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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**

**Zoning Board of Appeals – Meeting Agenda  
Tuesday, February 21, 2023  
Lehmann Mansion, 485 N. Milwaukee**

**7:00 pm**

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. **Approval:** Minutes of November 10, 2022 Zoning Board of Appeals Meeting
4. **Public Hearing:** Rezoning of Property Commonly known as 0 Cedar Avenue and 209 Cedar Avenue
5. Public Comment
6. Adjournment

The Village of Lake Villa  
Zoning Board of Appeals Meeting  
***DRAFT Proceedings of the Thursday, November 10, 2022***  
Zoning Board of Appeals Meeting – Village Hall  
65 Cedar Avenue, Lake Villa, IL 60046

**1. CALL TO ORDER AND ROLL CALL**

A Meeting of the Zoning Board of Appeals of the Village of Lake Villa was held on November 10, 2022, at the Lake Villa Village Hall, 65 Cedar Ave., and was called to order by Zoning Board of Appeals Chair Kressner at 7:00 pm.

<b>Present:</b>	Members: Jerry Coia, Dan Lincoln, Mary Meyer, Tracy Lucas and Steve Smart; and Chair Craig Kressner
<b>Absent:</b>	None
<b>Also Present:</b>	Village Administrator Michael Strong, Village Attorneys James Bateman and Becky Bateman Alexopoulos and four members of the public

**2. PLEDGE OF ALLEGIENCE**

**3. APPROVAL OF MINUTES**

Member Jerry Coia made a motion to approve the minutes of the August 26, 2021 Zoning Board of Appeals meeting as amended. The motion was seconded by Member Steve Smart and approved unanimously by voice vote.

**4. PUBLIC HEARING – ZONING CODE TEXT AMENDMENT REGARDING “ADULT USE CANNABIS” USES**

Member Meyer made a motion to open a public hearing at 7:02pm relative to Zoning Code text amendments related to Adult Cannabis uses. The motion was seconded by Member Lincoln. The following voted “Aye”: Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted “Nay”: None. 6-Ayes, 0 Nays, motion carried.

Village Attorney Becky Bateman Alexopoulos provided an overview of Adult Use Cannabis Establishments and the types of uses municipalities may allow under State Statutes. Ms. Bateman stated that the Village Board has had multiple discussions relative to adult cannabis uses over the past couple of years, and took action via motion in October 2022 to direct the Zoning Board of Appeals to hold a public hearing to discuss the issue and provide a recommendation to the Village Board on which uses should be allowed, and in which districts they should be considered either by right or through special or conditional use.

Members of the Zoning Board of Appeals asked Village Staff questions regarding the

different allowable uses, revenue impacts, conditions to which such uses could be allowed, and how neighboring communities have addressed these issues.

Chairman Kressner opened the hearing to public testimony. There were a few residents who spoke up expressing concerns over the availability of parking, economic impacts, environmental impacts of growers, and how licenses would be handled by the Village.

After discussions by the members of the Zoning Board of Appeals relative to adult cannabis uses, it was the consensus of the Zoning Board of Appeals to recommend that only dispensary uses be allowed, under conditional use approval, in the Village's commercial and industrial districts, including CB, CBD, SB, LI, LI-1 and LI-2. The Board also recommended that certain standards be put in place to require a buffer from existing school and residential properties, and minimum parking standards for such uses. A motion was made by Member Coia to close the Public Hearing at 8:57pm. The motion was seconded by Member Lincoln. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

Member Lincoln made a motion to approve a recommendation to the Village Board consistent with the recommendations provided by the Zoning Board of Appeals during their deliberation. The motion was seconded by Member Smart. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

#### **5. PUBLIC HEARING – ZONING CODE TEXT AMENDMENT REGARDING "MASSAGE ESTABLISHMENT" USES**

Commissioner Smart made a motion to open a public hearing at 8:59pm relative to Zoning Code text amendments related to Massage Establishment uses. The motion was seconded by Member Lincoln. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

Village Attorney James Bateman provided an overview of Massage Establishment uses in the context of the existing Zoning Code. He stated that due to issues and concerns relative to recent activities for these uses, that it is in the Village's best interest to decouple massage establishment uses from spa, tanning salon, and/or beauty salon uses. He added that one option for the Board to consider is whether such uses should require a conditional use in order to operate within the Village.

