

James McDonald, Mayor
Mary Konrad, Clerk
Austin Adams, Treasurer

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



The Village of Lake Villa

**Zoning Board of Appeals – Meeting Agenda
Thursday, May 18, 2023
Village Hall, 65 Cedar Avenue**

7:00 pm

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. **Approval**: Minutes of February 21, 2023 Zoning Board of Appeals Meeting
4. **Public Hearing**: Rezoning of Property Commonly known as 0 Park Avenue
5. **Public Hearing**: Interpretation of Zonings Map as to Lots and/or Parcels in Multiple Zoning Districts
6. Discussion Items:
 - a. Home Occupations – Number of Employees/Clients
 - b. Modified Shipping Containers
7. Adjournment

The Village of Lake Villa
Zoning Board of Appeals Meeting
DRAFT Proceedings of the Tuesday, February 21, 2023
Zoning Board of Appeals Meeting – Lehmann Mansion
485 N. Milwaukee 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 February 21, 2023, at the Lehmann Mansion, 485 N. Milwaukee Ave., and was called to order by Zoning Board of Appeals Chair Kressner at 8:31 pm.

| | |
|----------------------|--|
| Present: | Members: Jerry Coia, Mary Meyer, Tracy Lucas and Steve Smart; and Chair Craig Kressner |
| Absent: | Member Dan Lincoln |
| Also Present: | Village Administrator Michael Strong, Village Attorneys James Bateman and twelve members of the public |

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Member Steve Smart made a motion to approve the minutes of the November 10, 2022 Zoning Board of Appeals meeting as amended. The motion was seconded by Member Tracy Lucas and approved unanimously by voice vote.

4. PUBLIC HEARING – REZONING OF PROPERTY COMMONLY KNOWN AS 0 CEDAR AVENUE AND 209 CEDAR AVENUE

Member Coia made a motion to open a public hearing at 8:33pm relative to the Rezoning of the subject properties at 0 Cedar Avenue and 209 Cedar Avenue. The motion was seconded by Member Meyer. The following voted “Aye”: Chairman Kressner and Members Coia, Smart, Meyer and Lucas. The following voted “Nay”: None. 5-Ayes, 0 Nays, motion carried.

Village Administrator Michael Strong presented a Village-initiated request to rezone two properties that were acquired by the Village of Lake Villa for the purposes of reinvestment in the Village’s Central Business District. He stated that the properties were purchased after which buildings were razed and the parcels were regraded and seeded to provide for redevelopment purposes. He stated that the subject properties were currently zoned Residential, and that rezoning to central business district would be consistent with the Village’s Comprehensive Plan and allow for the additional parcel of which is currently zoned commercial would allow the Village to ensure consistent zoning and provide for zoning entitlement for future marketing purposes.

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 was no public testimony provided on the petition.

After discussions by the members of the Zoning Board of Appeals relative to the request, it was the consensus of the Zoning Board of Appeals to recommend that the properties be rezoned from Residential to Central Business District. A motion was made by Member Coia to close the Public Hearing at 8:36pm. The motion was seconded by Member Smart. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Meyer and Lucas. The following voted "Nay": None. 5-Ayes, 0 Nays, motion carried.

Member Smart 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 Lucas. The following voted "Aye": Chairman Kressner and Members Coia, Smart, Meyer and Lucas. The following voted "Nay": None. 5-Ayes, 0 Nays, motion carried.

5. PUBLIC COMMENT

No public comment 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. Member Meyer made a motion to adjourn, seconded by Member Lucas. The motion carried unanimously by voice vote at 8:38 p.m.

Respectfully submitted,
Michael Strong, Village Administrator



DATE: May 9, 2023

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

FROM: Michael Strong, Village Administrator

RE: **Property Rezoning – 0 Park Avenue**

Applicant: Lake Development Company, LLC
610 Peterson Road
Libertyville, IL 60048

Location: 0 Park Avenue ("Subject Property")

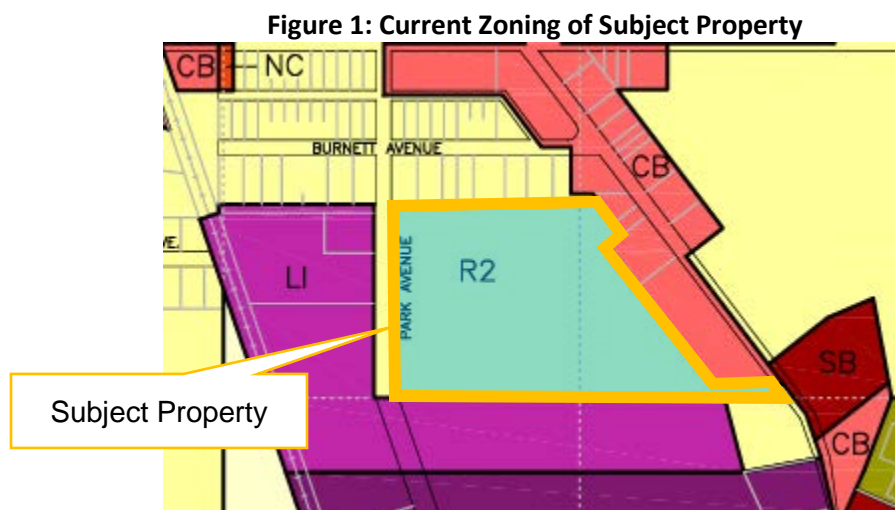
Request: Zoning Change of Subject Property and Zoning Map Amendment

Requested Action

1. Property Rezoning and Zoning Map Amendment

Background

Lake Development Company, LLC is filing a request for a Rezoning of a parcel adjacent to the Park Avenue Business Park located at 0 Park Avenue, which encompass approximately 700,000 square feet, or roughly 16 acres. The rezoning request is to amend the Village's Zoning Map from R2 Residential District to LI Limited Industrial (See Figure 1).



The Petitioner has filed for rezoning to prepare to market the property for redevelopment purposes.

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 *Support business park development to accommodate industrial uses, health-care related industries and advanced manufacturing* (Economic Development Goal 2.b). A specific strategy relative to this goal is to complete the development of Park Place Business Park by attracting use of final vacant parcels in the Business Park.

Figure 2: Future Land Use Map of Park Place Business Park



The Subject Property was identified in the Comprehensive Plan for future industrial uses (See Figure 2). Therefore, Village staff supports the rezoning request of the Petitioner and that the Zoning Board of Appeals consider the rezoning of the parcel located at 0 Park Avenue from Single-family residential (R2) to Limited Industrial (LI) 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 Petitioner's request and hold a public hearing relative to the proposed rezoning of the Subject Property.

Attachments

- Exhibit 1 – Petitioner Application Packet and Aerial Photograph
- Exhibit 2 – Copy of Public Hearing Notice and Notification Area
- Exhibit 3 – Draft Ordinance incorporating Findings of Fact Relative to Rezoning

April 06, 2023

Mr. Michael Strong
Village Administrator – Village of Lake Villa
65 Cedar Avenue
P.O. Box 519
Lake Villa, Illinois 60046

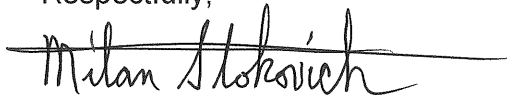
Dear Mr. Strong,

Good-day sir. I hope you are well and enjoying the pleasant weather. I simply wish to acknowledge the warm welcome afforded Ms. Sheryl Fisher, after her personal visit. We are grateful and encouraged by your warm welcome and positive support regarding a proposed re-zoning of, 0 Park Avenue, Lake Villa, Illinois 60046. Our family has owned that property for many years. Due to personal changes, we believe it is time to sell the parcel and move our focus in new directions.

We are also encouraged that this parcel fits the village's vision for future growth and development. We welcome any assistance the village can offer in making this parcel an attractive addition to the community. Finally, we would like to learn more about the T.I.F. program that is offered at this location.

If there are any questions concerning this issue, please contact me at: (847)-367-6100, during normal business hours. Thank you for your assistance.

Respectfully,


Mr. Milan Stokovich

**VILLAGE OF LAKE VILLA
APPLICATION FOR ZONING RELIEF**

ZONING CHANGE, CONDITIONAL USE PERMIT, PLANNED UNIT
DEVELOPMENT, AND VARIATION APPLICATION

Please print or type all information:

- I. X Zoning change
_____ Conditional Use Permit (CUP)
_____ Planned Unit Development (PUD)
_____ Variation from the zoning ordinance

II. Now come Lake Development Company, L.L.C.

and represent that they are the (owner) (contract purchaser) (lessee) of the following

described real estate to-wit: (Legal description): Wilton's Add To Lake Villa
LT3 (Ex Beg Ely Ln 59.93' NW of NW Cor LT1 SD Sub,
NW Alg E LN LT3 100', W 64.2', SE // To Ely L N LT3
137.5', NE To POB) Lot 3

III. Commonly known as (street address): Ø Park Avenue, Lake Villa,
Illinois 60046

IV. Physical location of the property:

Located on the West side of South Milwaukee Ave., approximately
(direction) (street name)
_____ feet South from Grand Avenue.
(direction) (street name)

V. Permanent Real Estate Tax (PIN) Number: 06-04-107-005

Assessed Valuation for the last three years:

| | |
|--------------|--------------------------------|
| 20 <u>22</u> | \$ <u>17,315.⁰⁰</u> |
| 20 <u>21</u> | \$ <u>15,446.⁰⁰</u> |
| 20 <u>20</u> | \$ <u>13,738.⁰⁰</u> |

VI. That said premises are now classified under the Lake Villa Zoning Ordinance as the R2 zone, and are presently:

Vacant Land - Ag. Use

(insert vacation, or a description of the present use of the property)

VII. That under said current classification, the petitioner(s) are prohibited from installing and operating therein the following uses, of which they are desirous.

(Make a brief statement as to the proposed use.)

Rezoning for marketing.

VIII. That petitioner(s) feel that their request is justified in Village Comp. plan has designated this parcel for indust. use.

(Make a statement as to why you believe the requested change is desirable.)

WHEREFOR, your petition(s) pray that your Honorable Body, pursuant to your rules and regulations, will hold a public hearing as provided by ordinance and as a result of said hearing recommend to the Village Board of Lake Villa, that the Village amend, or modify the use(s) to which the above described premises may be put; that said premises be:

A. ☒ Rezoned from the present R2 zone to the L1 zone.

B. ☐ Issued a Conditional Use Permit.

C. ☐ Issued a Planned Unit Development

D. ☐ Issued a variation from Ordinance.

E. ☐

IX. PETITIONER'S NAME Milan Stokovich

Print/type

Milan Stokovich

Signature

217 East Church Street, Libertyville, Illinois 60048

Address

(847)-367-6100

Phone number

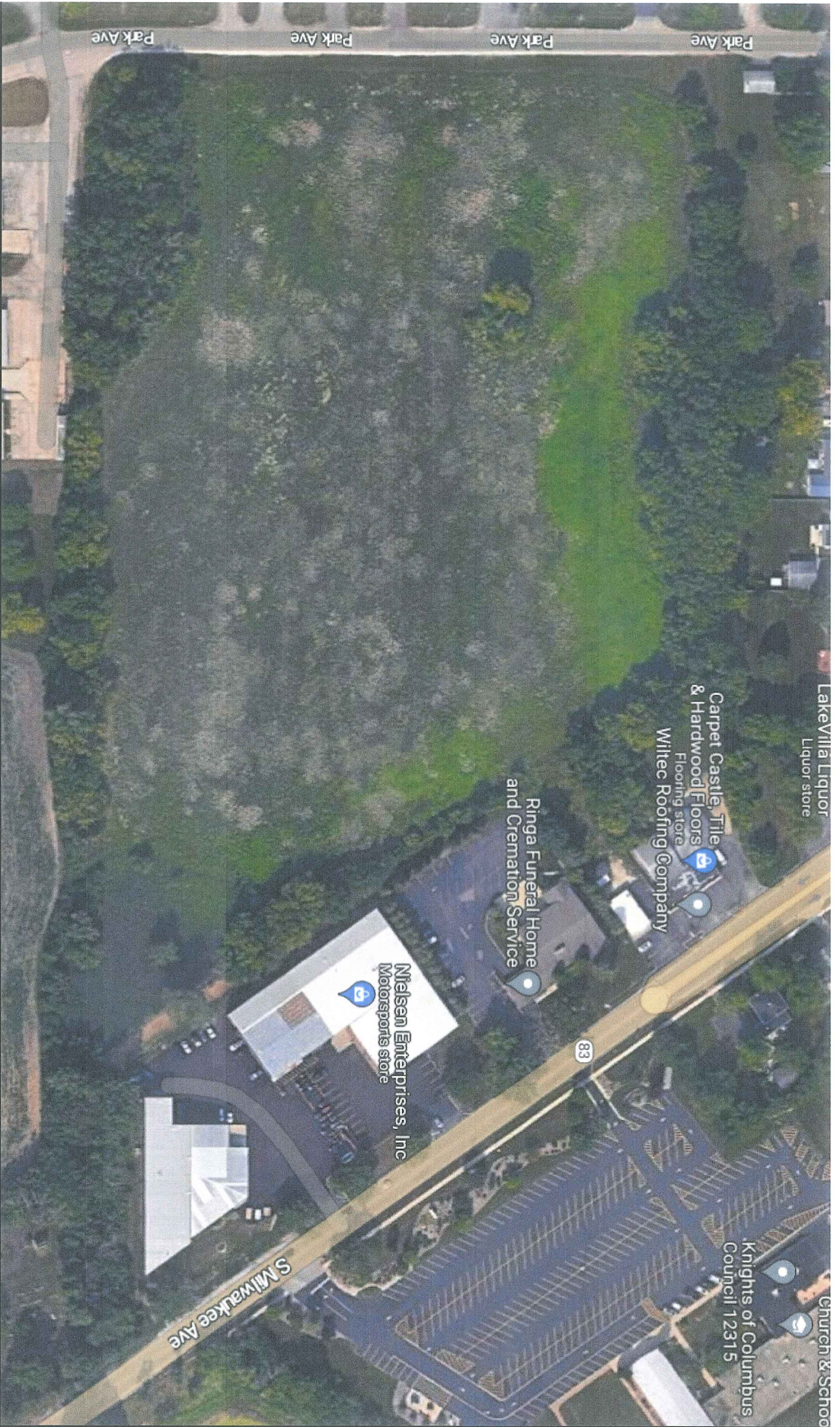
X. Some of the items required may be waived depending upon the nature and scope of this application.

