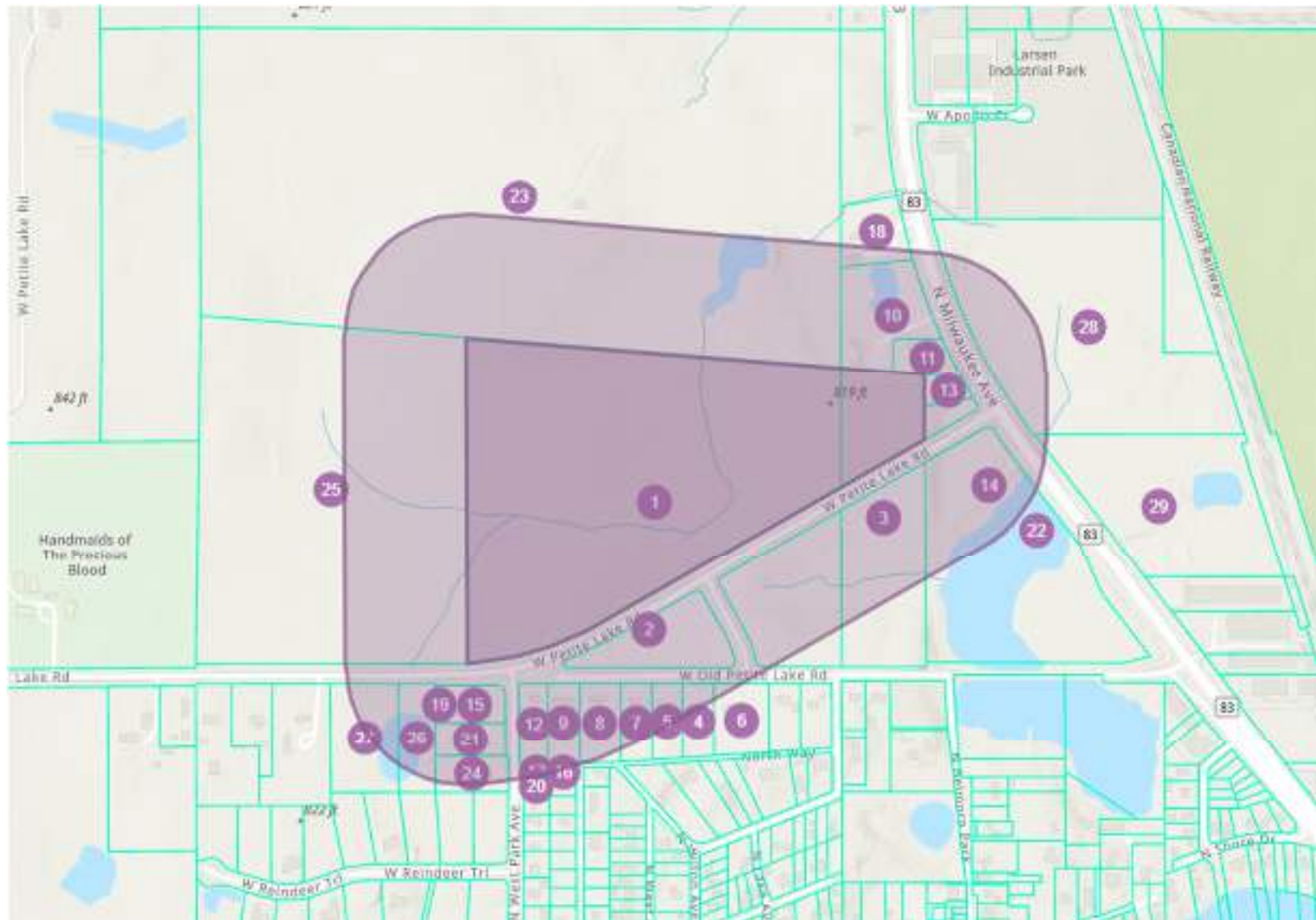
The Village of Lake Villa is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding 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



**EXHIBIT B – REQUIRED TAX MAPS FOR PROPERTY LOCATED AT 23688 W PETITE LAKE ROAD, LAKE VILLA, IL  
CONDITIONAL USE PERMIT PUBLIC HEARING NOTIFICATION AREA**



**NUMBERED PARCELS CORRESPOND WITH NOTIFICATION LIST EXHIBIT A**

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 Wednesday, January 21, 2026, at 6:30 p.m. or as soon thereafter as the Plan Commission's agenda permits, at the Village of Lake Villa Community Hall, 45 Cedar Avenue, Lake Villa, Illinois, 60046.

NATURE OF REQUEST: The Petitioner is the intended lessee of the Subject Property, and may, at a future date, purchase the Subject Property, which consists of two (2) adjacent parcels comprising approximately 48.52 acres in the aggregate. The Petitioner is requesting the Village's consideration of a Petition for Rezoning of the Subject Property and preliminary approval of a Conditional Use Permit for a Planned Development, as well as exceptions relative to the height of certain equipment proposed to be installed on the Subject Property, to permit the Petitioner to construct and install a single axis tracking ground-mounted solar array, associated electrical equipment, a fence, with two proposed access points to West Pettie Lake Road, in order to establish, operate and maintain on the Subject Property an up to 4.95 MWAC aggregate commercial solar energy facility on 24 acres of the Subject Property (collectively the "Project"). The Subject Property is currently located within the Village's URI (Urban Residential) Zoning District, and the Petitioner is requesting rezoning of the Subject Property in its entirety to the Village's AG (Agricultural) Zoning District, for use as a Community-Scale Ground-Mounted Solar Energy system, a use which, if approved by the Village, would be allowed as a conditional use in the Village's AG (Agricultural) Zoning District. As part of the Petitioner's proposal, the Petitioner would expressly agree that the zoning of the Subject Property will revert back to its original URI zoning upon the earlier of the following to occur: (1) if the Petitioner, or its successor(s) or assign(s) have not commenced construction on the Project within five years from the effective date of the Ordinance approving the requested Conditional Use, or (2) the expiration or termination of the Petitioner's lease of the Subject Property, or (3) the declassification of the complete Project from the Subject Property, which automatic reversion to the aforesaid prior zoning classification would occur without any further action by the Village.

