

James McDonald, Mayor
Mary Konrad, Clerk
Stacy Michael, Treasurer



Trustees:
Allena Barbato
Jake Cramond
Karen Harms
Jeff Nielsen
Tom O'Reilly
Doug Savell

The Village of Lake Villa

**Plan Commission – Meeting Agenda
Thursday, January 26, 2023
Village Hall, 65 Cedar Ave.**

7:00 pm

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. **Approval:**
 - a. Minutes of the January 5, 2023 Meeting
4. **Public Hearing:** Conditional Use Permit for a Residential Planned Development at 406 Monaville Road and 500 Monaville Road
5. Public Comment
6. Adjournment

The Village of Lake Villa
Plan Commission Meeting
DRAFT Proceedings of the Thursday, January 5, 2023
Plan Commission Meeting – Lehmann Mansion
485 N. Milwaukee, 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 January 5, 2023, at the Lake Villa Lehmann Mansion, 485 N. Milwaukee Ave., and was called to order by Plan Commission Chair Kressner at 7:03 pm. relative to a proposed development at 406 and 500 Monaville Road in Lake Villa, Illinois.

Present:	Commissioners: Jerry Coia, Dan Lincoln, Mary Meyer, Tracy Lucas and Steve Smart; and Chair Craig Kressner
Absent:	None
Also Present:	Village Administrator Michael Strong, Village Attorney James Bateman, Village Engineer Robert Doeringsfeld, Village Planner Scott Goldstein, and Petitioner(s) Paul DeKruiff, Kevin Serafin and approximately 20 members of the public

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Jerry Coia made a motion to approve the minutes of the October 25, 2022 Plan Commission meeting as amended. The motion was seconded by Commissioner Steve Smart and approved unanimously by voice vote.

Commissioner Jerry Coia made a motion to approve the minutes of the December 13, 2022 Plan Commission meeting as amended. The motion was seconded by Commissioner Mary Meyer and approved unanimously by voice vote.

4. PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A RESIDENTIAL PLANNED DEVELOPMENT AT 406 MONAVILLE ROAD AND 500 MONAVILLE ROAD

Property Owner: Rahmah Foundation, Inc.

Petitioner: Paul DeKruiff, Representative Redwood Development, LLC

A public hearing was held to consider and receive public comment on a planned residential development and Conditional Use Permit for the properties located at 406 Monaville Road and 500 Monaville Road in Lake Villa, Illinois. The Petitioner, Redwood Development LLC, requests that the properties be rezoned and re-classified from the Village's SR (Suburban Residential) Zoning District to Lake Villa's UR4 (Urban Residential) Zoning District, and that a Conditional Use Permit be granted for the Properties to permit the construction and operation of a single-family rental housing

development to be established and maintained on the properties. Commissioner Coia made a motion to open the public hearing at 7:15p.m. The motion was seconded by Commissioner Meyer. The following voted "Aye": Chairman Kressner, Commissioners Coia, Smart, Lincoln, Lucas and Meyer. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried. Village Attorney Bateman began the public hearing by providing an overview of the request and proceeded to swear in members of the public wishing to speak or provide testimony relative to the petition.

Mr. Paul DeKruiff, representative for the Petitioner, provided an overview to the Commission on changes that have been made to the site plan based on Commission feedback provided at the October public hearing. Mr. DeKruiff reviewed the proposed development, and updated the Commission on a new landscape buffer area and reorientation of the buildings in the northwest corner of the site. He also presented updated information on stormwater improvements, and additional public benefits incorporated into the site. Members of the Plan Commission addressed the Petitioner with various questions regarding the proposed conditional use permit and residential development upon completion of Mr. DeKruiff's presentation.

Chairman Kressner opened the hearing to public testimony. Several residents expressed concerns on the economic impacts of the development, access for public safety vehicles and busses, impact on schools, and oversight of tenant activities on the site including on street parking, garbage/debris, and proposed open space and trails.

After discussions by the members of the Plan Commission relative to the proposed development being considered, it was the consensus of the Plan Commission to continue the public hearing to a future date to provide time for the Developer to respond to access to the units on the west side of the development, and enhanced open space/amenities located on the site. A motion was made by Commissioner Lincoln to schedule a status hearing on the petition for Thursday, January 19 at 7:00pm in the Lehmann Mansion, 485 N. Milwaukee Ave. The motion was seconded by Commissioner Smart. The following voted "Aye": Chairman Kressner and Commissioners Coia, Smart, Lincoln, Lucas and Meyer. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

5. PUBLIC COMMENT

No public testimony was presented to the Plan Commission on non-agenda items.