1. If petitioner is a corporation, a counsel at the public hearing must represent you.
2. Petitioner must present with this petition the following:
 - i. Current evidence of title to property, purchase contract or lease agreement.
 - ii. Plat of Survey with square footage of property
 - iii. Plat of Survey with all existing buildings and structures shown and specifically located.
 - iv. Photographs of the area for which the change is requested.
 - v. Sketch drawn to scale of subject property with proposed changes, and all property and improvements within 300 feet of subject property (include North arrow.)
 - vi. Legal description of the property.
3. Indicated which portion, if any of subject property, is in flood plain.
4. Letter of Concurrence from present property owner if different from petitioner(s). Letter from owner must show owner's name, address, and present phone number.
5. If requested for a Conditional Use Permit, requirements of the Lake Villa Zoning Ordinance Article Four, Section IV.

For office use only

Zoning change fee: \$ 1200⁰⁰
Variation fee: \$ _____
CUP fee: \$ _____
PUD fee: \$ _____
Escrow: \$ _____
Total amount received: \$ _____

Date payment received: 4/7/2023 Cash Check# 3992 \$900.00



PARID: 0604107005
NBHD: 9504118
LAKE DEVELOPMENT COMPANY, L.L.C.
Tax Year: 2021 (Taxes Payable in 2022).

ASSESSOR #: 049

ROLL: RP

0 PARK AVE

Select **Tax Year** on the right:

Taxes Billed

| Tax Year | Tax/SSA/Drainage | Project |
|----------|------------------|---------|
| 2021 | \$573.62 | |
| Total: | \$573.62 | |

Property Tax by Entity

| Entities | Rate: | Amount: |
|--|-----------|----------|
| ANTIOCH COMM HIGH SCHOOL DISTRICT #117 | 3.057432 | \$74.20 |
| COLLEGE OF LAKE COUNTY #532 | 0.293469 | \$7.12 |
| COUNTY OF LAKE | 0.597747 | \$14.52 |
| FOREST PRESERVE | 0.178905 | \$4.34 |
| LAKE COUNTY SPECIAL SERVICE AREA 16 | 0.331175 | \$8.04 |
| LAKE VILLA PUBLIC LIBRARY DIST | 0.507425 | \$12.32 |
| LAKE VILLA SCHOOL DISTRICT #41 | 3.967192 | \$96.28 |
| LAKE VILLA TIF #1 | 0.000000 | \$303.18 |
| LAKE VILLA TOWNSHIP FIRE PROT DIST | 0.764476 | \$18.56 |
| ROAD AND BRIDGE-LAKE VILLA | 0.296046 | \$7.20 |
| TOWNSHIP OF LAKE VILLA | 0.179823 | \$4.36 |
| VIL OF LAKE VILLA | 0.968802 | \$23.50 |
| Total: | 11.142492 | \$573.62 |

Tax Status

| | |
|-----------------------|--|
| Tax Year: | 2021 |
| In Forfeiture: | No |
| In Bankruptcy | No |
| Taxes Due: | Yes - see Taxes Due tab for more information |
| Tax Lien on Property: | No |

Tax Notes

REMEMBER TO SET THE TAX YEAR IN THE COLUMN TO THE RIGHT. TAXES ARE PAYABLE THE CALENDAR YEAR AFTER THE TAX YEAR. FOR EXAMPLE, PAYMENT FOR 2019 TAXES IS DUE IN CALENDAR YEAR 2020.

FOR MOBILE HOMES ONLY, SET THE TAX YEAR TO THE CALENDAR YEAR FOR WHICH TAXES ARE DUE.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
06-04-107-005
Parent Parcel Number

Property Address
PARK AVE, LAKE VILLA, ILL, 60046, USA
Neighborhood
9504118 VACANT FARM PARCELS P/C 118

Property Class
118 118 FARMLAND
TAXING DISTRICT INFORMATION
Jurisdiction 049
Area 005

OWNERSHIP

LAKE DEVELOPMENT COMPANY L.L.C.
610 PETERSON RD,
LIBERTYVILLE, IL 60048-1014

Tax ID 06-04-107-005

TRANSFER OF OWNERSHIP

Date

Printed 08/28/2018 Card No. 1

of 1

WILTON'S ADD TO LAKE VILLA LT3 (EX BEG ELY LN 59.93'NW
OF NW COR LT1 SD SUB,NW
ALG E LN LT3 100', W64.2', SE // TO ELY LN LT3 137.5',
NE TO POB) LOT 3

AGRICULTURAL

VALUATION RECORD

| Assessment Year | 01/01/2015 | 01/01/2016 | 01/01/2016 | 01/01/2017 | 01/01/2017 | 01/01/2018 | 01/01/2018 |
|-------------------|------------|------------|------------|------------|------------|------------|------------|
| Reason for Change | SA EQUAL | FARM V | SA EQUAL | FARM V | SA EQUAL | FARM V | SA EQUAL |
| VALUATION | I | 7282 | 8335 | 9679 | 9679 | 10957 | 10957 |
| 0 | B | 0 | 0 | 0 | 0 | 0 | 0 |
| VALUATION | T | 7282 | 8335 | 9679 | 9679 | 10957 | 10957 |
| 0 | I | 2427 | 2778 | 3226 | 3226 | 3652 | 3652 |
| 0 | B | 0 | 0 | 0 | 0 | 0 | 0 |
| 0 | T | 2427 | 2778 | 3226 | 3226 | 3652 | 3652 |

LAND DATA AND CALCULATIONS

| Public Utilities: | Street or Road: | Neighborhood: | Zoning: | Legal Acres: | Land Type | Rating Soil ID -or- Actual Frontage | Measured Acreage -or- Effective Frontage | Table Effective Depth | Prod. Factor -or- Depth Factor Square Feet | Base Rate | Adjusted Rate | Extended Value | Influence Factor | SV | Value |
|-------------------|-----------------|---------------|---------|--------------|------------------|---|--|-----------------------------|---|--------------|------------------|-------------------|---------------------|----|-------|
| | | | 1 | 32 | Farm Land Vacant | | 16.1144 | | 701943.99 | 0.00 | 0.00 | 0 | | | 0 |

N: B/R No Change
102 #9554

Supplemental Cards
MEASURED ACREAGE 16.1144

Supplemental Cards
TRUE TAX VALUE 0

Supplemental Cards
TOTAL LAND VALUE

LEGEND

N. = North
S. = South
E. = East
W. = West
N.W. = Northwest
N.E. = Northeast
S.E. = Southeast
S.W. = Southwest
P.O.B. = Point of Beginning
SQ. FT. = Square Feet
R.O.W. = Right of Way
Doc. = Document
Rec. = Recorded as
Meas. = Measured
T.F. = Top of Foundation
MIN. = Minimum
MAX. = Maximum

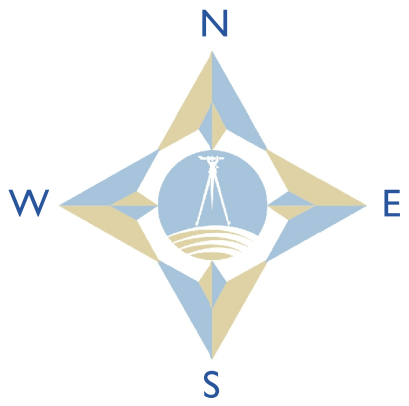
R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

Lot 3 in Wilton's Addition to Lake Villa of part of the West Half of Government Lot 2 of the of the Northeast Quarter of Section 4, and the East Half of Government Lot 2 of the Northwest Quarter of Section 4, all in Township 45 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof, recorded December 12, 1956 as document 933875, in Book 1506 of Plats, Page 4, in Lake County, Illinois.

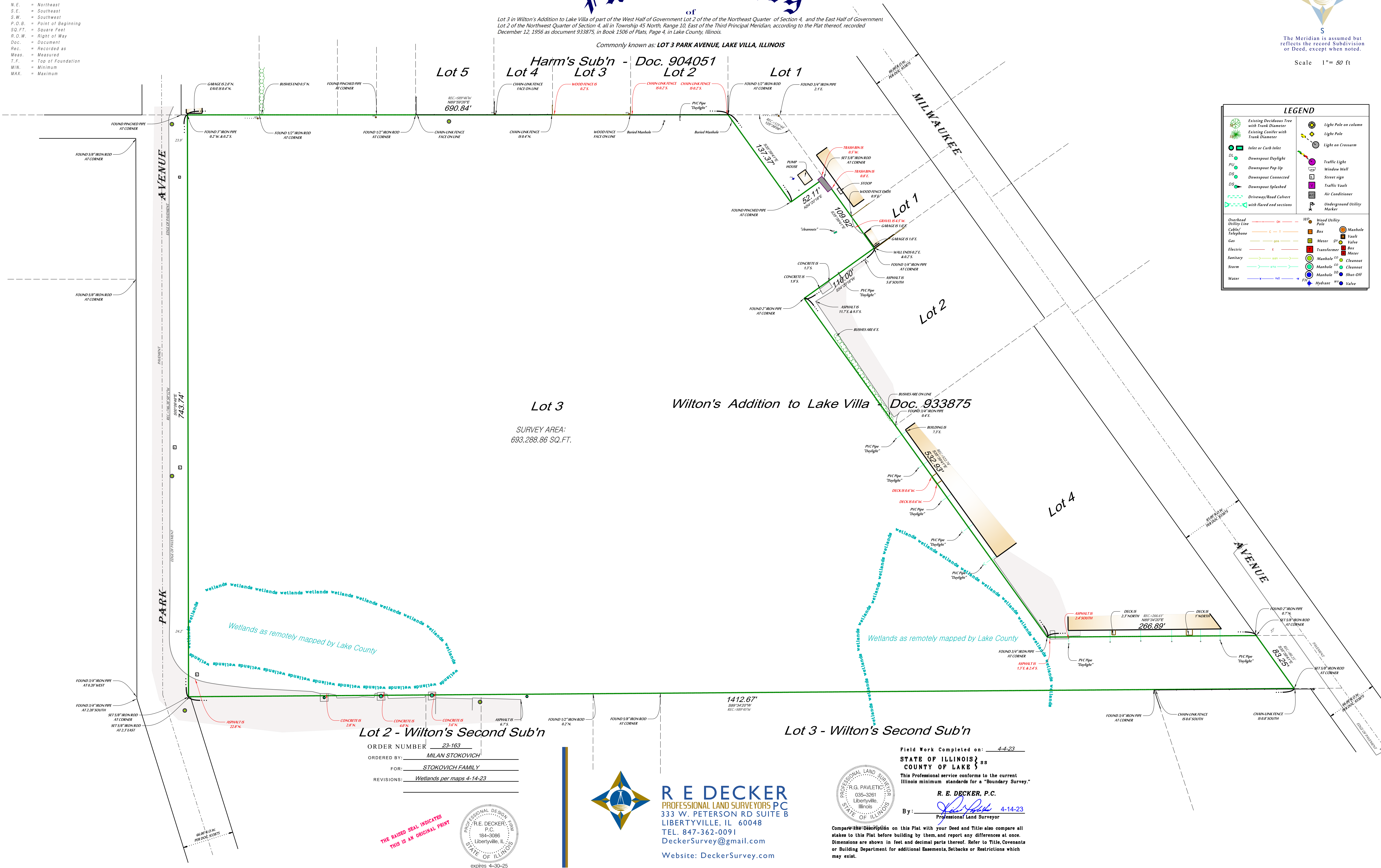
Commonly known as: **LOT 3 PARK AVENUE, LAKE VILLA, ILLINOIS**



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"= 50 ft

| LEGEND | |
|--|----------------------|
| Existing Deciduous Tree with Trunk Diameter | Light Pole on column |
| Existing Conifer with Trunk Diameter | Light Pole |
| Inlet or Curb Inlet | Light on Crossarm |
| Downspout Daylight | Traffic Light |
| Downspout Pop Up | Window Well |
| Downspout Connected | Street sign |
| Downspout Splashed | Traffic Vault |
| Driveway/Road Culvert with flared end sections | Air Conditioner |
| Underground Utility Marker | Wood Utility Pole |
| Overhead Utility Line | Box |
| Cable/Telephone | Manhole |
| Gas | Valve |
| Electric | Meter |
| Sanitary | Transformer |
| Storm | Box |
| Water | Cleanout |
| | Manhole |
| | Shut-Off |
| | Hydrant |
| | Valve |



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: Thursday, May 18, 2023 at 7 p.m. or as soon thereafter as the Zoning Board of Appeals agenda permits.