OWNER OF RECORD: The owner of the Subject Property is Kevin Vincent Forrestal as Successor Trustee of the Catherine Forrestal Declaration of Trust Dated 1/17/91, 2019 Roddery Drive, Eliofo, IL 37928-502.

PETITIONER: The Petitioner for the Conditional Use Permit and rezoning of the Subject Property is the proposed lessee and developer of the Subject Property identified as Lake Villa Community Energy Initiative, LLC, an entity wholly-owned by ECA Solar, LLC.

ADDRESS AND LOCATION OF PROPERTY: The Subject Property is on approximately 48.52 acre parcel commonly known as 23488 W. Pettie Lake Road (P.I.N. 02-29-300-003) and 23477 W. Pettie Lake Road (P.I.N. 02-29-400-032). It is vacant, and is located within the corporate limits of the Village of Lake Villa on the West side of Milwaukee Avenue, at the Northwest corner of the intersection of Milwaukee Avenue and West Pettie Lake Road.

LEGAL DESCRIPTIONS OF THE PROPERTY ("the Subject Property"):

TITLE COMMITMENT LEGAL DESCRIPTION:

PARCEL 1: THE EAST 1/4 OF THE EAST 1/4 OF THE SOUTH 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST, 40.9 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 1/4 CHAINS TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 629020; AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS SUSANNA FARAS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1983 BY TRUSTEE'S DEED DATED MARCH 4, 1984 AND RECORDED MARCH 10, 1984 IN INSTRUMENT NO. 129724; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL, BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 475081; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 326548; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 20TH DAY OF DECEMBER, 1992, AND KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL, BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 326548; AND FURTHER CONVEYED TO CATHERINE M. FORRESTAL, BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 359508; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, BY QUIT CLAIM DEED DATED MAY 17, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 598883; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 475081; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 AS INSTRUMENT NO. 760979.

SURVEYOR'S LEGAL DESCRIPTION:

PARCEL 1: THE EAST 1/4 OF THE EAST 1/4 OF THE SOUTH 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID SECTION, 22.14 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST, 40.9 CHAINS TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 1/4 CHAINS TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 629020; ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 629020.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION; THENCE NORTH ON THE WEST LINE OF SAID 1/4 SECTION 19 CHAINS; THENCE SOUTH 85 1/2 DEGREES EAST TO A POINT 351.41 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29 TO THE SOUTH LINE OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SOUTHEAST 1/4 SECTION TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPT FOR THE REAL PROPERTY CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 RECORDED IN LAKE COUNTY ON APRIL 7, 2008 AS DOCUMENT NUMBER 629020; AND BEING THE SAME PROPERTY CONVEYED TO CATHERINE FORRESTAL AND MARK FORRESTAL FROM JAMES W. ASHLEY, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS SUSANNA FARAS TRUST NUMBER FIVE DATED THE 27TH DAY OF DECEMBER, 1983 BY TRUSTEE'S DEED DATED MARCH 4, 1984 AND RECORDED MARCH 10, 1984 IN INSTRUMENT NO. 129724; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, AS TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM CATHERINE M. FORRESTAL, BY QUIT CLAIM DEED DATED MAY 1, 1991 AND RECORDED JUNE 10, 1991 IN INSTRUMENT NO. 475081; AND FURTHER CONVEYED TO CATHERINE FORRESTAL, DIVORCED AND NOT RE-MARRIED FROM CATHERINE FORRESTAL, AS TRUSTEE UNDER THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED THE 17 DAY OF JANUARY, 1991 BY TRUSTEE'S DEED DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 326548; AND FURTHER CONVEYED TO NANCY TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 20TH DAY OF DECEMBER, 1992, AND KNOWN AS TRUST NO. 1 FROM CATHERINE FORRESTAL, BY DEED IN TRUST DATED DECEMBER 30, 1992 AND RECORDED DECEMBER 31, 1992 IN INSTRUMENT NO. 326548; AND FURTHER CONVEYED TO CATHERINE M. FORRESTAL, BY QUIT CLAIM DEED DATED NOVEMBER 27, 1984 AND RECORDED DECEMBER 14, 1984 IN INSTRUMENT NO. 359508; AND FURTHER CONVEYED TO STEPHEN MARTIN FORRESTAL, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NO. 1 FROM NANCY L. TUOHY, BY QUIT CLAIM DEED DATED MAY 17, 2006 AND RECORDED MAY 17, 2006 IN INSTRUMENT NO. 598883; AND FURTHER CONVEYED TO STEPHEN FORRESTAL, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 FROM BRYAN FORRESTAL AND CHRISTOPHER F. COLEMAN, MANAGERS OF PETITE LAKE ROAD, LLC, A MANAGER MANAGED ILLINOIS LIMITED LIABILITY COMPANY BY DEED IN TRUST DATED MARCH 26, 2011 AND RECORDED MAY 25, 2011 IN INSTRUMENT NO. 475081; AND FURTHER CONVEYED TO KEVIN VINCENT FORRESTAL, SUCCESSOR TRUSTEE OF THE CATHERINE FORRESTAL DECLARATION OF TRUST DATED JANUARY 17, 1991 FROM STEPHEN FORRESTAL, INDIVIDUALLY, AND AS TRUSTEE UNDER THE TRUST AGREEMENT DATED DECEMBER 30, 1992 AND KNOWN AS TRUST NUMBER 1 BY TRUSTEE'S DEED DATED OCTOBER 10, 2019 AND RECORDED NOVEMBER 14, 2019 IN INSTRUMENT NO. 760979; ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCEL ANY PART LYING SOUTH OF PETITE LAKE ROAD CONDEMNED IN A CERTAIN JUDGEMENT ENTERED MARCH 20, 2008 AND RECORDED IN LAKE COUNTY AS DOCUMENT NUMBER 629020.

