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Mary Konrad, Clerk
Christine McKinley, Treasurer



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

The Village of Lake Villa

**Plan Commission – Meeting Agenda
Thursday, June 20, 2024
Village Hall, 65 Cedar Avenue**

7:00 pm

1. Call to Order & Roll Call
2. Pledge of Allegiance
3. **Approval**: Minutes of May 16, 2024 Plan Commission Meeting
4. **Public Hearing**: Conditional Use Permit for a Recreational Accessory Use at 895 E. Grand Avenue
5. **Public Hearing**: Rezoning and possible Conditional Use Permit for a Residential Planned Development at 0 Cedar Lake Road
6. Public Comment
7. Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact Village Hall at (847) 356-6100 promptly to allow the Village to make reasonable accommodations for those persons.

The Village of Lake Villa
Plan Commission Meeting
DRAFT Proceedings of the May 16, 2024
Plan Commission Meeting – Village Hall
65 Cedar Avenue, Lake Villa, IL 60046

1. CALL TO ORDER AND ROLL CALL

A Meeting of the Plan Commission of the Village of Lake Villa was held on May 16, 2024, at the Village Hall, 65 Cedar Ave., and was called to order by at 7:35 pm by Chairman Kressner.

Present:	Commissioners: Jake Cramond, Tracy Lucas, Lee Filas, Steve Smart, Craig Kressner, Jerry Coia
Absent:	None
Also Present:	Village Administrator Michael Strong; Village Attorney Rebecca Alexopoulos; Assistant to the Village Administrator Jake Litz; Village Planner Scott Goldstein

2. PLEDGE OF ALLEGIENCE

3. APPROVAL OF MINUTES

Commissioner Cramond made a motion to approve the minutes of the April 18, 2024 Plan Commission meeting. The motion was seconded by Commissioner Lucas and approved by voice vote. With Commissioner Filas Abstaining.

4. Public Hearing: Conditional Use Permit for a Planned Development for 801 Tower Drive for a proposed Gas Station

A public hearing was opened relative to the application for a Conditional Use Permit for a Planned Development for the development of at 801 Tower Drive. The Village attorney swore in all those who would be participating in the public hearing process. Assistant to the Village Administrator Jake Litz provided a presentation regarding the proposed development. He overviewed the conceptual drawings submitted by the petitioner, discussed the variation need for the project, and introduced the petitioner, as well as the architect presenting on behalf of the petitioner, Eric Erikson. The petitioner discussed the development. The Plan Commission discussed several of the aspects associated with the application. Parking, lighting, the southern buffer and proposed fence were all discussed amongst the Plan Commission and petitioner.

No members of the public spoke during the public comment period.

The public hearing was closed and additional deliberation by the Plan Commission occurred. The Village Attorney suggested that the Plan Commission continue the public hearing to a later date due to the outstanding comments from the Village consultants. The Planning Commission concurred.

Commissioner Cramond made a motion to continue the public hearing to a Special Plan Commission meeting on June 13, 2024 at 7 p.m. The motion was seconded by Commissioner Filas. The motion was approved unanimously 6-0.

5. Conceptual Review: Cedar Lake Park Proposed Development

A conceptual review regarding the proposed Cedar Lake Park housing development was heard. Village Administrator introduced the conceptual review for the Cedar Lake Park development and introduced the petitioner Rick Murphy from Lennar. Mr. Strong presented the following staff findings:

- The use(s) proposed in the Site Plan are consistent with the intent of the UR3A zoning district classification;
- The Developer is only proposing single-family detached residential homes, the plan does not include any multi-family component;
- The density of the proposed development is less than that which was original proposed (130 units vs. 233 units); a reduction of approximately 103 owner-occupied units;
- Lot sizes are proposed to be consistent across the development, rather than dispersed per the UR3A zoning district requirement, and are on average 8,100 square feet. This compares to the previous plan which proposed three different lot sizes within the Development for the single-family detached homes which had an average lot size of 8,500 square feet;
- The proposed single-family dwelling units meet the minimum livable area in the UR3A Zoning District, which require that units be a minimum of 1,800 square feet for single-story and 2,100 square feet for two-story units. The Plan Commission may want to review the Developer's anti-monotony guidelines to ensure that the Village's architectural standards are adhered to;
- The Site Plan includes a "pocket park" amenity that includes a substantial public benefit which was not proposed in the original Cedar Lake Park concept plan;
- The Site Plan offers trail (bike path) connectivity to the Public Works facility south of Oakwood Avenue, along with a trail that would connect to the Grant Woods Forest Preserve to the southern extent of the Property. This is a slight deviation from the original plan, in that the proposed trail system was to extend around the periphery of the entire development site (Cedar Lake Road and Grand Avenue). The Plan Commission may want to discuss whether the new concept provides for enough public benefit; and
- The previous plan received some critiques over the location of the ingress/egress from Cedar Lake Road. In 2007, the Plan Commission suggested that the entryway be moved further south toward the Forest Preserve property to protect the single-family residences along Cedar Lake Road; and
- The previous plan discussed a secondary (or emergency) access to Oakwood Avenue and/or to the Public Works Facility located at the end of Oak Knoll Drive. The Plan Commission may want to discuss whether a secondary public access or emergency access to the site is necessary.

Mr. Murphy discussed certain elements of Lennar homes in general and added additional context to this particular project.

The Plan Commission discussed several elements of the project including lot size, landscaping, trail interconnectivity, emergency access points, ingress/egress generally and other elements of the project providing feedback to the petitioner. The Plan Commission provided a general consensus to the petitioner to proceed with submitting a formal application for a PUD.

6. PUBLIC COMMENT

There was no public comment.

7. ADJOURNMENT

With there being no further business Chairman Kressner asked for a motion to adjourn. Commissioner Cramond made a motion to adjourn, seconded by Commissioner Lucas. The motion was approved unanimously by voice vote at 9:12 p.m.

Respectfully submitted,
Jacob Litz, Assistant to the Village Administrator



DATE: June 14, 2024

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Jake Litz, Assistant to the Village Administrator

RE: Conditional Use Permit Application – 895 E. Grand Avenue

<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Property Dynamics, LLC XXXVI. 3315 Algonquin Road, Suite 640 Rolling Meadows, IL 60008	895 E. Grand Avenue Lake Villa, IL 60046	Suburban Business SB

**Petitioner and/or
Contract Purchaser:** Jason Zanzucchi, Traydmarc, LLC d/b/a HitZ the Spot
2410 Highland Drive
Lindenhurst, IL 60046

Site Location: 895 E. Grand Avenue, Lake Villa, IL 60046

Requested Action: Approval of a Conditional Use Permit at 895 E Grand Avenue

Proposal: Approval of a Conditional Use Permit for a Recreational Accessory Use (Indoor/Outdoor) for a Planned Development to permit the establishment, operation and maintenance of indoor recreational uses in Units 1 and 2 of the Property.

Summary of Request

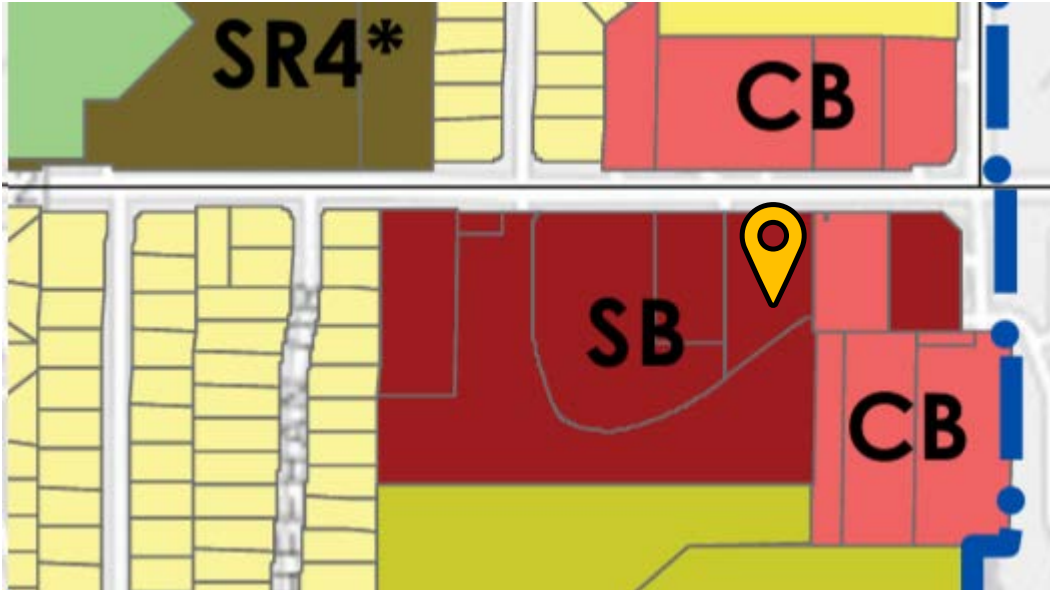
On June 20, 2024 the Plan Commission is scheduled to consider an application for a Conditional Use Permit ("CUP") submitted by Jason Zanzucchi, (the "Applicant") for 895 E. Grand Avenue ("Subject Property"). The Petitioners for the Conditional Use Permit is the lessee of the Property. The Applicant intends to renovate units one and two of the building for an indoor recreational space including axe throwing with virtual targets and smash/rage room(s).

The Subject Property:

- Is located within the Grand Villa Shoppes;
- Is Zoned SB Suburban Business;
- Is surrounded by:
 - o North: CB Commercial Business properties that are occupied by the Lake Villa Fire Protection District
 - o West: SB Suburban Business property that is occupied by the Lake Villa Tire and Auto
 - o South: SB Suburban Business properties that are occupied by Lakeland Autobody

- o East: CB Community Business property that is occupied by a parking lot designated for
- Is designated as appropriate for commercial business uses in the Comprehensive Plan;

Current Zoning Map of Subject Property



Proposed Project

The Petitioner is requesting the Village's approval of a Conditional Use Permit (CUP) for a new tenant to be located at 895 W. Grand. The property is currently zoned Suburban Business (SB). The petitioner has requested a CUP to allow for axe throwing, darts, pool and rage room. The facility will serve alcohol.

Procedural Review of Conditional Use Permit Request

A Conditional Use Permit (CUP) is required as this would be a Recreational Accessory Use. The location, size, and intensity of these accessory uses shall be restricted and determined in relation to the effects of such uses upon the environment, including effect upon traffic. The restrictions shall be incorporated in the required conditional use permit (Standards for Certain Conditional Uses 10-4-4). To consider a CUP, the Plan Commission/Zoning Board of Appeals shall hold a public hearing on the application in accordance with the requirements in the Zoning Code.

During the Public Hearing, the Plan Commission will hear the evidence presented by Village Staff, Applicant/Petitioner, and any individuals in the audience wishing to provide public comment, present evidence, and/or cross-examine witnesses relative to the proposed request. At the conclusion of the public hearing, the Plan Commission shall, with the aid and advice of Village Staff, transmit its findings and recommendations as to whether the Condition Use Permit should be approved, approved subject to modifications, or not approved.

General Standards for Conditional Use Permits

According to the standards for conditional uses outlined in Section 10-14-3 of the Lake Villa Zoning Code, the proposed use must meet the following criteria. Staff comments are italicized below.

1. **Compatibility with Adjacent Properties:** The use shall be of such location, size, and character that it will be in harmony with the appropriate and orderly development of the district in which it is situated and not detrimental to the development, use, or enjoyment of other property in the neighborhood. *The proposed indoor recreational business is compatible with adjacent properties and the overall character of the planned development. The design and operational plan of the business shall be reviewed by the Plan Commission to ensure they are in harmony with the surrounding uses.*
2. **Traffic and Parking:** The use shall be such that it will not adversely affect the level of service of streets and highways, or the capacity of existing municipal utilities, or create a traffic hazard. *The proposed use is not expected to adversely affect traffic flow or create a traffic hazard. Adequate parking is available within the planned development to accommodate the expected number of patrons and employees. The business will operate primarily during off-peak hours, further mitigating potential traffic impacts.*
3. **Public Health, Safety, and Welfare:** The use shall not involve any activity substantially increasing the burden on municipal services beyond what is normally anticipated for permitted uses in the district. *The proposed use will not substantially increase the burden on municipal services. The indoor recreational business will adhere to all health and safety regulations, ensuring no negative impact on public health or welfare. Emergency access and safety measures are adequately addressed in the application.*
4. **Consistency with Comprehensive Plan:** The use shall be consistent with the intent of the comprehensive plan. *The proposed use aligns with the goals and objectives of the comprehensive plan, particularly in promoting diverse recreational opportunities and supporting economic development within the community.*

Recommendation by Village Staff

Village Staff have reviewed the documents submitted by the Applicant and recommends that the Plan Commission hear a presentation outlining the proposed business.

The site meets current SB requirements as built including lot area, landscaping, signage, parking and lighting. The Plan Commission may recommend to the Village Board restrictions on hours of operation, or other conditions as are necessary to ensure that the use does not generate noise or air pollution, or otherwise constitute a nuisance to other uses in proximity to the proposed conditional use.

Staff and the Applicant will be present for the June 20, Plan Commission meeting to answer any questions that may arise.

Attachments

- Application Materials and Required Submittals
- Legal Notice

- Consultant Comments

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

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

and represent that they are the (owner) (contract purchaser) (lessee) of the following described real estate to-wit: (Legal description): _____

IV. Physical location of the property:
 Located on the South side of Grand Avenue, approximately
 (direction) (street name)
500 feet West from Deep Lake Road.
 (direction) (street name)

Assessed Valuation for the last three years:

2022	\$ 822,472
2021	\$ 806,205
2020	\$ 780,375

Unit 1 was a dentists office and Unit 2 Was a Foot Massage Office
(insert vacation, or a description of the present use of the property)

Axe Throwing w/Virtual Targets, Augmented Reality Darts, Pool leagues,
Smash/Rage Room, Video Slots, Light Food, and a Food Truck

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

E. _____

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: \$ _____

Variation fee: \$ _____

CUP fee: \$ _____

PUD fee: \$ _____

Escrow: \$ _____

Total amount received: \$ _____

Date payment received: _____ Cash Check# _____

VILLAGE OF LAKE VILLA
Zoning Compliance Application

Please print

Business name: Traydmare LLC DBA Hitz the Spot

Business address: 895 E Grand Ave. Lake Villa

Unit/suite number: 1 & 2

Type of business: Entertainment Center
(Cleaners, hair salon, construction, etc.)

Proposed use: Axe Throwing, Darts, Pool, Rage Room
(Office, storage, retail, etc.)

How many company trucks will you park overnight at the business? 1

What size (tonnage) are the trucks? 6 Tons 30'

Will this business sell or serve alcohol? Yes

Applicant: Jason & Kimberly Zanzucchi

Applicant address: 2410 Highland Dr.
Lindenhurst, IL 60046

Email address: Jason@Traydmare.com

Phone: 847-366-0523

I hereby certify that the foregoing information is true and correct, and that the building or land will not be used for any other purpose other than indicated in this application. Additionally, I hereby authorize all required inspections, and I understand that the address/location indicated cannot be occupied for business until inspections are complete, and the business is registered with the Village of Lake Villa.

Signature: [Signature]

Date: 4-15-24

NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION
AND/OR THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF LAKE VILLA

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Plan Commission of the Village of Lake Villa and/or by the Zoning Board of Appeals of the Village of Lake Villa on June 20, 2024, 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 Recreational Accessory Use (Indoor and/or Outdoor) pursuant to Section 10-4-4-(B)(15) and (16), possibly for a Planned Development, to permit the establishment, operation and maintenance of indoor recreational uses, including axe throwing with virtual targets and smash/rage room(s) in Units 1 and 2 of the Property as described below. The Property as a whole consists of approximately 1.223 acres, more or less, and is 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. The Petitioner may also request certain exceptions or 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/or public hearing process before the Lake Villa Plan Commission and/or the Zoning Board of Appeals, which would be granted by the requested CUP Ordinance.

OWNER OF RECORD AND PETITIONER: The reported owner of record of the Property is Property Dynamics, LLC XXXVI, 3315 Algonquin Road, Suite 640, Rolling Meadows, IL 60008. The Petitioner herein and proposed tenant of the Property is Traydmarc, LLC d/b/a HitZ the Spot, by Jason Zanzucchi, 2410 Highland Drive, Lindenhurst, IL 60046, its agent.

ADDRESS AND LOCATION OF PROPERTY: The Property is located on Grand Avenue approximately 500 feet West of Deep Lake Road in the Village of Lake Villa, is commonly known as 895 E. Grand Avenue, Lake Villa, IL, and is legally described as follows:

LEGAL DESCRIPTION OF PROPERTY ("the Property"):

PARCEL 1:

LOT 2 IN ROSEN ROSEN ROSEN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN GRIDLEY PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF PART OF THE WEST HALF OF GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT4 OF ROSEN ROSEN ROSEN RESUBDIVISION RECORDED JANUARY 15, 2009 AS DOCUMENT NO. 6425928, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON THE PLAT OF ROSEN ROSEN ROSEN RESUBDIVISION RECORDED JANUARY 15, 2009 AS DOCUMENT 6425928 AND AS CREATED BY GRANT OF CROSS ACCESS, PARKING AND PARKING LOT LIGHTING EASEMENTS RECORDED JULY 1, 2014 AS DOCUMENT 7111187 FOR THE PURPOSE OF INGRESS AND EGRESS.