6. ADJOURNMENT

There being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Coia made a motion to adjourn, seconded by Commissioner Smart. The motion carried unanimously by voice vote at 9:55 p.m.

Respectfully submitted,
Michael Strong, Village Administrator

**Conditional Use Permit – 406 & 500 Monaville
(Cover Transmittal)**



DATE: January 24, 2023

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Michael Strong, Village Administrator

RE: **406 & 500 Monaville – Residential Planned Unit Development (the “Subject Property”)**

<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Rahmah Foundation, Inc. 134 Monaville Road Lake Villa, IL 60046	Northwest Corner – Monaville Road and Cedar Lake Road	Suburban Residential SR
Petitioner and Contract Purchaser: Redwood USA LLC 7007 E Pleasant Valley Road Independence, OH 44131		
Representatives: Paul DeKruiff, Vice President of Acquisitions (Developer) Kevin Serafin, CEMCON, Ltd. Anthony Falkowski, CEMCON, Ltd.		

Requested Action

1. Preliminary Plat Approval for Planned Development

Project Background

The Subject Property is composed of multiple lots of record totaling 29.3 acres in size. The site is occupied by one residential dwelling on the western parcel, and vacant/abandoned buildings on the larger parcel. There are no entrances to the 406 Monaville Road property on either Cedar Lake or Monaville Road, and there are two existing driveway entrances to access the smaller parcel at 500 Monaville Road. The adjacent intersection at Cedar Lake Road and Monaville Road is a full access roundabout intersection that is maintained by Lake County Division of Transportation (LCDOT). The Subject Property abuts SR2 Residential Development to the north (Prairie Trail Subdivision), single family residential to the south, and Agricultural uses to the east.

Redwood USA LLC is proposing a single-story attached residential apartment development on the Subject Properties. The development would involve the demolition of existing dwellings on the site, and the construction of approximately 111 single-story individual 2-bedroom and 2-bathroom attached dwelling units.

Pursuant to Section 10-9-1 of the Village Code, a planned development (“PUD”) may be granted a conditional use permit in any zoning district in which it is permitted in accordance to the

standards and procedures set forth in the Code. Consistent with the Village Code, the Plan Commission opened a public hearing on October 25, 2022 to consider the petition and has taken action to continue the public hearing on the petition to January 26, 2023 to allow the Petitioner time to address site plan issues and concerns that were raised by the Plan Commission and Village Staff during the most recent Public Hearing that occurred on January 5, 2023.

Specifically, during this Public Hearing, the Plan Commission provided feedback to the Applicant concerning three specific areas of the site plan.

1. Reconfiguration of the access road on the western portion of the development and installation of cul-de-sac to replace the previously proposed hammerhead turnaround. Additionally, the Plan Commission had asked if the northernmost building could be relocated so as to provide additional buffer area to the neighbors to the north and accommodate a cul-de-sac to enhance navigability and safety for public safety vehicles, delivery vehicles, and school buses.
2. Expansion of the open space proposed on the eastern side of the development to provide additional recreational lawn area for residents. The Plan Commission also requested that the Applicant consider eliminating one of the buildings to accommodate this request.
3. Installation of an ADA-accessible pedestrian path along the periphery of the development that would extend to the northern limit and western limit of the properties, while tying into the existing paths and newly extended culvert crossing in the LCDOT right-of-way.

In an effort to allow the Applicant appropriate time to explore whether these modifications could be made, as well as, ensure such modifications could be incorporated into a revised Site Plan and Preliminary Plat, the Plan Commission continued the public hearing for status on January 19, 2023.

On January 11, 2023, Village Staff received an amended site plan which proposes modifications to meet the recommendations made by the Plan Commission during the public hearing on January 5, 2023. As a result, during its January 19, 2023 Plan Commission meeting, the Commission made a motion to continue the public hearing on this development to January 26, 2023, to continue deliberation on the site plan for the Redwood development.

Procedural Review of PUD

The purpose of a Planned Development, as defined in the Village Zoning Code, is to allow some flexibility with respect to the provisions of the Village's zoning districts in order to stimulate the development of neighborhoods in areas which contain physical, economic, and social assets difficult to achieve through traditional zoning districts and use regulations. The Village Code Section 10-9-1 provides a process by which the Plan Commission and the Village Board can consider development incentives that vary from the specific standards in each of the Village's zoning districts. Planned Developments must be considered and granted through a Conditional Use Permit process.