Members of the Zoning Board of Appeals asked Village Staff questions regarding the different allowable uses, and the tradeoffs to requiring conditional uses for massage establishments.

Chairman Kressner opened the hearing to public testimony. There were no residents who chose to provide testimony on the topic.

A motion was made by Member Lincoln to close the Public Hearing at 9:11pm. The motion was seconded by Member Smart. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

Member Coia made a motion to approve a recommendation to the Village Board consistent with the recommendations provided by the Zoning Board of Appeals during their deliberation. The motion was seconded by Member Meyer. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Lincoln, Meyer and Lucas. The following voted "Nay": None. 6-Ayes, 0 Nays, motion carried.

## **6. PUBLIC COMMENT**

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

## **7. ADJOURNMENT**

There being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Smart made a motion to adjourn, seconded by Commissioner Coia. The motion carried unanimously by voice vote at 9:12 p.m.

Respectfully submitted,  
Michael Strong, Village Administrator



**DATE:** February 15, 2023

**TO:** Chairman Craig Kressner and Members of the Zoning Board of Appeals

**FROM:** Michael Strong, Village Administrator

**RE:** **Property Rezoning – 0 Cedar Avenue and 209 Cedar Avenue, Lake Villa, IL**

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**Applicant:** Village of Lake Villa  
65 Cedar Avenue  
Lake Villa, IL 60046

**Location:** 0 Cedar Avenue and 209 Cedar Avenue (collectively, "Subject Properties")

**Request:** Zoning Change of Subject Properties and Zoning Map Amendment

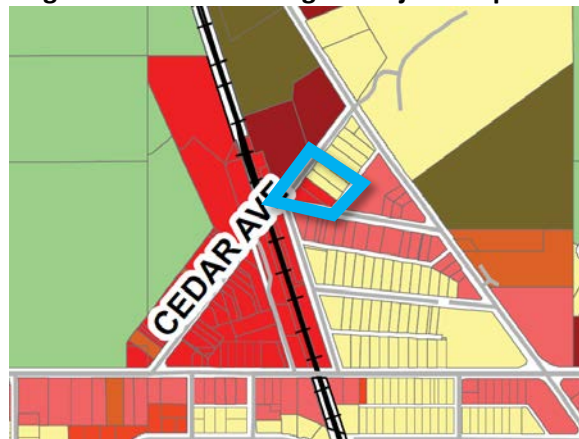
**Requested Action**

1. Property Rezoning and Zoning Map Amendment

**Background**

The Village of Lake Villa is filing a request for a Rezoning of two parcels in the Central Business District located at 209 Cedar Avenue, which encompass approximately 32,000 square feet. The rezoning request is to amend the Village's Zoning Map from R2 Residential District to CBD Central Business District (See Figure 1).

**Figure 1: Current Zoning of Subject Properties**



In 2019, the Village Board approved Ordinances 2019-08-03 and 2019-09-02 authorizing the acquisition of real estate within the Village's Central Business District, specifically the properties located at 201 Cedar

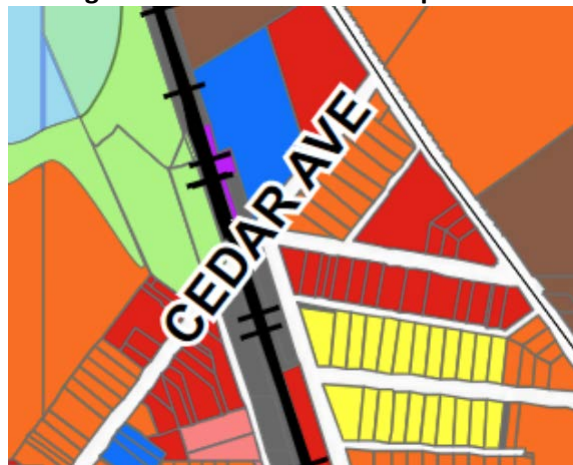
Avenue, 205 Cedar Avenue and 209 Cedar Avenue (Two lots). These properties had existing residential homes which were later razed and reseeded to be prepared for future commercial redevelopment purposes. However, the properties located at 209 Cedar Avenue and 0 Cedar Avenue are currently zoned Residential (R2); while 201 and 205 Cedar Avenue are zoned Central Business District (CBD). It is in the Village's best interest to ensure zoning consistency across the four lots prior to any lot consolidation for future redevelopment marketing efforts.