P.I.N. 06-03-101-078 (Approx. 1.223 acres)

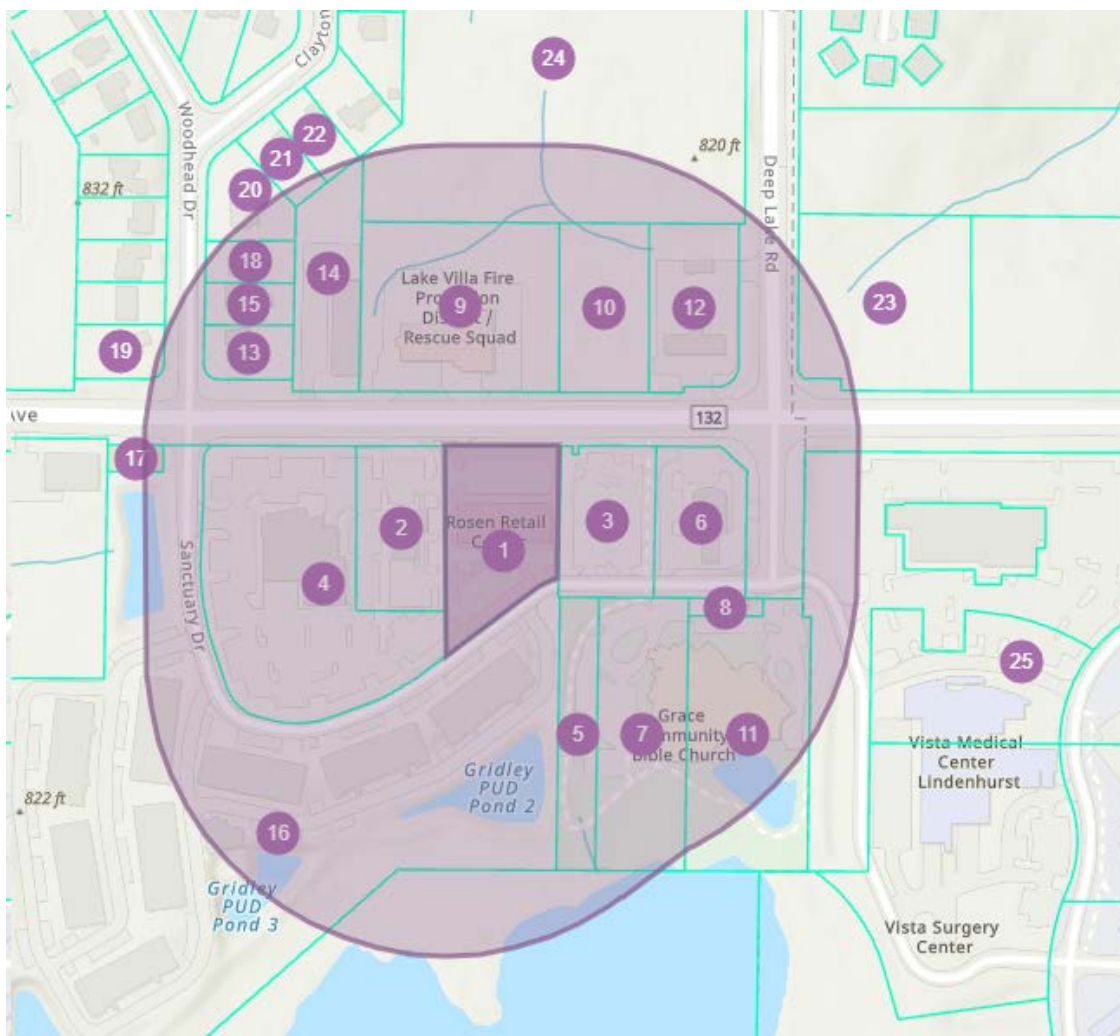
Copies of the Petition and related plans are on file and available for inspection and/or copying at the office of the Village Clerk, 65 Cedar Avenue, Lake Villa, IL 60046 during the Village Clerk's normal business hours.

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/ Michael Strong
Village Administrator, Village of Lake Villa

REQUIRED TAX MAPS FOR 895 E GRAND AVENUE
PUBLIC HEARING NOTIFICATION AREA





MEMORANDUM

TO: Michael Strong, Village Administrator
FROM: Scott Goldstein, FAICP, Principal
DATE: May 14, 2024
SUBJECT: 895 W. Grand CUP Planned Development Review

GENERAL INFORMATION

Applicant: Jason & Kimberly Znzucchi, Traydmarc LLC DBA Hitz the Spot
Project Name: No Project Name Provided
Location: 895 E. Grand Avenue
Action: Application for Conditional Use Permit for a Recreational Accessory Use

Project Summary

The Petitioner is requesting the Village's approval of a Conditional Use Permit (CUP) for a new tenant to be located at 895 W. Grand. The property is currently zoned Suburban Business (SB). The petitioner has requested a CUP to allow for axe throwing, darts, pool and rage room. The facility will serve alcohol.

Conditional Use Permit

A Conditional Use Permit (CUP) is required as this would be a Recreational Accessory Use. The location, size, and intensity of these accessory uses shall be restricted and determined in relation to the effects of such uses upon the environment, including effect upon traffic. The restrictions shall be incorporated in the required conditional use permit. (Standards for Certain Conditional Uses 10-4-4)

No changes are being proposed to the property that was constructed as a retail building in conformance with Suburban Business (SB).

The site meets current SB requirements as built including lot area, landscaping, signage, parking and lighting. The Plan Commission may recommend to the Village Board restrictions on hours of operation, or other conditions as are necessary to ensure that the use does not generate noise or air pollution, or otherwise constitute a nuisance to other uses in proximity to the proposed conditional use.

Recommendation by Plan Commission (10-9-1.7)

The proposed project is seeking a Conditional Use Permit (CUP). The Plan commission shall hold a public hearing and make its recommendation regarding allowing for a CUP in conformance with the standards above.



DATE: June 14, 2024

TO: Chairman Craig Kressner and Members of the Plan Commission

FROM: Jake Litz, Assistant to the Village Administrator

RE: Rezoning of 0 Cedar Lake Road from R2 to UR4

<u>Property Owner</u>	<u>Property Location</u>	<u>Zoning District</u>
Mudassir Junaid and Aisha Khan 2265 N. Salem Lane Round Lake Beach, IL 60073	Southeast Corner – Cedar Lake Road & Monaville Road	Residential 2 (R2)

**Petitioner and/or
Contract Purchaser:** Mudassir Junaid
2265 N. Salem Lane
Round Lake Beach, IL 60073

Representatives: Mudassir Junaid, Owner

Site Location: 0 Cedar Lake Road

Requested Action(s)

1. Approval of the rezoning of the parcel at 0 Cedar Lake Road from R2 to the UR-4 Zoning District

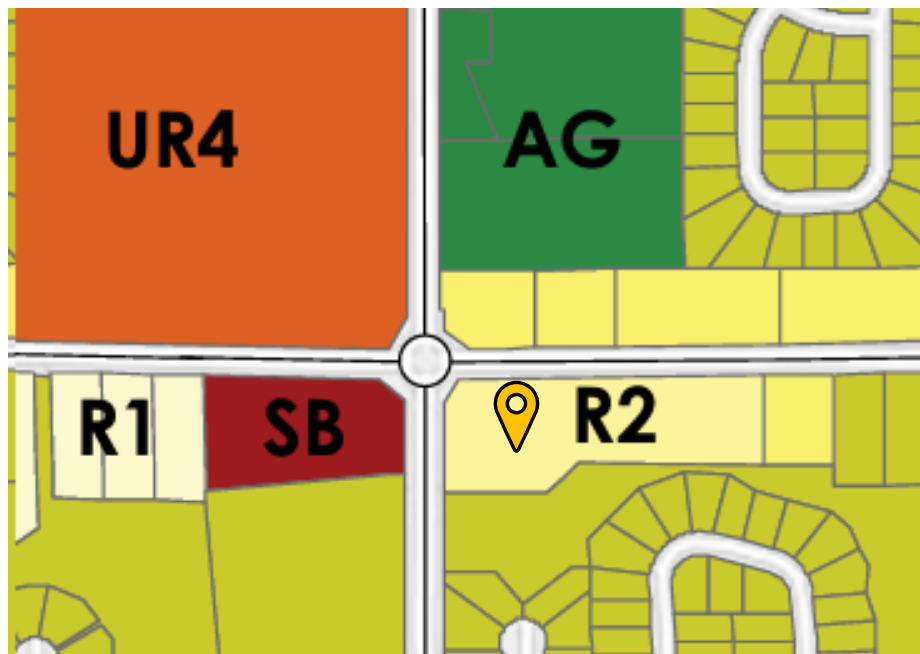
The Subject Property:

- Is approximately 202,000 square feet in area;
- Is Zoned Residential 2 – R2;
- Is surrounded by:
 - o North: SR – Suburban Residential properties that are partially undeveloped and partially developed with single family homes
 - o South: SR2– Suburban Residential properties developed with single-family homes (Northwood Trails of Lake Villa)
 - o East: R2 – Residential property that is occupied by an existing single-family home
 - o West: SB – Suburban Business property that is currently undeveloped

Map source: Lake County GIS



Current Zoning Map of Subject Property



Future Land Use Plan – Comprehensive Plan

The Future Land Use Plan contemplates this parcel as a residential development.



Project Background and Summary

The Subject Property, located in the southeast corner of the of the Cedar Lake Road and Monaville Road, is comprised of a 4.6 acres undeveloped site with access. The property is currently zoned Residential (R2).

The Petitioner is proposing the development of eight (8) attached dwelling units (townhomes). As such the petitioner is seeking a rezoning from the current R2 Zoning standards to the UR4 Zoning district.

Required Zoning Relief

If UR4 Zoning should be granted, no additional zoning relief will be required.

Procedural Review of Conditional Use Permit Request

The Petitioners request consideration of a Petition for Rezoning. The Petitioners may also request certain exceptions or 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/or public hearing process before the Lake Villa Plan Commission and/or the Zoning Board of Appeals, which would be granted by the requested CUP Ordinance

During the Public Hearing, the Plan Commission will hear the evidence presented by Village Staff, Applicant/Petitioner, and any individuals in the audience wishing to provide public comment, present evidence, and/or cross-examine witnesses relative to the proposed request. At the conclusion of the public hearing, the Plan Commission shall, with the aid and advice of Village Staff, transmit its findings and recommendations as to whether the request for rezoning should be approved, approved subject to modifications, or not approved.

Standards for Rezoning/Map Amendment Approval Criteria

Staff comments italicized below.

1. **Comprehensive Plan:** The extent to which the proposed amendment is consistent with the goals, objectives and policies of the village's comprehensive plan. *Staff believes the request is consistent with the objective of offering a variety of housing (multi-family) that offers opportunities for everyone.*
2. **Surrounding Area:** The extent to which the proposed amendment fosters harmony and consistency of character in the surrounding area. *With the Redwood development occurring to the northwest of the property, the zoning type would be consistent with that development.*
3. **Adjacent Properties:** The extent to which the proposed amendment adversely impacts adjacent properties. *The proposed development will be contained within the northwest portion of the parcel and will limit any adverse impacts on neighboring properties.*
4. **Public Facilities And Services:** The adequacy of public facilities and services to serve the subject property including, but not limited to, streets, utilities, parks, and police and fire service. *The proposed development will not impact public facilities/services.*
5. **Zoning Regulations:** The extent to which the proposed text amendment is consistent with the overall structure and organization of these zoning regulations. *Should the request be approved, the proposed development will meet the requirements of UR4 standards.*

Staff Analysis – Rezoning of 0 Cedar Lake Road

Zoning Comments

- The request is for the rezoning of the parcel at 0 Cedar Lake Road from R2 to the UR-4 Zoning District. The proposed use as townhomes is in conformance with UR4.
- The sidewalk along the east side of Cedar Lake Road should be extended to the south property line.

Landscaping/Signage Comments:

- A landscape plan and grading plan should be submitted to the Village.
- Native landscaping is recommended in the wetland area.

Recommendation by Village Staff

Village Staff have reviewed the documents submitted by the Applicant and recommends that the Plan Commission hear a presentation outlining the proposed rezoning and potential development.

Staff and the Applicant will be present for the June 20, Plan Commission meeting to answer any questions that may arise

Attachments

- Application Materials and Required Submittals
- Legal Notice
- Consultant Comments

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

II. Now come _____

and represent that they are the (owner) (contract purchaser) (lessee) of the following
described real estate to-wit: (Legal description): _____

_____.

III. Commonly known as (street address): _____

IV. Physical location of the property:

Located on the _____ side of _____, approximately
(direction) (street name)
_____ feet _____ from _____.
(direction) (street name)

V. Permanent Real Estate Tax (PIN) Number: _____

Assessed Valuation for the last three years:

20_____ \$ _____

20_____ \$ _____

20_____ \$ _____

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

(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.)

VIII. That petitioner(s) feel that their request is justified in _____

(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 _____ zone to the _____ zone.

B. _____ Issued a Conditional Use Permit.

C. _____ Issued a Planned Unit Development

D. _____ Issued a variation from Ordinance.

E. _____

IX. PETITIONER'S NAME _____

Print/type

Signature

Address

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: \$_____

Variation fee: \$_____

CUP fee: \$_____

PUD fee: \$_____

Escrow: \$_____

Total amount received: \$_____

Date payment received: _____ Cash Check#_____

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

II. Now come _____

and represent that they are the (owner) (contract purchaser) (lessee) of the following
described real estate to-wit: (Legal description): _____

_____.

III. Commonly known as (street address): _____

IV. Physical location of the property:

Located on the _____ side of _____, approximately
(direction) (street name)
_____ feet _____ from _____.
(direction) (street name)

V. Permanent Real Estate Tax (PIN) Number: _____

Assessed Valuation for the last three years:

20____ \$ _____

20____ \$ _____

20____ \$ _____

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

(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.)

VIII. That petitioner(s) feel that their request is justified in _____

(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 _____ zone to the _____ zone.