The following guidelines shall be used by the Plan Commission in evaluating the suitability of the proposed development. Comments have been provided reflecting recent modifications made to the Site Plan.

- a) In evaluating a Planned Unit Development, The Planning Commission shall consider the degree to which that development varies from underlying zoning standards of the district in which it is located, and also consider benefits of the development such as the following (summary of Lake Villa Zoning Ordinance 9-1-2):
 - i. Residential:
 - (1) The proposed development plan has provided a trail system for residents; or
 - (2) The amount of landscaping is substantially greater than the minimum required by the Village Code; or
 - (3) The proposed development has substantially greater architectural amenities; or
 - (4) Other extraordinary site amenities

Comment: The revised Preliminary PUD provides the following public benefits:

- (1) The revised PUD provides connections to new 8-foot wide multi-use paths that will provide pedestrian access to adjacent properties through the Monaville Rd. and Cedar Lake Rd rights-of-way.
- (2) The revised PUD provides an enhanced buffer to the woodland area at the northwest corner of the property.

The Applicant should incorporate the design of the multi-use pedestrian path into its final plat for the development and consider a hard surface material (e.g. concrete or asphalt) to promote ADA-accessibility.

- b) The degree to which the development exhibits extra care and attention to details in excess of Village requirements which enhance the character of the development

No additional comment

- c) The degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities

Comment: The revised PUD reduces the number of units by three units, adds an expanded buffer and cul-de-sac for emergency vehicles and school buses in the northwest portion of the site and a new common open space in the eastern portion of the site.

The Applicant should provide landscape plans for these areas, particularly the common open space on the eastern portion of the site. A walkway and passive recreation amenities should be shown across the common open space that connects the two roadways through a pedestrian path.

- d) The degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, or provided other improvements.

Comment: The revised PUD provides an expanded protected buffer at the northwest corner of the site, protecting woodlands and open space.

Recommendation by Village Staff

Village Staff have reviewed revisions submitted by the Applicant. Should the Plan Commission approve the requested PUD and Preliminary Plat, Village Staff is recommending various conditions for the Plan Commission to consider as outlined below.

Final Plat of PUD

- 1) Final Plat of PUD approval shall be required. Prior to Final Plat approval, the following items shall be required:
 - a) The Applicant shall be responsible for the design, construction and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, payment for the costs of any improvements required to Monaville Road or Cedar Lake Road as determined necessary by LCDOT.
 - b) The Applicant shall include the design for a pedestrian path that is a minimum of eight (8) feet in width and constructed out of an appropriate hard surface material (e.g. concrete or asphalt)
 - c) The Petitioner shall work with the Village to ensure prior preliminary PUD comments relative to Final Plat are addressed to the satisfaction of the Village.

Other Conditions

- 1) The Village has received a request from CLCJAWA to secure an additional 600-foot easement for its regional water main across the Subject Property along Cedar Lake Road frontage of the site. The Petitioner must identify and confirm in writing which party will provide this easement needed by CLCJAWA and which party will pay for the demolition of the existing structures on the Subject Property (and removal of foundations and demolition debris), and this should all be accomplished prior to the time of Final PUD approval is granted by ordinance by the Board of Trustees.
- 2) The Petitioner shall be required to secure confirmation in writing that sanitary sewer extension permits and approvals can be secured from Lake County Public Works, the Fox Lake Northwest Area Regional Treatment Facility and the IEPA and what the tap-on fees for those entities and for the Village will be.
- 3) The Petitioner shall be required to secure confirmation in writing including all permits and approvals from LCDOT for access, road improvements or other transportation infrastructure required for the development.

- 4) The Petitioner shall be required to pay for all required improvements to the Village's sewer and water systems.
- 5) The Petitioner shall be required to commit in writing to the pay the applicable park and school impact fees.

Based on the deliberation of the Plan Commission on January 5, 2023, Village Staff has prepared a draft findings of fact relative to this Application which is attached hereto.

Action Requested

The Plan Commission is being asked to review the revised PUD submitted by the Applicant and continue its deliberation relative to the proposed preliminary plat of PUD for the Redwood development at 406 Monaville and 500 Monaville Road and consider findings of fact to approve preliminary plat of PUD subject to various conditions.