### **Comprehensive Plan**

In January 2022, the Village Board adopted the community's first Comprehensive Plan which lays the foundation for zoning and future land use planning within the Village. The Comprehensive Plan sets forth broad and ambitious goals relative to housing, economic development, transportation and future land use throughout the Village. One of the main economic development strategies is to *revitalize Downtown Lake Villa and support redevelopment opportunities to support a vibrant downtown core*. A specific goal related to this strategy is to attract new retail, housing and mixed-use development to the downtown.

Over the past few months, Village Staff has been reviewing various Village-owned parcels adjacent to the downtown core in the context of the Comprehensive Plan and has identified the Subject Properties as having inconsistent zoning with their future land use designation. Since the Village's Zoning Code sets forth regulations and requirements for how properties can be used and developed, single zoning of these properties will aid in the Village's ability to market them for future redevelopment. The Subject Properties were identified in the Comprehensive Plan for future mixed-use/commercial uses (See Figure 2).

**Figure 2: Future Land Use Map of CBD**



Therefore, Village staff is recommending that the Zoning Board of Appeals consider the rezoning of the parcels located at 209 Cedar Avenue and 0 Cedar Avenue from Single-family residential (R2) to Central Business District (CBD) so that the Village can proceed with a lot consolidation of the parcels to promote for future redevelopment purposes consistent with the Comprehensive Plan. A draft Ordinance, outlining findings of fact, has been prepared and is attached to this memorandum for Zoning Board of Appeals deliberation purposes.

### **Staff Recommendations**

The Zoning Board of Appeals is asked to consider the Village's request and hold a public hearing relative to the proposed rezoning of the Subject Properties.

**Attachments**

Exhibit 1 – Aerial Photograph

Exhibit 2 – Copy of Public Hearing Notice and Notification Area

Exhibit 3 – Draft Ordinance incorporating Findings of Fact Relative to Rezoning



**209 Cedar Avenue, Lake Villa, Lake County, Illinois**



Lake County, Illinois



Map Printed on 2/15/2023



- ☒ Override 1  
Street Number  
Labels
- ☐ Tax Parcel Lines  
Tax Parcel  
Information

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



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

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Zoning Board of Appeals of the Village of Lake Villa as follows:

HEARING DATE AND TIME: February 21, 2023 at 7:00 p.m. or as soon thereafter as the Zoning Board of Appeals agenda permits.

PLACE OF HEARING: Lehmann Mansion, 485 N. Milwaukee Avenue, Lake Villa, Illinois 60046.

NATURE OF REQUEST: The Petitioner, Village of Lake Villa, 65 Cedar Avenue, Lake Villa, Illinois 60046, is requesting consideration of its Application for Rezoning for the property commonly known as 0 Cedar Avenue and 209 Cedar Avenue, in the Village of Lake Villa, Illinois (hereinafter collectively referred to as “the Subject Property”) from the R-2 Zoning District to the CBD Zoning District, to permit the use of the Subject Property consistent with the regulations applicable to the Village’s CBD Zoning District.

GENERAL LOCATION OF PROPERTY: The two zoning lots which comprise the Subject Property are adjacent to each other and are located at 0 Cedar Avenue and 209 Cedar Avenue, in the Village of Lake Villa, Illinois, and are situated on the East side of Cedar Avenue approximately 176 feet North of Lake Avenue within the corporate limits of the Village of Lake Villa.

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

LOTS 5 AND 6 IN BLOCK 1 IN FOWLER’S SUBDIVISION OF A PART OF A PLAT OF LAKE CITY (NOW LAKE VILLA), IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920, AS DOCUMENT 192902, IN BOOK “K” OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

Permanent Index Numbers 02-33-304-006 and 02-33-304-007

OWNER OF RECORD: The owner of record of the Subject Property and Petitioner is the Village of Lake Villa, 65 Cedar Avenue, Lake Villa, Illinois, 60056.

Copies of the Petitioner’s Application for Zoning Change are on file and are available for inspection and/or copying at the office of the Village Clerk, 65 Cedar Avenue, Lake Villa, IL 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 THIS PUBLIC HEARING AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD AND, IF THEY SO REQUEST, WILL BE GIVEN THE OPPORTUNITY TO INQUIRE OF AND CROSS-EXAMINE ANY WITNESSES FOR THE PETITIONERS.