B. _____ Issued a Conditional Use Permit.

C. _____ Issued a Planned Unit Development

D. _____ Issued a variation from Ordinance.

E. _____

IX. PETITIONER'S NAME _____

Print/type

Signature

Address

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: \$_____

Variation fee: \$_____

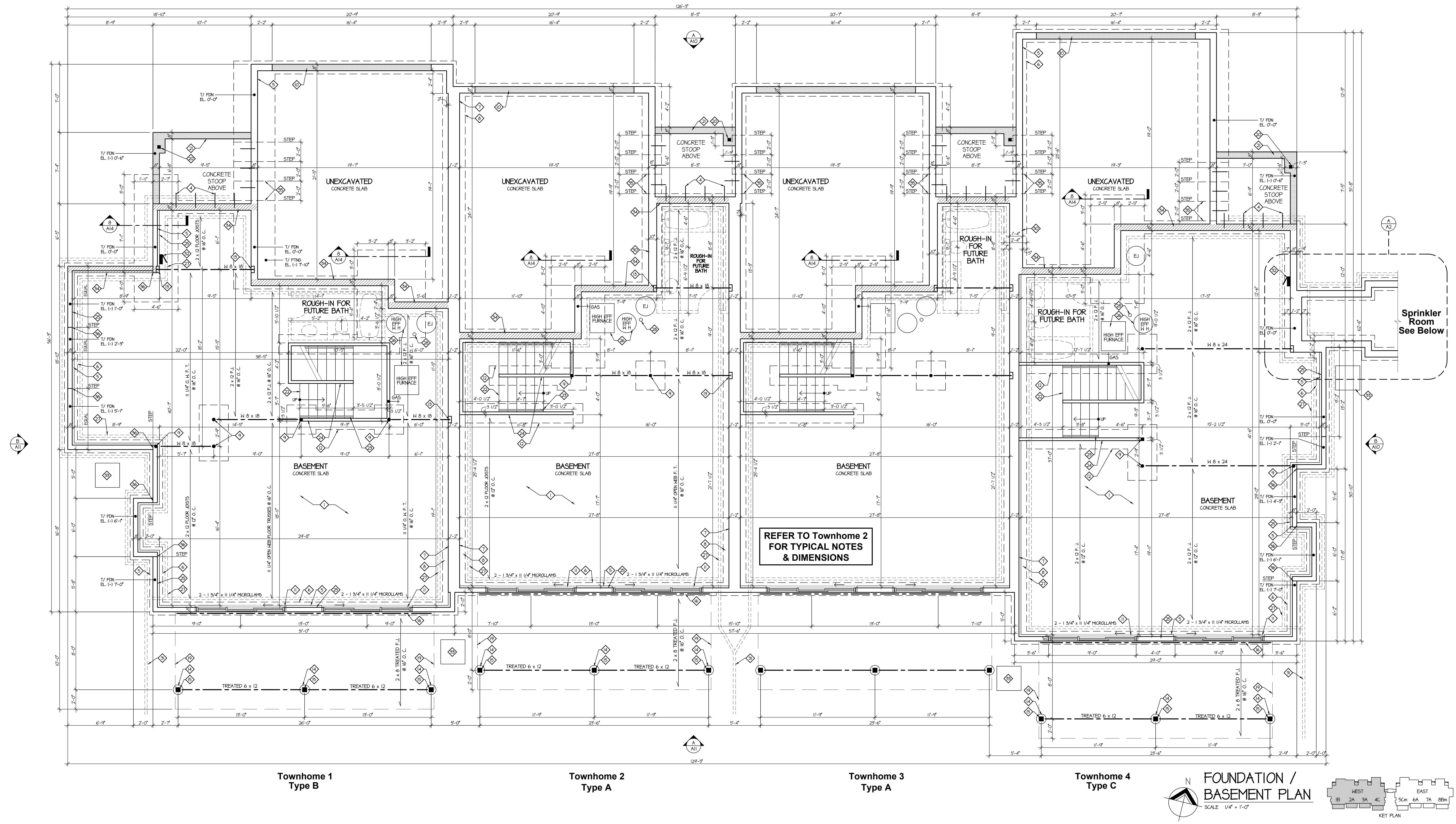
CUP fee: \$_____

PUD fee: \$_____

Escrow: \$_____

Total amount received: \$_____

Date payment received: _____ Cash Check#_____



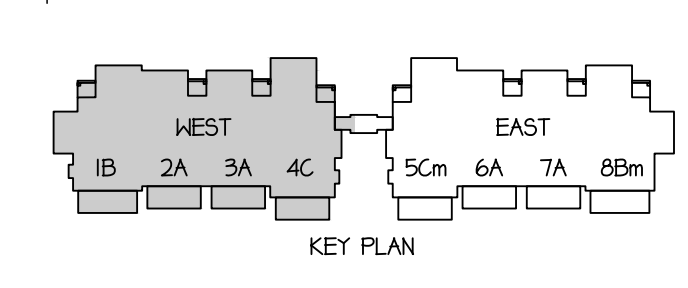
Townhome 1
Type B

Townhome 2
Type A

Townhome 3
Type A

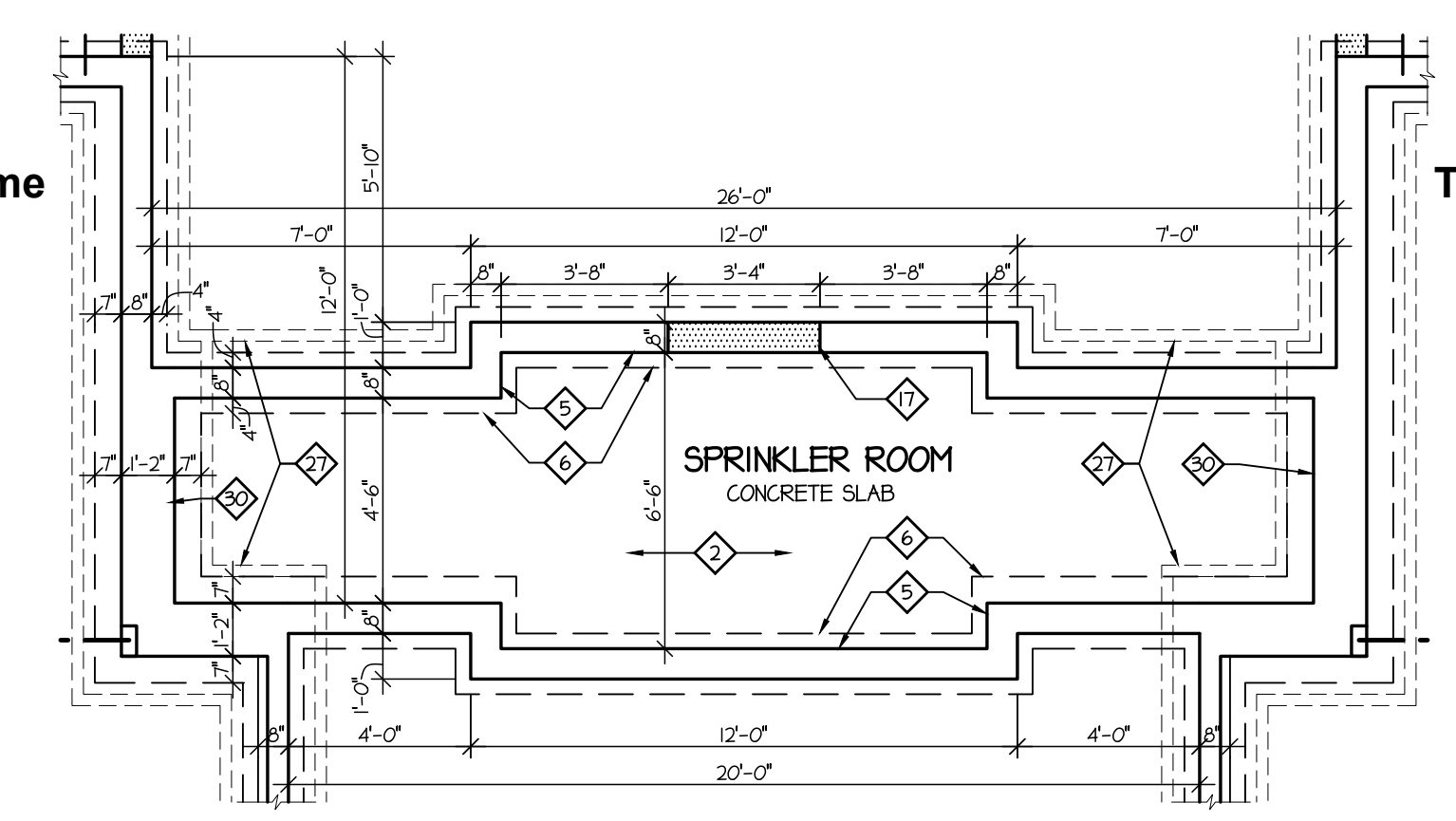
Townhome 4
Type C

FOUNDATION /
BASEMENT PLAN
SCALE 1/4" = 1'-0"

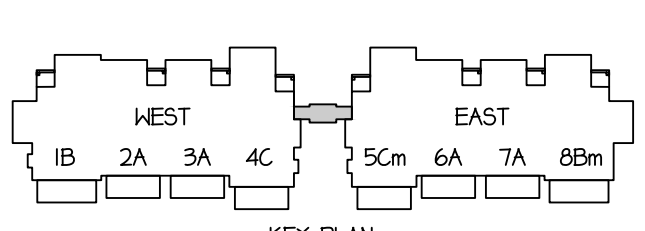


Townhome 4

Townhome 5



A FOUNDATION PLAN
SCALE 1/4" = 1'-0"



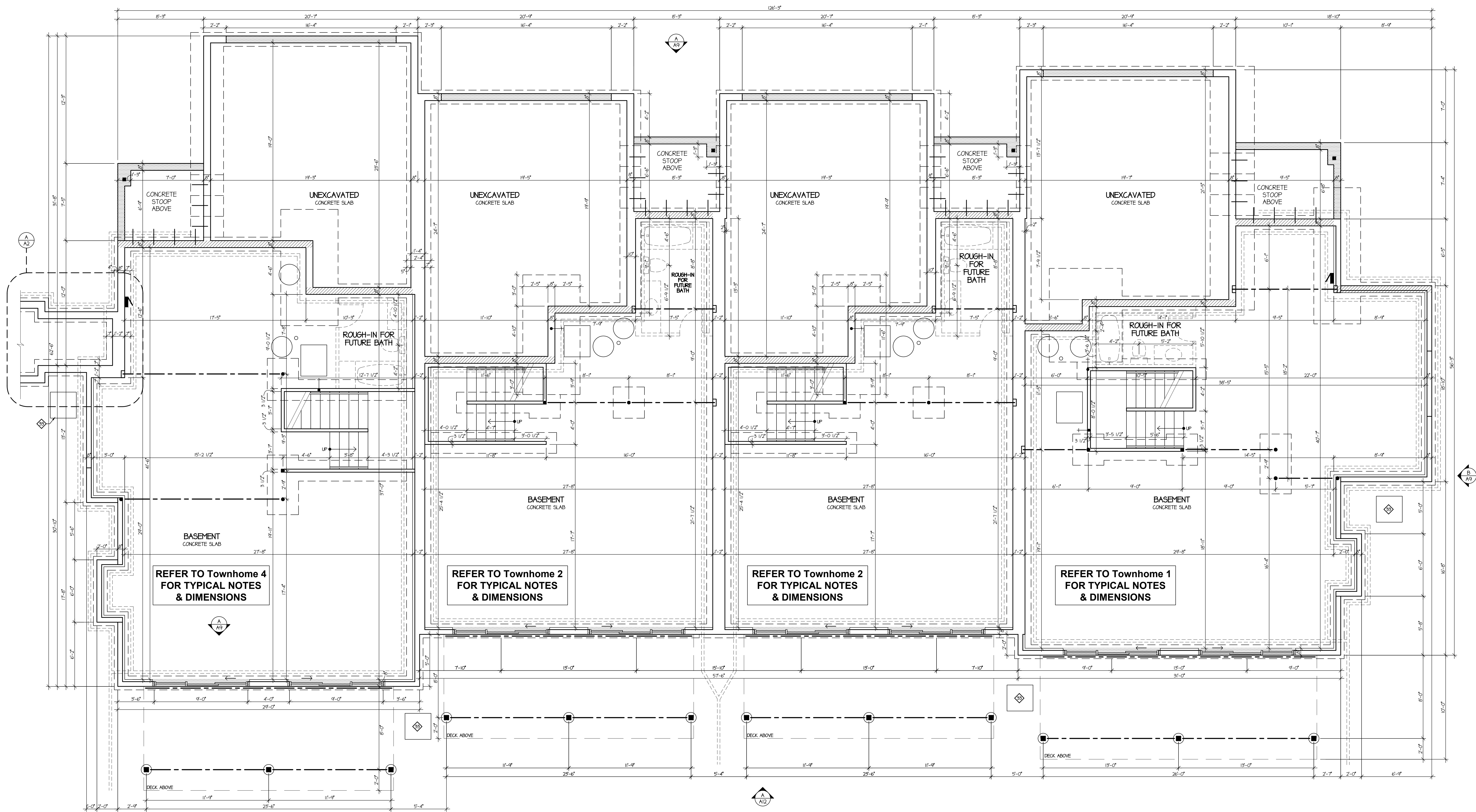
UTILITY LOCATIONS
UTILITY SIZES AND LOCATIONS SHALL BE AS INDICATED ON THE SITE & GRADING PLAN PREPARED BY IG CONSULTING INC. CIVIL ENGINEERS. FINAL LOCATIONS OF GAS, ELECTRIC, WATER, SEWER AND ALL OTHER UTILITIES SHALL BE VERIFIED WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

- 1. BASEMENT FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x W 1.4 W.K.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL.
- 2. GARAGE & SPRINKLER ROOM FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x W 1.4 W.K.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" COMP. GRANULAR FILL.
- 3. EXTERIOR STOOPS & STEPS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x W 1.4 W.K.F. OVER MIN. 4" COMPACTED GRANULAR FILL. PROVIDE CONT. #4 REINFORCING RODS AT ALL NOSINGS.
- 4. PROVIDE #5 x 1'-6" RODS @ 24" O. C. TO TIE STOOP & STEPS INTO FOUNDATION.
- 5. TYPICAL 8" WIDE CONCRETE FOUNDATION WALL. T/ WALL VARIES, SEE PLAN.
- 6. TYPICAL 1'-4" W x 1'-0" HIGH CONCRETE FOOTINGS.
- 7. TYPICAL 1'-2" WIDE CONCRETE FOUNDATION DEMISING WALL. T/ WALL VARIES, SEE PLAN.
- 8. TYPICAL 2'-4" W x 1'-2" HIGH CONCRETE FOOTINGS.

Basement / Foundation Notes

- 1. TYPICAL 3 1/2" DIAMETER STEEL COLUMN WITH: BASE PLATE: 10" x 10" x 1/2" W/ (2) 1/2" x 4" EXP. BOLTS. CAP PLATE: 8" x 4" x 1/2" W/ (2) 1/2" x 4" EXP. BOLTS. FOOTING: 3'-0" x 3'-0" x 1'-2".
- 2. DEPRESS TOP OF FOUNDATION 1'-0" & DEPRESS SLAB 1/2" AT GARAGE DOOR OPENINGS - TYPICAL.
- 3. DEPRESS TOP OF FOUNDATION 0'-0" AT PATIO DOORS x 9'-4" WIDE - TYPICAL.
- 4. PROVIDE 2'-0" WIDE x 1'-2" DEEP THICKENED SLAB BELOW STAIR BEARING WALL WHERE SHOWN - TYPICAL.
- 5. BEAM POCKET - 5" WIDE x 8" LONG x 8" DEEP - TYPICAL.
- 6. 6 x 6 POST W/ GALV. STEEL POST ANCHOR. PROVIDE TREATED POSTS IN EXTERIOR LOCATIONS. 3'-6" BELOW FIN. GRADE.
- 7. TREATED 2 x 10 LEDGER FASTENED W/ ANCHORS STAGGERED TOP & BOTTOM AT 18" O. C. - OVER SELF-ADHERING RUBBERIZED ASPHALT FLASHING - PROVIDE GALVANIZED STEEL JOIST HANGERS - TYPICAL.
- 8. DEPRESS TOP OF FOUNDATION 1'-4" AT ENTRY DOOR x 3'-4" WIDE.
- 9. STEP FOOTING AS REQUIRED - REFER TO PLAN FOR ALL T/FOUNDATION HEIGHTS & NOTES.
- 10. WOOD FRAME DECK ABOVE - TYPICAL.
- 11. WOOD POST ABOVE WITH GALVANIZED STEEL POST ANCHOR. REFER TO 1st FLOOR PLAN FOR ALL LOCATIONS & NOTES.
- 12. CONCRETE T/FOUNDATION EL. = (-) 1'-5" - FOR STOOP SUPPORT BOTTOM OF FOUNDATION MIN. 3'-4" BELOW FIN. GRADE.
- 13. CARPENTER-BUILT WOOD STAIR. 1" WIDE TRENDS WITH 1" NOSING OVERHANG. MAXIMUM 7 3/4" EQUAL HEIGHT TRENDS.
- 14. WOOD HANDRAIL AT 2'-0" ABOVE STAIR NOSING. ALL STAIRWAYS ARE TO BE EQUIPPED WITH GRASPABLE AND UNINTERRUPTED HANDRAILS AND HANDRAIL ENDS WILL BE RETURNED TO A WALL, GUARD OR THE WALKING SURFACE.
- 15. TYPICAL INTERIOR PARTITION: 5/8" GYPSUM BOARD EACH SIDE OF 2 x 4 STUDS @ 16" O. C.
- 16. TYPICAL BASEMENT EXTERIOR WALL FINISH: 6 MIL. POLY VAPOR BARRIER OVER 2 x 4 STUD FURRING W/ R-21 FIBERGLASS BATT INSULATION BETWEEN.
- 17. HIGH-EFFICIENCY FURNACE & WATER HEATER. R/A IN TAKES & EXHAUSTS DIRECTLY TO EXTERIOR AT FRONT OR SIDE WALL.
- 18. 4" DIAMETER PERFORATED FOOTING DRAIN TILE. ENTIRE PERIMETER OF BASEMENT - ROUTE AS INDICATED ON PLAN.
- 19. FLOOR DRAIN - TYPICAL.
- 20. CONTROL JOINT - TYPICAL.
- 21. THICKENED FOUNDATION WALL & WIDENED FOOTING TO CARRY FRAME WALL ABOVE - SEE PLAN FOR SIZING.
- 22. DRAIN TILE TO SPLASH TO GRADE BEYOND DECK.
- 23. ELECTRICAL PANEL - REFER TO ELECTRICAL PLAN.
- 24. PROVIDE FLAT & LEVEL 3'-0" x 3'-0" PAD FOR A/C CONDENSERS - COORDINATE WITH MECHANICAL CONTRACTOR.
- 25. REINFORCED NORTH FOUNDATION WALL - REFER TO DETAILS 7/A14 & 9/A14.
- 26. STEP T/FOUNDATION DOWN TO EL. (-) 7'-10" PER PLAN.
- 27. STEP T/FOUNDATION DOWN TO EL. PER PLAN.

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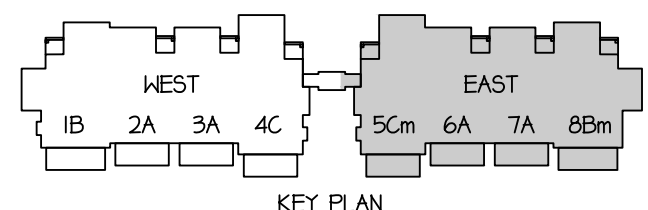
Townhome 5
Type C (mirrored)

Townhome 6
Type A

Townhome 7
Type A

Townhome 8
Type B (mirrored)

FOUNDATION /
BASEMENT PLAN
SCALE 1/4" = 1'-0"



Basement / Foundation Notes

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TREATED 2 x 10 LEDGER FASTENED W/ ANCHORS STAGGERED TOP & BOTTOM AT 18" O. C. - OVER SELF-ADHERING RUBBERIZED ASPHALT FLASHING - PROVIDE GALVANIZED STEEL JOIST HANGERS - TYPICAL.

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DRAIN TILE TO SPLASH TO GRADE BEYOND DECK.

ELECTRICAL PANEL - REFER TO ELECTRICAL PLAN.

PROVIDE FLAT & LEVEL 3'-0" x 3'-0" PAD FOR A/C CONDENSERS - COORDINATE WITH MECHANICAL CONTRACTOR.

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REINFORCED NORTH FOUNDATION WALL - REFER TO DETAILS 7/A14 & 9/A14.

STEP T/FOOTING DOWN TO EL. (-) 7'-10" PER PLAN.

STEP T/FOUNDATION WALL DOWN TO EL. PER PLAN.

FLOOR DRAIN - TYPICAL.

CONTROL JOINT - TYPICAL.

THICKENED FOUNDATION WALL & WIDENED FOOTING TO CARRY FRAME WALL ABOVE - SEE PLAN FOR SIZING.

DRAIN TILE TO SPLASH TO GRADE BEYOND DECK.

ELECTRICAL PANEL - REFER TO ELECTRICAL PLAN.

PROVIDE FLAT & LEVEL 3'-0" x 3'-0" PAD FOR A/C CONDENSERS - COORDINATE WITH MECHANICAL CONTRACTOR.

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DRAIN TILE TO SPLASH TO GRADE BEYOND DECK.