Tax Parcel No. 02-29-300-003 and 02-29-400-032

Copies of the Petition and related submittals are on file and available for inspection and/or copying at the office of the Village Clerk, 45 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 Strano)

Village Administrator, Village of Lake Villa

Published in Daily Herald Dec. 30, 2025 (146863)

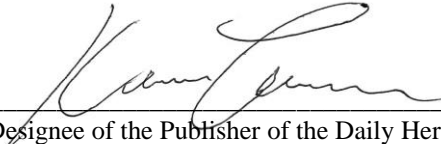
# CERTIFICATE OF PUBLICATION

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 12/30/2025 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 # 316805 \*LAKE\*



**AFFIDAVIT AS TO OWNERS AND/OR OCCUPANTS OF ADJACENT PROPERTY:**

The undersigned petitioner, being first duly sworn on oath states that the following constitutes a complete list of all owners and/or occupants of all property within five hundred feet (500'), excluding rights of way of public streets, in each direction from all points on the perimeter of the subject property to which his or her petition relates, including, in any event, the six (6) nearest property owners, based upon the last available tax records of the County of Lake, and pre-addressed, stamped envelopes (without any return address) addressed to each such listed owner have been provided with this Application to the Village Administrator. A copy of all of the tax map(s) covering all of the following permanent index numbers listed on such affidavit in the same scale as the Lake County Clerk's Map Department are attached.

Name of Property Owners	Permanent Index Number	Address of Property Owners
SEE GROUP EXHIBIT A ATTACHED HERETO AND THEREBY MADE A PART HEREOF		

Lake Villa Community Energy Initiative LLC  
PETITIONER

By: [Signature]  
Its Morgan, and  
Authorized Representative

SIGNED AND SWORN TO before me  
this 26<sup>th</sup> day of December, 2025.