Craig Kressner  
Chairman, Zoning Board of Appeals,  
Village of Lake Villa

**EXHIBIT A**  
**PUBLIC HEARING NOTIFICATION LIST**

	PIN	situs_addr_line_1	situs_addr_line_3	taxpayer_name	taxpayer_addr_line_1	taxpayer_addr_line_3	PETITIONER COMMENT
1	233300004	148 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
2	233300016	148 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
3	233300017	0 CEDAR AVE	LAKE VILLA IL 60046	WISCONSIN CENTRAL LTD.	FLR 1-1 ADMINISTRATION RD	CONCORD L4K 19	DUPLICATE CONTACT, ONE LETTER PROVIDED
4	233300018	0 CEDAR AVE	LAKE VILLA IL 60046	WISCONSIN CENTRAL LTD.	FLR 1-1 ADMINISTRATION RD	CONCORD L4K 19	DUPLICATE CONTACT, ONE LETTER PROVIDED
5	233302005	206 CEDAR AVE	LAKE VILLA IL 60046	UNITED STATES POSTAL SERVICE	433 W VAN BUREN ST	CHICAGO IL 60607-3920	RM 904
6	233302006	300 N MILWAUKEE AVE	LAKE VILLA IL 60046	ALMIRO LLC	36495 N BOULDER VIEW DR	SCOTTSDALE AZ 85262-3906	C/O JOANNE & JACK ALMIRO
7	233302006	300 N MILWAUKEE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	300 N MILWAUKEE AVE	LAKE VILLA IL 60046	
8	233303002	215 N MILWAUKEE AVE	LAKE VILLA IL 60046	ONE HOPE UNITED	PO BOX 1128	LAKE VILLA IL 60046-1128	
9	233303003	0 MILWAUKEE AVE	LAKE VILLA IL 60046	ONE HOPE UNITED	PO BOX 1128	LAKE VILLA IL 60046-1128	DUPLICATE CONTACT, ONE LETTER PROVIDED
10	233303004	149 N MILWAUKEE AVE	LAKE VILLA IL 60046	DEEP LAKE HERMITAGE APARTMENTS, LLC	1425 TRI STATE PKWY STE 120	GURNEE IL 60031-4060	
11	233303004	149 N MILWAUKEE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	149 N MILWAUKEE AVE	LAKE VILLA IL 60046	
12	233304001	236 N MILWAUKEE AVE	LAKE VILLA IL 60046	MARK A & SAUNDRA M KEENEY	236 N MILWAUKEE AVE	LAKE VILLA IL 60046-8523	
13	233304002	229 CEDAR AVE	LAKE VILLA IL 60046	JOSE GOMEZ & SARAH MARAVILLA	229 CEDAR AVE	LAKE VILLA IL 60046-8409	
14	233304003	225 CEDAR AVE	LAKE VILLA IL 60046	CAROL EFFINGER	PO BOX 287	LAKE VILLA IL 60046-0287	
15	233304004	221 CEDAR AVE	LAKE VILLA IL 60046	JASON F BESSE	221 CEDAR AVE	LAKE VILLA IL 60046-8409	
16	233304005	217 CEDAR AVE	LAKE VILLA IL 60046	BROCK & BONNIE MILLSOP	217 CEDAR AVE	LAKE VILLA IL 60046-8409	
17	233304006	0 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	PO BOX 519	LAKE VILLA IL 60046-0519	DUPLICATE CONTACT, ONE LETTER PROVIDED
18	233304007	209 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	PO BOX 519	LAKE VILLA IL 60046-0519	DUPLICATE CONTACT, ONE LETTER PROVIDED
19	233304008	205 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
20	233304009	201 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
21	233304014	216 LAKE AVE	LAKE VILLA IL 60046	JOHN D HALL	1326 IDLEWILD DR	ROUND LAKE BEACH IL 60073-1861	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
22	233304014	216 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	216 LAKE AVE	LAKE VILLA IL 60046	
23	233304015	220 LAKE AVE	LAKE VILLA IL 60046	AARON SHAWN TABIN TRUST	1112 DAMASK ST	CELEBRATION FL 34747-4301	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
24	233304015	220 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	220 LAKE AVE	LAKE VILLA IL 60046	
25	233304016	234 N MILWAUKEE AVE	LAKE VILLA IL 60046	THE LABOR INDEX LLC	PO BOX 923	LAKE VILLA IL 60046-0923	
26	233304020	200 N MILWAUKEE AVE	LAKE VILLA IL 60046	ROKHAYAS LLC	208 N MILWAUKEE AVE	LAKE VILLA IL 60046-8523	