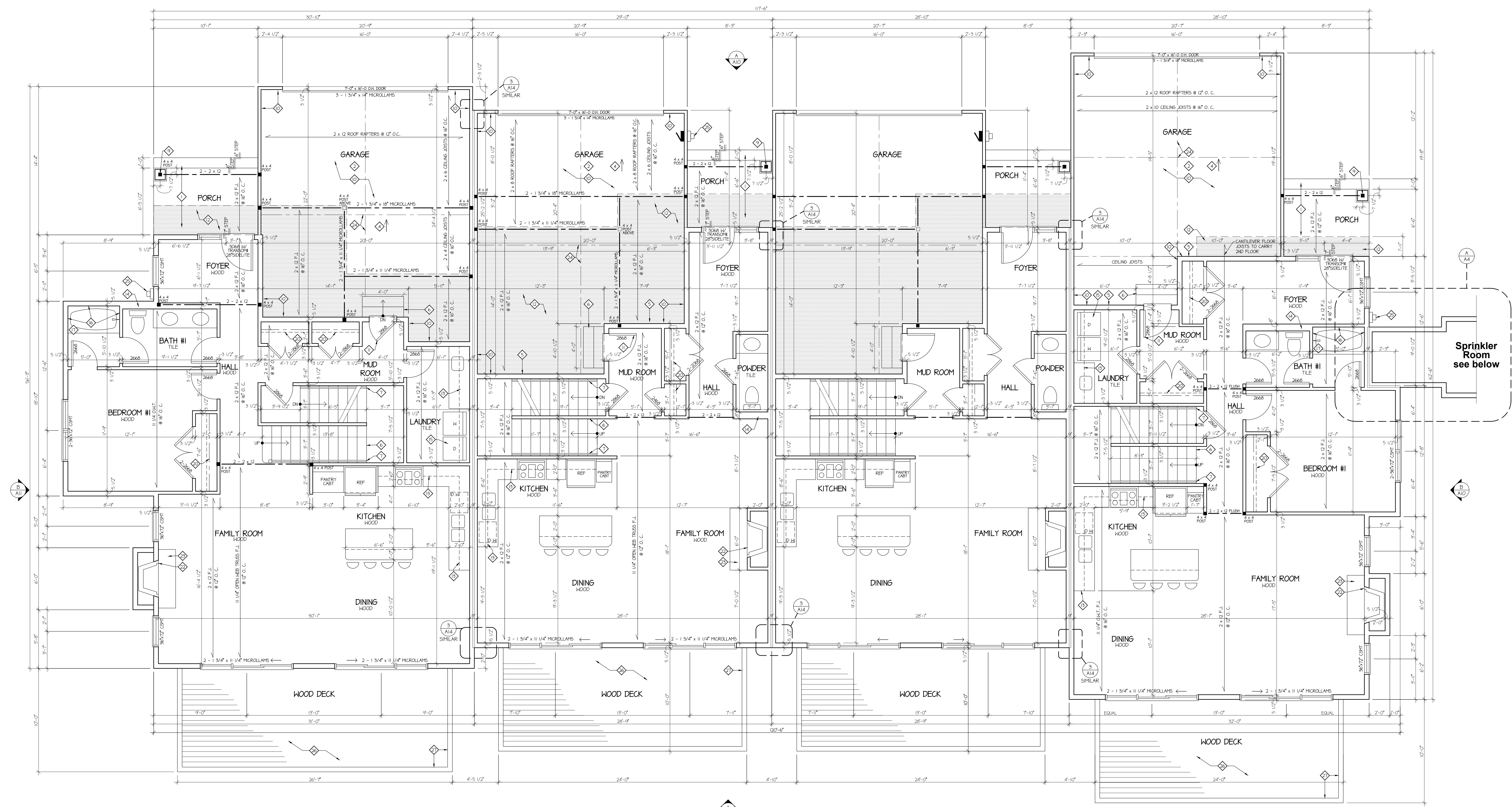
ELECTRICAL PANEL - REFER TO ELECTRICAL PLAN.

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REINFORCED NORTH FOUNDATION WALL - REFER TO DETAILS 7/A14 & 9/A14.

STEP T/FOOTING DOWN TO EL. (-) 7'-10" PER PLAN.

STEP T/FOUNDATION WALL



Townhome 1
Type B

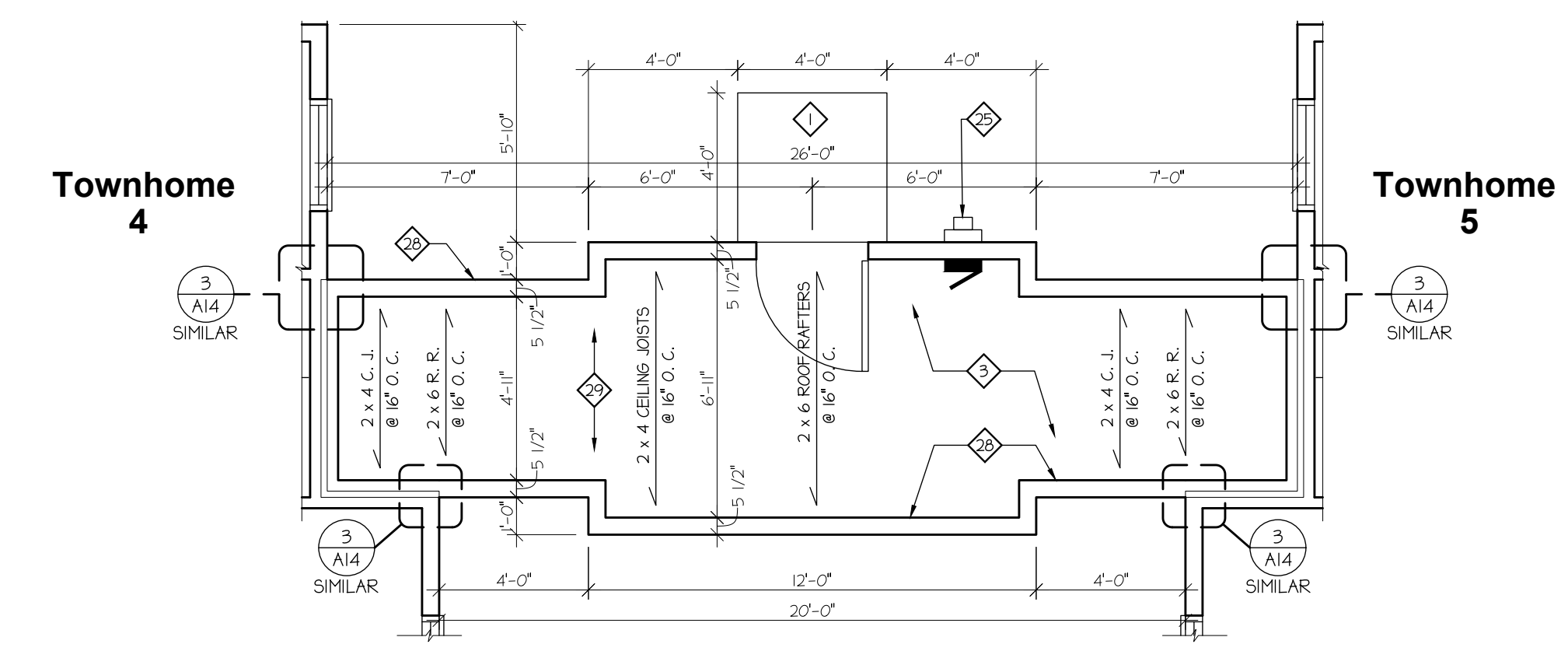
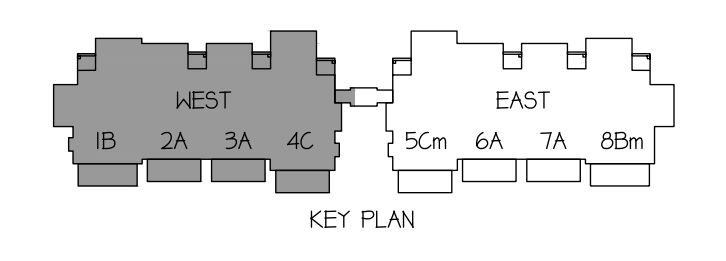
Townhome 2
Type A

Townhome 3
Type A

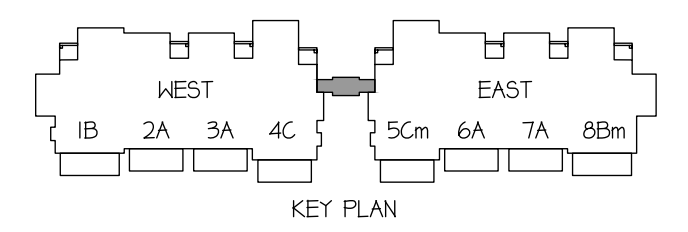
Townhome 4
Type C

REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS

1st FLOOR PLAN
SCALE 1/4" = 1'-0"



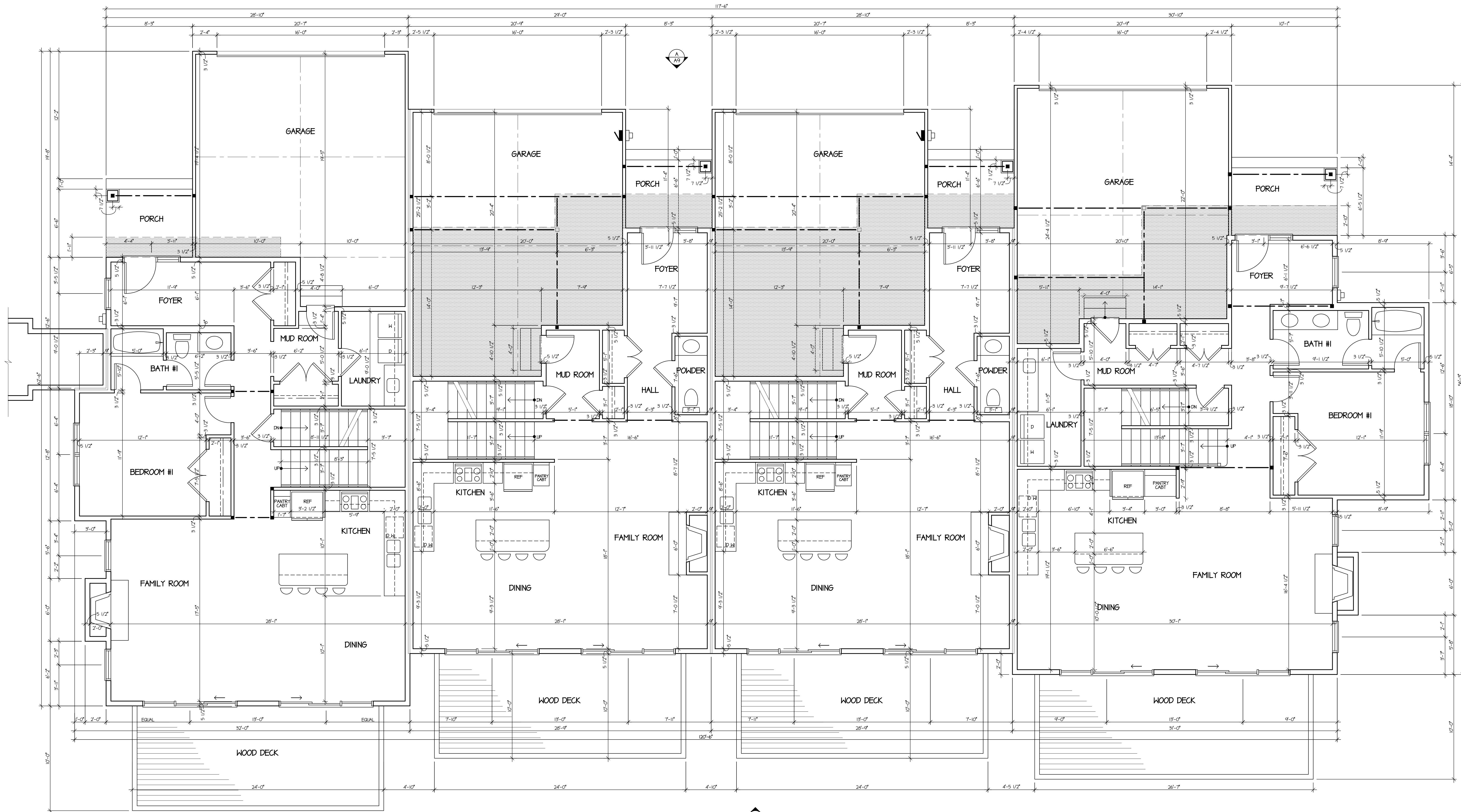
SPRINKLER ROOM
1st FLOOR PLAN
SCALE 1/4" = 1'-0"



Floor Plan Notes

- WALL THICKNESS**
ALL INTERIOR AND EXTERIOR WALLS SHALL BE 2 x 4 STUDS AT 16" O. C. - 3 1/2" THICKNESS. GYPSUM WALL BOARD SHALL BE 1/2" THICK, UNLESS NOTED OTHERWISE
- DOOR SIZES**
INTERIOR & EXTERIOR DOOR SIZES ARE DESIGNED IN FEET & INCHES. FOR EXAMPLE: 2866 = 2'-8" x 6'-8" DOOR SIZE
- WINDOWS**
WINDOW SIZES ARE GIVEN AS FRAME DIMENSIONS, IN INCHES
- EXTERIOR STOODS & STEPS**
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER MIN. 4" COMPACTED GRANULAR FILL. PROVIDE CONT. #4 REINFORCING RODS AT ALL NOSINGS
- GARAGE FLOOR SLABS**
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" COMP. GRANULAR FILL
- INTERIOR FLOOR SLABS**
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL
- SLOPE GARAGE SLAB DOWN 2" TOWARD O. H. DOOR**
- PROVIDE 4" CONCRETE GAS CURB ALONG THIS WALL**
- CARPENTER-BUILT WOOD STAIR**
1" WIDE TREADS WITH 1" NOSING OVERHANG. MAXIMUM 7 3/4" EQUAL HEIGHT RISERS
- WOOD HANDRAIL**
AT 2'-0" ABOVE STAIR NOSING. ALL STAIRWAYS ARE TO BE EQUIPPED WITH "GRASPABLE AND UNINTERRUPTED" HANDRAILS AND HANDRAIL ENDS WILL BE RETURNED TO A WALL, GUARD OR THE WALKING SURFACE
- WOOD GUARD RAIL**
7" RAIL AT 3'-6" ABOVE FINISH FLOOR
- HARD-TRIM COLUMN ENCLOSURE**
OVER 4x4 POST W/ GALV. METAL POST ANCHOR
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD**
(FIRE TAPED) ON ALL FRAMED WALLS & CEILING OF GARAGE. INSULATE WALLS ABUTTING INTERIOR SPACES WITH R-21 BATT INSULATION W/ V. B.
- 20 MINUTE RATED EXTERIOR GRADE STEEL CLAD INSULATED DOOR**
W/ HINGE CLOSER, THRESHOLD & WEATHERSTRIPPING
- INSULATED CEILING ABOVE**
PROVIDE 6 MIL. POLY VAPOR BARRIER OVER 2nd FLOOR JOISTS & PROVIDE R-49 FIBERGLASS BATT INSULATION IN SHADED AREAS
- WALL MOUNTED CABINETS ABOVE**
- PLUMBING WALL**
- 2 x 8 OR DOUBLE STAGGERED 2 x 4 STUDS @ 16" O. C.
- CLOTHES DRYER**
EXHAUST TO BE DUCTED TO EXTERIOR WITH BACKDRAFT DAMPER
- TUB OR SHOWER SURROUNDS**
WALLS: 5/8" CEMENT BOARD
CEILING: 5/8" MOISTURE RESISTANT "GREEN BOARD"
DOORS: SHOWER DOORS SHALL BE TEMPERED GLASS
- TUB DECK AND/OR SHOWER SEAT**
AT 1'-4" A.F.F. INSTALL TILE OVER 5/8" CEMENT BOARD OVER 2 x 4 STUD FRAMING @ 16" O. C.
- PROVIDE TEMPERED GLASS WINDOWS**
ABOVE ALL TUB OR WHIRLPOOL AREAS.
- EMERGENCY EGRESS**
ONE WINDOW IN EACH SECOND FLOOR BEDROOM SHALL HAVE A SASH OPENING MEETING APPLICABLE FIRE AND BUILDING CODE REQUIREMENTS FOR EMERGENCY EGRESS.
- EPOXY COATED ROD AND SHELF**
@ 5'-0" A.F.F.
- 5 EPOXY COATED 16" DEEP SHELVES**
@ 16" O. C. VERTICALLY IN LINEN CLOSET
- 36" PRE-FABRICATED GAS FIREPLACE INSERT**
- 6'-0" x 1'-8" FLUSH STONE HEARTH**
- CONTROL JOINT**
- TYPICAL
- ELECTRIC METER**
- REFER TO ELECTRICAL PLAN
- 5/4 x 6 TREATED WOOD DECKING**
- 3'-0" HIGH HANDRAILS**
W/ MAX. 4" CLEAR BETWEEN ALL MEMBERS - TYPICAL
- 2 x 6 EXTERIOR WALLS**
W/R-19 FIBERGLASS BATT INSUL. & 5/8" GYPSUM BOARD WALL FINISH T/PLATE EL. = + 9'-1 1/8"
- 5/8" GYPSUM BOARD CEILING**
W/R-49 ATTIC INSULATION
- 22" x 36" ATTIC ACCESS PANEL**

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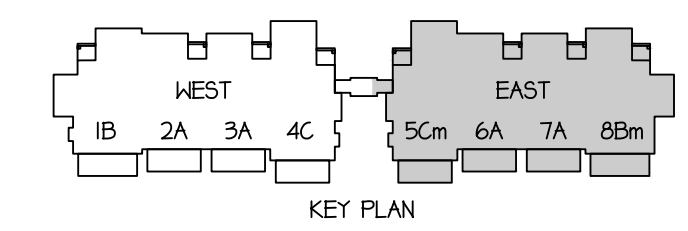
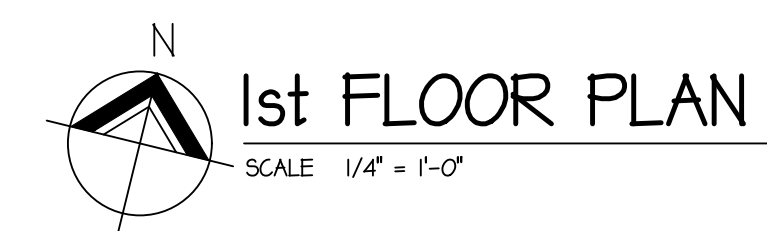
Townhome 5
Type C (mirrored)
REFER TO Townhome 4
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 6
Type A
REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 7
Type A
REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 8
Type B (mirrored)

REFER TO Townhome 1
FOR TYPICAL NOTES
& DIMENSIONS



Floor Plan Notes

- WALL THICKNESS**
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DOOR SIZES
INTERIOR & EXTERIOR DOOR SIZES ARE DESIGNATED IN FEET & INCHES. FOR EXAMPLE: 2'6" x 6'-8" DOOR SIZE

WINDOWS
WINDOW SIZES ARE GIVEN AS FRAME DIMENSIONS, IN INCHES

1 EXTERIOR STOOPS & STEPS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER MIN. 4" COMPACTED GRANULAR FILL. PROVIDE CONT. #4 REINFORCING RODS AT ALL NOSINGS

2 GARAGE FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" COMP. GRANULAR FILL

3 INTERIOR FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL

4 SLOPE GARAGE SLAB DOWN 2" TOWARD O. H. DOOR

5 PROVIDE 4" CONCRETE GAS CURB ALONG THIS WALL

6 CARPENTER-BUILT WOOD STAIR
1" WIDE TREADS WITH 1" NOSING OVERHANG. MAXIMUM 7 3/4" EQUAL HEIGHT RISERS

7 WOOD HANDRAIL AT 2'-9" ABOVE STAIR NOSING. ALL STAIRWAYS ARE TO BE EQUIPPED WITH "GRASPABLE AND UNINTERRUPTED" HANDRAILS AND HANDRAIL ENDS WILL BE RETURNED TO A WALL, GUARD OR THE WALKING SURFACE.