PLACE OF HEARING: Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, Illinois 60046.

NATURE OF REQUEST: The Petitioner is requesting consideration of its Application for Rezoning for the vacant property commonly known as 0 Park Avenue in the Village of Lake Villa, Illinois (hereinafter, "the Subject Property") from the R2 (Residential) Zoning District to the LI (Limited Industrial) Zoning District, to permit the use of the Subject Property consistent with the regulations applicable to the Village's LI Zoning District.

GENERAL LOCATION OF PROPERTY: The Subject Property consists of approximately sixteen (16) acres and is located on Park Avenue west of South Milwaukee Avenue and south of Grand Avenue within the corporate limits of the Village of Lake Villa.

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

LOT 3 IN WILTON'S ADDITION TO LAKE VILLA OF PART OF THE WEST HALF OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 4, AND THE EAST HALF OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, ALL IN TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 12, 1956 AS DOCUMENT 933875, IN BOOK 1506 OF PLATS, PAGE 4, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number: 06-04-107-005

OWNER OF RECORD: The owner of record of the Subject Property and Petitioner is Lake Development Company, LLC, 610 Peterson Road, Libertyville, IL, 60048.

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

[NOTE TO DAILY HERALD: PLEASE PUBLISH ON APRIL 27, 2023.]

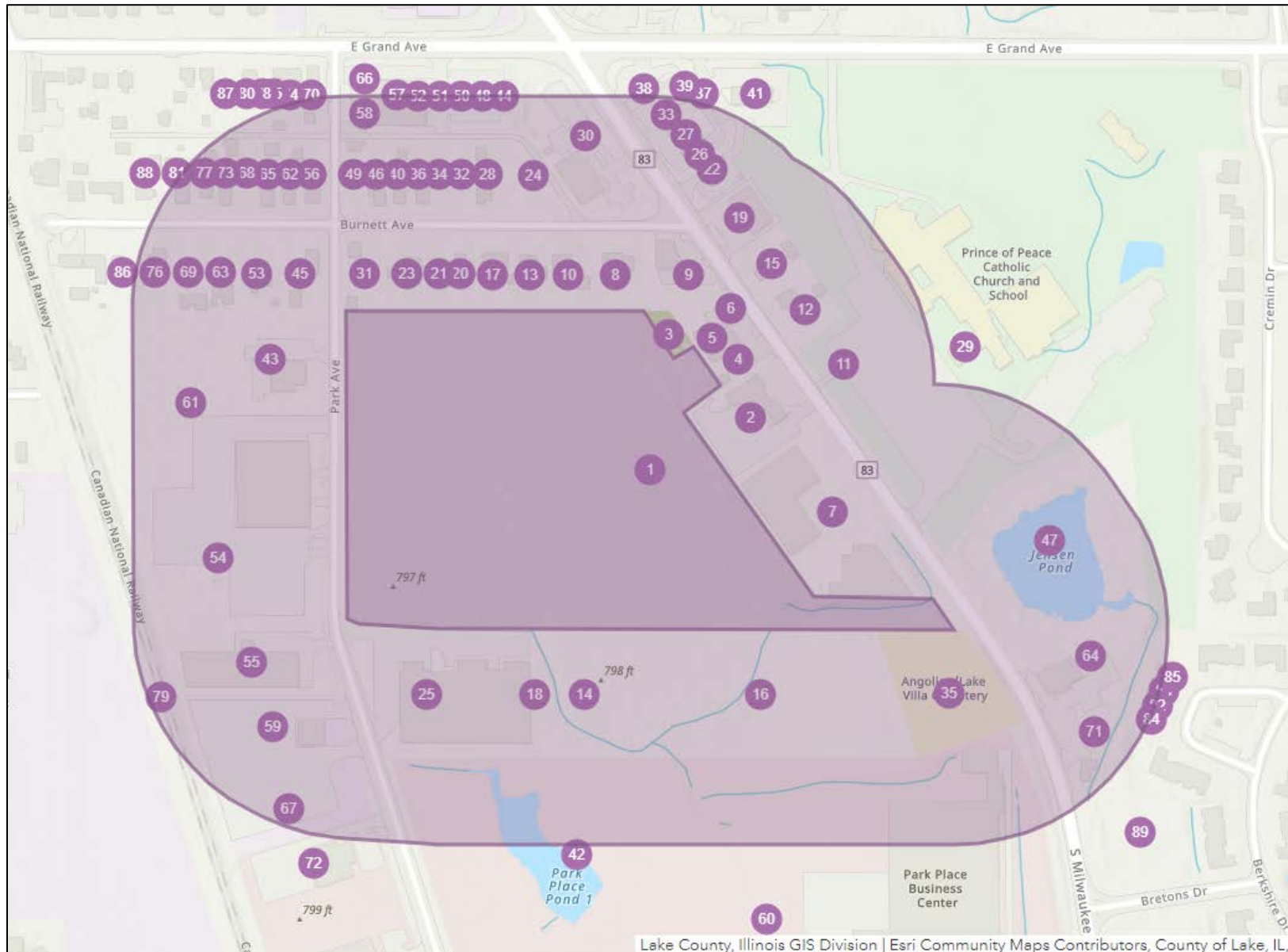
EXHIBIT A
PUBLIC HEARING NOTIFICATION LIST

| | PIN | situs_addr_line_1 | situs_addr_line_3 | taxpayer_name | taxpayer_addr_line_1 | taxpayer_addr_line_3 | PETITIONER COMMENT |
|----|-----------|---------------------|---------------------|--------------------------------------|-----------------------------|-------------------------------|--|
| 1 | 604107005 | 0 PARK AVE | LAKE VILLA IL 60046 | LAKE DEVELOPMENT COMPANY, L.L.C. | 610 PETERSON RD | LIBERTYVILLE IL 60048-1014 | |
| 2 | 604201004 | 122 S MILWAUKEE AVE | LAKE VILLA IL 60046 | ROBERT RINGA | 122 S MILWAUKEE AVE | LAKE VILLA IL 60046-9361 | |
| 3 | 604201002 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | VILLAGE OF LAKE VILLA | 65 CEDAR AVE | LAKE VILLA IL 60046-9072 | POB 176 |
| 4 | 604201003 | 118 S MILWAUKEE AVE | LAKE VILLA IL 60046 | RINGA III, ANDREW L & ROBERT | 122 S MILWAUKEE AVE | LAKE VILLA IL 60046-9361 | |
| 5 | 604200016 | 110 S MILWAUKEE AVE | LAKE VILLA IL 60046 | SHARON ZALEWSKI TTEE UTD 6-4-19 | 23705 VANOWEN ST # 193 | WEST HILLS CA 91307-3030 | |
| 6 | 604201010 | 0 S MILWAUKEE AVE | LAKE VILLA IL 60046 | SHARON ZALEWSKI TTEE UTD 6-4-19 | 23705 VANOWEN ST # 193 | WEST HILLS CA 91307-3030 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 7 | 604201005 | 130 S MILWAUKEE AVE | LAKE VILLA IL 60046 | TED NIELSEN 1969 ENTERPRISES LLC | PO BOX 349 | LAKE VILLA IL 60046-0349 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 8 | 604107004 | 327 BURNETT AVE | LAKE VILLA IL 60046 | LYNETTE D BANASACK | 327 BURNETT AVE | LAKE VILLA IL 60046-7150 | |
| 9 | 604201009 | 102 S MILWAUKEE AVE | LAKE VILLA IL 60046 | BANCHOENCHAROENSUK, TOSAK | 22897 W LAKE SHORE DR | ANTIOCH IL 60002-8752 | |
| 10 | 604107003 | 323 BURNETT AVE | LAKE VILLA IL 60046 | TAHIR KHAN & MARIA TAHIR | 323 BURNETT AVE | LAKE VILLA IL 60046-7150 | |
| 11 | 604200031 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | CATHOLIC BISHOP OF CHICAGO | 155 E SUPERIOR ST | CHICAGO IL 60611-2911 | |
| 12 | 604200030 | 117 S MILWAUKEE AVE | LAKE VILLA IL 60046 | TRUST 796-3624 | 1431 TELEGRAPH RD | LAKE FOREST IL 60045-3731 | |
| 13 | 604107002 | 319 BURNETT AVE | LAKE VILLA IL 60046 | IMPERIALE, SUSAN B & CHRISTOPHER J | 319 BURNETT AVE | LAKE VILLA IL 60046-7150 | |
| 14 | 604107008 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | BRO LAKE VILLA BUILDING, LLC | 5900 AMI DR | RICHMOND IL 60071-8968 | |
| 15 | 604200029 | 107 S MILWAUKEE AVE | LAKE VILLA IL 60046 | JENNIFER A EVANS | PO BOX 155 | LAKE VILLA IL 60046-0155 | |
| 16 | 604201008 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | TED NIELSEN HOLDINGS LLC | PO BOX 349 | LAKE VILLA IL 60046-0349 | |
| 17 | 604107001 | 315 BURNETT AVE | LAKE VILLA IL 60046 | KOOPMAN, KAI | 315 BURNETT AVE | LAKE VILLA IL 60046-7150 | |
| 18 | 604107007 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | BRO LAKE VILLA BUILDING, LLC | 5900 AMI DR | RICHMOND IL 60071-8968 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 19 | 604200014 | 101 S MILWAUKEE AVE | LAKE VILLA IL 60046 | ROBERT MARLING | 135 N GREENLEAF ST STE 109 | GURNEE IL 60031-3334 | |
| 20 | 604100022 | 311 BURNETT AVE | LAKE VILLA IL 60046 | MARY A MARSOLEK TTEE UTD 12/13/2018 | 311 BURNETT AVE | LAKE VILLA IL 60046-7150 | |
| 21 | 604100021 | 0 BURNETT AVE | LAKE VILLA IL 60046 | HOLCOMB, JAMES & MAUREEN | 801 GRACE LN | LAKE VILLA IL 60046-7551 | |
| 22 | 604200062 | 53 S MILWAUKEE AVE | LAKE VILLA IL 60046 | WILLIAM MCESSY | 1025 W EVERETT RD | LAKE FOREST IL 60045-2697 | MCESSY INVESTMENT CO |
| 23 | 604100020 | 305 BURNETT AVE | LAKE VILLA IL 60046 | HOLCOMB, JAMES & MAUREEN | 801 GRACE LN | LAKE VILLA IL 60046-7551 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 24 | 604104027 | 0 BURNETT AVE | LAKE VILLA IL 60046 | KENNETH B BLUMENSCHNEIN | 314 BURNETT AVE | LAKE VILLA IL 60046-8917 | |
| 25 | 604107006 | 201 PARK AVE | LAKE VILLA IL 60046 | BRO LAKE VILLA BUILDING, LLC | 5900 AMI DR | RICHMOND IL 60071-8968 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 26 | 604200061 | 49 S MILWAUKEE AVE | LAKE VILLA IL 60046 | RDK VENTURES LLC | 4080 W JONATHAN MOORE PIKE | COLUMBUS IN 47201-8667 | P.O. BOX 347 C/O SHARON MORROW |
| 27 | 604200048 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | RDK VENTURES LLC | 4080 W JONATHAN MOORE PIKE | COLUMBUS IN 47201-8667 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 28 | 604104026 | 314 BURNETT AVE | LAKE VILLA IL 60046 | CAROL ANN & KENNETH BLUMENSCHNEIN | 314 BURNETT AVE | LAKE VILLA IL 60046-8917 | |
| 29 | 604200066 | 135 S MILWAUKEE AVE | LAKE VILLA IL 60046 | CATHOLIC BISHOP OF CHICAGO | 155 E SUPERIOR ST | CHICAGO IL 60611-2911 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 30 | 604104029 | 50 S MILWAUKEE AVE | LAKE VILLA IL 60046 | AVALON EQUITIES LAKE VILLA, LLC | 3315 ALGONQUIN RD STE 600 | ROLLING MEADOWS IL 60008-3252 | |
| 31 | 604100019 | 301 BURNETT AVE | LAKE VILLA IL 60046 | DENNIS E BENTLEY | 301 BURNETT AVE | LAKE VILLA IL 60046-7150 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 32 | 604104021 | 308 BURNETT AVE | LAKE VILLA IL 60046 | BARBATO, YUBA D & ALLENA M | 308 BURNETT AVE | LAKE VILLA IL 60046-8917 | |
| 33 | 604200049 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | RDK VENTURES LLC | 4080 W JONATHAN MOORE PIKE | COLUMBUS IN 47201-8667 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 34 | 604104020 | 310 BURNETT AVE | LAKE VILLA IL 60046 | BARBATO, YUBA D & ALLENA M | 308 BURNETT AVE | LAKE VILLA IL 60046-8917 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 35 | 604200021 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | LAKE VILLA TOWNSHIP | 37908 N FAIRFIELD RD | LAKE VILLA IL 60046-9184 | |
| 36 | 604104019 | 308 BURNETT AVE | LAKE VILLA IL 60046 | BARBATO, YUBA D & ALLENA M | 308 BURNETT AVE | LAKE VILLA IL 60046-8917 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 37 | 604200035 | 431 E GRAND AVE | LAKE VILLA IL 60046 | 13991 LAKE VILLA LLC | 431 N ADAMS ST | HINSDALE IL 60521-3129 | METAXIA SCHMITZ |
| 38 | 604200001 | 31 S MILWAUKEE AVE | LAKE VILLA IL 60046 | RDK VENTURES LLC | 4080 W JONATHAN MOORE PIKE | COLUMBUS IN 47201-8667 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 39 | 604200045 | 0 GRAND AVE | LAKE VILLA IL 60046 | RDK VENTURES LLC | 4080 W JONATHAN MOORE PIKE | COLUMBUS IN 47201-8667 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 40 | 604104018 | 306 BURNETT AVE | LAKE VILLA IL 60046 | JANA IGNATOVA, TTEE U/T/D 08/19/2022 | 306 BURNETT AVE | LAKE VILLA IL 60046-8917 | |
| 41 | 604200036 | 431 E GRAND AVE | LAKE VILLA IL 60046 | 13991 LAKE VILLA LLC | 431 N ADAMS ST | HINSDALE IL 60521-3129 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 42 | 604107009 | 0 PARK AVE | LAKE VILLA IL 60046 | THE PARK PLACE ASSOCIATION | PO BOX 705 | LIBERTYVILLE IL 60048-0705 | |
| 43 | 604100024 | 120 PARK AVE | LAKE VILLA IL 60046 | JOHN F & CHERYL L BRYSEWICZ | PO BOX 207 | LAKE VILLA IL 60046-0207 | |
| 44 | 604104037 | 315 E GRAND AVE | LAKE VILLA IL 60046 | BLANCA ALLOCCO | 1301 N DEARBORN ST APT 1005 | CHICAGO IL 60610-6098 | |
| 45 | 604100017 | 229 BURNETT AVE | LAKE VILLA IL 60046 | ROMAN JAKUBIAK | 229 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 46 | 604104017 | 304 BURNETT AVE | LAKE VILLA IL 60046 | JIDS LLC | 306 BURNETT AVE | LAKE VILLA IL 60046-8917 | |
| 47 | 604202001 | 0 MILWAUKEE AVE | LAKE VILLA IL 60046 | M E NASR | 213 S MILWAUKEE AVE | LAKE VILLA IL 60046-8551 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 48 | 604104036 | 0 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | REAL ESTATE TAX DEPARTMENT |
| 49 | 604104016 | 304 BURNETT AVE | LAKE VILLA IL 60046 | JIDS LLC | 306 BURNETT AVE | LAKE VILLA IL 60046-8917 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 50 | 604104035 | 311 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 51 | 604104034 | 309 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 52 | 604104033 | 0 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 53 | 604100016 | 225 BURNETT AVE | LAKE VILLA IL 60046 | CLAMPIT, TERRY & CRYSTAL | 225 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 54 | 604100027 | 150 PARK AVE | LAKE VILLA IL 60046 | AMERITECH - ILLINOIS | 1010 PINE ST | SAINT LOUIS MO 63101-2070 | ATTN: PROPERTY TAX DEPT |
| 55 | 604109002 | 200 PARK AVE | LAKE VILLA IL 60046 | CLARIS C & DORTHY J GALLIMORE | 200 PARK AVE | LAKE VILLA IL 60046-8903 | |
| 56 | 604103024 | 50 PARK AVE | LAKE VILLA IL 60046 | MOOR, AUGUST | 50 PARK AVE | LAKE VILLA IL 60046-8975 | |
| 57 | 604104032 | 305 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |

EXHIBIT A
PUBLIC HEARING NOTIFICATION LIST

| | | | | | | | |
|----|-----------|---------------------|---------------------|-----------------------------------|----------------------------|----------------------------|---|
| 58 | 604104002 | 17 PARK AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 59 | 604109003 | 210 PARK AVE | LAKE VILLA IL 60046 | BOARD OF EDUCATION DISTRICT 41 | 131 MCKINLEY AVE | LAKE VILLA IL 60046-8986 | |
| 60 | 604107010 | 515 PARK AVE | LAKE VILLA IL 60046 | 515 PARK AVENUE LLC | 515 PARK AVE | LAKE VILLA IL 60046-6512 | C/O JOSEPH A FRED A |
| 61 | 604100023 | 150 PARK AVE | LAKE VILLA IL 60046 | AMERITECH - ILLINOIS | 1010 PINE ST | SAINT LOUIS MO 63101-2070 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 62 | 604103023 | 226 BURNETT AVE | LAKE VILLA IL 60046 | JEFFREY & NICOLE M SCHAAR | 226 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 63 | 604100042 | 221 BURNETT AVE | LAKE VILLA IL 60046 | SIDLEY, RICHARD & CINDY | 221 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 64 | 604202002 | 201 S MILWAUKEE AVE | LAKE VILLA IL 60046 | MOHAMED E & JOAN NASR | 213 S MILWAUKEE AVE | LAKE VILLA IL 60046-8551 | |
| 65 | 604103022 | 224 BURNETT AVE | LAKE VILLA IL 60046 | WILLIAM HAGMAN | 224 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 66 | 604104031 | 301 E GRAND AVE | LAKE VILLA IL 60046 | WALGREEN CO | PO BOX 1159 | DEERFIELD IL 60015-6002 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 67 | 604109004 | 210 PARK AVE | LAKE VILLA IL 60046 | BOARD OF EDUCATION DISTRICT 41 | 131 MCKINLEY AVE | LAKE VILLA IL 60046-8986 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 68 | 604103021 | 224 BURNETT AVE | LAKE VILLA IL 60046 | WILLIAM HAGMAN | 224 BURNETT AVE | LAKE VILLA IL 60046-8911 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 69 | 604100041 | 217 BURNETT AVE | LAKE VILLA IL 60046 | MALONE, TARA ELIZABETH | 217 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 70 | 604103025 | 229 E GRAND AVE | LAKE VILLA IL 60046 | DAVID P SKINNER REVOCABLE TRUST | 229 E GRAND AVE | LAKE VILLA IL 60046-9043 | |
| 71 | 604202003 | 215 S MILWAUKEE AVE | LAKE VILLA IL 60046 | M NASR | 213 S MILWAUKEE AVE | LAKE VILLA IL 60046-8551 | |
| 72 | 604109005 | 242 PARK AVE | LAKE VILLA IL 60046 | DANIEL K CARLSON | 9533 THOUSAND OAKS CIR | SPRING GROVE IL 60081-8012 | |
| 73 | 604103020 | 220 BURNETT AVE | LAKE VILLA IL 60046 | DENISE GREEN | 220 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 74 | 604103012 | 227 E GRAND AVE | LAKE VILLA IL 60046 | THOMAS K & CATHERINE A JENNRICH | 227 E GRAND AVE | LAKE VILLA IL 60046-9043 | |
| 75 | 604103011 | 227 E GRAND AVE | LAKE VILLA IL 60046 | THOMAS K & CATHERINE A JENNRICH | 227 E GRAND AVE | LAKE VILLA IL 60046-9043 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 76 | 604100013 | 215 BURNETT AVE | LAKE VILLA IL 60046 | JANICE L PAYNE | 215 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 77 | 604103019 | 218 BURNETT AVE | LAKE VILLA IL 60046 | PETER & VICTORIA BONINO | 218 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 78 | 604103010 | 225 E GRAND AVE | LAKE VILLA IL 60046 | ROBAR, JADE M | 223 E GRAND AVE | LAKE VILLA IL 60046-9043 | |
| 79 | 604100062 | 0 GRAND AVE | LAKE VILLA IL 60046 | WISCONSIN CENTRAL LTD. | FLR 1-1 ADMINISTRATION RD | CONCORD L4K 19 | C/O CN BUSINESS DEVELOPMENT & REAL ESTATE |
| 80 | 604103009 | 223 E GRAND AVE | LAKE VILLA IL 60046 | ROBAR, JADE M | 223 E GRAND AVE | LAKE VILLA IL 60046-9043 | DUPLICATE CONTACT, ONE LETTER PROVIDED |
| 81 | 604103018 | 216 BURNETT AVE | LAKE VILLA IL 60046 | TIMOTHY PARAMSKI | 216 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 82 | 604202107 | 602 FARMINGTON CT | LAKE VILLA IL 60046 | GARY KINSMAN | 602 FARMINGTON CT | LAKE VILLA IL 60046-5043 | |
| 83 | 604202106 | 604 FARMINGTON CT | LAKE VILLA IL 60046 | CHRISTIE S HAGY | 604 FARMINGTON CT | LAKE VILLA IL 60046-5043 | |
| 84 | 604202108 | 600 FARMINGTON CT | LAKE VILLA IL 60046 | KENNETH W HAYDEN | 600 FARMINGTON CT | LAKE VILLA IL 60046-5043 | |
| 85 | 604202105 | 606 FARMINGTON CT | LAKE VILLA IL 60046 | JANET PARAMSKI | 606 FARMINGTON CT | LAKE VILLA IL 60046-5043 | |
| 86 | 604100012 | 211 BURNETT AVE | LAKE VILLA IL 60046 | JAMES ANSLOW & JULIA CHRISTIANSEN | 211 BURNETT AVE | LAKE VILLA IL 60046-7149 | |
| 87 | 604103008 | 0 GRAND AVE | LAKE VILLA IL 60046 | TVC, LLC. | 1702 VINEYARD LN | SPRING GROVE IL 60081-8957 | |
| 88 | 604103017 | 212 BURNETT AVE | LAKE VILLA IL 60046 | BRADLEY A BOCOX | 212 BURNETT AVE | LAKE VILLA IL 60046-8911 | |
| 89 | 604202006 | 0 BRETONS DR | LAKE VILLA IL 60046 | BUSCHMAN DEVELOPMENT, INC. | 495 N RIVERSIDE DR STE 210 | GURNEE IL 60031-5920 | |
| 90 | 604202004 | 0 PARK AVE | LAKE VILLA IL 60046 | CEDAR CROSSING II HOA | 50 COMMERCE DR STE 110 | SCHAUMBURG IL 60173-5308 | ASSOCIA CHICAGOLAND |

EXHIBIT B – REQUIRED TAX MAPS FOR 0 PARK AVENUE REZONING PUBLIC HEARING NOTIFICATION AREA



NUMBERED PARCELS CORRESPOND WITH NOTIFICATION LIST EXHIBIT A

This map displays a residential neighborhood in Burnet, Ohio, with various property lots and streets. The map includes the following details:

- Streets:** Burnett Ave, Park Ave, S Milwaukee Ave, Bretons Dr, Berkshire Dr, and Canadian National Railway.
- Landmarks:** Anglian/Lake Cemetery, Park Place Pond 1, and several unnamed ponds.
- Property Lots:** Numerous lots are labeled with numbers, including 0604100019, 0604100020, 0604100021, 0604100022, 0604107001, 0604107002, 0604107003, 0604107004, 0604107005, 0604107006, 0604107007, 0604107008, 0604107009, 0604107010, 0604104016, 0604104017, 0604104018, 0604104019, 0604104020, 0604104021, 0604104026, 0604104027, 0604104028, 0604104029, 0604200016, 0604201000, 0604201004, 0604201005, 0604201008, 0604202001, 0604202002, 0604202003, 0604202006, 0604202007, 0604203014, 0604203026, 0604103001, 0604103002, 0604103003, 0604103004, 0604103005, 0604103006, 0604103007, 0604103008, 0604103009, 0604103010, 0604103011, 0604103012, 0604103013, 0604103014, 0604103015, 0604103016, 0604103017, 0604103018, 0604103019, 0604103020, 0604103021, 0604103022, 0604103023, 0604103024, 0604103025, 0604100011, 0604100012, 0604100013, 0604100041, 0604100042, 0604100016, 0604100017, 0604100023, 0604100024, 0604109002, 0604109003, 0604109004, 0604109005, 0604109006, 0604109007, 0604100048, 0604113026, 0604108007, 0604108008, 0604108009, 0604108010, 0604108011, 0604108012, 0604108013, 0604108014, 0604108015, 0604108016, 0604108017, 0604108018, 0604108019, 0604108020, 0604108021, 0604108022, 0604108023, 0604108024, 0604108025, 0604108026, 0604108027, 0604108028, 0604108029, 0604108030, 0604108031, 0604108032, 0604108033, 0604108034, 0604108035, 0604108036, 0604108037, 0604108038, 0604108039, 0604108040, 0604108041, 0604108042, 0604108043, 0604108044, 0604108045, 0604108046, 0604108047, 0604108048, 0604108049, 0604108050, 0604108051, 0604108052, 0604108053, 0604108054, 0604108055, 0604108056, 0604108057, 0604108058, 0604108059, 0604108060, 0604108061, 0604108062, 0604108063, 0604108064, 0604108065, 0604108066, 0604108067, 0604108068, 0604108069, 0604108070, 0604108071, 0604108072, 0604108073, 0604108074, 0604108075, 0604108076, 0604108077, 0604108078, 0604108079, 0604108080, 0604108081, 0604108082, 0604108083, 0604108084, 0604108085, 0604108086, 0604108087, 0604108088, 0604108089, 0604108090, 0604108091, 0604108092, 0604108093, 0604108094, 0604108095, 0604108096, 0604108097, 0604108098, 0604108099, 0604108100, 0604108101, 0604108102, 0604108103, 0604108104, 0604108105, 0604108106, 0604108107, 0604108108, 0604108109, 0604108110, 0604108111, 0604108112, 0604108113, 0604108114, 0604108115, 0604108116, 0604108117, 0604108118, 0604108119, 0604108120, 0604108121, 0604108122, 0604108123, 0604108124, 0604108125, 0604108126, 0604108127, 0604108128, 0604108129, 0604108130, 0604108131, 0604108132, 0604108133, 0604108134, 0604108135, 0604108136, 0604108137, 0604108138, 0604108139, 0604108140, 0604108141, 0604108142, 0604108143, 0604108144, 0604108145, 0604108146, 0604108147, 0604108148, 0604108149, 0604108150, 0604108151, 0604108152, 0604108153, 0604108154, 0604108155, 0604108156, 0604108157, 0604108158, 0604108159, 0604108160, 0604108161, 0604108162, 0604108163, 0604108164, 0604108165, 0604108166, 0604108167, 0604108168, 0604108169, 0604108170, 0604108171, 0604108172, 0604108173, 0604108174, 0604108175, 0604108176, 0604108177, 0604108178, 0604108179, 0604108180, 0604108181, 0604108182, 0604108183, 0604108184, 0604108185, 0604108186, 0604108187, 0604108188, 0604108189, 0604108190, 0604108191, 0604108192, 0604108193, 0604108194, 0604108195, 0604108196, 0604108197, 0604108198, 0604108199, 0604108200, 0604108201, 0604108202, 0604108203, 0604108204, 0604108205, 0604108206, 0604108207, 0604108208, 0604108209, 0604108210, 0604108211, 0604108212, 0604108213, 0604108214, 0604108215, 0604108216, 0604108217, 0604108218, 0604108219, 0604108220, 0604108221, 0604108222, 0604108223, 0604108224, 0604108225, 0604108226, 0604108227, 0604108228, 0604108229, 0604108230, 0604108231, 0604108232, 0604108233, 0604108234, 0604108235, 0604108236, 0604108237, 0604108238, 0604108239, 0604108240, 0604108241, 0604108242, 0604108243, 0604108244, 0604108245, 0604108246, 0604108247, 0604108248, 0604108249, 0604108250, 0604108251, 0604108252, 0604108253, 0