27	233304021	200 N MILWAUKEE AVE	LAKE VILLA IL 60046	ROKHAYAS LLC	208 N MILWAUKEE AVE	LAKE VILLA IL 60046-8523	DUPLICATE CONTACT, ONE LETTER PROVIDED
28	233304022	200 N MILWAUKEE AVE	LAKE VILLA IL 60046	ROKHAYAS LLC	208 N MILWAUKEE AVE	LAKE VILLA IL 60046-8523	DUPLICATE CONTACT, ONE LETTER PROVIDED
29	233304023	216 N MILWAUKEE AVE	LAKE VILLA IL 60046	SADA LAKE VILLA LLC	1 N LINCOLN ST	OAK BROOK IL 60521-3436	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
30	233304023	216 N MILWAUKEE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	216 N MILWAUKEE AVE	LAKE VILLA IL 60046	
31	233306001	129 CENTRAL AVE	LAKE VILLA IL 60046	CHICAGO TRUST CO TR SBO 4613	440 LAKE ST	ANTIOCH IL 60002-1406	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
32	233306002	203 LAKE AVE	LAKE VILLA IL 60046	DENNIS & KRISTYN MURPHY	26460 W KLONDIKE AVE	ANTIOCH IL 60002-9651	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
33	233306002	203 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	203 LAKE AVE	LAKE VILLA IL 60046	
34	233306007	211 LAKE AVE	LAKE VILLA IL 60046	MDL HOLDINGS INC	211 LAKE AVE	LAKE VILLA IL 60046-8995	
35	233306008	213 LAKE AVE	LAKE VILLA IL 60046	RONCONE SQUARED PROPERTIES LLC	36451 N FIELD VIEW DR	GURNEE IL 60031-1677	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
36	233306008	213 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	213 LAKE AVE	LAKE VILLA IL 60046	
37	233306009	217 LAKE AVE	LAKE VILLA IL 60046	TODD M MUELLER	217 LAKE AVE	LAKE VILLA IL 60046-8995	
38	233306012	223 LAKE AVE	LAKE VILLA IL 60046	LAKE VILLA HISTORICAL SOCIETY	PO BOX 110	LAKE VILLA IL 60046-0110	C/O DANIEL B VENTURI
39	233306012	223 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	223 LAKE AVE	LAKE VILLA IL 60046	
40	233306013	225 LAKE AVE	LAKE VILLA IL 60046	TLC RESIDENTIAL PROPERTIES, LLC	1600 N MILWAUKEE AVE STE 301	LAKE VILLA IL 60046-8589	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
41	233306013	225 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	225 LAKE AVE	LAKE VILLA IL 60046	
42	233306019	0 CENTRAL AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
43	233306022	206 VILLA AVE	LAKE VILLA IL 60046	STEVEN C & MARCIA A JOHNSON	206 VILLA AVE	LAKE VILLA IL 60046-8910	
44	233306023	206 VILLA AVE	LAKE VILLA IL 60046	STEVEN C & MARCIA A JOHNSON	206 VILLA AVE	LAKE VILLA IL 60046-8910	DUPLICATE CONTACT, ONE LETTER PROVIDED
45	233306024	208 VILLA AVE	LAKE VILLA IL 60046	ROSALIE V STILES	208 VILLA AVE	LAKE VILLA IL 60046-8910	
46	233306025	210 VILLA AVE	LAKE VILLA IL 60046	DONALD J HEIL	210 VILLA AVE	LAKE VILLA IL 60046-8910	
47	233306026	212 VILLA AVE	LAKE VILLA IL 60046	VICKI A LEGRAND	212 VILLA AVE	LAKE VILLA IL 60046-8910	
48	233306027	214 VILLA AVE	LAKE VILLA IL 60046	KORSTANJE, RICHARD A & BRADLEY M	1199 TULIP TREE LN	LAKE VILLA IL 60046-8649	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
49	233306027	214 VILLA AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	214 VILLA AVE	LAKE VILLA IL 60046	
50	233306036	200 VILLA AVE	LAKE VILLA IL 60046	WILLIAM J & MICHELLE K HILL	200 VILLA AVE	LAKE VILLA IL 60046-8910	
51	233306037	202 VILLA AVE	LAKE VILLA IL 60046	GINA M FRISSELL	202 VILLA AVE	LAKE VILLA IL 60046-8910	
52	233306038	219 LAKE AVE	LAKE VILLA IL 60046	JACG PROPERTIES, LLC	219 LAKE AVE	LAKE VILLA IL 60046-8995	

