

NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION  
OF THE VILLAGE OF LAKE VILLA

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Plan Commission of the Village of Lake Villa on February 6, 2020, at 7:00 p.m., or as soon thereafter as the Plan Commission's agenda permits, at the Village of Lake Villa Village Hall, 65 Cedar Avenue, Lake Villa, Illinois, 60046.

**NATURE OF REQUEST(S):** The Petitioner requests consideration of a Petition for a Conditional Use Permit for a Mixed Use Planned Development for the Property described below, which consists of approximately 10.47 acres, more or less, located within the corporate limits of the Village of Lake Villa. The Property is presently zoned and classified as part of the Village's SB (Suburban Business) Zoning District, and that a Conditional Use Permit for a Mixed Use Planned Development be granted for the Property to permit the construction, operation and maintenance of: (1) a truck stop with fuel sales and a retail convenience store within one building of approximately 4,500 square feet, and another commercial building of approximately 3,900 square feet; and (2) six (6) two-story apartment buildings, one with approximately 7,270 square feet of retail space on the first floor. The Petitioner may also request certain variations from the Lake Villa Zoning Regulations or other provisions of the Lake Villa Village Code as may be identified in the zoning review and public hearing process before the Lake Villa Plan Commission.

**OWNERS OF RECORD AND PETITIONERS:**

The Petitioner is C&T Fox Trot, LLC (Telephone 847-514-3034; Email Address: khayat1@sbcglobal.net).

The owners of record are as follows:

- (A) As to Parcels 1 and 4: C&T Fox Trot, LLC; and
- (B) As to Parcels 2 and 3: Home State Bank, N.A., 40 Grant Street, Crystal Lake, IL 60014, Telephone: (815) 459-2000.

**ADDRESS AND LOCATION OF PROPERTY:** The Property is generally located at the Southwest corner of Deep Lake Road and Grass Lake Road in the Village of Lake Villa and is commonly known as the following:

- (1) PARCEL 1: 800 Tower Drive, Lake Villa, IL 60046; P.I.N. 02-28-201-174
- (2) PARCEL 2: 801 Tower Drive, Lake Villa, IL 60046; P.I.N. 02-28-210-003
- (3) PARCEL 3: 0 Deep Lake Road, Lake Villa, IL 60046; P.I.N. 02-28-201-178
- (4) PARCEL 4: 850 Tower Drive, Lake Villa, IL 60046; P.I.N. 02-28-201-175 and  
880 Tower Drive, Lake Villa, IL 60046; P.I.N. 02-28-201-176
- (5) PARCEL 5: Portion of Tower Drive to be vacated

**LEGAL DESCRIPTION OF PROPERTY (collectively, "the Property"):**

PARCEL 1: LOT 1 IN LAKE TOWER CROSSING PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2005 AS DOCUMENT NUMBER 5845392, IN LAKE COUNTY, ILLINOIS  
P.I.N. 02-28-201-074 (Approx. .69 acres)

PARCEL 2: LOT 2 IN COMMUNITY TRUST CREDIT UNION SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 IN LAKE TOWER CROSSING PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 2007 AS DOCUMENT NUMBER 6173299, IN LAKE COUNTY, ILLINOIS.

P.I.N. 02-28-210-003 (Approx. 1.55 acres)

PARCEL 3: LOT A IN LAKE TOWER CROSSING PLANNED UNIT DEVELOPMENT PHASE 2, BEING A RESUBDIVISION OF PART OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2008 AS DOCUMENT NUMBER 6340408, IN THE VILLAGE OF LAKE VILLA, LAKE COUNTY, ILLINOIS.

P.I.N. 02-28-201-176 (Approx. 5.21 acres)

PARCEL 4: LOTS 2 AND 3 IN LAKE TOWER CROSSING PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 2005 AS DOCUMENT NUMBER 5845392, IN LAKE COUNTY, ILLINOIS.

P.I.N. 02-28-201-175 (Lot 2) and 02-28-201-176 (Lot 3) (Approx. 1.75 acres and .92 acres, respectively)

PARCEL 5: THAT PART OF TOWER DRIVE AS DEDICATED IN LAKE TOWER CROSSING PLANNED UNIT DEVELOPMENT, RECORDED AUGUST 24, 2005 AS DOCUMENT NUMBER 5845392; BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID PLANNED UNIT DEVELOPMENT; THENCE NORTHWESTERLY 110.57 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET (CHORD BEARS NORTH 20 DEGREES 43 MINUTES 34 SECONDS WEST, 107.72 FEET); THENCE NORTH 01 DEGREES 53 MINUTES 56 SECONDS EAST, 27.73 FEET; THENCE NORTHWESTERLY 54.99 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET (CHORD BEARS NORTH 43 DEGREES 06 MINUTES 48 SECONDS WEST, 49.51 FEET) TO THE SOUTH LINE OF GRASS LAKE ROAD; THENCE SOUTH 88 DEGREES 07 MINUTES 31 SECONDS EAST ALONG SAID SOUTH LINE, 130.00 FEET; THENCE SOUTHWESTERLY 54.96 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET (CHORD BEARS SOUTH 46 DEGREES 53 MINUTES 12 SECONDS WEST, 49.49 FEET); THENCE SOUTH 01 DEGREES 53 MINUTES 56 SECONDS WEST, 27.79 FEET; THENCE SOUTHEASTERLY 63.19 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET (CHORD BEARS SOUTH 20 DEGREES 43 MINUTES 39 SECONDS EAST, 61.56 FEET); THENCE SOUTHEASTERLY 117.67 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET (CHORD BEARS SOUTH 22 DEGREES 55 MINUTES 25 SECONDS EAST, 115.19 FEET); THENCE SOUTH 89 DEGREES 57 MINUTES 33 SECONDS WEST, 60.09 FEET; THENCE NORTHWESTERLY 72.31 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET (CHORD BEARS NORTH 23 DEGREES 37 MINUTES 30 SECONDS WEST, 70.89 FEET) TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

(Approx. .35 acres)

Copies of the Petition and related plans are on file and available for inspection and/or copying at the office of the Village Clerk, 65 Cedar Avenue, Lake Villa, IL 60046 during the Village Clerk's normal business hours.

The Village of Lake Villa is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND THESE PUBLIC HEARINGS AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD, AND SUCH PERSONS, IF THEY SO REQUEST, WILL BE GIVEN THE OPPORTUNITY TO INQUIRE OF AND CROSS-EXAMINE WITNESSES FOR THE PETITIONERS.

/s/ Karl Warwick  
Village Administrator, Village of Lake Villa