Attachments

- Exhibit 1 – Revised PUD Materials from Petitioner
- Exhibit 2 – Draft Motion Including Findings of Fact



LOCATION MAP

SITE DATA:

1. PROPOSED ZONING:	UR4
2. TOTAL AREA:	29.33a AC.
3. UNITS:	111 TOTAL UNITS
UNIT BREAKDOWN:	
33 - WESTWOOD UNITS	(29.70%)
12 - MEADOW UNITS	(10.81%)
7 - CAPEWOOD UNITS	(8.31%)
32 - WILLOWWOOD UNITS	(28.83%)
27 - HAYDENWOOD UNITS	(24.35%)
111 TOTAL UNITS =	3.78 UNITS PER ACRE
4. DENSITY:	3.78 DUA/C.
5. BUILDING SEPARATIONS:	
SIDE TO SIDE	20 FT.
REAR TO SIDE	45 FT.
REAR TO REAR	50 FT.
FRONT TO FRONT	65 FT.
FRONT TO SIDE	65 FT.
6. BUILDING SETBACKS:	
FRONT YARD	20 FT. MIN. LOT
REAR YARD	30 FT.
INTERIOR SIDE	15 FT.
7. PARKING:	
REQUIRED	400
PROVIDED	226
GARAGE	226
DRIVEWAY	28
GUEST PARKING	480
TOTAL	
8. IMPERVIOUS AREA:	8.36 AC. 28.5% OF TOTAL
9. F.O.W.:	0.27 AC.
10. F.A.R.:	0.16 AC.
11. MINIMUM LOTSIZE:	
PHASE 1 REQUIRED:	8.03 AC.
PHASE 1 PROVIDED:	12.86 AC.
PHASE 2 REQUIRED:	4.00 AC.
PHASE 2 PROVIDED:	8.07 AC.
12. PRIVATE DRIVE:	3400 L.F.

LINE LEGEND

—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	LOT LINE/PROPERTY LINE (Solid Line)
—	BUILDING LINE (Long Dashed Lines)
----	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
----	CENTERLINE (Single Dashed Lines)
----	QUARTER SECTION LINE (Double Dashed Lines)
----	SECTION LINE (Triple Dashed Lines)
----	PHASE LINE/LOT LINE (Heavy Dashed Lines)
----	FLOODPLAIN LINE (Heaviest Dashed Lines)

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & VILLAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT (DEVELOPED AS ETBE)

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT M1012 (PID DM4221): IT IS 39.8 FT NORTH OF THE CENTERLINE OF IL ROUTE 173, 14.4 FT NORTHWEST OF THE END OF A CONCRETE CULVERT AND 1.0 FT. SOUTH OF AN ORANGE CARSONITE WITNESS POST. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.

ELEVATION: 795.32 NAVD88

CONTROL POINTS:

CP #116: SET '4' IN TOP OF CONCRETE CURB ON THE SOUTH SIDE OF MONAVILLE ROAD APPROXIMATELY 146 FEET WEST OF THE WEST LINE OF THE SUBJECT SITE.

NORTHING: 2087227.43
EASTING: 1047936.06
ELEVATION: 787.49 NAVD 88

CP #120: SET '4' IN CONCRETE SIDEWALK ON EAST SIDE OF CEDAR LAKE ROAD APPROXIMATELY 148' NORTH OF THE CENTERLINE OF MONAVILLE ROAD.

NORTHING: 2087857.48
EASTING: 1049438.00
ELEVATION: 798.53 NAVD 88

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON APRIL 21, 2022.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED UNDER MY DIRECTION.

___ DAY OF _____ 2023.

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184--002937
EXPIRES APRIL 30, 2023

ABBREVIATIONS			
N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	AC.	- ACRES
O	- ON LINE	S.F.	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

AREA TABLE		
LOT 1	565,253 SQ. FT.	12.976 ACRES
R.O.W. DEDICATION	9,447 SQ. FT.	0.217 ACRES
TOTAL	574,700 SQ. FT.	13.193 ACRES
LOT 2	351,699 SQ. FT.	8.074 ACRES
LOT 3	331,094 SQ. FT.	7.601 ACRES
R.O.W. DEDICATION	2,012 SQ. FT.	0.046 ACRES
TOTAL	333,106 SQ. FT.	7.647 ACRES
LOT 4	18,239 SQ. FT.	0.419 ACRES

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PRELIMINARY PLAT OF SUBDIVISION

FOR

REDWOOD LAKE VILLA MONAVILLE ROAD

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MONAVILLE ROAD, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD, 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING;