04/24/23

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2023-__-__

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

RE: Property Owned By Lake Development Company, LLC
Property Address: 0 Lake Avenue, Lake Villa, IL
(P.I.N. 06-04-107-005)

ADOPTED BY THE
CORPORATE AUTHORITIES

OF THE
VILLAGE OF LAKE VILLA, ILLINOIS

THIS ____ DAY OF _____, 2023

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 Lake Development Company, LLC
Property Address: 0 Lake Avenue, Lake Villa, IL
(P.I.N. 06-04-107-005)

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 R2 (Residential) Zoning District to the Village's LI (Limited Industrial) 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: Lake Development Company, LLC, 610 Peterson Road, Libertyville, IL 60048, is the owner of the Property commonly known as 0 Park Avenue (P.I.N. 06-04-107-005) (the “Property”) and has petitioned the Village to rezone and reclassify the Property from its present zoning as part of the Village’s R2 (Residential) Zoning District to the Village’s LI (Limited Industrial) Zoning District. The Property is located within the corporate limits of the Village and is legally described below.

SECTION 3: 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 LI (Limited Industrial) Zoning District of the Village of Lake Villa.

SECTION 4: The Property is legally described as follows:

LOT 3 IN WILTON'S ADDITION TO LAKE VILLA, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 59.93 FEET NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 100.0 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 64.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 137.5 FEET; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 12, 1956 AS DOCUMENT 933875, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MARCH 5, 1975 AS DOCUMENT 1699659, IN BOOK 1506 OF RECORDS, PAGE 4, IN LAKE COUNTY, ILLINOIS.
(the "Property")

SECTION 5: 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 6: 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.



DATE: May 9, 2023

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

FROM: Michael Strong, Village Administrator

RE: **Interpretation of Zonings Map – Parcels in Multiple Zoning Districts**

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

Location: Various Location(s)

Request: Zoning Code Text Amendment – Interpretation of Zoning Map

Requested Action

1. Zoning Code Text Amendment

Background

A background memorandum outlining various issues relative to split-lot zoning has been prepared by the Village's Land Planner, Scott Goldstein, Teska & Associates. This is a Village-staff initiated request as a follow up from final work relative to the adoption of the Village's Comprehensive Plan.

Village Staff is seeking concurrence from the Zoning Board of Appeals on whether a Zoning Code Text Amendment is appropriate to establish an objective process for assigning parcels which are located in multiple zoning districts to a single zoning district.

Staff Recommendations

The Zoning Board of Appeals is asked to consider this request and hold a public hearing relative to the proposed Zoning Code Text Amendment.

Attachments

- Exhibit 1 – Memorandum from Teska & Associates Dated May 8, 2023
- Exhibit 2 – Copy of Public Hearing Notice
- Exhibit 3 – Draft Ordinance with a Proposed Zoning Code Text Amendment



To: Mike Strong, Village Administrator
James Bateman, Bateman Law Offices

From: Scott Goldstein FAICP, Principal & Village Planner
Benito Garcia, Associate Planner

Date: May 8, 2023

RE: Village of Lake Villa –Zoning and Land Use Maps

Lake Villa Zoning – Parcels in Two Different Districts

As part of the Lake Villa Comprehensive Plan, the Village requested Teska Associates to convert the zoning map, currently a CAD visualization format, to a GIS map that is geocoded. The zoning map was converted into an ArcMap file, but there were several areas in which individual parcels are located in two zoning districts. These were generally lots located in planned developments in which two or more zones were located.

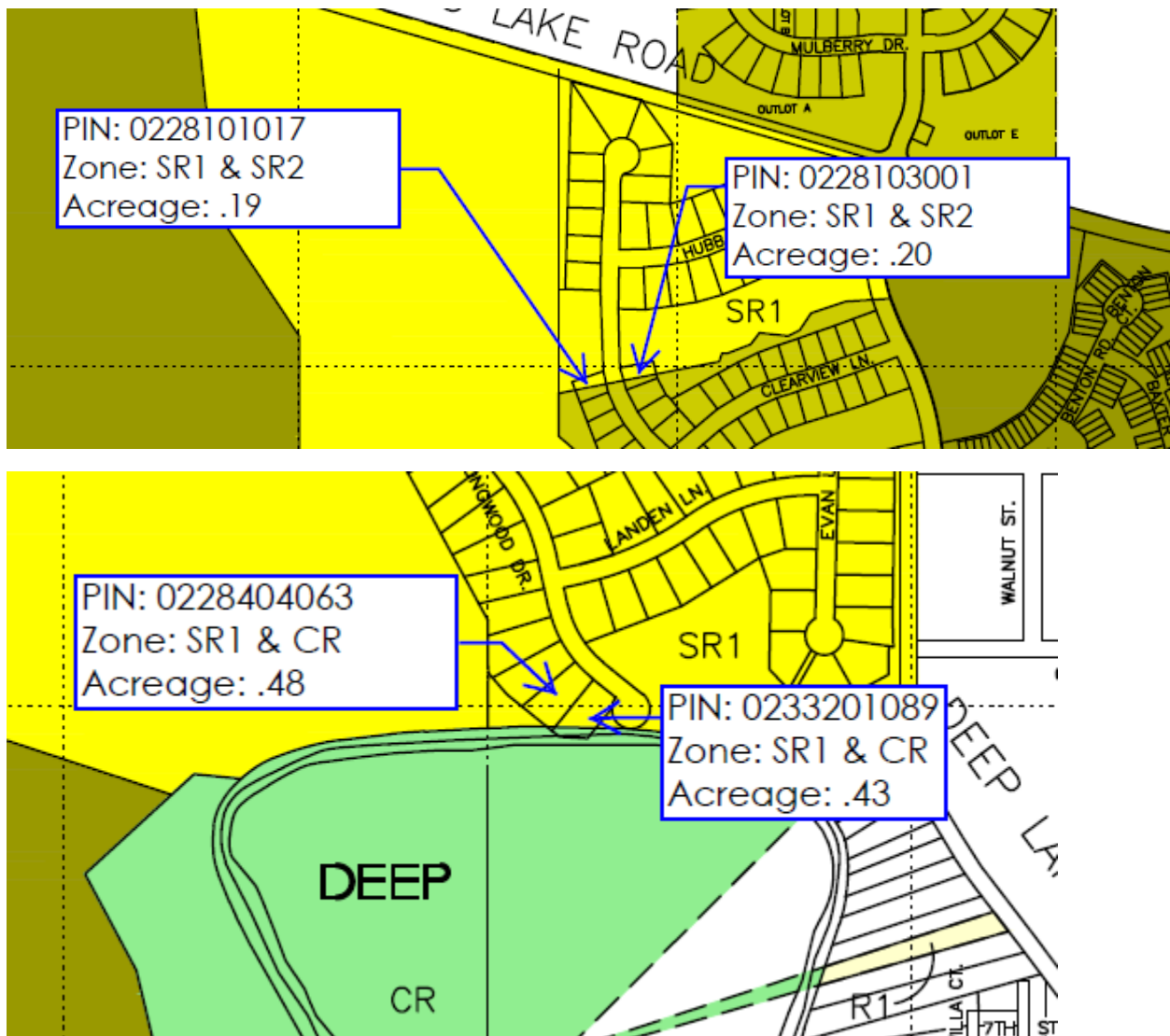
On Tuesday, November 30, the three of us met to review developing an approach to assigning parcels to one unique zone. The recommendation was to propose a text amendment that would lay out criteria for assigning a parcel to one zone such as:

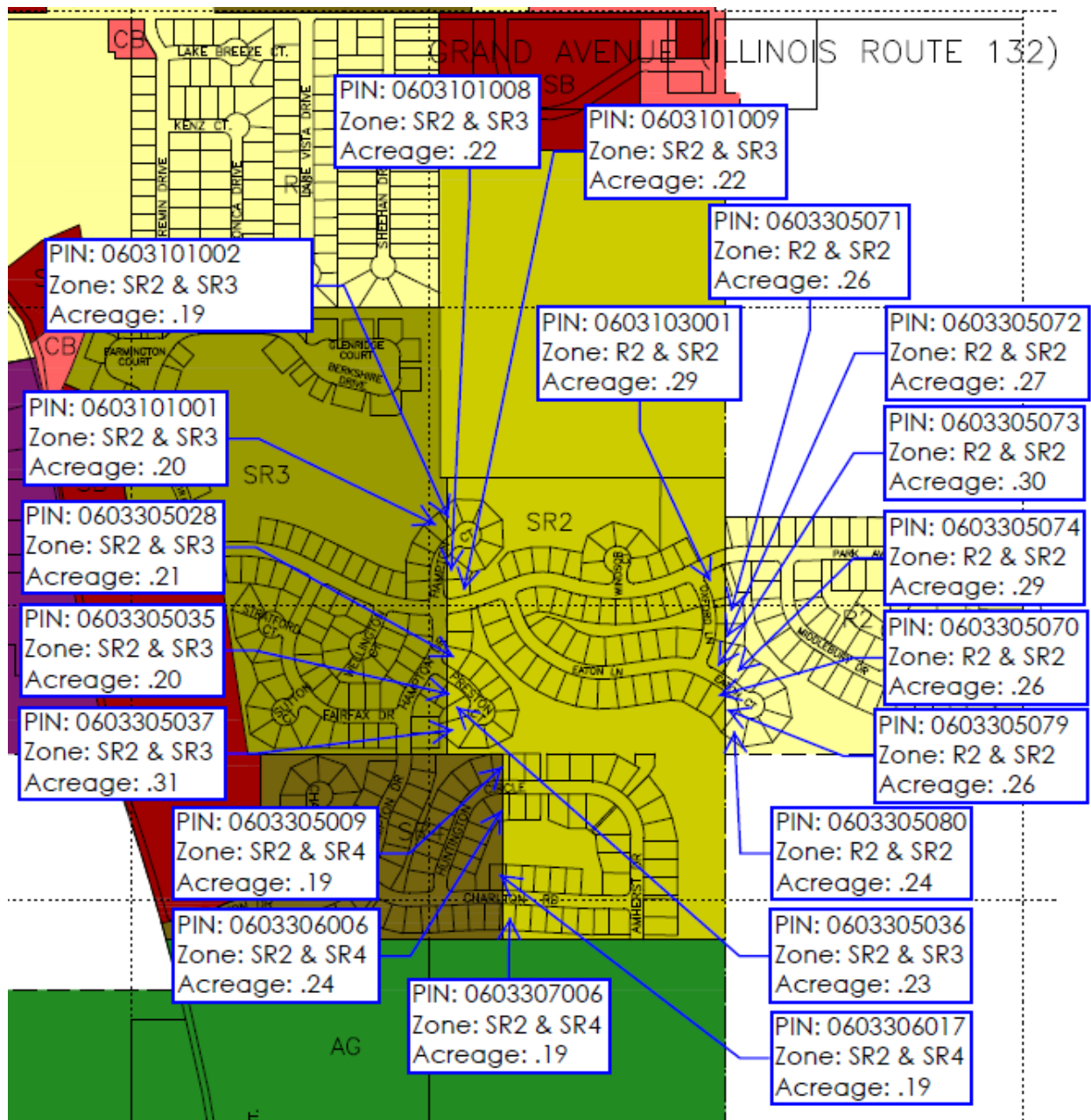
- 1) The majority of the land area of the parcel
- 2) The context of the parcel compared with neighboring properties
- 3) Minimizing any hardship of an individual property

After the text amendment is reviewed and the Zoning Board of Appeals holds a public hearing, the text amendment would be forwarded to Village Board for adoption.