[Signature]  
Notary Public





## EXHIBIT A

## PUBLIC HEARING NOTIFICATION LIST

#	PN	SITE ADDRESS 1	SITE ADDRESS 2	TAX PAYER NAME	TAX PAYER ADDRESS 1	TAX PAYER ADDRESS 2	PETITIONER COMMENT
1	02-29-300-005	23688 W PETITE LAKE RD	LAKE VILLIA IL 60046	KEVIN VINCENT FORRESTAL SUCOR TTEE	20130 HOOKERY DR	ESTERO FL 33928-3052	
2	02-29-300-006	0 PETITE LAKE RD	LAKE VILLIA IL 60046	LAKE COUNTY DIV OF TRANSPORTATION	600 W WINCHESTER RD	LIBERTVILLE IL 60048-1329	
3	02-29-400-032	23472 W PETITE LAKE RD	LAKE VILLIA IL 60046	CATHERINE FORRESTAL DECLIN TR DTD 1/17/91	20130 HOOKERY DR	ESTERO FL 33928-3052	
4	02-32-100-011	23619 W PETITE LAKE RD	LAKE VILLIA IL 60046	MADSEN FAM TR UTD 4/19/24	23619 W PETITE LAKE RD	LAKE VILLIA IL 60046-7298	
5	02-32-100-010	23637 W PETITE LAKE RD	LAKE VILLIA IL 60046	DAZ JR, JOSE HONORIO	25090 W CEDARWOOD LN	INGLESIDE IL 60041-8615	
6	02-32-100-045	23581 W PETITE LAKE RD	LAKE VILLIA IL 60046	STUEBNER, THOMAS C	23581 W PETITE LAKE RD	LAKE VILLIA IL 60046-7297	
7	02-32-100-026	23661 W PETITE LAKE RD	LAKE VILLIA IL 60046	BRESKE, DIANE L	501 PETITE LAKE RD	LAKE VILLIA IL 60046	
8	02-32-100-034	23689 W PETITE LAKE RD	LAKE VILLIA IL 60046	THOMAS I, & KAREN L, MADSEN COTTEE	23689 W PETITE LAKE RD	LAKE VILLIA IL 60046-7298	
9	02-32-100-033	23715 W PETITE LAKE RD	LAKE VILLIA IL 60046	HAMILTON, KENNETH W	23715 W PETITE LAKE RD	LAKE VILLIA IL 60046-7294	
10	02-29-400-005	39294 N IL ROUTE 83	LAKE VILLIA IL 60046	BREATHESAY HOLDINGS LLC,	24250 W TOWNLINE RD	GRAYS LAKE IL 60030-9762	
11	02-29-400-007	39248 N IL ROUTE 83	LAKE VILLIA IL 60046	ELLIS, JOHN C & NIKKI B	PO BOX 785	LAKE VILLIA IL 60046-0785	
12	02-32-100-008	23741 W PETITE LAKE RD	LAKE VILLIA IL 60046	THE PATRICIA MARY SIMONSEN TRUST	23741 W PETITE LAKE RD	LAKE VILLIA IL 60046-7294	
13	02-29-400-017	0 N IL ROUTE 83	LAKE VILLIA IL 60046	GRIDLEY FAMILY LIMITED PARTNERSHIP	720 LINCOLN AVE	WINNETKA IL 60093-1919	
14	02-29-400-023	0 IL ROUTE 83	LAKE VILLIA IL 60046	VILLAGE OF LAKE VILLIA	65 CEDAR AVE	LAKE VILLIA IL 60046-9072	
15	02-32-122-004	38995 N PARK AVE W	LAKE VILLIA IL 60046	SIEBERT, ROBERT	38983 N PARK AVE	LAKE VILLIA IL 60046	
16	02-32-101-014	38924 N LAKEWOOD AVE	LAKE VILLIA IL 60046	HILLARD, JANE	424 NORTHGATE RD	UNDENHURST IL 60046-8539	
17	02-32-101-001	38925 N WEST PARK AVE	LAKE VILLIA IL 60046	SWANSON, JANE C	38925 N WEST PARK AVE	LAKE VILLIA IL 60046-7289	
18	02-29-400-004	39346 N IL ROUTE 83	LAKE VILLIA IL 60046	TINAIERO, DAISY	39346 N IL ROUTE 83	LAKE VILLIA IL 60046-9622	
19	02-32-122-003	38983 N WEST PARK AVE	LAKE VILLIA IL 60046	SIEBERT, ROBERT	38983 N PARK AVE	LAKE VILLIA IL 60046	DUPLICATE CONTACT, ONE LETTER PROVIDED
20	02-32-101-002	38925 N WEST PARK AVE	LAKE VILLIA IL 60046	SWANSON, JANE C	38925 N WEST PARK AVE	LAKE VILLIA IL 60046-7289	DUPLICATE CONTACT, ONE LETTER PROVIDED
21	02-32-122-002	38983 N WEST PARK AVE	LAKE VILLIA IL 60046	SIEBERT, ROBERT E	38983 N WEST PARK AVE	LAKE VILLIA IL 60046-7289	DUPLICATE CONTACT, ONE LETTER PROVIDED
22	02-29-400-034	0 IL ROUTE 83	LAKE VILLIA IL 60046	GRIDLEY FAMILY LIMITED PARTNERSHIP	720 LINCOLN AVE	WINNETKA IL 60093-1919	DUPLICATE CONTACT, ONE LETTER PROVIDED
23	02-29-300-001	39370 N IL ROUTE 83	LAKE VILLIA IL 60046	GRIDLEY FAMILY LIMITED PARTNERSHIP	720 LINCOLN AVE	WINNETKA IL 60093-1919	DUPLICATE CONTACT, ONE LETTER PROVIDED
24	02-32-100-015	38921 N PARK AVE W	LAKE VILLIA IL 60046	JUAREZ, JULIAN	38921 N PARK AVE	LAKE VILLIA IL 60046-7289	
25	02-29-300-004	23900 W PETITE LAKE RD	LAKE VILLIA IL 60046	EDWARD M COLEMAN TRUSTEE	1135 W WILSON ST APT D	BATAVIA IL 60510-1885	
26	02-32-100-029	38983 N WEST PARK AVE	LAKE VILLIA IL 60046	SIEBERT, ROBERT	38983 N PARK AVE	LAKE VILLIA IL 60046	DUPLICATE CONTACT, ONE LETTER PROVIDED
27	02-32-100-005	23873 W PETITE LAKE RD	LAKE VILLIA IL 60046	RICHARDS, NICHOLAS	12883 N GRAMMADA	LAKE VILLIA IL 60046-0000	
28	02-29-400-006	39303 N IL ROUTE 83	LAKE VILLIA IL 60046	SIEBERT AND SONS ENTERPRISE, LLC	38983 N WEST PARK AVE	LAKE VILLIA IL 60046-7289	
29	02-29-400-010	39121 N IL ROUTE 83	LAKE VILLIA IL 60046	TED NIELSEN LLC	PO BOX 349	LAKE VILLIA IL 60046-0349	

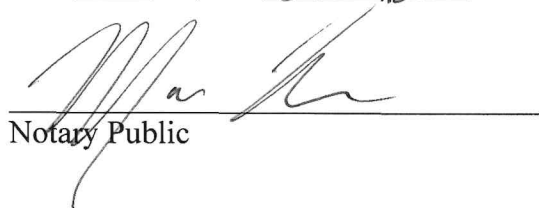
## AFFIDAVIT OF MAILING

The undersigned, being first duly sworn on oath, states that, on behalf of the Village Clerk of the Village of Lake Villa, I mailed a copy of the attached Notice by Regular U.S. Mail, postage prepaid, on December 26, 2025, to those persons shown on the attached list (at least 15 days prior to the date of the hearing specified in said notice).



[Print Name] Lucy Nash

SIGNED AND SWORN TO before me  
this 26<sup>th</sup> day of December, 2025.

  
Notary Public

**JON M. TACK, P.E.**  
**PROFESSIONAL ENGINEERING SERVICES**

**MEMORANDUM**

TO: Mike Strong, Village Administrator

FROM: Jon M. Tack, P.E.