**EXHIBIT A**  
**PUBLIC HEARING NOTIFICATION LIST**

53	233306041	207 LAKE AVE	LAKE VILLA IL 60046	EMINENT ENTERPRISES LLC	17825 W BLACKHAWK DR	GRAYSLAKE IL 60030-1903	LETTER ALSO PROVIDED TO "CURRENT RESIDENT"
54	233306041	207 LAKE AVE	LAKE VILLA IL 60046	CURRENT RESIDENT	207 LAKE AVE	LAKE VILLA IL 60046	
55	233307034	129 RAILROAD AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
56	233309001	170 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
57	233309002	170 CEDAR AVE	LAKE VILLA IL 60046	VILLAGE OF LAKE VILLA	65 CEDAR AVE	LAKE VILLA IL 60046-9072	DUPLICATE CONTACT, ONE LETTER PROVIDED
58	233310002	0 CEDAR AVE	LAKE VILLA IL 60046	WISCONSIN CENTRAL LTD.	FLR 1-1 ADMINISTRATION RD	CONCORD L4K 19	C/O CN BUSINESS DEVELOPMENT & REAL ESTATE
59	233310004	0 CEDAR AVE	LAKE VILLA IL 60046	COMMUTER RAIL DIV OF REG TRANS AUTHORITY	547 W JACKSON BLVD	CHICAGO IL 60661-5717	ATTN:REAL ESTATE DEPT
60	233311003	0 CEDAR AVE	LAKE VILLA IL 60046	WISCONSIN CENTRAL LTD.	FLR 1-1 ADMINISTRATION RD	CONCORD L4K 19	DUPLICATE CONTACT, ONE LETTER PROVIDED
61	233311004	0 CEDAR AVE	LAKE VILLA IL 60046	COMMUTER RAIL DIV OF REG TRANS AUTHORITY	547 W JACKSON BLVD	CHICAGO IL 60661-5717	DUPLICATE CONTACT, ONE LETTER PROVIDED