ALSO,

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD (COUNTY HIGHWAY NO. 55) AND THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 1042.49 FEET (1042.60 FEET RECORD) SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AS MEASURED ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, 66.52 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD (COUNTY HIGHWAY NO. 28) AS SHOWN ON DOCUMENT NUMBER 1141817; THENCE SOUTHWESTERLY AND WESTERLY, 39.85 FEET ALONG THE RIGHT-OF-WAY AS CONVEYED TO THE COUNTY OF LAKE PER DOCUMENT NO. 2475785 AND AS SHOWN ON DOCUMENT NUMBER 2773494; BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 45 DEGREES 36 MINUTES 07 SECONDS WEST, 35.76 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 09 SECONDS WEST, 24.43 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MONAVILLE ROAD AS SHOWN ON SAID DOCUMENT NUMBER 2773494; THENCE NORTH 32 DEGREES 18 MINUTES 51 SECONDS EAST, 93.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD AS SHOWN ON DOCUMENT NO. 1141817; THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, 40.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, 54.44 ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY ILLINOIS.

ALSO,

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



PREPARED FOR:

REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9875
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848026 FILE NAME: PREOVER
DRAWN BY: BCD FLD. BK. / PG. NO.:
COMPLETION DATE: 06-10-2022 JOB NO.: 848.026
XREF : TOPO PROJECT MANAGER : KTS
REVISED: 2022-08-03/DDO, 2022-08-08/DDO
REVISED: 2022-08-11/DDO, 2023-01-18/DDO



LOCATION MAP

SITE DATA:

1. PROPOSED ZONING:	UR4
2. TOTAL AREA:	29.33a AC.
3. UNITS:	111 TOTAL UNITS
UNIT BREAKDOWN:	
33- WESTWOOD UNITS	(29.70%)
12- MEADOW UNITS	(10.81%)
7- CAPEWOOD UNITS	(8.31%)
32- WILLOWWOOD UNITS	(28.83%)
27- HAYDENWOOD UNITS	(24.35%)
111 TOTAL UNITS*	= 3.78 UNITS PER ACRE
4. DENSITY:	3.78 DU/AC.
5. BUILDING SEPARATIONS:	
SIDE TO SIDE	20 FT.
REAR TO SIDE	45 FT.
REAR TO REAR	50 FT.
FRONT TO FRONT	65 FT.
FRONT TO SIDE	65 FT.
6. BUILDING SETBACKS:	
FRONT YARD	20 FT. MIN. LOT
REAR YARD	30 FT.
INTERIOR SIDE	15 FT.
7. PARKING:	
REQUIRED	400
PROVIDED	226
GARAGE	226
DRIVEWAY	226
GUEST PARKING	28
TOTAL	480
8. IMPERVIOUS AREA:	8.36 AC. 28.5% OF TOTAL
9. F.O.W.:	0.27 AC.
10. F.A.R.:	0.16 AC.
11. MINIMUM LOTSIZE:	
PHASE 1 PROVIDED:	8.93 AC.
PHASE 2 REQUIRED:	12.86 AC.
PHASE 2 PROVIDED:	4.00 AC.
12. PRIVATE DRIVE:	3400 L.F.

LINE LEGEND

—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	LOT LINE/PROPERTY LINE (Solid Line)
—	BUILDING LINE (Long Dashed Lines)
----	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
----	CENTERLINE (Single Dashed Lines)
----	QUARTER SECTION LINE (Double Dashed Lines)
----	SECTION LINE (Triple Dashed Lines)
----	PHASE LINE/LOT LINE (Heavy Dashed Lines)
----	FLOODPLAIN LINE (Heaviest Dashed Lines)

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:
NGS MONUMENT M1012 (PID DM4221): IT IS 39.8 FT NORTH OF THE CENTERLINE OF IL ROUTE 173, 14.4 FT NORTHWEST OF THE END OF A CONCRETE CULVERT AND 1.0 FT. SOUTH OF AN ORANGE CARSONITE WITNESS POST. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 795.32 NAVD88

CONTROL POINTS:
CP #116: SET "4" IN TOP OF CONCRETE CURB ON THE SOUTH SIDE OF MONAVILLE ROAD APPROXIMATELY 146 FEET WEST OF THE WEST LINE OF THE SUBJECT SITE.
NORTHING: 2087727.43
EASTING: 1047936.06
ELEVATION: 787.49 NAVD 88
CP #120: SET "4" IN CONCRETE SIDEWALK ON EAST SIDE OF CEDAR LAKE ROAD APPROXIMATELY 148' NORTH OF THE CENTERLINE OF MONAVILLE ROAD.
NORTHING: 2087857.48
EASTING: 1049438.00
ELEVATION: 798.53 NAVD 88

NOTES
BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON APRIL 21, 2022.
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED UNDER MY DIRECTION.
___ DAY OF _____, 2023.