DATE: 12-9-2025

SUBJECT: Lake Villa Community Energy Initiative PUD Application  
23688 W. Petite Lake Road – Submittal Review #2

CC:

---

Below are the comments from the review of:

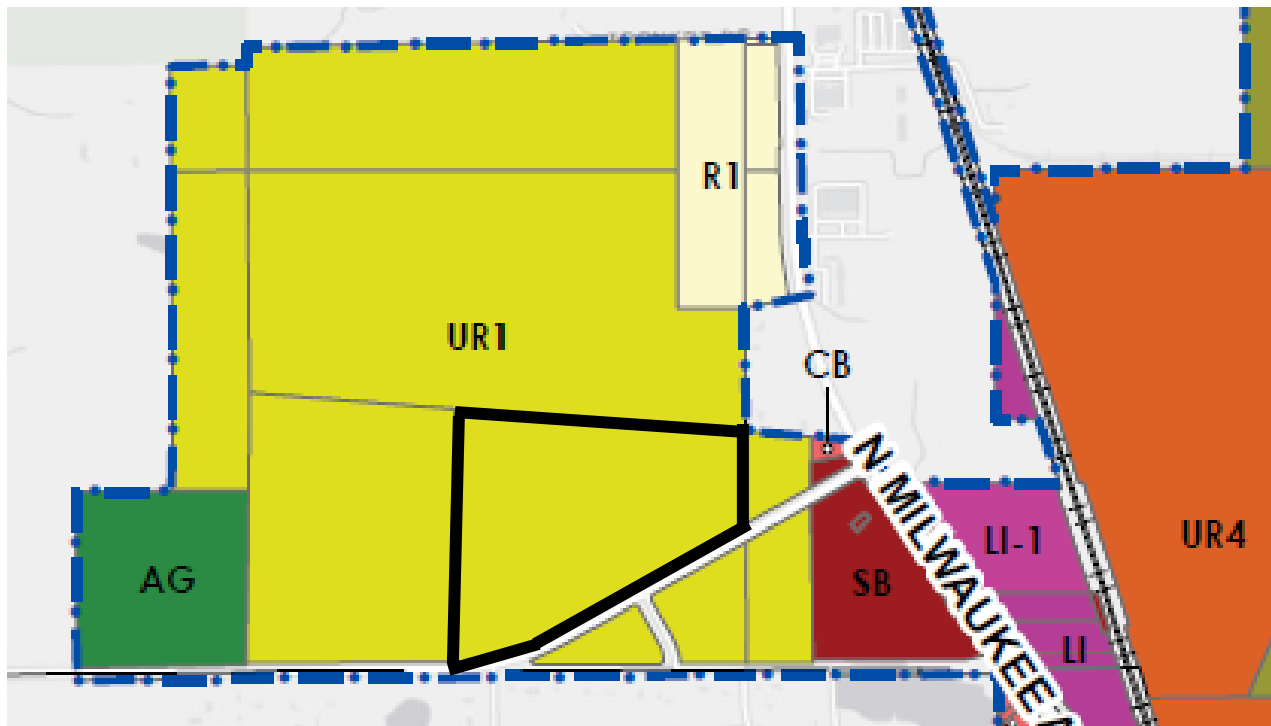
- Lake Villa Community Energy Initiative LLC Planned Unit Development Application Report, Prepared by Kimley Horn, Dated November 2025 – Version 2

General Comments

1. In the Lake Villa Community Energy Initiative LLC Planned Unit Development Application Report, Section 3.15 Stormwater; states “*Project qualifies for exemption from a Watershed Development Permit*”. It appears this statement is referring to the stormwater detention requirements of the Watershed Development Ordinance (WDO). As presented in the report this would be true for the stormwater detention requirements. A Watershed Development Permit is required for this development based on WDO article 300.02 & 300.08, and possible Articles 300.03, 300.04 & 300.05. Note that WDO Article 300.02 will require Lake County Stormwater Management Commission approval.
2. All comments from the previous Stormwater Review dated 10-10-25 are applicable and can be addressed at final engineering.



The subject property is currently zoned UR-1 Urban Residential as shown in Exhibit 1:



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Figure 2: Lake Villa Zoning Map - Site Highlighted in Black Outline

**The Applicant is requesting a conditional use Ground-Mounted Solar Energy System which is not permitted use by right in a UR1 District nor does the zoning code allow an exception or variation in use in a PUD in that district. Therefore, the applicant is seeking a rezoning to AG and a conditional use for ground-mounted solar (10-3B-2) and a Planned Unit Development (PUD) to allow for a conditional use.** The Applicant is also seeking an Exception from the maximum height requirements for Ground-Mounted Solar Energy Systems per Section 10-6E-4.

Adjacent properties in each direction are zoned UR-1, with one property to the southwest zoned AG and one property to the northeast is zoned for R1. The project would have two access points to/from W Petite Lake Rd. The site will have security fencing, with secured access gates at both access points.



## Future Land Use Plan

The Future Land Use Plan (Figure 3) designates the area as Mixed-Use and was envisioned to be a mix of residential and commercial uses, with residential in the interior portions of the site and commercial or light industrial uses closer to Milwaukee Ave. (Rt. 83).