The attached table lists each PIN that is located in more than one zone. The maps that follow show where each of these PINs are located in the village.

| PIN | LANDUSE | LANDUSE2 | Zoning | Acres |
|------------|----------------|-----------------|---------------|--------------|
| 0228101017 | 1111 | SF Detached | SR1 & SR2 | 0.19 |
| 0228103001 | 1111 | SF Detached | SR1 & SR2 | 0.2 |
| 0228404063 | 1111 | SF Detached | SR1 & CR | 0.48 |
| 0233201089 | 1111 | SF Detached | SR1 & CR | 0.43 |
| 0603101001 | 1111 | SF Detached | SR2 & SR3 | 0.2 |
| 0603101002 | 1111 | SF Detached | SR2 & SR3 | 0.19 |
| 0603101008 | 1111 | SF Detached | SR2 & SR3 | 0.22 |
| 0603101009 | 1111 | SF Detached | SR2 & SR3 | 0.22 |
| 0603103001 | 1111 | SF Detached | R2 & SR2 | 0.29 |
| 0603305009 | 1111 | SF Detached | SR2 & SR4 | 0.19 |
| 0603305028 | 1111 | SF Detached | SR2 & SR3 | 0.21 |
| 0603305035 | 1111 | SF Detached | SR2 & SR3 | 0.2 |
| 0603305036 | 1111 | SF Detached | SR2 & SR3 | 0.23 |
| 0603305037 | 1111 | SF Detached | SR2 & SR3 | 0.31 |
| 0603305070 | 1111 | SF Detached | R2 & SR2 | 0.26 |
| 0603305071 | 1111 | SF Detached | R2 & SR2 | 0.26 |
| 0603305072 | 1111 | SF Detached | R2 & SR2 | 0.27 |
| 0603305073 | 1111 | SF Detached | R2 & SR2 | 0.3 |
| 0603305074 | 1111 | SF Detached | R2 & SR2 | 0.29 |
| 0603305079 | 1111 | SF Detached | R2 & SR2 | 0.26 |
| 0603305080 | 1111 | SF Detached | R2 & SR2 | 0.24 |
| 0603306006 | 1111 | SF Detached | SR2 & SR4 | 0.24 |
| 0603306017 | 1111 | SF Detached | SR2 & SR4 | 0.19 |
| 0603307006 | 1111 | SF Detached | SR2 & SR4 | 0.19 |





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

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Zoning Board of Appeals of the Village of Lake Villa relative to proposed amendment(s) to the text of Title 10, "Zoning Regulations", which is part of the Village of Lake Villa Village Code, as amended, as follows:

HEARING DATE AND TIME: Thursday, May 18, 2023 at 7:00 p.m. or as soon thereafter as the agenda permits.

PLACE OF HEARING: Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, Illinois, 60046.

NATURE OF REQUEST: To consider text amendments to Title 10, "Zoning Regulations", which is part of the Village of Lake Villa Village Code, as amended, to add a new Section 10-10-5, "Interpretation of Zoning Map as to Lots and/or Parcels Divided into Two (2) Or More Different Zoning Districts".

Copies of the proposed text amendments are on file and available for inspection and/or copying at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, IL 60046 during the Village Hall's regular 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 Administrator who serves as 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.

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

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2023-____ - ____

AN ORDINANCE AMENDING CHAPTER 10, “ADMINISTRATION, ENFORCEMENT,
ZONING MAP, INTERPRETATION”, OF TITLE 10, “ZONING REGULATIONS”,
OF THE VILLAGE OF LAKE VILLA VILLAGE CODE

(RE: New Section 10-10-5, “Interpretation of Zoning Map as to Lots and/or
Parcels Divided Into Two (2) Or More Different Zoning Districts”)

ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF LAKE VILLA, ILLINOIS

THIS ____ DAY OF _____, 2023.

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 CHAPTER 10, “ADMINISTRATION, ENFORCEMENT,
ZONING MAP, INTERPRETATION”, OF TITLE 10, “ZONING REGULATIONS”,
OF THE VILLAGE OF LAKE VILLA VILLAGE CODE

(RE: New Section 10-10-5, “Interpretation of Zoning Map as to Lots and/or
Parcels Divided Into Two (2) Or More Different Zoning Districts”)

WHEREAS, the question of further amending Chapter 10, “Administration, Enforcement,
Zoning Map, Interpretation”, of Title 10, “Zoning Regulations”, of the Village of Lake Villa Village
Code, as Amended, was referred by the Corporate Authorities to the Zoning Board of Appeals of this
Village for the required public hearing; and

WHEREAS, when the present Zoning Map of the Village of Lake Villa was originally
prepared, it included several lots or parcels which are divided between two (2) different zoning
districts of the Village; and

WHEREAS, it is in the best interests of the Village and its residents to avoid the
inconvenience, uncertainty, and/or confusion which might be created by the fact that several lots or
parcels are divided between two (2) different zoning districts of the Village; and

WHEREAS, the condition of the Village’s Zoning Map is best resolved by the developing a
promulgation of a hierarchy of rules of interpretation which can be applied to those lots or parcels
which are divided between two (2) different zoning districts of the Village, sometimes referred to as
“split-districts” lots and/or parcels, to determine which zoning district shall be considered to be
applicable to each such lot or parcel in its entirety; and

WHEREAS, it is in the best interests of the Village and its residents to avoid such
inconvenience, uncertainty, and/or confusion as to a particular lot or parcel by applying a hierarchy
of rules of interpretation in order to interpret the Village’s Zoning Map whereby if the application of
the first rule of interpretation does not resolve the question for a given lot or parcel, the sequential

application of the second and/or then the third rule of such hierarchy may lead to a resolution of the question and assigning such “split district” lots or parcels to one specific zoning district; and

WHEREAS, the Zoning Board of Appeals heretofore held a public hearing on _____, 2023 pursuant to notice duly published in the *Daily Herald*, said publication occurring not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing; and

WHEREAS, the Zoning Board of Appeals has issued its report and recommendation thereon to the Village Board; and

WHEREAS, the Corporate Authorities of the Village have determined it is in the best interests of the Village, its residents, and the public health, safety, and welfare to provide for the amendments to Chapter 10, “Administration, Enforcement, Zoning Map, Interpretation”, of Title 10, “Zoning Regulations”, of the Village of Lake Villa Village Code as herein provided:

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 hereby find that the recitals hereinabove set forth are true and correct and are incorporated into the text of this Ordinance as its findings to the same extent as if each such recital had been set forth herein in its entirety and further find as follows

- A. The proposed text amendments correct errors, clarify ambiguous language, and/or meet the challenge of changing conditions in the area and the zones affected.
- B. The proposed amendments are consistent with the intent of the Zoning Ordinance and with its various provisions and also are consistent with the Village’s Official Comprehensive Plan and Land Use Map.
- C. The proposed amendments will not be detrimental to the development of the Village.

SECTION 2: The report and recommendation of the Zoning Board of Appeals is accepted and approved.

SECTION 3: Chapter 10, “Administration, Enforcement, Zoning Map, Interpretation”, of Title 10, “Zoning Regulations”, of the Village of Lake Villa Village Code is hereby amended by the

addition of a new Section 10-10-5, “Interpretation of Zoning Map as to Lots and/or Parcels Divided Into Two (2) Or More Different Zoning Districts”, which new Section shall read as follows:

“10-10-5: INTERPRETATION OF ZONING MAP AS TO LOTS AND/OR PARCELS DIVIDED INTO TWO (2) OR MORE DIFFERENT ZONING DISTRICTS:

When it is readily apparent from the Village’s Official Zoning Map that a given lot and/or parcel within the corporate limits of the Village is divided between two (2) or more different zoning districts of the Village, in order to avoid any inconvenience, uncertainty, and/or confusion in such cases, the Zoning Official shall be and is hereby authorized to make a determination as to which single zoning district shall be applicable to the entirety of such lot or parcel by applying the hierarchy of rules of interpretation as set forth in this Section in order to determine which single zoning district should be applicable to the entirety of such lot and/or parcel, and so that such lot or parcel may thereafter be treated as wholly contained within that single zoning district assigned by the Zoning Official which results from the application of the following hierarchy of rules of Zoning Map interpretation:

- (1) The rules of Zoning Map interpretation as set forth in this Section shall be used by the Village’s Zoning Official to assign any given lot or parcel now located in two (2) or more different zoning districts of the Village to a single zoning district without further action of the Zoning Board of Appeals or of the Board of Trustees.
- (2) The following rules shall be applied by the Zoning Official sequentially in ascending numeric order until the question of which single zoning district shall be applicable to the whole of a given lot or parcel which is presently divided into two (2) or more different zoning districts by the Zoning Map is unequivocally resolved:
 - (a) Assign a zoning district of the Village based upon the majority of area of the lot or parcel which is located in one zoning district;
 - (b) Assign a zoning district based upon a comparison of the given lot or parcel to all adjacent lot(s) or parcel(s), including but not limited to lots or parcels fronting on the same street or roadway, but on the opposite side of such street or roadway from the given lot or parcel in question;
 - (c) Assign a zoning district which minimizes any hardship on the owner(s) of any given lot or parcel.
- (3) Should the sequential application of the aforesaid hierarchy of rules of Zoning Map interpretation not unequivocally resolve the question of the appropriate assignment of a given lot or parcel to a single zoning district, the owner(s) of such lot or parcel may initiate a Zoning Map amendment to accomplish the assignment or classification of such lot or parcel into one zoning district.
- (4) Should the owner(s) of the property in question disagree with the determination of the Zoning Official as to the zoning district assigned to a given lot or parcel, the property owner(s) may appeal such decision within thirty-five (35) days thereof to the Village’s Zoning Board of Appeals.”

SECTION 4: The Corporate Authorities of the Village intend that this Ordinance will be made part of the Village Code and that sections of this Ordinance can be renumbered or relettered and the word “Ordinance” can be changed to “Section”, “Article”, “Chapter”, or some other appropriate word or phrase to accomplish codification, and regardless of whether this Ordinance is ever codified, the Ordinance can be renumbered or relettered and typographical errors can be corrected with the authorization of the Village Attorney, or his or her designee.

SECTION 5: All parts of the Village of Lake Villa Village Code in conflict with the terms or provisions of this Ordinance shall be and the same are hereby amended or repealed to the extent of such conflict, and said Village Code and all other existing ordinances shall otherwise remain in full force and effect.

SECTION 6: This Ordinance shall not affect any punishment, discipline, infraction, or penalty or any action based on any other Ordinance of this Village incurred before the effective date of this Ordinance, nor any suit, prosecution or proceeding pending at the time of the effective date of this Ordinance, for an offense or violation committed or cause of action arising before this Ordinance, and said other ordinances as heretofore existing shall continue in full force and effect for said limited purpose.

SECTION 7: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that they would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentence, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 8: This Ordinance shall be in full force and effect ten (10) days from and after its passage, approval, and publication, as provided by law.

SECTION 9: The Village Clerk is hereby directed to 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.



DATE: May 9, 2023

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

FROM: Michael Strong, Village Administrator

RE: Discussion Item – Home Based Occupations

Background

Village Staff is researching whether a Zoning Code Text Amendment would be appropriate relative to current regulations pertaining to Home Based Occupations. The Village added regulations for Customary Home Occupations with the goal of acknowledging and allowing people to work in their residence as an accessory use. The goal of these regulations is to preserve the principal residential use while allowing a greater flexibility for residents to be employed.

The Village has witnessed a growing number of residents working out of their homes or setting up a small business in their place of residence, especially in the wake of the COVID-19 pandemic. The changing nature of employment, cost of retail or sales space, technology changes, and preference for remote or cloud-based services have led to growth in the home occupation environment. Changes in the economy, the rise of artisans and the “maker-economy,” support a period review of the Zoning Code to ensure a balance between the principle residential use and promoting entrepreneurship and economic growth.

Recently, Village Staff were approached by a Home Occupation Business Operator about whether they could hire additional employees for their business. Currently, the existing Code limits the number of employees for a home occupation business to two (2) individuals:

Section 10-4-5-3 (D3): Home Occupations

“No more than one person, other than a resident of the dwelling unit, shall be employed on premises in connection with the operation of the home occupation.”

Additionally, the Village Code limits the number of total clients to no more than six (6) over a 24-hour period. For Home Based Occupations which provide services of relatively short duration (e.g. tutoring, hairdressing/barbering, consulting, etc.). This significantly limits the financial viability of a home occupation business.