## EXHIBIT B – REQUIRED TAX MAPS FOR 0 CEDAR AVE; 209 CEDAR AVE – REZONING PUBLIC HEARING NOTIFICATION AREA



NUMBERED PARCELS CORRESPOND WITH NOTIFICATION LIST EXHIBIT A



This map displays a residential neighborhood in Lake Villa, Illinois, with a grid of lots and streets. The lots are identified by unique numbers, such as 0233300001, 0233300002, 0233300003, 0233300004, 0233300005, 0233300006, 0233300007, 0233300008, 0233300009, 0233300010, 0233300011, 0233300012, 0233300013, 0233300014, 0233300015, 0233300016, 0233300017, 0233300018, 0233300019, 0233300020, 0233300021, 0233300022, 0233300023, 0233300024, 0233300025, 0233300026, 0233300027, 0233300028, 0233300029, 0233300030, 0233300031, 0233300032, 0233300033, 0233300034, 0233300035, 0233300036, 0233300037, 0233300038, 0233300039, 0233300040, 0233300041, 0233300042, 0233300043, 0233300044, 0233300045, 0233300046, 0233300047, 0233300048, 0233300049, 0233300050, 0233300051, 0233300052, 0233300053, 0233300054, 0233300055, 0233300056, 0233300057, 0233300058, 0233300059, 0233300060, 0233300061, 0233300062, 0233300063, 0233300064, 0233300065, 0233300066, 0233300067, 0233300068, 0233300069, 0233300070, 0233300071, 0233300072, 0233300073, 0233300074, 0233300075, 0233300076, 0233300077, 0233300078, 0233300079, 0233300080, 0233300081, 0233300082, 0233300083, 0233300084, 0233300085, 0233300086, 0233300087, 0233300088, 0233300089, 0233300090, 0233300091, 0233300092, 0233300093, 0233300094, 0233300095, 0233300096, 0233300097, 0233300098, 0233300099, 0233300100, 0233300101, 0233300102, 0233300103, 0233300104, 0233300105, 0233300106, 0233300107, 0233300108, 0233300109, 0233300110, 0233300111, 0233300112, 0233300113, 0233300114, 0233300115, 0233300116, 0233300117, 0233300118, 0233300119, 0233300120, 0233300121, 0233300122, 0233300123, 0233300124, 0233300125, 0233300126, 0233300127, 0233300128, 0233300129, 0233300130, 0233300131, 0233300132, 0233300133, 0233300134, 0233300135, 0233300136, 0233300137, 0233300138, 0233300139, 0233300140, 0233300141, 0233300142, 0233300143, 0233300144, 0233300145, 0233300146, 0233300147, 0233300148, 0233300149, 0233300150, 0233300151, 0233300152, 0233300153, 0233300154, 0233300155, 0233300156, 0233300157, 0233300158, 0233300159, 0233300160, 0233300161, 0233300162, 0233300163, 0233300164, 0233300165, 0233300166, 0233300167, 0233300168, 0233300169, 0233300170, 0233300171, 0233300172, 0233300173, 0233300174, 0233300175, 0233300176, 0233300177, 0233300178, 0233300179, 0233300180, 0233300181, 0233300182, 0233300183, 0233300184, 0233300185, 0233300186, 0233300187, 0233300188, 0233300189, 0233300190, 0233300191, 0233300192, 0233300193, 0233300194, 0233300195, 0233300196, 0233300197, 0233300198, 0233300199, 0233300200, 0233300201, 0233300202, 0233300203, 0233300204, 0233300205, 0233300206, 0233300207, 0233300208, 0233300209, 0233300210, 0233300211, 0233300212, 0233300213, 0233300214, 0233300215, 0233300216, 0233300217, 0233300218, 0233300219, 0233300220, 0233300221, 0233300222, 0233300223, 0233300224, 0233300225, 0233300226, 0233300227, 0233300228, 0233300229, 0233300230, 0233300231, 0233300232, 0233300233, 0233300234, 0233300235, 0233300236, 0233300237, 0233300238, 0233300239, 0233300240, 0233300241, 0233300242, 0233300243, 0233300244, 0233300245, 0233300246, 0233300247, 0233300248, 0233300249, 0233300250, 0233300251, 0233300252, 0233300253, 0233300254, 0233300255, 0233300256, 0233300257, 0233300258, 0233300259, 0233300260, 0233300261, 0233300262, 0233300263, 0233300264, 0233300265, 0233300266, 0233300267, 0233300268, 0233300269, 0233300270, 0233300271, 0233300272, 0233300273, 0233300274, 0233300275, 0233300276, 0233300277, 0233300278, 0233300279, 0233300280, 0233300281, 0233300282, 0233300283, 0233300284, 0233300285, 0233300286, 0233300287, 0233300288, 0233300289, 0233300290, 0233300291, 0233300292, 0233300293, 0233300294, 0233300295, 0233300296, 0233300297, 0233300298, 0233300299, 0233300300, 0233300301, 0233300302, 0233300303, 0233300304, 0233300305, 0233300306, 0233300307, 0233300308, 0233300309, 0233300310, 0233300311, 0233300312, 0233300313, 0233300314, 0233300315, 0233300316, 0233300317, 0233300318, 0233300319, 0233300320, 0233300321, 0233300322, 0233300323, 0233300324, 0233300325, 0233300326, 0233300327, 0233300328, 0233300329, 0233300330, 0233

01/26/23

VILLAGE OF LAKE VILLA

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ORDINANCE NO. 2023-\_\_-\_\_

AN ORDINANCE AMENDING THE  
VILLAGE OF LAKE VILLA OFFICIAL ZONING MAP, AS AMENDED

RE: Property Owned By Village of Lake Villa  
Property Address: 0 Cedar Avenue and 209 Cedar Avenue, Lake Villa, IL  
(P.I.N.s 02-33-304-006 and 02-33-304-007)

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ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE

VILLAGE OF LAKE VILLA, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2023.