Page | 3

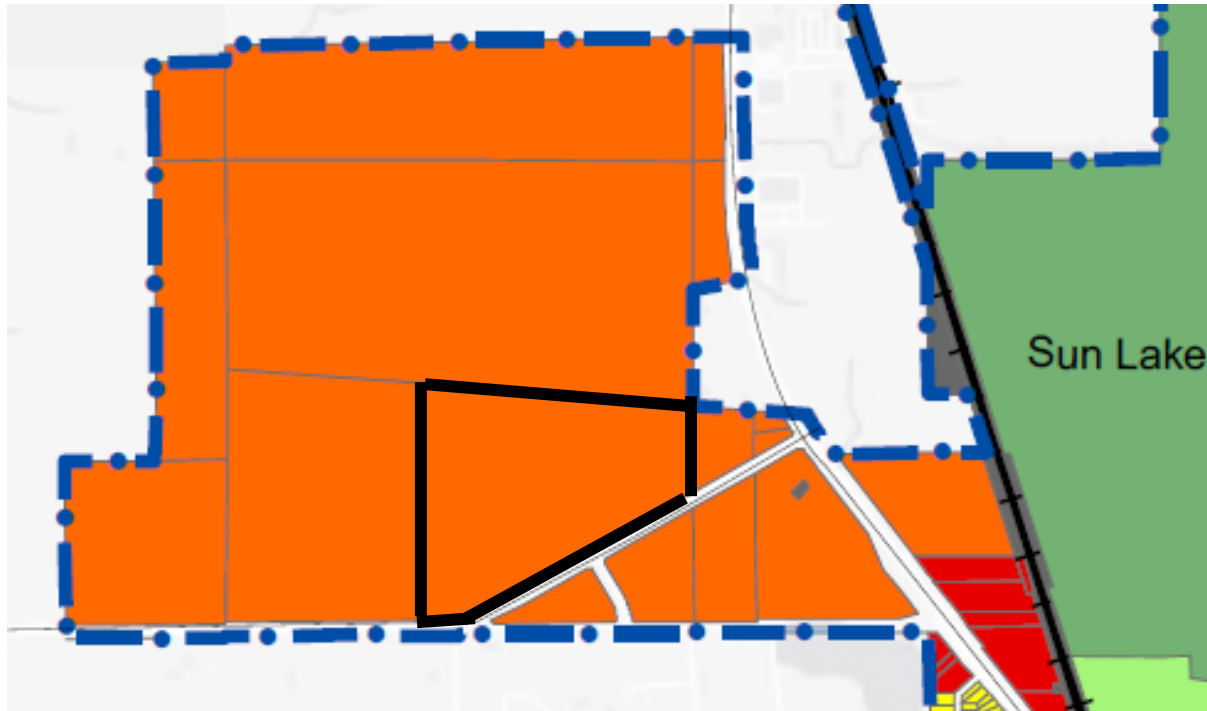


Figure 3: Lake Villa Future Land Use Plan - Site Highlighted in Black Outline

The Comprehensive Plan lays out goals and policies for efficient and fiscally sound development. The Applicant has provided a fiscal study regarding anticipated tax revenue.

The Applicant has also provided language that the property be developed consistent with the UR-1 District and language that the property automatically revert back to UR1 after the rezoning to AG after certain triggering events such as (1) five years from the effective date of the Development Ordinance if the Applicant, its successors or assigns has not commenced construction on the Project by that time, or (2) the expiration or termination of Applicant's lease to utilize the Subject Property for the purposes of developing the Project, or (3) the decommissioning of the complete Project from the Subject Property.

The site does not currently have utility connections which hinders its intended use as Mixed Use. The Applicant has offered funds to defray costs for the extension of facilities over the 35-year period of the intended use as ground-mounted solar.

## Zoning Review

The Applicant is seeking a zoning change to AG and a PUD for a Ground-Mounted Solar Energy System.

### Use Regulations:

The site is currently zoned UR-1. As stated above, a Ground-Mounted Solar Energy System, as defined in Section 10-2-2 of the Village Zoning Ordinance, is not a permitted use by right.

Page | 4

*“SOLAR ENERGY SYSTEM, GROUND - MOUNTED: A solar energy system that is not attached to another structure and is affixed to the ground, or that is attached to an antenna, light pole or other utility facility. A ground-mounted solar energy system shall not be permitted by right in any zoning district of the Village, but may be authorized by a conditional use in the AG, LI, or LI-2 Zoning Districts of the Village.”*

The Applicant has revised their application to request a rezoning to AG use that would allow ground-mounted solar as a conditional use and a planned development to allow for the conditional use.

Section 10-9-1.6 of the Village Zoning Ordinance allows permitted planned development exceptions for use that are compatible with the primary uses of the property, and shall not be of a nature, nor located so as to create a detrimental influence on the surrounding properties. (Section 10-9-1.6).

### Bulk Regulations:

As part of the PUD request, the Applicant is also seeking an Exception from the maximum height requirements for Ground-Mounted Solar Energy Systems, as outlined in Section 10-6E-4 of the Zoning Ordinance:

*(10-6E-4-B.2.) “The maximum height of a ground-mounted solar energy system shall be six feet (6') as measured from the average grade at the base of the system to the highest edge of the system as installed.”*

The Applicant has revised their application to reduce the maximum height from 20 feet to 12 feet. The exception would therefore be for 6 feet of additional height.

### Buffers

The proposed AG rezoning would be adjacent to UR1, a residential district, which requires the following setbacks:

	Min. Front	Min. Rear	Total Side Yard	Min. Side Yard	Min. Setback Abutting a Street	Min. Setback Abutting a Residential or AG Zone
Required	30	30	35	15	30	13
Proposed	50	50	100	50	50	50

Application states the Project maintains a 75' setback for electrical equipment from all front, rear and side property lines.