General Discussion Questions

- Should the Village consider a text amendment to allow for additional employees for Home Based Occupations?
- Should the Village consider a text amendment to allow for additional total number of clients to be served over a 24-hour period?
- If so, should they be capped?
- Should they be allowed in the following areas?
 - o Residential:

- Commercial:
- Industrial:
- If they were to be allowed in a particular district, what restrictions or allowances would be suggested?

Research from Peer Communities

Village Staff has prepared a survey of peer communities on various regulations that have been enacted relative to home based occupations. The survey of these communities is attached.

Village Staff is seeking direction from the Zoning Board of Appeals on whether a Zoning Code Text Amendment is appropriate and to what extent such amendments should incorporate.

Attachments

- Exhibit 1 – Copy of Zoning Code Text – Home Occupations (10-4-5-3)
- Exhibit 2 – Copy of Peer Community Research

10-4-5-3: HOME OCCUPATIONS:

A. Purpose: The purpose of this section is to permit the establishment of home occupations that are compatible with the residential districts in which they are located.

B. Definition: A home occupation is an accessory use of a dwelling unit that is:

1. Used for gainful employment that involves the provision, assembly, processing or sale of goods and/or services.

2. Incidental and secondary to the residential use of the structure and does not change the essential residential character of the dwelling unit.

The fact that a particular occupation or profession does not directly or indirectly impose a charge or receive a fee or other remuneration is not determinative of whether that activity falls within the definition of "home occupation".

C. General Requirements And Performance Criteria: All home occupations shall comply with the following standards:

1. The operator of every home occupation shall reside in the dwelling unit in which the home occupation operates.

2. The home occupation use shall be conducted entirely within a completely enclosed structure.

3. The home occupation shall not interfere with the delivery of utilities or other services to the area.

4. The home occupation shall not generate any noise, vibrations, smoke, dust, odor, heat, glare, or electrical interference with radio or television transmission in the area that would exceed that which is normally produced by a dwelling unit in a zoning district used solely for residential purposes. No mechanical equipment shall be used on the premises, except such that is normally used for on site domestic or household purposes.

5. No toxic, explosive, flammable, radioactive or other restricted or hazardous material shall be used, sold or stored on the site.

6. The home occupation shall not change the essential residential character of the dwelling unit.

7. There shall be no alteration of the residential appearance of the premises, including the creation of a separate, or exclusive, business entrance(s).

8. No home occupation shall be conducted in any accessory building or structure.

9. Signs for home occupations shall be prohibited.

10. No home occupation shall be conducted between the hours of seven o'clock (7:00) P.M. and six o'clock (6:00) A.M.

11. No commodity or good not produced on the premises shall be sold on the premises nor displayed on the exterior or interior of the premises, or warehoused on the premises for sale elsewhere. This does not preclude taking orders for sales or provision of services off site.

12. No outdoor display or storage of materials, goods, supplies, or equipment shall be allowed.

13. The home occupation shall, at all times, comply with all other applicable laws and ordinances.

14. Notwithstanding the other provisions of this section, events, gatherings, or parties intended to promote the sale of products from catalogs or from similar sources shall be permitted on the condition that such activities comply with the other requirements of this section.

D. Specific Requirements: In addition to the general conditions set forth in this section, the following specific conditions shall also be met:

1. The total area used for the home occupation shall not exceed fifteen percent (15%) or four hundred (400) square feet (whichever is less) of the habitable floor area of the dwelling.

2. The direct sale of products off display shelves or racks shall be prohibited.

3. No more than one person, other than a resident of the dwelling unit, shall be employed on premises in connection with the operation of the home occupation.

4. No more than three (3) clients shall, at one time, avail themselves to a product and/or service provided by a home occupation nor shall more than six (6) clients avail themselves to a product and/or service during a twenty four (24) hour period.

5. Off street parking shall be required for all employees of a home occupation. Off street parking for home occupations shall comply with chapter 6, article A, "Parking And Design", of this title.

6. Deliveries pertaining to the home occupation shall be limited to such deliveries as would be normal and incidental to a residential use. Further, traffic circulation shall not be restricted or disturbed as a result of a delivery to a home occupation.

E. Permitted Home Occupations: Permitted home occupations shall include, but shall not be limited to, the following:

1. Attorney, CPA, salesman, architect/landscape architect, engineer, interior designer, graphic artist, word processor, and computer consultant.

2. Art studios provided no retail business is conducted on the premises.

3. Domestic crafts such as seamstress, sewing, tailoring, weaving and washing and ironing.

4. Home daycare operations as defined in section 2.18 of the child care act of 1969.

5. Word processing and typing services.

6. Therapists.

7. Social workers.

8. Telephone sales.

9. Teaching, instructing, tutoring, or counseling (limited to 3 pupils at any one time).

10. Hairdressers and barbers.

11. Production of baked goods, consistent with the Home Kitchen Operation Act (410 ILCS 625/3.6), provided, however, baked goods shall not be directly distributed to the customers from the residential property on which the baked goods are produced, i.e., customers purchasing such goods are prohibited from coming to the residential property to pick up such baked goods.

12. Other uses similar to those listed in this subsection E, as determined by the zoning officer.

F. Prohibited Home Occupations: Certain uses by their nature of investment or operation have a pronounced tendency, once commenced, to expand beyond the scope of activity permitted for home occupations, and thereby impair the integrity of the residential district in which they are located. For this reason, the following uses, regardless of their compliance with the standards in this section, are prohibited as home occupations:

1. Any repair of motorized vehicles such as repair or painting of autos, trucks, trailer, boats and lawn equipment.

2. Animal hospitals, animal rescue uses, kennels, stables, animal breeding, raising of animals for sale, bird keeping facilities or beekeeping facilities.

3. Antique shops.

4. Clubs, including fraternities and sororities.
5. Funeral homes.
6. Medical cannabis cultivation center.
7. Medical cannabis dispensing organization.
8. Nursing homes.
9. Offices, medical/dental.

10. Restaurants, tearooms, and catering, or other food preparation businesses, except as specified in subsection E.11. above..

11. Retail or wholesale shops, stores or outlets.
12. Rooming houses.
13. Sale of firearms and/or ammunition.
14. Short-term rentals as defined in and as further proscribed in subsection G. below.
15. Tourist homes, bed and breakfast establishments.
16. Veterinary clinics.
17. Warehousing.
18. Welding or machine shops.
19. Other uses similar to those listed in this subsection F, as determined by the zoning officer.

G. Short-Term Rentals:

1. Purpose: The purpose of this section 10-4-5-3(G) is to protect and preserve the quiet enjoyment of residential properties and neighborhoods within the village and to mitigate and/or eliminate adverse secondary effects some villages and their respective residents have experienced by reason of short term rental(s), including but not limited to large gatherings that have little connection to or consideration for the neighborhoods or neighbors. The secondary effects of short-term rentals may potentially include excessive noise, overcrowded parking, and even criminal activity.

2. Definitions: For purposes of this section 10-4-5-3(G), the following phrases shall have the definitions as set forth below:

| | |
|--------------------|---|
| RENTAL PREMISES: | All or part of a principal structure or accessory structure being rented or otherwise let to person(s) other than the owner of the subject property. |
| SHORT-TERM RENTAL: | The accessory use and/or occupancy for a period of less than three (3) months of a principal structure or accessory structure pursuant to a written or oral agreement which permits and/or provides for occupancy of all or part of such structure by any person other than the owner thereof, or an immediate family member of the owner thereof, and whether or not the permission of such occupancy is in exchange for consideration therefor. |

3. Short-Term Rentals Restricted:

a. Except as otherwise provided herein, leasing, renting, offering or inviting the leasing or renting, or otherwise permitting the short-term rental and/or occupancy of any dwelling and/or accessory structure located within the village for less than three (3) consecutive months at a time shall be prohibited, with the exception of a hotel or similar establishment duly licensed by the village, and such conduct shall be

Home Occupations Regulation Matrix

| | Permitted Home Occupations | Traffic/Parking | # of Employees | # of Clients | Hours of Operation | Space |
|------------------|---|---|--|---|--------------------|--|
| Antioch | Barber/beauty shop; Animal grooming services; Babysitting services and day care activities that do not meet state law thresholds for licensing and regulation; Licensed day care homes; Instruction in music, dance, home crafts and arts, provided that the total class size does not exceed four (4) students at any time; Offices of architects, brokers, engineers, insurance agents, lawyers, real estate agents, urban planners, landscape architects, accountants and secretarial services; Offices of ministers, priests and rabbis or other religious leaders; Offices of sales representatives or manufacturer's representatives; Studios of artists, authors, composers and photographers; Workrooms of dressmakers, seamstresses and tailors; and Workrooms for home crafts, such as model making, rug weaving, or cabinet making. | Shall not generate traffic beyond what is normally expected for dwelling units; Cannot exceed 12 trips per day; deliveries limited to 5 times per day; of-street parking limited to available on-street parking in front of home | No limitations | N/A | No limitations | No more than 25% of the floor area of dwelling unit |
| Fox Lake | Undetermined; Requires Plan Commission approval | N/A | Two (2) total | N/A | No limitations | |
| Grayslake | Specifies Prohibited Home Occupations Only: Automobile, snowmobile, motorcycle, or recreational vehicle repair and service; Landscaping material sales or service; Any industrial uses as defined in the Use Table.; Industrial machinery repair and service.; Any use requiring a conditional use in the Use Table; Children's day care facility with five (5) or more children; Construction material sales; Outdoor storage of materials, equipment, or other items associated with the above referenced items; Retail sales of firearms and ammunition. | The home occupation shall be conducted in such a manner that it does not create parking or traffic congestion for the abutting or adjoining neighbors or for the immediate neighborhood, or in any way presents a nuisance by excessive traffic, customer activity or so forth. | One (1); may only employ members of immediate family | N/A | N/A | The occupation shall not involve more than a total of 300 square feet of the area of a dwelling unit. |
| Lakemoor | Art or crafts studio; Dressmaking; Teaching or tutoring, limited to one pupil at a time except for occasional groups; Authors or composers; Offices limited to administrative and clerical support; and Home day for more than three children but not to exceed eight children, under the age of 12 years. | The home occupation must be conducted so that it does not create parking or traffic congestion or otherwise unreasonable interfere with the peace and enjoyment of surrounding homes as places of residence. | One (1); may only employ members of immediate family | No more than one customer/client may be on site at any given time | No limitations | |
| Lindenhurst | Domestic crafts such as seamstress, sewing, tailoring, weaving and washing and ironing so long as such activities do not involve visitations to the residence by any persons other than members of the immediate family residing on the premises; Private tutoring and instruction (limited to 3 pupils at any one time); Home offices, the use of which do not involve visitation to the residence by any persons other than members of the immediate family residing on the premises; Home daycare operations as defined in, and in accordance with the requirements of, section 2.18 of the Child Care Act of 1969. | No home occupation may cause or create any nuisance; cause or create any substantial or undue adverse impact on any adjacent property or the character of the area; threaten the public health, safety or general welfare; or be noxious, offensive, or hazardous. | One (1); may only employ members of immediate family | Tutoring limited to no more than three (3) clients at a time | No limitations | No more than 25% of the floor area of dwelling unit |
| Round Lake | Dressmaker, seamstresses and tailors; Music teachers, but regular instruction shall be limited to one pupil at a time, except for occasional groups; Artists, sculptors and authors or composers; Office facilities for architects, engineers, lawyers, insurance agents and members of similar professions; Offices of duly ordained leaders of a religious or spiritual community; Office facilities for real estate and other salesmen, sales representatives and manufactures representatives, when no retail or wholesale transactions are conducted on the premises; Homecrafts, such as model-making, rug waving, lapidary work, and cabinet making; provided, however, that no machinery or equipment shall be used or employed, other than that which would customarily be incidental to residential occupancy. Such machinery or equipment shall include that which would customarily be employed in connection with a hobby or avocation not conducted for gain or profit. | N/A | N/A | N/A | No limitations | No more than 25% of the floor area of dwelling unit; no more than 20% of the area of any dwelling unit |
| Round Lake Beach | Not specified | No vehicular traffic substantially greater than normal in the adjacent residential area is permitted. Home occupations, which require customer/patron presence for more than 15 minutes shall provide off-street parking for all customer(s)/patron(s) | Two (2) total; one non-resident employee | No more than four (4) individual clients, customers, patrons, or service or delivery men may occupy the premises simultaneously, except for a drop-off/pick-up period not to exceed 15 minutes. | No limitations | No more than 30% of the total square footage of the dwelling unit (max 500 sq. ft.) |
| Volo | No article shall be sold or offered for sale except such as may be produced on the premises by members of the immediate family, provided, however, articles produced by others may be sold or offered for sale when such articles are shipped directly to the consumer from another legal premises. The delivery of goods or services directly to the consumer from the dwelling shall be prohibited. | A home occupation shall not create additional vehicular or pedestrian traffic to the dwelling. A maximum of one vehicle, related to the home occupation, shall be permitted to be maintained on the premises. | N/A | N/A | No limitations | N/A |

| Home Occupations Regulation Matrix | | | | | | |
|------------------------------------|---|---|--|--------------|--------------------|---|
| | Permitted Home Occupations | Traffic/Parking | # of Employees | # of Clients | Hours of Operation | Space |
| Wadsworth | Artist, writer, musician, teacher; Salesperson or manufacturer's representative; Professional office, including doctor, lawyer, engineer, architect, surveyor, accountant, or other recognized profession; Any other use similar to the uses listed above and determined by the zoning administrator to be incidental to or compatible with residential activities; Home occupations shall require approval as a conditional use (as recommended after hearing and approval as provided in this code) if the proposed home occupation use would otherwise require a conditional use permit if it were a principal use. | No home occupation shall generate more vehicular or pedestrian traffic than is typical of dwellings in the area. | No persons other than members of the immediate family residing in the dwelling unit may be an employee of the home occupation. | N/A | No limitations | No more than 25% of the floor area of dwelling unit |
| Winthrop Harbor | Artists and sculptors; Authors and composers; Home crafts for sale off-site; Office facility of a minister, rabbi, or priest; Office facility of a salesman, sales representative, or manufacturer's representative provided that no transactions are made in person on the premises; Professional office facilities; Individual tutoring; Preserving and home cooking for sale off-site; Individual instrument instruction provided that no instrument may be amplified; Telephone solicitation work; and Family day home care not involving more than three children; Single-chair beauty parlors and barber shops; Photo developing; Organized classes with up to six students at one time; Television and other electrical repairs excluding major appliances such as refrigerators or storage; Small engine repairs, excluding major automobiles, motorcycles, and snowmobiles; Upholstering; Dressmaking; Woodworking excluding cabinet making; | Deliveries from commercial suppliers may not be made more than once each week, and the deliveries shall not restrict traffic circulation. | N/A | N/A | No limitations | The total area used for such purposes (including storage) shall not exceed the equivalent of one- half of the floor area, in square feet, of the first floor of the user's dwelling unit, if any; otherwise, the main floor of the dwelling unit. |