8 WOOD GUARD RAIL
1 1/2" RAIL AT 3'-6" ABOVE FINISH FLOOR

9 HARDY-TRIM COLUMN ENCLOSURE OVER 4x4 POST W/ GALV. METAL POST ANCHOR

10 PROVIDE 5/8" TYPE "X" GYPSUM BOARD (FIRE TAPED) ON ALL FRAMED WALLS & CEILING OF GARAGE. INSULATE WALLS ABUTTING INTERIOR SPACES WITH R-21 BATT INSULATION W/ V. B.

11 20 MINUTE RATED EXTERIOR GRADE STEEL CLAD INSULATED DOOR WITH HINGE CLOSER, THRESHOLD & WEATHERSTRIPPING

12 INSULATED CEILING ABOVE
PROVIDE 6 MIL. POLY VAPOR BARRIER OVER 2nd FLOOR JOISTS & PROVIDE R-49 FIBERGLASS BATT INSULATION IN SHADED AREAS.

13 WALL MOUNTED CABINETS ABOVE

14 PLUMBING WALL - 2 x 6 OR DOUBLE STAGGERED 2 x 4 STUDS @ 16" O. C.

15 CLOTHES DRYER - EXHAUST TO BE DUCTED TO EXTERIOR WITH BACKDRAFT DAMPER

16 TUB OR SHOWER SURROUNDS:
WALLS - 5/8" CEMENT BOARD
CEILING - 5/8" MOISTURE RESISTANT "GREEN BOARD"
DOORS - SHOWER DOORS SHALL BE TEMPERED GLASS

17 TUB DECK AND/OR SHOWER SEAT @ 1'-6" A.F.F. INSTALL TILE OVER 5/8" CEMENT BOARD OVER 2 x 4 STUD FRAMING @ 16" O. C.

18 PROVIDE TEMPERED GLASS WINDOWS ABOVE ALL TUB OR WHIRLPOOL AREAS.

19 EMERGENCY EGRESS - ONE WINDOW IN EACH SECOND FLOOR BEDROOM SHALL HAVE A SASH OPENING MEETING APPLICABLE FIRE AND BUILDING CODE REQUIREMENTS FOR EMERGENCY EGRESS.

20 EPOXY COATED ROD AND SHELF @ 5'-0" A.F.F. @ 16" O. C. VERTICALLY IN LINEN CLOSET

21 36" PRE-FABRICATED GAS FIREPLACE INSERT

22 6'-0" x 1'-8" FLUSH STONE HEARTH

23 CONTROL JOINT - TYPICAL

24 ELECTRIC METER - REFER TO ELECTRICAL PLAN

25 5/4 x 6 TREATED WOOD DECKING

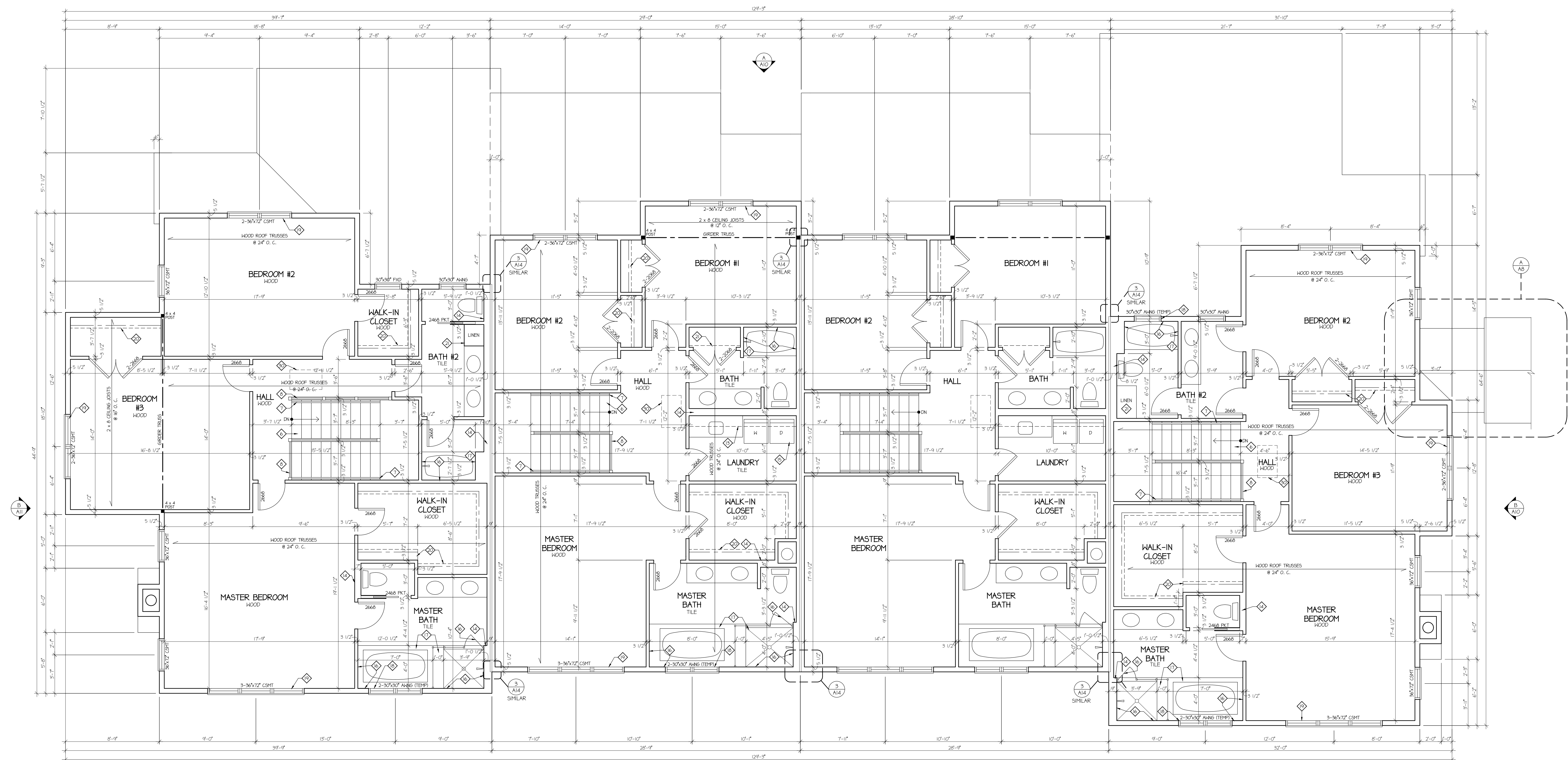
26 3'-0" HIGH HANDRAILS W/ MAX 4" CLEAR BETWEEN ALL MEMBERS - TYPICAL

27 2 x 6 EXTERIOR WALLS W/R-19 FIBERGLASS BATT INSUL. & 5/8" GYPSUM BOARD WALL FINISH T/PLATE EL. = + 9'-1 1/8"

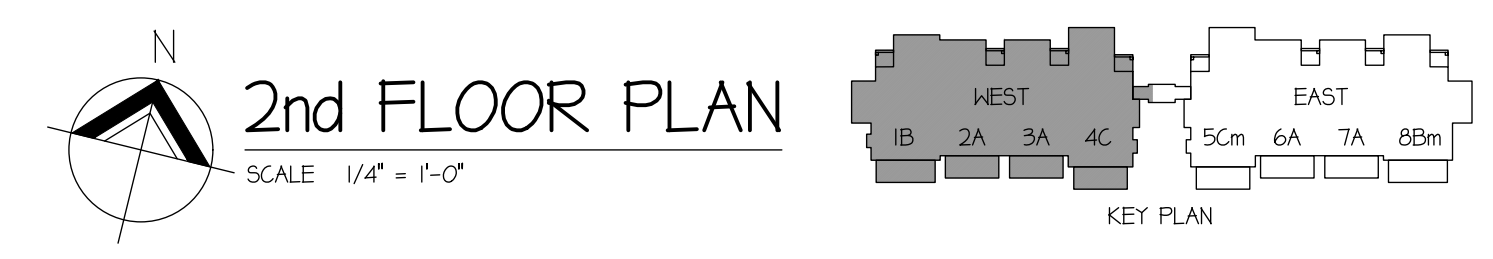
28 5/8" GYPSUM BOARD CEILING W/R-49 ATTIC INSULATION

29 22" x 36" ATTIC ACCESS PANEL

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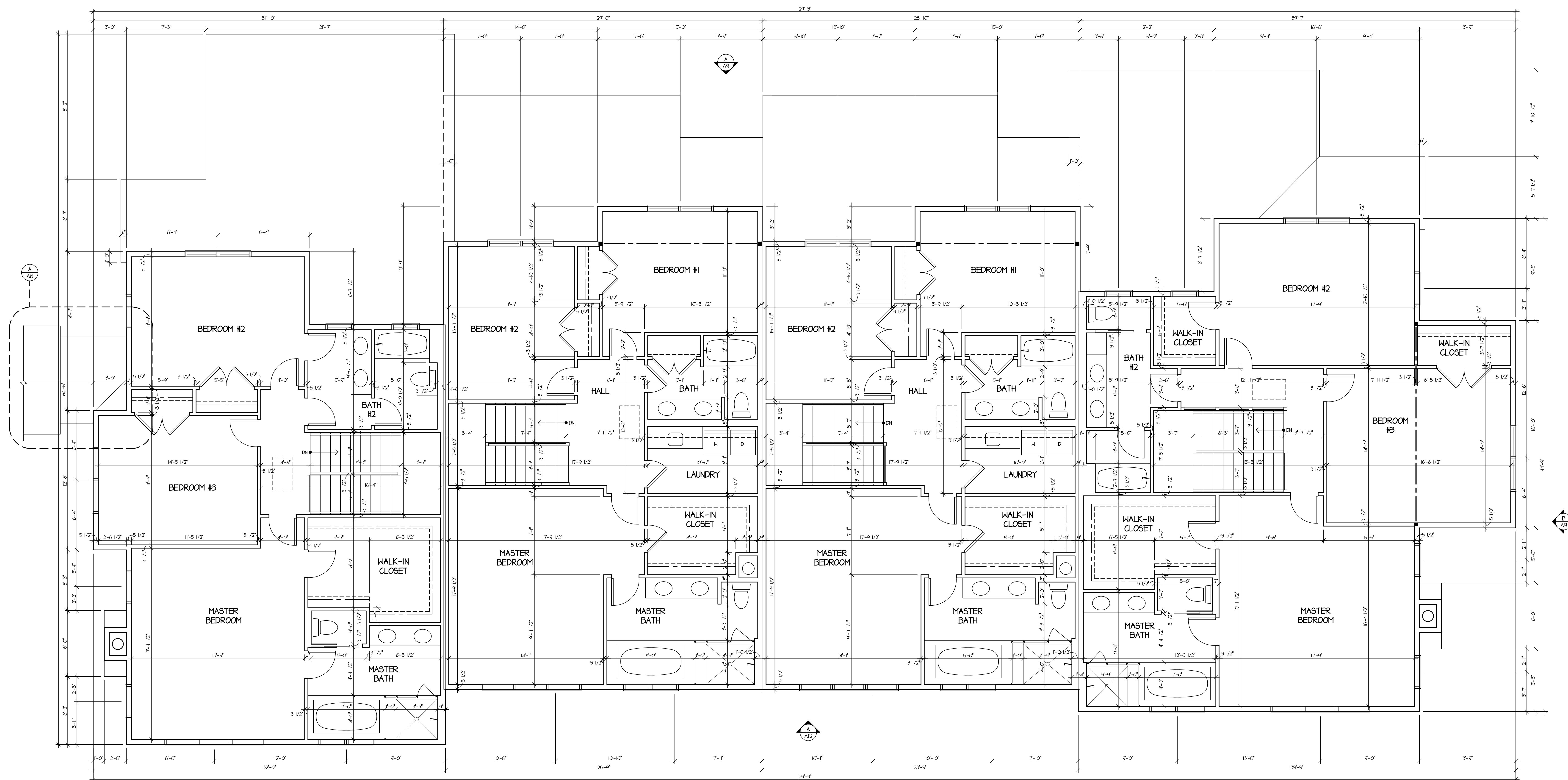


REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS



- ### Floor Plan Notes
- WALL THICKNESS**
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- EXTERIOR STOOPS & STEPS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER MIN. 4" COMPACTED GRANULAR FILL. PROVIDE CONT. #4 REINFORCING RODS AT ALL NOSINGS.
 - GARAGE FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" COMP. GRANULAR FILL.
 - INTERIOR FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL.
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 - WOOD HANDRAIL AT 2'-9" ABOVE STAIR NOSING. ALL STAIRWAYS ARE TO BE EQUIPPED WITH "GRASPABLE AND UNINTERRUPTED" HANDRAILS AND HANDRAIL ENDS WILL BE RETURNED TO A WALL, GUARD OR THE WALKING SURFACE.
 - WOOD GUARD RAIL
1/2" RAIL AT 3'-6" ABOVE FINISH FLOOR.
 - HARD-TRIM COLUMN ENCLOSURE OVER 4x4 POST W/ GALV. METAL POST ANCHOR.
 - PROVIDE 5/8" TYPE "X" GYPSUM BOARD (FIRE TAPED) ON ALL FRAMED WALLS & CEILING OF GARAGE. INSULATE WALLS ABUTTING INTERIOR SPACES WITH R-21 BATT INSULATION W/ V. B.
 - 20 MINUTE RATED EXTERIOR GRADE STEEL CLAD INSULATED DOOR W/HINGE CLOSER, THRESHOLD & WEATHERSTRIPPING.
 - INSULATED CEILING ABOVE
PROVIDE 6 MIL. POLY VAPOR BARRIER OVER 2nd FLOOR JOISTS & PROVIDE R-49 FIBERGLASS BATT INSULATION IN SHADED AREAS).
 - WALL MOUNTED CABINETS ABOVE
 - PLUMBING WALL - 2 x 6 OR DOUBLE STAGGERED 2 x 4 STUDS @ 16" O. C.
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 - TUB OR SHOWER SURROUNDS:
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CEILING: 5/8" MOISTURE RESISTANT "GREEN BOARD"
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 - TUB DECK AND/OR SHOWER SEAT @ 1'-4" A.F.F. INSTALL TILE OVER 5/8" CEMENT BOARD OVER 2 x 4 STUD FRAMING @ 16" O. C.
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 - EPoxy COATED ROD AND SHELF @ 5'-0" A.F.F. @ 16" O. C. VERTICALLY IN LINEN CLOSET
 - 36" PRE-FABRICATED GAS FIREPLACE INSERT
 - 6'-0" x 1'-8" FLUSH STONE HEARTH
 - CONTROL JOINT - TYPICAL
 - ELECTRIC METER - REFER TO ELECTRICAL PLAN
 - 5/4 x 6 TREATED WOOD DECKING
 - 3'-0" HIGH HANDRAILS W/ MAX 4" CLEAR BETWEEN ALL MEMBERS - TYPICAL
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 - 5/8" GYPSUM BOARD CEILING W/R-49 ATTIC INSULATION
 - 22" x 36" ATTIC ACCESS PANEL

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Townhome 5
Type C (mirrored)

REFER TO Townhome 4
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 6
Type A

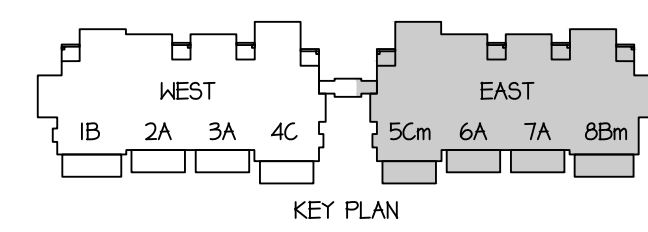
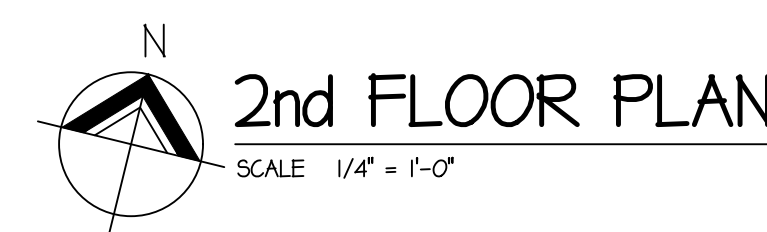
REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 7
Type A

REFER TO Townhome 2
FOR TYPICAL NOTES
& DIMENSIONS

Townhome 8
Type B (mirrored)