## Site Plan Characteristics

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To assist the Village in evaluating the proposed Planned Development, the following comments about the current site plan are provided:

### A. Land Plan

*The proposed development features a ground-mounted solar energy system comprised of solar photovoltaic (PV) modules, a racking system, inverters, and underground electrical conduits connecting PV array blocks with inverters. The Project will ultimately deliver power to the electrical grid via one point of interconnection located along the ComEd power lines on the south side of W Petite Lake Rd.*

*Access to the site is proposed via two proposed access points to W Petite Lake Rd. Security fencing will enclose the perimeter of the Project, with road access secured through locked metal gates. The internal access road will be used to provide access to facility equipment.*

*The Site Plan shows a 50 ft. setback on all sides of the property. Applicant indicates that the project currently maintains a 75' setback for electrical equipment from all front, rear, and side property lines, as well as a 100' minimum setback from any occupied residence.*

*Zoning relief from maximum height requirements for the solar arrays is required. According to the Village of Lake Villa Code of Ordinances 10-6E-4, ground-mounted solar energy systems may not exceed 6 feet in height when oriented at maximum tilt. The Project requests a Exception of up to 6 feet.*

### B. Architecture

*The proposed solar facility will not have any buildings, only the elements of a ground-mounted solar energy system, which includes solar photovoltaic (PV) modules, racking system, inverters and medium voltage transformers, and underground electrical conduits connecting PV array blocks with inverters.*

### C. Traffic, Circulation, and Parking

*The proposed development features an internal access road for site maintenance, maintenance of inverters, as well as construction access. The access road will have two ingress/egress access points along W Petite Lake Rd, which will have locked metal gates to secure entry to the site.*

*While sidewalks are only required for subdivisions less than 40,000 SF, as a planned development, the Village could request a sidewalk along W. Petite Rd. as a public benefit.*

*The proposed solar facility should not have a significant impact on traffic once constructed.*

### D. Landscaping, Screening, and Buffering

*Landscape buffer is shown at the southeastern corner of the site and along W. Petite Rd.*

*The subject property will be secured by an 8 ft. tall security fence. Said fence will have two secured access gates at the two access points on W Petite Lake Rd.*

**Consideration: The Applicant should provide a tree removal and replacement schedule in conformance with 5-14.**

**E. Lighting**

*The proposed solar facility will have no permanent lighting systems on site.*

**F. Signage**

*The proposed solar facility will have no signage on site.*

**Standards For Planned Unit Development**

Planned Developments are a type of Conditional Use that allows flexibility of applicable zoning district regulations within the underlying zoning district to encourage creative land planning techniques and promote sound planning objectives. As a condition of approval, each Planned Development shall be compatible with the character and objectives of the underlying zoning district or districts within which it is located, and each Planned Development shall be consistent with the official planning policies of the Village. As specified in these zoning regulations, Planned Developments shall be conditional uses.

*The following guidelines will be used to evaluate the suitability of proposed Planned Developments. These guidelines represent sound planning principles which should be incorporated into Planned Developments. However, it is not intended that each and every one of these guidelines be rigidly conformed to, as long as just cause for any departure from these guidelines is demonstrated:*

- A. The planned development shall be consistent with the intent and purpose of these zoning regulations.
- B. The planned development shall be generally compatible with the character of the underlying zoning district and neighborhood in which it is located.
- C. The planned development should be consistent with the village's official comprehensive plan.
- D. The planned development should preserve the value of the surrounding residential area and must be compatible with surrounding land uses.
- E. Significant physical, topographical, environmentally sensitive or historical features of the site of the planned development, which are of importance to the community, should be preserved.
- F. The entire property proposed for planned development treatment shall be in single ownership or under such unified control, or the petition shall include a unit of local government as a petitioner or as a co-petitioner, so as to ensure that the entire property will ultimately be developed as a unified whole.

### **PUD Findings:**

*The proposed PUD is generally consistent with the intent and purpose of the Village's zoning regulations. The Applicant is requesting a rezoning to AG which would allow the ground-mounted solar as a conditional use. The use is generally compatible with surrounding properties primarily zoned UR-1 and a mix of nearby Agricultural (AG) and Residential (R-1) uses.*

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*The proposal generally aligns with the Village's 2022 Comprehensive Plan, which designates the site for Mixed Use development and therefore does not preclude the proposed use. There are no significant physical, topographical, environmental, or historical features on the site that warrant intentional preservation or pose development constraints. Finally, the portion of the site affected by this proposal is under single ownership.*

### **Consideration:**

*The proposed use may be considered through a rezoning of the property and the PUD process; however, the Village's existing solar energy standards establish intentional provisions that define where and how solar energy uses are intended to be accommodated within the Village.*

## **Standards For Conditional Use Permits**

Planned developments are subject to the applicable standards and review procedures for conditional use permits. These standards include:

**General Standards For Conditional Use Permits:** The granting of a conditional use permit is a matter of legislative discretion that is not controlled or determined by any one standard. An application for a conditional use permit generally will not be approved unless the application is determined to be in conformance with these standards. The following standards are particularly relevant to this application:

1. The proposed conditional use permit is consistent with the objectives of the village's comprehensive plan and this chapter.
2. The proposed conditional use permit is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
3. The proposed conditional use permit will not significantly diminish the safety, use and enjoyment of surrounding property.
4. The proposed conditional use permit is adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, water and sewer, and schools, or the persons or agencies responsible for the establishment of the proposed conditional use permit shall provide adequately any such services.
5. The proposed conditional use permit does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.
6. The proposed conditional use permit provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares.

7. The proposed conditional use permit does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**Consideration:**

The proposed project minimizes its impact on neighboring properties and is a use for a 35-year period, enabling future redevelopment of the site. The proposed use does not require extension of water and sewer services that are not currently available to the site. The project will generate minimal traffic.