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2023

PRELIMINARY P.U.D.

FOR

REDWOOD LAKE VILLA MONAVILLE ROAD

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MONAVILLE ROAD, EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD, 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING;

ALSO,

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD (COUNTY HIGHWAY NO. 55) AND THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 1042.49 FEET (1042.60 FEET RECORD) SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AS MEASURED ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, 66.52 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD (COUNTY HIGHWAY NO. 28) AS SHOWN ON DOCUMENT NUMBER 1141817; THENCE SOUTHWESTERLY AND WESTERLY, 39.85 FEET ALONG THE RIGHT-OF-WAY AS CONVEYED TO THE COUNTY OF LAKE PER DOCUMENT NO. 2475785 AND AS SHOWN ON DOCUMENT NUMBER 2773494; BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 45 DEGREES 36 MINUTES 07 SECONDS WEST, 35.76 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 09 SECONDS WEST, 24.43 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MONAVILLE ROAD AS SHOWN ON SAID DOCUMENT NUMBER 2773494; THENCE NORTH 32 DEGREES 18 MINUTES 51 SECONDS EAST, 93.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD AS SHOWN ON DOCUMENT NO. 1141817; THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, 40.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, 54.44 ALONG SAID EAST LINE TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY ILLINOIS.

ALSO,

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



VILLAGE OF LAKE VILLA PLAN COMMISSION
MEETING OF JANUARY 26, 2023

RE: PETITION OF REDWOOD USA, LLC RELATIVE TO THE PROPOSED
REDWOOD DEVELOPMENT

I move that the Lake Villa Plan Commission recommend to the Mayor and Board of Trustees of the Village of Lake Villa the approval of rezoning of the Subject Property at 406 and 500 Monaville Road to the UR4 Zoning District, and the approval of a Conditional Use Permit for not more than 111 single-story attached rental dwelling units based upon the following findings of fact.

FINDINGS OF FACT:

1. The Subject Property consists of approximately 29.318 acres, more or less, located within the corporate limits of the Village of Lake Villa, is commonly known as 406 and 500 Monaville Road, Lake Villa, IL (Permanent Index Numbers 06-08-100-030 and 06-08-100-048) and is generally located on the north side of Monaville Road and west side of Cedar Lake Road in the Village of Lake Villa and is legally described as follows:

PARCEL 1: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS P.I.N. 06-08-100-030 (Approx. 1.811 acres)

PARCEL 2: ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MONAVILLE ROAD, EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 190.18 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD, 190.18 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 455.03 FEET TO THE PLACE OF BEGINNING;

ALSO,

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MONAVILLE ROAD (COUNTY HIGHWAY NO. 55) AND THE EAST LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 1,042.49 FEET (1,042.60 FEET RECORD) SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AS MEASURED ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, 56.52 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS WEST, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD (COUNTY HIGHWAY NO 28) AS SHOWN ON DOCUMENT NUMBER 1141817; THENCE SOUTHWESTERLY AND WESTERLY, 39.85 FEET ALONG THE RIGHT-OF-WAY AS CONVEYED TO THE COUNTY OF LAKE PER DOCUMENT NO. 2475785 AND AS SHOWN ON DOCUMENT NUMBER 2773494, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 45 DEGREES 36 MINUTES 07 SECONDS WEST, 35.76 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 09 SECONDS WEST, 24.43 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF MONAVILLE ROAD AS SHOWN ON SAID DOCUMENT NUMBER 2773494; THENCE NORTH 32 DEGREES 18 MINUTES 51 SECONDS EAST, 93.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD AS SHOWN ON DOCUMENT NO. 1141817; THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, 40.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, 54.44 ALONG SAID EAST LINE OF THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

P.I.N. 06-08-100-048 (Approx. 27.507 acres)

(collectively, the "Subject Property")