REFER TO Townhome 1
FOR TYPICAL NOTES
& DIMENSIONS

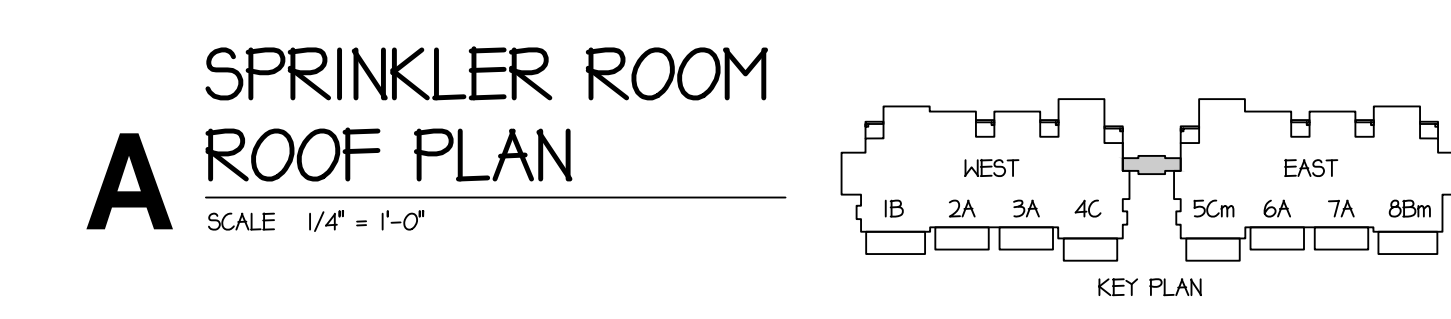
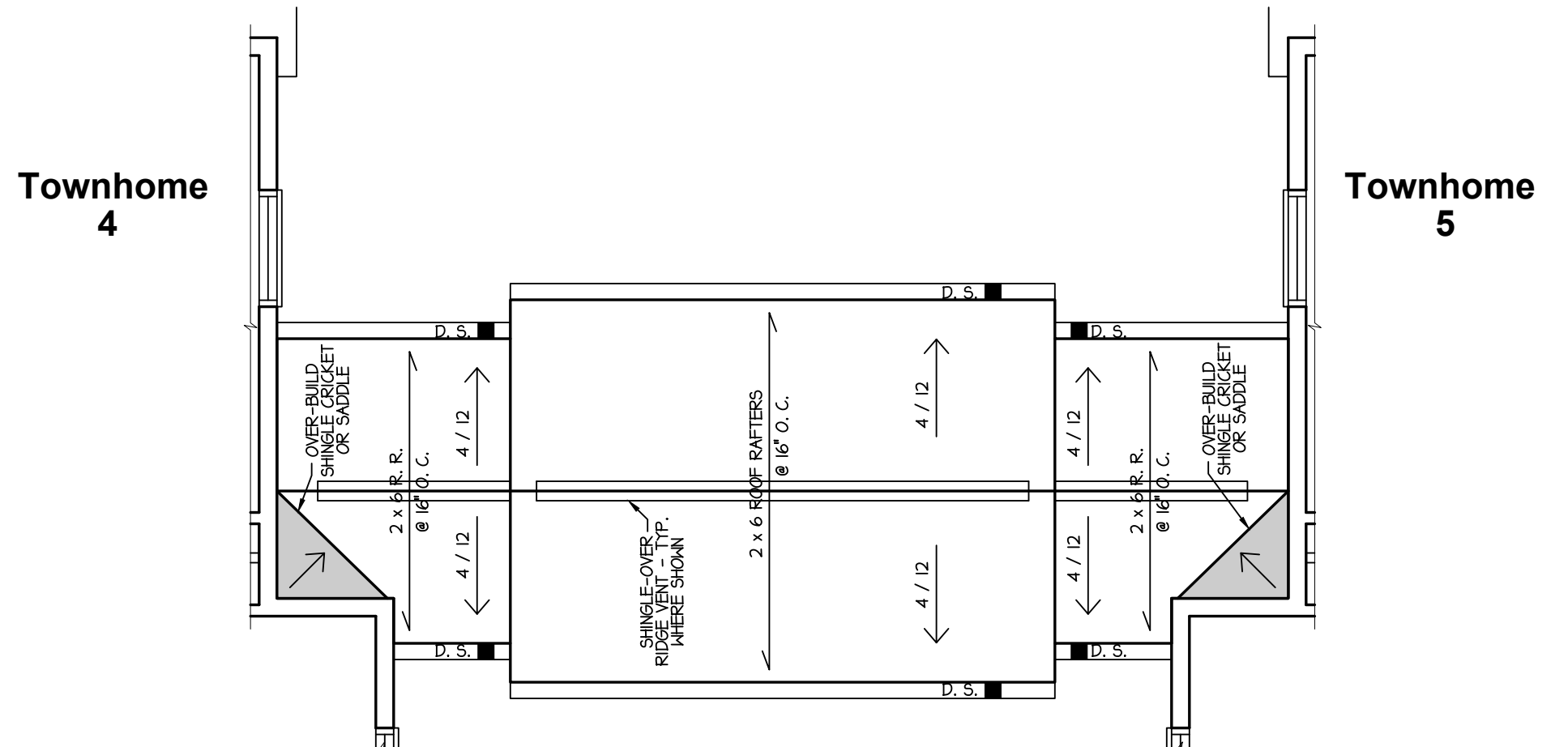
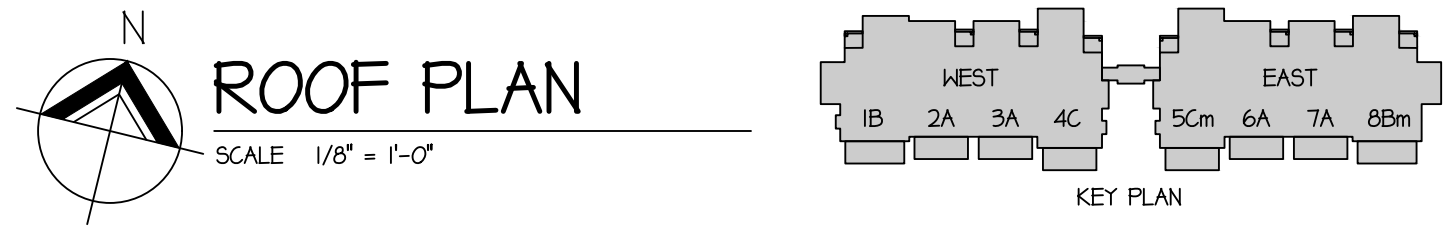
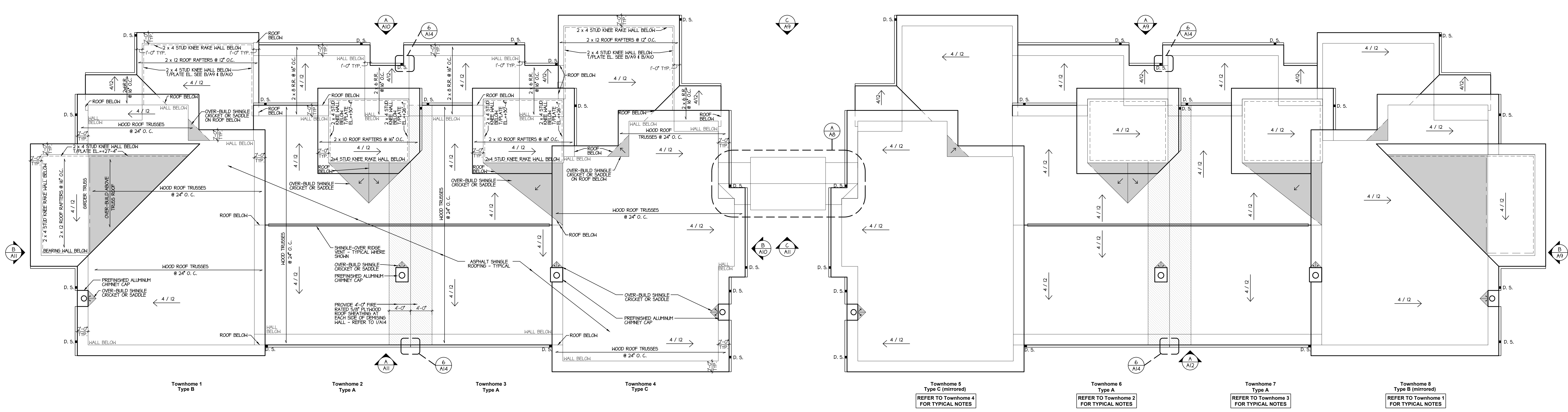


Floor Plan Notes

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1. EXTERIOR STOOPS & STEPS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER MIN. 4" COMPACTED GRANULAR FILL. PROVIDE CONT. #4 REINFORCING RODS AT ALL NOSINGS.
2. GARAGE FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" COMP. GRANULAR FILL.
3. INTERIOR FLOOR SLABS
4" CONCRETE SLAB W/ 6 x 6 - W 1.4 x H 1.4 W.H.F. OVER 6 MIL. POLY VAPOR BARRIER OVER MIN. 4" GRANULAR FILL.
4. SLOPE GARAGE SLAB DOWN 2" TOWARD O. H. DOOR.
5. PROVIDE 4" CONCRETE GAS CURB ALONG THIS WALL.
6. CARPENTER-BUILT WOOD STAIR
1" WIDE TREADS WITH 1" NOSING OVERHANG. MAXIMUM 7 3/4" EQUAL HEIGHT RISERS.
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10. PROVIDE 5/8" TYPE "X" GYPSUM BOARD (FIRE TAPED) ON ALL FRAMED WALLS & CEILING OF GARAGE. INSULATE WALLS ABUTTING INTERIOR SPACES WITH R-21 BATT INSULATION W/ V. B.
11. 20 MINUTE RATED EXTERIOR GRADE STEEL CLAD INSULATED DOOR W/HINGE CLOSER, THRESHOLD & WEATHERSTRIPPING.
12. INSULATED CEILING ABOVE
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13. INSULATED CEILING ABOVE
WALL MOUNTED CABINETS ABOVE.
14. PLUMBING WALL - 2 x 6 OR DOUBLE STAGGERED 2 x 4 STUDS @ 16" O. C.
15. CLOTHES DRYER- EXHAUST TO BE DUCTED TO EXTERIOR WITH BACKDRAFT DAMPER.
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21. 36" PRE-FABRICATED GAS FIREPLACE INSERT.
22. 6'-0" x 1'-8" FLUSH STONE HEARTH.
23. CONTROL JOINT - TYPICAL.
24. ELECTRIC METER - REFER TO ELECTRICAL PLAN.
25. 5/4 x 6 TREATED WOOD DECKING.
26. 3'-0" HIGH HANDRAILS W/ MAX 4" CLEAR BETWEEN ALL MEMBERS - TYPICAL.
27. 2 x 6 EXTERIOR WALLS W/R-19 FIBERGLASS BATT INSUL. & 5/8" GYPSUM BOARD WALL FINISH T/PLATE EL. = + 9'-1 1/8".
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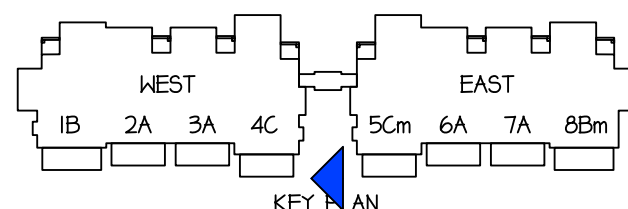
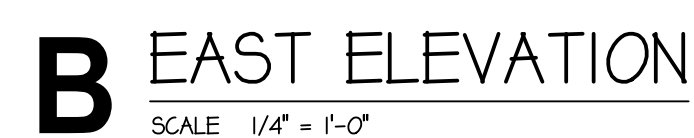
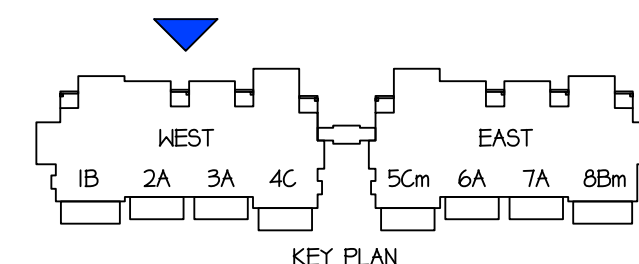
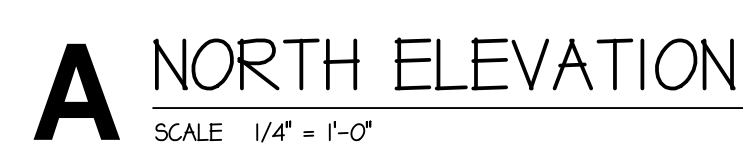
EXTERIOR ELEVATIONS

DATE _____

	FOR BIDDING 2-16-2024
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21008

A10
of 17 Sheets



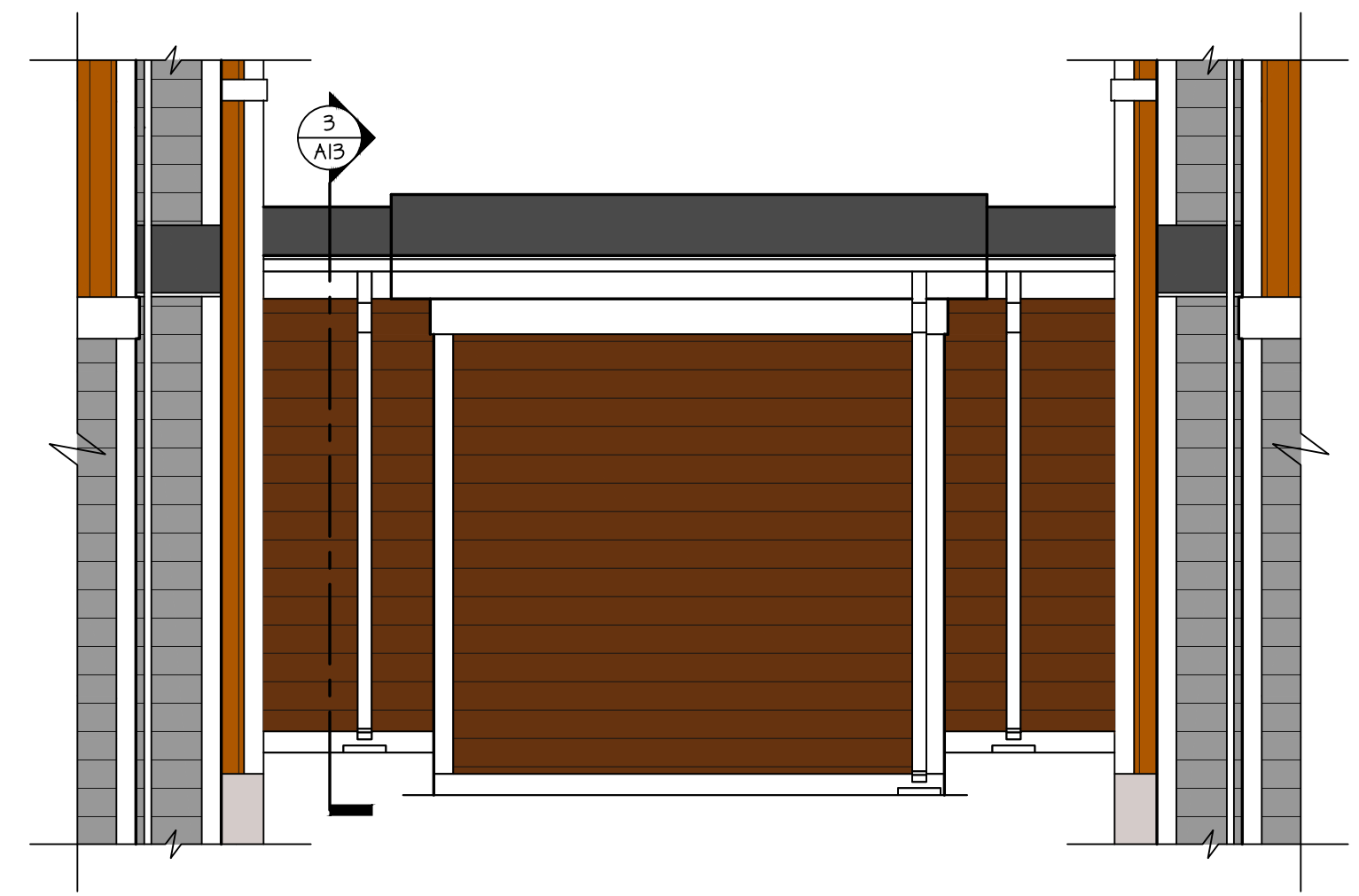
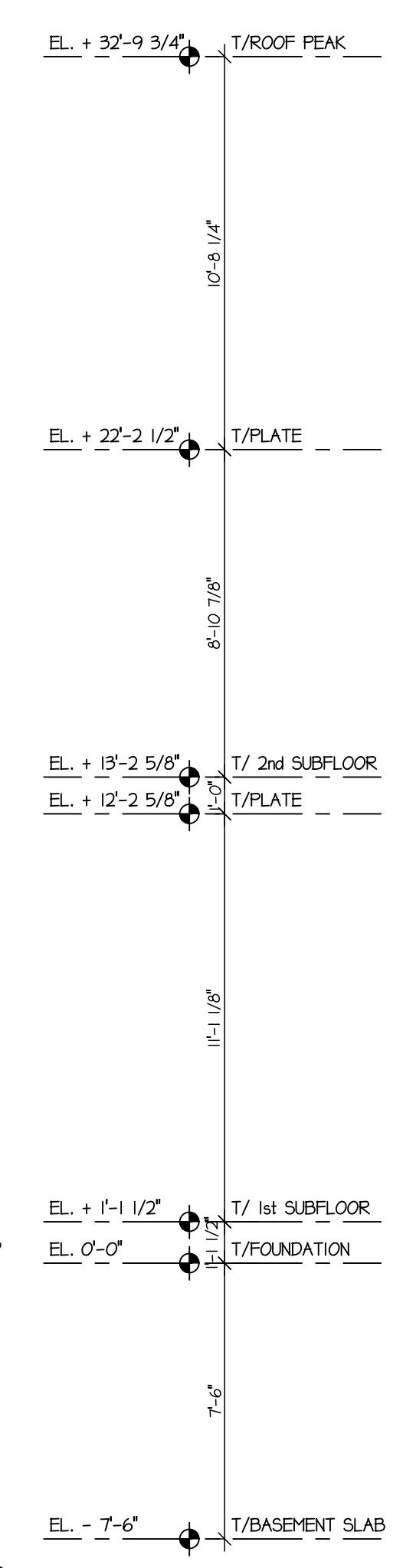
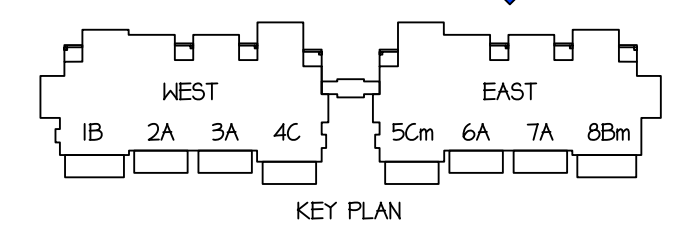
Exterior Elevation Notes