Village may request additional requirements as a part of a Conditional Use Permit including how the project will be buffered from adjoining uses including landscaping, setbacks and fencing. **The Applicant has shown a landscape buffer at the southwest portion of the site and along W. Petite Road and a pollinator plan for the site that provides a public benefit.**

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**Standards For Conditional Use For Renewable Energy Systems (10-6E7):**

1. The proposed renewable energy system shall provide demonstrable benefits in furthering the intent of this Section and providing renewable energy to the property on which it is proposed; and
2. The proposed renewable energy system is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and such other appropriate means; and
3. The establishment of the proposed renewable energy system will not prevent the normal and orderly use, development, or improvement of the adjacent property for uses permitted in the respective zoning district.

**Consideration:**

The Applicant proposes that the project will advance the Village's goals of protecting natural resources and open space for community benefit by combining clean energy generation with ecological enhancement. A native pollinator seed mix will be planted within the fenced area to create a natural habitat.

The project advances the Comprehensive Plan by enhancing the tax base and reducing the tax burden on residents. The project will increase the tax base while not requiring an extension of water and sewer services to the site.

The Applicant should provide additional information on how Community Solar will be offered to residents as a public benefit of the proposed project.

The project meets minimum setback requirements for UR3 of at least 25 feet. However, the nature of the facility, adjacent residential home and site fence should be considered in a site layout that would provide improved buffers and transition to residential uses, particularly to the north and west of the site.

**Additional CUP Review Standards for Planned Developments (10-9-1.7):** In addition to the standards for Conditional Uses included in Section 10-7-2, the following standards shall be considered:



1. In what respects the proposed plan or plat is, or is not, consistent with the stated purpose of the planned development regulations set forth in this chapter and the extent to which the proposed plan or plat meets the requirements and standards of the planned development regulations.
2. The general extent to which the proposed plan or plat departs from these zoning regulations and/or from title 11, "Subdivision Regulations", of this code otherwise applicable to the subject property and the relation of any proposed exceptions to the public interest.
3. The general extent to which the proposed plan or plat produces, or does not produce, a public benefit, in terms of the planned development meeting the planning objectives and standards of the village.
4. The physical design of the proposed plan or plat and the manner in which its design does, or does not, make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment.
5. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and to the neighborhood, and the desirability of the proposed plan to the village's physical development, tax base and economic well being.

#### **CUP Findings:**

*The proposed ground-mounted solar energy system is not a permitted use by right in the UR-1 Urban Residential zoning district; however, it may be considered through a rezoning to AG as a conditional use and a PUD process, which allows the conditional use and exceptions when they support developments that provide a broader community benefit. The project represents a productive and beneficial reuse of currently undeveloped land, consistent with several objectives of the Village's Comprehensive Plan, including protecting open spaces and enhancing the local tax base. The use is generally low-impact, requiring minimal Village infrastructure or services, and will operate for a limited term of up to 35 years before the property is restored to its current condition following decommissioning.*

*The proposed facility has been designed to be generally compatible with the surrounding area and existing land uses. The site plan shows meeting minimum setbacks, landscape screening along the street frontage, and solar panel heights be consistent with building heights allowed in the general vicinity (UR-1 allows for a maximum height of 35 ft for a single-family dwelling– the proposed solar panels would not exceed 12 ft at their full tilt height). However, as a requirement for conditional use approval, the Village could require greater landscaping and buffering. As the use is a utility or quasi-light industry, the Village can consider increased landscaping D, which would be required between a light industrial and residential zone.*

*The project is expected to generate little traffic. Security fencing and restricted access will ensure safety on and around the site. Additional landscaping between the security fence and neighboring property, particularly on the north and west sides would reduce impact on future uses. Access will be provided from W Petite Lake Road and is not anticipated to interfere with nearby traffic.*

*The proposed development will not create additional public service demands or require new utilities. It is also expected to contribute positively to the local electrical grid, with all related improvements funded by the applicant. The project will not result in the loss of any significant natural, scenic, or historic features.*

## Subdivision

*The Applicant provided a Concept Plan with boundaries, easements, utilities and proposed public improvements*

*The following documentation was not provided:*

*Utility plan – no utilities provided*

*Phase 1 environmental study (may be deferred to final)*

*Site capacity analysis – not applicable*

*Stormwater management calculations*

*Traffic Study*





**Plan Commission/Zoning Board of Appeals  
2026 Meeting Schedule**

<b><u>NAME</u></b>	<b><u>DATE</u></b>	<b><u>TIME</u></b>
PC/ZBA Meeting	FEBRUARY 5	6:30 P.M.
PC/ZBA Meeting	MARCH 5	6:30 P.M.
PC/ZBA Meeting	APRIL 2	6:30 P.M.
PC/ZBA Meeting	MAY 7	6:30 P.M.
PC/ZBA Meeting	JUNE 4	6:30 P.M.
PC/ZBA Meeting	JULY 2	6:30 P.M.
PC/ZBA Meeting	AUGUST 6	6:30 P.M.
PC/ZBA Meeting	SEPTEMBER 3	6:30 P.M.
PC/ZBA Meeting	OCTOBER 1	6:30 P.M.
PC/ZBA Meeting	NOVEMBER 4	7:00 P.M.
PC/ZBA Meeting	DECEMBER 2	7:00 P.M.

All of the above meetings will be held in the Village Hall located at 65 Cedar Avenue,  
Lake Villa, Illinois or via electronic means if permitted by the Opens Meeting Act.