DATE: May 9, 2023

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

FROM: Michael Strong, Village Administrator

RE: Discussion Item – Modified Shipping Containers

Background

The Village of Lake Villa is researching the use of storage containers as accessory structures. These inexpensive containers can be a good solution for temporary and/or permanent accessory storage uses or pilot projects. However, the Village has an interest in protecting the aesthetics and character of the community through high quality building materials, and good design; therefore, allowing these types of storage containers and structures even on a temporary basis requires an in-depth review.

What is a shipping container Accessory Use?

Shipping container homes or accessory structures have been growing in popularity around the Country due to their affordability. Shipping container homes or storage structures can replace traditional building materials or prefabricated sheds when used as a primary material and structure on a building lot. Designed to withstand long-distance ocean travel, shipping containers are made of heavy-duty, corrosion-resistant steel and are extremely durable. They typically come in two standard sizes and can be connected to make larger rooms or multi-level structures.

Example of a Modified Shipping Containers



The use of shipping containers for both principle and accessory use present various opportunities and challenges for communities as they contemplate whether to allow these types of structures to be used for principal or accessory uses.

Opportunities

- Modular shipping container homes can be quicker to build
- May be less expensive than traditional building methods
- Reusing containers can help keep them in use (recycled)
- Unique and/or New real estate opportunities for home buyers

Challenges

- High price volatility and variability
- Code or zoning issues set high/tougher requirements
- Not all container-home companies ship to every state (Low availability)
- Difficult to self-build due to size, weight, tools, etc. needed to fabricate

Current Village Code/Zoning Requirements

The Village Code does not contemplate nor regulate the use of shipping containers as a temporary, special, or conditional use in any zoning district. However, it has been a practice of the Village to allow for these containers to be used on a temporary basis for indoor storage purposes. Section 10-4-5-2 of the Village Code sets forth regulations relative to Temporary Uses. Typically, temporary uses are allowed for a variable timetable dependent upon the use and need (typically up to 6 months per permit). These uses require a permit application to be filed, site plan, and review of zoning to ensure structures are within required setbacks and meet other standards of the Code.

In addition to Zoning Code considerations, the International Code Council, which establishes building-related Codes and standards for the safe construction of buildings and structures released guidelines in 2019 for the Safe Use of Repurposed Buildings and Building Components. These guidelines were later adopted as part of the 2021 International Building Code. This adoption now recognizes shipping containers in building standards and treats these materials like any other building material. Therefore, even if a jurisdiction has not yet adopted the 2021 IBC, Code Officials can permit container-based structures knowing that the ICC sees containers as legitimate building material.

General Discussion Questions

- Should the Village consider a text amendment to allow cargo or storage containers as a principal and/or accessory structure use?
- If so, should they be allowed permanently or for a limited amount of time?
- Should they be allowed in the following areas?
 - Downtown Lake Villa:
 - Commercial:
 - Industrial:
 - Residential:
- If they were to be allowed in a particular zoning district, what restrictions or allowances would be suggested?
 - Restricted to a particular time of year:
 - Restricted to a particular area on the site:
 - Meet all building and/or zoning codes:
 - Other?

Research from Peer Communities

Staff reviewed local communities' Zoning Code and Municipal Code to gain a better understanding of how these questions are reviewed in other municipalities.

Antioch

The Village of Antioch has established standards for [Cargo Containers](#) in its Zoning Regulations. Specifically, they are not allowed in residential districts, and may be used/restricted for "pop-up" retail uses approved via special use permit. In manufacturing districts, containers must be restricted to a concrete/asphalt surface that meets setback requirements. PODs used for temporary storage or construction projects in residential zones are permitted for a maximum of 45 days.

Fox Lake

No specific regulations relative to modified shipping containers or storage containers. However, they do have regulations for storage facilities (either commercial or municipal). These uses require a special use permit and are only allowed in the Manufacturing (M-1, M-2) and Business (B-3) districts.

Grayslake

The Village of Grayslake has not established standards specific to modified shipping containers but does allow for outdoor storage containers through a temporary use permit. Temporary storage containers are not permitted for more than 30 days and can be issued a one-time extension of 14 days.

Lindenhurst

Staff was not aware of anything in the Village Code that specifically addresses cargo or modified shipping containers, but they have interpreted outdoor storage and outdoor sales to discourage these uses. If a formal request was received, it would require Plan Commission approval, much like a Conditional Use Permit process.

10-4-5-2: STANDARDS FOR TEMPORARY USES:

The following regulations govern the operation of certain transitory or seasonal uses:

A. Permit Required: Application for a temporary use permit shall be made to the Zoning Officer.

B. Required Information For Permit Application:

1. A survey or legal description of the property to be used, rented or leased for the temporary use, including any information necessary to accurately portray the property.
2. A detailed description of the proposed use.
3. Sufficient information to determine the yard requirements, sanitation facilities and availability of parking spaces to service the proposed use.
4. Number of days and dates of the proposed temporary use permit with the hours of operations.
5. Letter from the owner of the property, if owned by someone other than the applicant, granting permission to use the property.

C. General Requirements For All Temporary Use Permits:

1. No permanent or temporary structure shall be erected without acquiring a building permit and inspections made.
2. No permanent or temporary lighting or electrical systems are to be installed without acquiring an electrical permit and inspections made.
3. When food or beverages are to be consumed on the premises, a document from the Lake County health department, regarding food and beverage preparation and sales, and toilet facilities, shall be provided.
4. The appropriate liquor permit is to be obtained from the Lake Villa liquor commissioner as required.
5. The temporary use is to be confined to the dates and hours as specified on the temporary use permit.
6. Public parking for the exclusive use of the temporary use is to be provided and a stabilized drive to the parking area is to be maintained.

D. Uses:

1. Christmas Tree Sales: In any permitted zone, a temporary use permit may be issued for the display and open lot sales of Christmas trees.

a. Requirements:

- (1) The temporary use permit shall be valid for a period not to exceed forty five (45) days.
- (2) No open fires for the disposal of tree trimmings, scrap wood or other material shall be permitted.
- (3) A permit shall be acquired for any security trailer or shed that is proposed to be used on the property.
- (4) Documentation from the Lake County health department for approval on any temporary toilet facilities for security personnel is required.
- (5) Within fifteen (15) days after the completion of the event, the site is to be cleared of all debris and temporary structures.

(6) A cash bond in the amount of two hundred dollars (\$200.00) or such higher amount, not to exceed five thousand dollars (\$5,000.00), which amount the zoning officer or his designated agent shall determine is reasonably necessary to assure the cleanup of the site at the cessation of the temporary use, or a signed contract with a disposal firm which covers the cleanup of the site after the cessation of the temporary use.

b. Exception: When the principal use of the property is a garden center or a greenhouse and/or nursery center, a temporary use permit shall not be required.

2. Carnival Or Circus, Religious Tent Meeting, Tent Theater And Events Of Public Interest (Including, But Not Limited To, Outdoor Concerts, Auctions, Snowmobile Events, Boating Events, Etc.): In any permitted zone, a temporary use permit may be issued for a carnival or circus, religious tent meeting, tent theater and events of public interest.

a. Use is to be confined to the dates and hours specified on the temporary use permit.

b. Public parking for the exclusive use of the facility is to be provided and a stabilized drive to the parking area is to be maintained. It is the responsibility of the operators of the event to guide traffic to these areas and to keep patrons from parking along the shoulder or curb of the road in the vicinity of the event.

c. Traffic control arrangements in the vicinity, at major intersections, are to be arranged by the operators of the event with the Lake Villa police department. Any cost of additional police manpower is to be paid by the operators of the event. Payment is to be arranged and paid for prior to the start of the event.

d. A cash bond in the amount of seven hundred fifty dollars (\$750.00), or such higher amount not to exceed five thousand dollars (\$5,000.00), as the zoning officer may determine is reasonably necessary to assure cleaning and repair of the public rights of way, which may be necessitated by this temporary use.

e. Public right of way shall be cleaned daily by the operators of the event of any debris, garbage, mud or other materials that are deposited on the public right of way as a result of the event.

f. Within fifteen (15) days after the completion of the event the site is to be cleared of all debris and temporary structures.

g. A cash bond in the amount of two hundred dollars (\$200.00) or such higher amount, not to exceed five thousand dollars (\$5,000.00), which amount the zoning officer shall determine is reasonably necessary to assure the cleanup of the site at the cessation of the temporary use, or a signed contract with a disposal firm which covers the cleanup of the site after the cessation of the temporary use.

h. Adequate sanitary facilities shall be provided.

3. Contractor's Office And Equipment Sheds: In any zone, a temporary use permit may be issued for each contractor's temporary office(s) and equipment shed(s) incidental to a construction project.

a. The office or shed shall not contain sleeping or cooking accommodations.

b. The permit shall be valid for not more than one year, but is renewable on a yearly basis upon approval of the zoning officer.

c. The office or shed shall be removed upon completion of the construction project.

d. Enclosed trailers of any kind used for an office or equipment storage shall require a permit for each trailer.

e. The office(s), shed(s) and trailer(s) shall be removed upon completion of the construction project.

f. Adequate sanitary facilities shall be provided.

g. The number of trailers shall be the lesser of: 1) one trailer per lot, or 2) six (6) trailers per subdivision.

4. Real Estate Sales Office(s): In any zone, a temporary use permit may be issued for a temporary real estate sales office(s) in any new subdivision, which has been approved in accordance with the Lake Villa subdivision regulations.

a. The office(s) shall contain no sleeping or cooking accommodations.

b. The permit shall be valid for not more than one year, but is renewable on a yearly basis upon approval of the zoning officer.

c. The office(s) shall be removed upon completion of the development of the subdivision.

d. A model home(s) may be used as a temporary sales office(s) with the issuance of a temporary use permit in addition to any building permits.

e. Adequate sanitary facilities shall be provided.

5. Stands, Temporary Sale And Temporary Uses: In any commercial or industrial zone, a temporary use permit may be issued for temporary sales stands for hot dogs and other foods, novelty items and other products.

a. Approval from the Lake County health department must be obtained if food is being sold.

b. A permit shall be valid for no longer than ten (10) days. Exception to this is if the primary use is the sale of hot dogs or other food items. Then a permit shall be valid for no longer than six (6) months in any calendar year.

c. The temporary sale stand shall be located at least four feet (4') from any buildings on the property.

d. Adequate off street parking shall be provided for the temporary use in addition to required parking for any other uses existing on the property.

e. Written permission from the owner of the property on which the sales are to be conducted must accompany the application.

f. Hours of operation shall be specified in the temporary use permit.

6. Temporary Shelter: In the event of a fire or natural disaster which results in the partial or total demolition of a single- family residence, making it unfit for human habitation, the zoning officer may, upon application from the owner of such residence, issue a temporary use permit for the use of a mobile home during rehabilitation of the original residence or construction of a new residence.

a. Mobile home must be placed on the lot of the home that was damaged or destroyed.

b. Required water and sanitary facilities must be provided and approved by the Lake County health department.

c. The permit is to be limited to six (6) months, but in the event of circumstances beyond the control of the owner, the zoning officer may extend the permit for a period or periods not to exceed sixty (60) days, and the foregoing only provided application is made fifteen (15) days prior to the expiration of the original permit.

d. The trailer or mobile home is to be removed from the property upon issuance of an occupancy permit for the new or rehabilitated residence.

e. No temporary use permit shall be renewed for a suspension period of two (2) years subsequent to the expiration of temporary use permit for any person who fails to abide by all applicable temporary use conditions, or fails to comply with any other applicable ordinances. "Person", for the purposes of this section, shall mean and include any individual, association, corporation, partnership or any other legal entity. (Ord. 2004-01-01, 1-14-2004)