- | | | | |
|---|---|----|--|
| 1 | TYPICAL SINGLE ROOFING
SHINGLES:
MFG: ASPHALT/FIBERGLASS REINFORCED, DIMENSIONAL CERTAINTED "LANDMARK", OR EQUAL.
MFG: DRIFTWOOD
BREATHABLE POLYPROPYLENE GAF, DECK-ARMOR, OR EQUAL.
UNDERLAYMENT: 5/8" EXTERIOR GRADE 0.5.5 SHEATHING
SHEATHING: PROVIDE 1/2" HATCHES SHINGLED AT VALLEYS | 11 | 1" x 3 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR |
| 2 | TYPICAL HORIZONTAL SIDING "A"
MATERIAL: 6" EXPOSURE LAP SIDING, COATED STEEL W/WOOD GRAIN QUALITY EDGE TRUCELOR, OR EQUAL.
MFG: 809 PENTER COLOR | 12 | 5/4" x 5 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 3 | TYPICAL HORIZONTAL SIDING "B"
MATERIAL: 6" EXPOSURE LAP SIDING, COATED STEEL W/WOOD GRAIN QUALITY EDGE TRUCELOR, OR EQUAL.
MFG: 809 PENTER COLOR
HIT ENGLISH SADDLE | 13 | 1" x 3 1/2" CORNER BOARD, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 4 | TYPICAL VERTICAL SIDING
MATERIAL: 6" VERTICAL PLANK SIDING, COATED STEEL W/WOOD GRAIN QUALITY EDGE VESTIA, OR EQUAL.
COLOR: 408 GILDED DRUM | 14 | 5/4" x 5 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 5 | TYPICAL GARAGE DOOR
SIZE: 16'-0" x 7'-0"
MANUFACTURER: TO BE SPECIFIED BY OWNER
TYPE / COLOR: OVERHEAD DOORS PAINTED BLACK W/FLXGLASS VISION PANELS | 15 | 1" x 3/4" K-STYLE GUTTER W/ 2" x 5" DOWNSPOUTS - TYPICAL TYPE: PREFINISHED ALUMINUM, .027 INCH THICKNESS COLOR: WHITE
FLASH: BLOCK CONCRETE |
| 6 | 1" x 4" OVER 1" x 12" PRE-FINISHED ALUMINUM EAVE TRIM, WHITE COLOR | 16 | CONCRETE STOOP OR STEPS |
| 7 | 1" x 10" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR | 17 | CONCRETE FOOTING OR PIER - EXTEND TO MIN. 5'-0" BELOW FINISHED GRADE STEP FOOTING AS REQUIRED - COORDINATE WITH FOUNDATION & CIVIL PLANS |
| 8 | PRE-FINISHED ALUMINUM COLUMN RAIL - LIGHT GRAY COLOR | 18 | TREATED WOOD DECK |
| 9 | 1" x 3 1/2" WINDOW / GARAGE DOOR / DOOR JAMB & SILL TRIM, COATED STEEL MFG, WHITE COLOR - TYPICAL, UNK.O. | 19 | TREATED WOOD GARAGE RAIL HANDRAIL: 2 x 6 - 5'-0" ABOVE TOP OF DECK
TOP SPLIT RAIL: 2 x 4
BOTTOM RAIL: 2 x 4 - BOTTOM @ 4" ABOVE DECK
BALUSTERS: 2 x 2 @ 5 1/2" O.C.
POSTS: 4 x 4
PROVIDE LESS THAN 4" CLEAR SPACE BETWEEN ALL BALUSTERS & RAILS |
| | | 20 | PRE-FINISHED ALUMINUM JUNCTURE FLASHING - TYPICAL |
| | | 21 | CONTINUOUS SHINGLE-OVER RIDGE VENT |

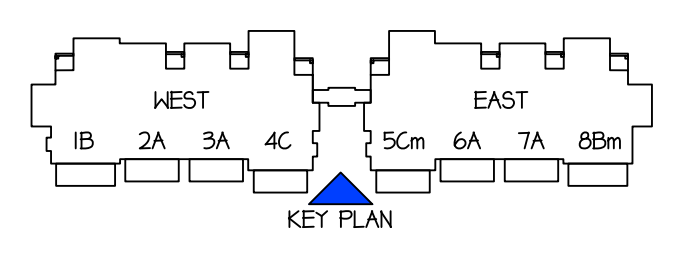
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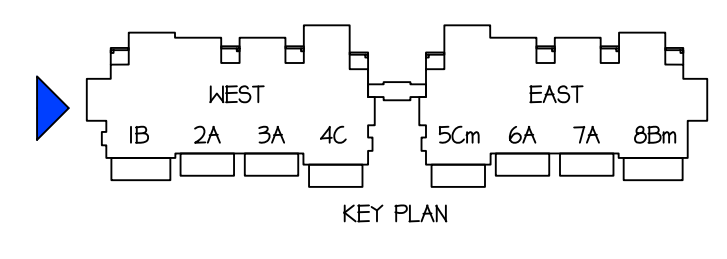
A SOUTH ELEVATION
SCALE 1/4" = 1'-0"



C SPRINKLER ROOM SOUTH ELEVATION
SCALE 1/4" = 1'-0"



B WEST ELEVATION
SCALE 1/4" = 1'-0"

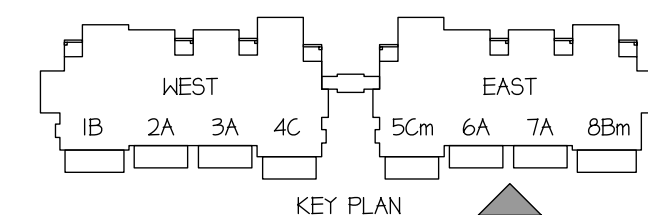


Exterior Elevation Notes			
1	TYPICAL SHINGLE ROOFING SHINGLES: 30 YEAR, 30 YEAR, 30 YEAR, 30 YEAR MFG: CERTAINTEED LANDMARK, OR EQUAL COLOR: DRIFTWOOD UNDERLAYMENT: BREATHABLE POLYPROPYLENE, GAF DECK-ARMOR, OR EQUAL SHEATHING: 5/8" EXTERIOR GRADE OSB, SHEATHING VALLEYS: PROVIDE 1/2" WATER SHIELD AT VALLEYS	2	1" x 3 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR
2	TYPICAL HORIZONTAL SIDING "A" MATERIAL: 8" EXPOSURE LAP SIDING, COATED STEEL W/ WOOD GRAIN MFG: QUALITY EDGE TRUCEX, OR EQUAL COLOR: 605 PEPPER COLOR	3	1" x 3 1/2" CORNER BOARD, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL
3	TYPICAL HORIZONTAL SIDING "B" MATERIAL: 8" EXPOSURE LAP SIDING, COATED STEEL W/ WOOD GRAIN MFG: QUALITY EDGE TRUCEX, OR EQUAL COLOR: 605 PEPPER COLOR	4	5" x 3 3/4" K-STILE GUTTER, 1/2" x 3" DOWNSPUTS - TYPICAL TYPE: PRE-FINISHED ALUMINUM, 0.027 INCH THICKNESS COLOR: WHITE FLASHING: CONCRETE CONCRETE STOOP OR STEPS
4	TYPICAL VERTICAL SIDING MATERIAL: 8" VERTICAL PLANK SIDING, COATED STEEL W/ WOOD GRAIN MFG: QUALITY EDGE TRUCEX, OR EQUAL COLOR: 406 GILDED GRAY	5	CONCRETE FOOTING OR PIER - EXTEND TO MIN. 3'-6" BELOW FINISHED GRADE STEP FOOTINGS AS REQUIRED - COORDINATE WITH FOUNDATION & CIVIL PLANS
5	TYPICAL GARAGE DOOR SIZE: 16'-0" x 7'-0" TO BE SPECIFIED BY OWNER TYPE / COLOR: OVERHEAD DOORS PAINTED BLACK W/ PLEXTGLASS VISION PANELS	6	TREATED WOOD DECK
6	1" x 4" OVER 1" x 12" PRE-FINISHED ALUMINUM EAVE TRIM, WHITE COLOR	7	TREATED WOOD GUARD RAIL HANDRAIL: 2 x 6 - 3'-0" ABOVE TOP OF DECK TOP SKIRT RAIL: 2 x 4 BOTTOM RAIL: 2 x 4 - BOTTOM @ 4" ABOVE DECK BALUSTERS: 2 x 2 @ 5 1/2" O.C. POSTS: 4 x 4 PROVIDE LESS THAN 4" CLEAR SPACE BETWEEN ALL BALUSTERS & RAILS
7	1" x 10" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR	8	PRE-FINISHED ALUMINUM JUNCTURE FLASHING - TYPICAL
8	PRE-FINISHED ALUMINUM COLUMN WRAP - LIGHT GRAY COLOR	9	CONTINUOUS SHINGLE-OVER RIDGE VENT
9	1" x 3 1/2" WINDOW / GARAGE DOOR / DOOR JAMB & SILL TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL UNO.		

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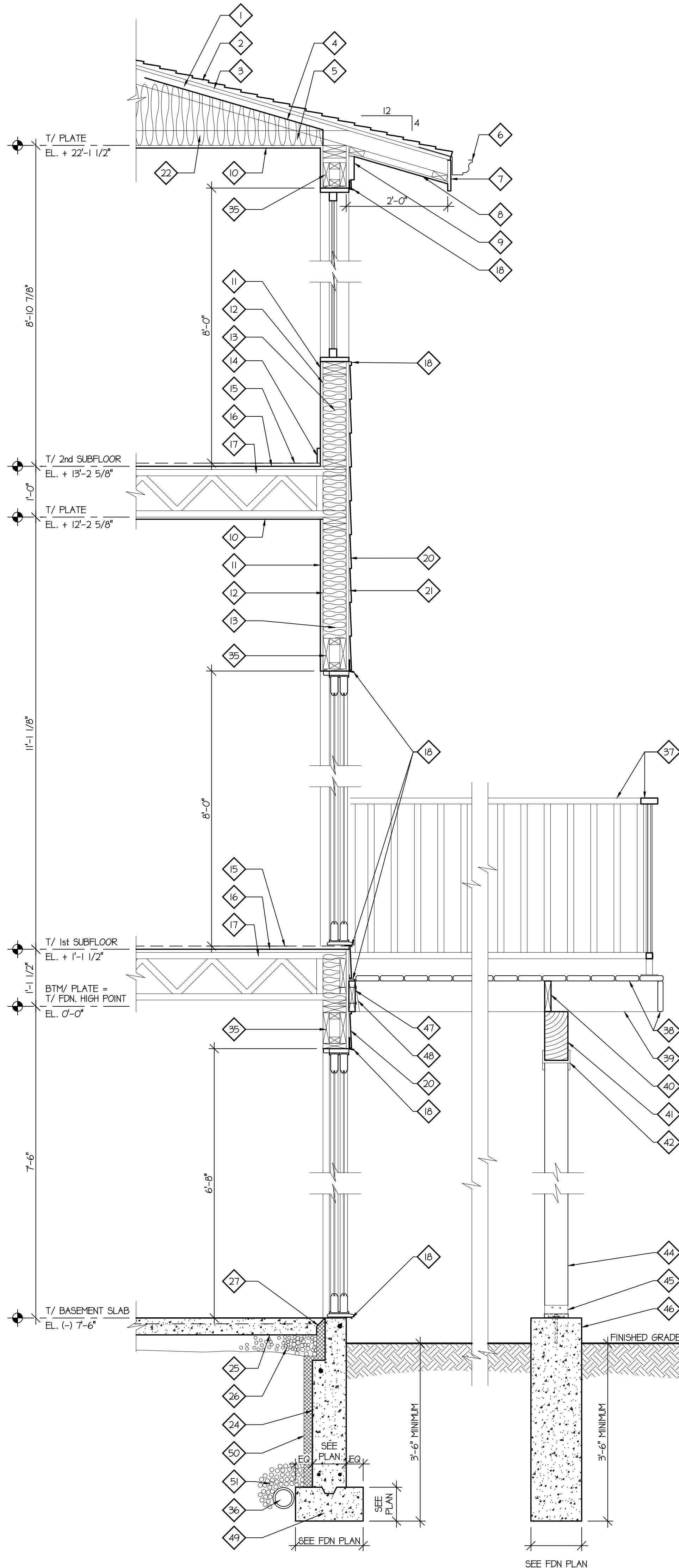
A SOUTH ELEVATION



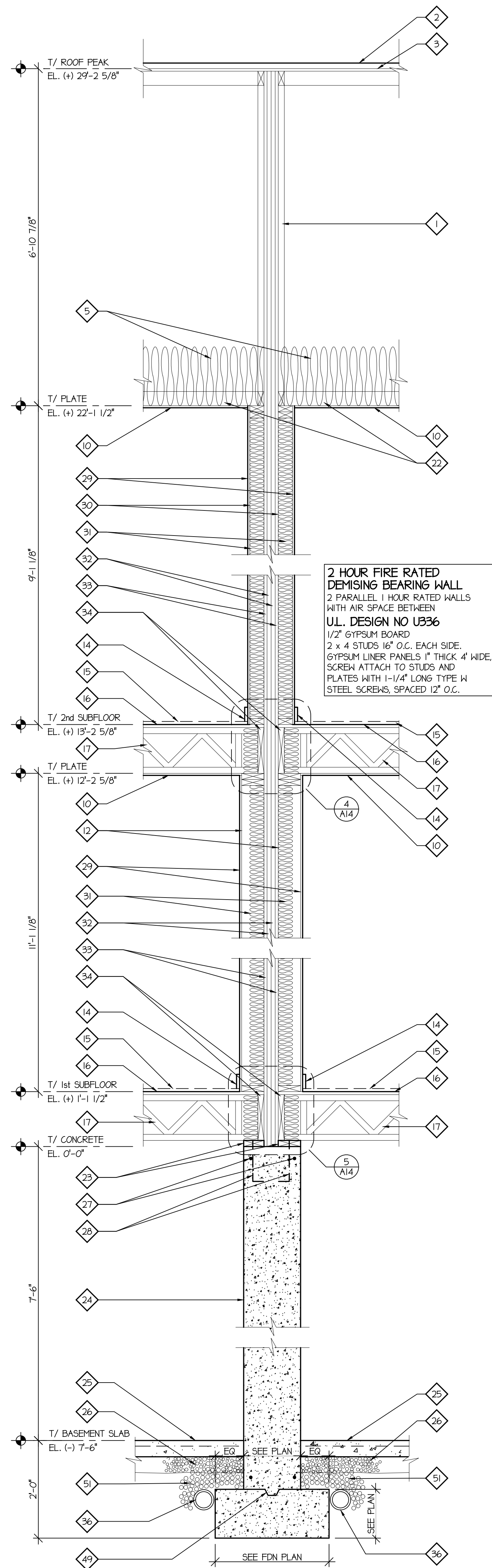
Exterior Elevation Notes

- | | | | |
|----|--|----|---|
| 1 | TYPICAL SHINGLE ROOFING:
SINGLES:
MFG: ASPHALT/FIBERGLASS REINFORCED, DIMENSIONAL CERTAINTED "LANDMARK", OR EQUAL
DRAFT/DOOR:
UNDERLAMENT: BREATHABLE POLYPROPYLENE GAP DECK-ARMOR, OR EQUAL
SHEATHING: 5/8" EXTERIOR GRADE O.S.B. SHEATHING
VALLEYS: PROVIDE 3" X 1/4" WATER SHIELD AT VALLEYS | 11 | 1" x 5 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR |
| 2 | TYPICAL HORIZONTAL SIDING "A"
MATERIAL: 6" EXPOSURE LAP SIDING, COATED STEEL W/WOOD GRAIN MFG:
40% FENSTER COLOR
COLOR: | 12 | 1" x 5 1/2" CORNER BOARD, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 3 | TYPICAL HORIZONTAL SIDING "B"
MATERIAL: 6" EXPOSURE LAP SIDING, COATED STEEL W/WOOD GRAIN MFG:
40% FENSTER COLOR
COLOR: | 13 | 5/4" x 5 1/2" TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 4 | TYPICAL VERTICAL SIDING
MATERIAL: 6" VERTICAL PLANK SIDING, COATED STEEL W/WOOD GRAIN MFG:
40% GILDED GRAIN
COLOR: | 14 | 1" x 5 1/2" CORNER BOARD, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL |
| 5 | TYPICAL GARAGE DOOR
SIZE: 16'-0" X 7'-0"
MANUFACTURER: TO BE SPECIFIED BY OWNER
TYPE / COLOR: OVERHEAD DOORS PAINTED BLACK W/XPENGLASS VISION PANELS | 15 | 5" x 3/4" K-STYLE GUTTER W/ 2" x 3" DOWNSPOUTS - TYPICAL
COLOR: PREFINISHED ALUMINUM, 2271 INCH THICKNESS
TYPE: WHITE SPASH BLOCK CONCRETE |
| 6 | | 16 | CONCRETE STOOP OR STEPS |
| 7 | | 17 | CONCRETE FOOTING OR PIER - EXTEND TO MIN. 3'-6" BELOW FINISHED GRADE
STEP FOOTINGS AS REQUIRED - COORDINATE WITH FOUNDATION & CIVIL PLANS |
| 8 | | 18 | TREATED MOOD DECK |
| 9 | | 19 | TREATED MOOD GARAGE RAIL
HANDRAIL: 2" x 6" - 3'-0" ABOVE TOP OF DECK
TOP SPLIT RAIL: 2" x 4"
BOTTOM RAIL: 2" x 4" - BOTTOM @ 4" ABOVE DECK
BAULSTERS: 2" x 2 @ 5 1/2" O. C.
POSTS: 4" x 4"
PROVIDE LESS THAN 4" CLEAR SPACE BETWEEN ALL BAULSTERS & RAILS |
| 10 | 1" x 10" OVER 1" x 12" PRE-FINISHED ALUMINUM EAVE TRIM, WHITE COLOR | 20 | PRE-FINISHED ALUMINUM JUNCTURE FLASHING - TYPICAL |
| 11 | 1" x 10" TRIM COATED STEEL BY SIDING MFG, WHITE COLOR | 21 | CONTINUOUS SHINGLE-OVER RIDGE VENT |
| 12 | PRE-FINISHED ALUMINUM COLUMN WRAP - LIGHT GRAY COLOR | | |
| 13 | 1" x 3 1/2" WINDOW / GARAGE DOOR / DOOR JAMB & SILL TRIM, COATED STEEL BY SIDING MFG, WHITE COLOR - TYPICAL, UNL.O. | | |