2. The Subject Property is presently zoned and classified as part of the Village's SR (Suburban Residential) Zoning District. The Petitioner is requesting rezoning to the UR-4 Zoning District to permit the construction, operation and maintenance of not more than 111 single-story attached rental dwelling units consisting a mix of one- or two-bedroom apartments (some also with dens), related parking, lighting, landscaping, and storm water management facilities.
3. The preliminary plan for the proposed Conditional Use Permit and rezoning of the Subject Property requested by the Petitioner (sometimes collectively referred to as the "Development"):
 - (a) are consistent with the particular physical surroundings of the Subject Property and the granting of certain relief from the Zoning Regulations of the Village will not be detrimental to the public welfare or injurious to other property owners in the vicinity of the Subject Property;
 - (b) are consistent with the general purpose and intent of the Lake Villa Zoning Regulations;

- (c) are consistent with the Village's Comprehensive Plan;
- (d) are designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity;
- (e) will not significantly diminish the safety, use and enjoyment of surrounding property;
- (f) will be adequately served by essential public facilities and services such as streets, police and fire service, drainage, refuse disposal, and schools, or such services will be provided by the Petitioner at the Petitioner's sole expense;
- (g) will not create excessive additional requirements at public expense for public facilities and service and will not be detrimental to the economic welfare of the community;
- (h) will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
- (i) will provide vehicular access to the Subject Property designed so that such use does not create any interference with traffic on surrounding public thoroughfares;
- (j) will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance;
- (k) will comply with all additional regulations in this Ordinance specific to the Conditional Use Permit requested.
- (l) will be generally consistent with the existing zoning of and with the existing uses of nearby properties;
- (m) will not diminish property values by approving the proposed Development, and there will be no hardship imposed upon the Petitioner;
- (n) will not diminish any property values and will promote the general health, safety, and welfare;
- (o) will provide a gain to the public as a result of the establishment of the proposed Development, which will offer another housing option for the community and will satisfy a community need;

- (p) will be generally consistent with the intent and purpose of the Lake Villa Zoning Regulations;
 - (q) will be generally compatible with the character of the UR-4 Zoning District;
 - (er) will be compatible with the neighborhood in which it will be located;
 - (s) will preserve the value of the surrounding residential areas and will be compatible with surrounding land uses;
 - (t) The Subject Property is suitable for the Development;
 - (u) The Village has undertaken its planning and land use regulations with great care;
 - (v) The Subject Property contains no historical features which require preservation, but the proposed Conditional Use will preserve environmentally sensitive floodway, floodplain, and wetlands which are bisected by the Subject Property as part of the Eagle Creek watershed;
4. The proposed Development has been modified to include a cul-de-sac at the North end of the private access road on the West side of the Eagle Creek watershed, an open space and/or pocket park on the East side of the Eagle Creek watershed, and multi-use trails on the North side of Monaville Road and on the West side of Cedar Lake Road.
 5. The proposed Conditional Use Permit and rezoning to the UR4 Zoning District would authorize the establishment, operation, and maintenance on the Subject Property of a Planned Development for not more than 110 one-story attached rental dwelling units, and such proposed use is compatible with other uses permitted in the UR4 Zoning District;
 6. The proposed plan is consistent with the stated purpose of the planned development regulations set forth in the Zoning Regulations of the Village and the proposed preliminary plan meets the requirements and standards for planned developments of the Village.
 7. The proposed preliminary plan for the Development will produce a public benefit meeting the planning objectives and standards of the Village.
 8. The design of the proposed preliminary plan for the Development makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects areas for common open space and other amenities.
 9. The proposed Development will be compatible with and beneficial to the adjacent properties and to the neighborhood, and the proposed Development is a desirable

addition to the Village's available housing options, tax base and economic well being.

10. In reviewing requests for Conditional Uses, the following standards shall be reviewed and considered pursuant to the Village's Zoning Code:

- (a) Location: The site will be so situated that the proposed use is compatible with the existing or planned future development in the area.

The Plan Commission finds that the proposed Development is located along major arterials and is compatible with the residential development to the North.

- (b) Zoning District Requirements: All regulations of the UR4 zone in which the Development will be located shall apply to such uses, except where specifically amended by the conditions under which the conditional use permit is granted.

Zoning variances may be provided through the adoption of a conditional use for a planned development as proposed here.

- (c) Lot Area: A conditional use shall be located on a lot or a zoning lot which conforms to the applicable zone regulations unless the lot area requirement is otherwise specified in the Zoning Code.

The Plan Commission finds that the proposed Development is in compliance with minimum requirements of the UR4 Zoning District.