AN ORDINANCE AMENDING THE  
VILLAGE OF LAKE VILLA OFFICIAL ZONING MAP, AS AMENDED

RE: Property Owned By Village of Lake Villa  
Property Address: 0 Cedar Avenue and 209 Cedar Avenue, Lake Villa, IL  
(P.I.N.s 02-33-304-006 and 02-33-304-007)

WHEREAS, the question of further amending the Official Zoning Map of the Village of Lake Villa, As Amended, which is part of the Village of Lake Villa Zoning Ordinance, As Amended, in order to rezone and reclassify certain property which is located within the corporate limits of the Village from the R-2 (Residential) Zoning District to the Village's CBD (Central Business) Zoning District, was referred by the Corporate Authorities to the Zoning Board of Appeals of this Village; and

WHEREAS, the Zoning Board of Appeals of this Village held a public hearing on \_\_\_\_\_, 2023, pursuant to notice duly posted and given in accordance with the Illinois Open Meetings Act (5 ILCS 120/1, et seq.), duly mailed to property owners within 250 feet of the Property, duly published in the *Daily Herald*, a newspaper of general circulation within the Village of Lake Villa, said publication occurring not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing, and duly posted on the Property; and

WHEREAS, the Zoning Board of Appeals has issued its report to the Mayor and Board of Trustees recommending the approval of the proposed amendments to the Official Zoning Map of the Village of Lake Villa, As Amended; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interest of the Village to provide for the proposed amendment to the Official Zoning Map of the Village of Lake Villa, As Amended, all as hereinafter described:

NOW THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lake Villa, Lake County, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees find that the facts stated in the preamble hereof are true and correct and are incorporated herein by reference as if fully set forth and further find as follows:

- A. The proposed map amendment meets the challenge of changing conditions in the area and the zones affected.
- B. The proposed amendment is consistent with the intent of the Zoning Ordinance and with its various provisions.
- C. The proposed amendment will not be detrimental to the development of the Village.
- D. Every use permitted under the new classification will be suitable use for the further development of the area in the vicinity of the rezoning and will be compatible with uses already developed in the vicinity; and
- E. Adequate public facilities, sewer and water lines and other needed services or facilities exist or are capable of being provided prior to the development of the uses which would be permitted on the properties if they were reclassified.

SECTION 2: The Village of Lake Villa (“Village”) is the owner of the Property commonly known as 0 Cedar Avenue (P.I.N. 02-33-304-006) and 209 Cedar Avenue (P.I.N. 02-33-304-007) (collectively, the “Property”) which are the subject of this Ordinance, which Property consists of two adjacent zoning lots of record, with the lot identified as P.I.N. 02-33-304-006 consisting of approximately .3714 acres, and the second lot identified as P.I.N. 02-33-304-007 consisting of approximately .3726 acres, which lots are adjacent to two (2) other lots of record owned by the Village and zoned as part of the CBD (Central Business) Zoning District. The Property is located on the East side of Cedar Avenue approximately 176 feet North of Lake Avenue within the corporate limits of the Village, and which Property is legally described below. The Official Zoning Map of the Village of Lake Villa, As Amended, which is part of the Village of Lake Villa Zoning Ordinance, As Amended, be and is hereby further amended to rezone and to reclassify the Property to the CBD (Central Business) Zoning District of the Village of Lake Villa, which Property is legally described as follows:

LOTS 5 AND 6 IN BLOCK 1 IN FOWLER’S SUBDIVISION OF A PART OF A PLAT OF LAKE CITY (NOW LAKE VILLA), IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 21, 1920, AS DOCUMENT 192902, IN BOOK “K” OF PLATS, PAGE 34, IN LAKE COUNTY, ILLINOIS.

(the “Property”)

SECTION 3: This Ordinance shall be in full force and effect ten (10) days after its passage, approval and publication in pamphlet form pursuant to law.

SECTION 4: The Village Clerk is hereby authorized and directed to immediately publish this Ordinance in pamphlet form.

Passed by the Corporate Authorities on \_\_\_\_\_, 2023, on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on \_\_\_\_\_, 2023.

\_\_\_\_\_  
James McDonald, Mayor  
Village of Lake Villa

ATTEST:

\_\_\_\_\_  
Mary Konrad, Village Clerk

Published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2023.