11. In evaluating a planned development, the Plan Commission considers the degree to which that development varies from underlying zoning standards of the district in which it will be located, and also considers benefits of the development such as the following (summary of Lake Villa Zoning Ordinance Section 9-1-2):

- (a) The proposed Development plan has provided a trail system for residents; or
- (b) The amount of landscaping is substantially greater than the minimum required by the Village Code; or
- (c) The proposed Development has substantially greater architectural amenities; or
- (d) Other extraordinary site amenities.

The Plan Commission finds that the proposed Development exceeds the amount of landscaping that is required by providing two of the standards:

- (i) The proposed Development provides a trail system in the northwest portion of the development; and
- (ii) The proposed Development exceeds landscape requirements by providing common open space, a community garden and dog run.

12. The Plan Commission also considers: (a) the degree to which the Development exhibits extra care and attention to details in excess of Village requirements which enhance the character of the Development, (b) the degree to which any requested increase in density reflects an investment in better design, landscaping, or facilities, and (c) the degree to which the developer has gone to better preserve critical natural environments, restore or mitigate degraded or distressed environments, alleviated off-site problems, and/or provided other improvements.
 - (i) The Plan Commission finds that the proposed Development will provide single-story attached rental dwelling unit housing which will meet a housing need of the community, additional park and/or open space, and multi-use trails along Cedar Lake Road and Monaville Road, and also exceeds requirements of the Village for parking and accessible parking spaces.
 - (ii) The proposed Development is located at the intersection of easily accessible arterials and will serve as a buffer to the existing residential development to the North.
 - (iii) The wet bottom detention basin shall be designed with native wetland vegetation to enhance the natural environment and protect the Eagle Creek watershed which bisects the Subject Property.

II. CONDITIONS OF APPROVAL: It is recommended that the requested Conditional Use Permit be granted subject to the following conditions:

1. Prior to commencement of construction:
 - (a) The developer shall construct or pay for the construction of all landscaping, stormwater management, sanitary sewer, water system improvements required for the Development, all in accordance with the final engineering approved by the Village Administrator.
 - (b) The developer shall pay all required developer school and park impact fees prior to the commencement of construction.
 - (c) The developer shall secure in writing all permits and approvals from the Village, from CLCJAWA, from Fox Lake and Lake County Public Works, for sewer, water and storm sewer service for the Development.
 - (d) The developer shall secure in writing all permits and approvals from The Lake County Division of Transportation for all access, road improvements, or other transportation infrastructure required for the Development.
 - (e) The developer shall file with the Village Treasurer an irrevocable letter of credit in a form acceptable to the Village Attorney and in an amount approved by the Village Administrator.
2. Within six (6) months of the Petitioner's acquisition of the development site, the Village shall establish a back-up Special Service Area for the Development with a

maximum SSA special tax rate not to exceed .10%. The Petitioner's maintenance obligations for the Development will be secured by the back-up Special Service Area and shall be subject to a 30-day notice and cure period for the following maintenance and other purposes:

- (a) Infrastructure, including but not limited to streets, water and sanitary sewer services, stormwater management improvements, sidewalks, trails, and landscaping. However, this does not include any water mains and sanitary sewer mains, if any, which will be dedicated to and maintained by the Village.
- (b) Maintenance of common areas and amenities.
- (c) Snow removal and ice control within the Development.
- (d) Payment of any unpaid water and sewer bills.

The Village will not levy any special taxes to fund said back-up Special Service Area so long as the Petitioner complies in a timely manner with all of its maintenance obligations for the Development.

- 3. Prior to the issuance of any temporary or final Certificate of Occupancy for the Development, the Petitioner shall provide to the Village "as built" final plans showing the precise location of all improvements to the Subject Property, including all buildings, utilities, streets, sidewalks, trails, detention or retention ponds and drainage swales.
- 4. The Final Plat for the Development shall include the dedication of a blanket easement over, under, across, and through the entire Subject Property for the purpose of maintenance by the Village of the public water and sewer mains at such times and in such circumstances as the Village deems expedient, but the Village shall have the right but not the obligations to do so. The Village shall also have such a blanket easement but not the obligation to perform such maintenance as it deems necessary through such a Special Service Area.
- 5. The Final Plat for the Development shall include the design for a pedestrian path with a minimum width of eight (8) feet to be installed in the Right-of-way along Monaville Road and Cedar Lake Road and constructed of a hard surface material, such as asphalt or concrete.
- 6. During both the construction and operation of the Development, the Petitioner shall, at its expense, comply with all of the endangered species consultation recommendations of the Illinois Department of Natural Resources relative to Blandings' Turtles, King Rail and Least Bittern.

- 7. _____

8.