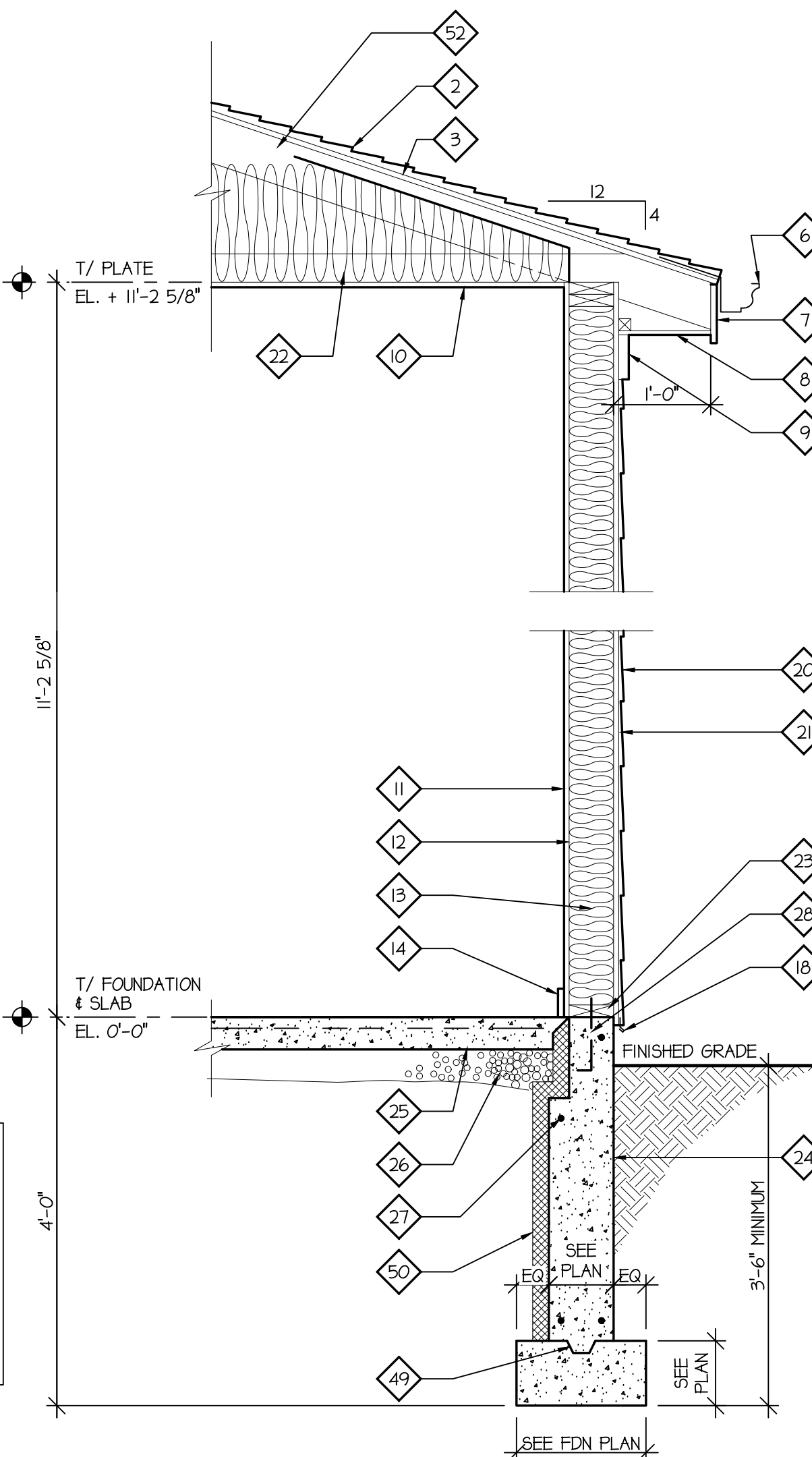
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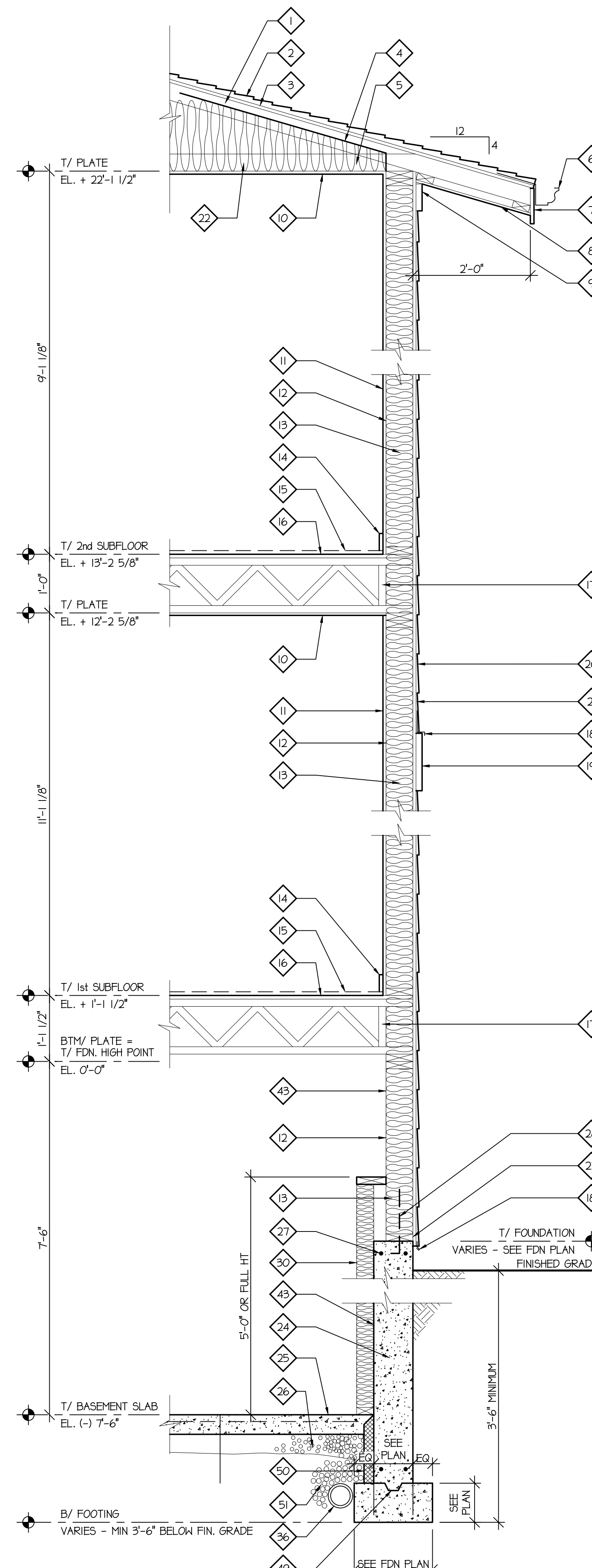
5 REAR WALL SECTION
SCALE 3/4" = 1'-0"



4 TYPICAL DEMISING WALL SECTION
SCALE 3/4" = 1'-0"



2 GARAGE SECTION
SCALE 3/4" = 1'-0"



1 TYPICAL EXTERIOR WALL SECTION
SCALE 3/4" = 1'-0"

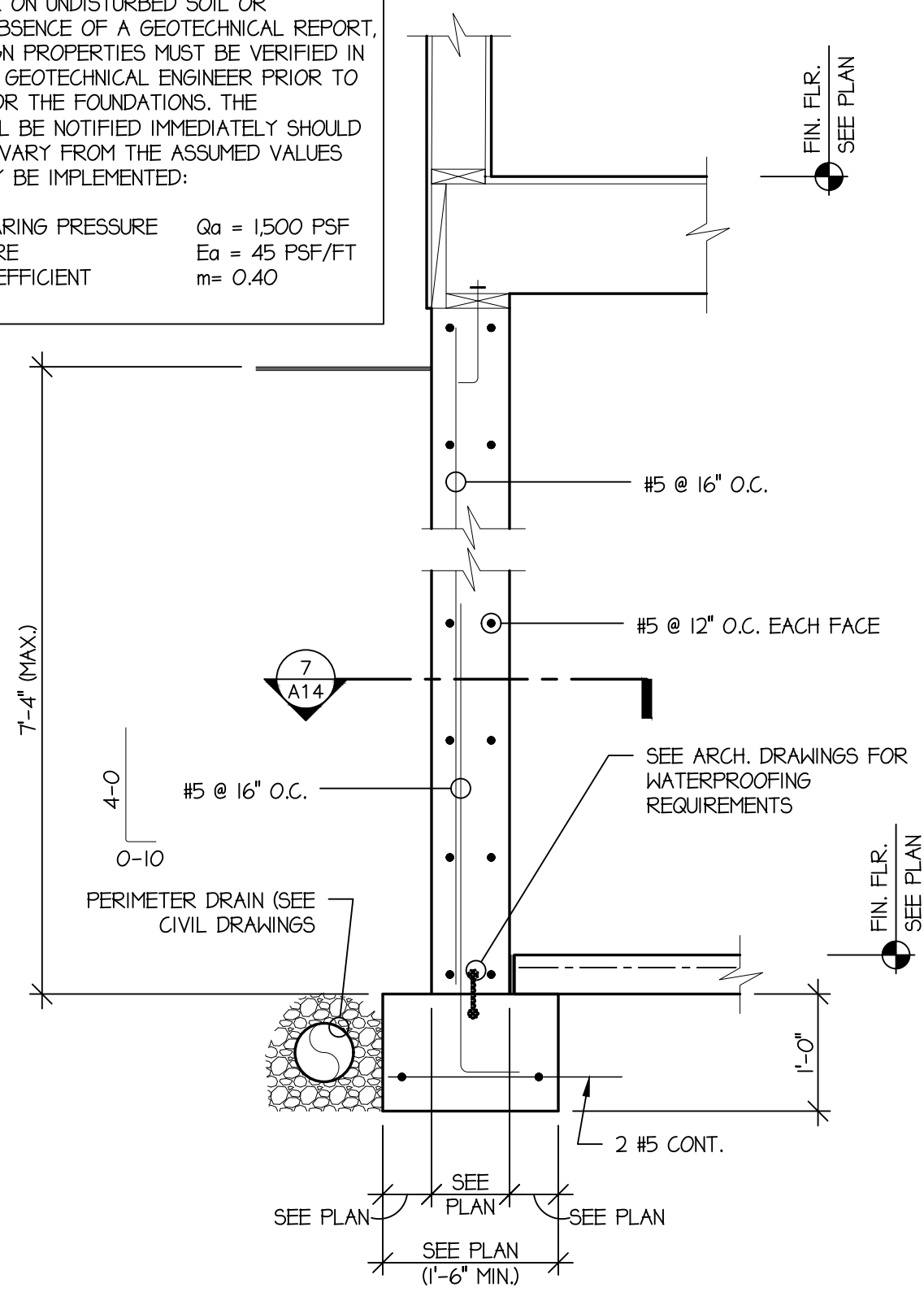
Section Notes

1. WOOD ROOF TRUSS - REFER TO PLAN
2. ASPHALT ROOF SHINGLES OVER BREATHABLE POLYPROPYLENE UNDERLAYMENT PROVIDE ICE SHIELD FROM EAVE TO 2'-0" INSIDE WALL
3. 5/8" O.S.B. ROOF SHEATHING
4. INSULATION BAFFLES
5. R-49 FIBERGLASS BATT INSULATION
6. 5" K-STYLE ALUMINUM GUTTER & FLASHING
7. 3/4" x 7 1/4" FASCIA W/ ALUMINUM GLADDING
8. PREFINISHED ALUMINUM VENTED SOFFIT - TYPICAL AT ALL INSULATED ATTICS
9. 1 1/4" x 5 1/2" FRIEZE
10. 5/8" GYPSUM BOARD CEILING W/ FOIL BACKING - PROVIDE TYPE "X" IN THE GARAGE
11. 5/8" GYPSUM BOARD WALLS - PROVIDE TYPE "X" THE GARAGE
12. 2 x 6 STUDS @ 16" O. C.
13. R-21 FIBERGLASS BATT INSULATION
14. BASE TRIM - TO BE SELECTED BY THE DEVELOPER
15. FLOOR FINISH - REFER TO PLAN
16. 3/4" T & G O.S.B. SUBFLOOR GULED & NAILED TO FLOOR JOISTS OR TRUSSES
17. FLOOR JOISTS OR FLOOR TRUSSES - REFER TO THE PLAN
18. PREFINISHED ALUMINUM CAP FLASHING
19. 5/4" x 11 1/4" TRIM - REFER TO EXTERIOR ELEVATION
20. LAP SIDING, REFER TO EXTERIOR ELEVATION
21. WATERPROOF AIR & MOISTURE BARRIER OVER 7/16" O.S.B. WALL SHEATHING
22. CEILING JOISTS - REFER TO PLAN
23. 2 x 6 TREATED WOOD SILL PLATE ON SILL SEALER
24. CONCRETE FOUNDATION
25. 4" CONCRETE SLAB - REFER TO FOUNDATION PLAN
26. 6 MIL POLY V. B. OVER MIN. 4" COMP. GRANULAR FILL OVER UNDISTURBED SOIL
27. 2 - #5 REINFORCING RODS CONTINUOUS TOP & BOTTOM TYPICAL FOR ALL FOUNDATION WALLS & GRADE BEAMS
28. 1/2" DIA. x 10" ANCHOR BOLTS @ 4'-0" O.C. - PROVIDE MIN. 2 ANCHOR BOLTS PER SECTION OF PLATE - PROVIDE ANCHOR BOLTS WITHIN 1'-0" OF EACH END OF EACH SECTION OF PLATE
29. 5/8" GYPSUM BOARD WALLS
30. 2 x 4 WOOD STUD WALL FRAMING @ 16" O.C.
31. 3 1/2" SOUND ATTENUATION BATT.
32. 2 - 1" GYPSUM LINER PANELS - REFER TO DETAIL 1/A14 FOR RETAINING CLIPS NOTES
33. 3/4" AIR GAP
34. SOLID BLOCKING AS REQUIRED BY FLOOR TRUSS MANUFACTURER
35. HEADER - REFER TO PLAN
36. 4" DIA. PERFORATED DRAIN TILE WRAP TILE WITH FILTER FABRIC (11P)
37. PRE-FINISHED ALUMINUM GUARD RAIL W/ MAX. 4" CLEAR BETWEEN ALL MEMBERS - TYPICAL
38. COMPOSITE DECKING - SEE PLAN
39. TREATED 2 x 6 @ 16" O.C.
40. TREATED BLOCKING BETWEEN JOISTS
41. TREATED 6 x 12
42. SIMPSON PC6Z POST CAP
43. 6 MIL POLY VAPOR BARRIER
44. 6 x 6 TREATED POST
45. SIMPSON ABW66Z STANDOFF BASE
46. CONCRETE PIER - SEE PLAN
47. LEDGER W/ 1/2" DIA. LAG SCREWS STAGGERED TOP & BOTTOM @ 16" O.C.
48. GALVANIZED STEEL JOIST HANGERS - TYPICAL
49. 2 x 4 KEY - TYPICAL
50. 2" RIGID EXTRUDED POLYSTYRENE - MIN. R-15
51. MIN. 12" OF #3 WASHED STONE
52. WOOD RAFTER - REFER TO PLAN

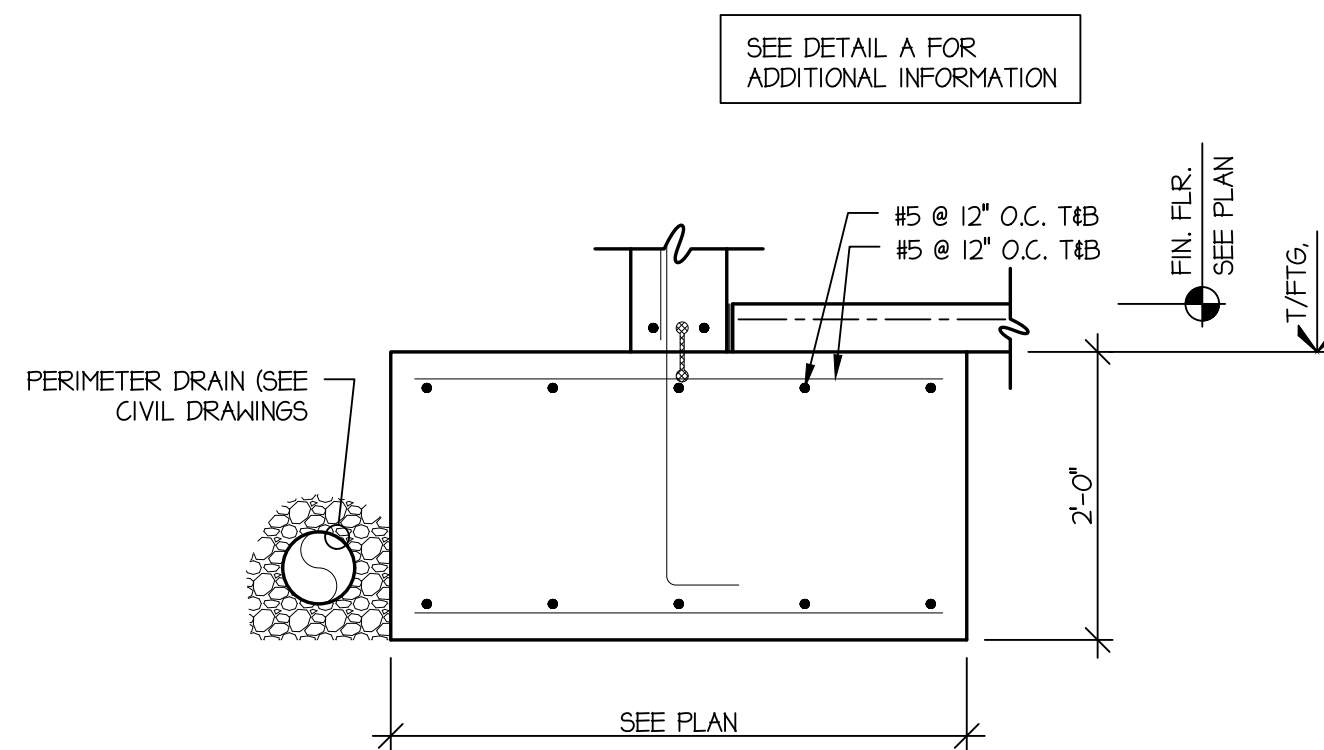
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ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. IN THE ABSENCE OF A GEOTECHNICAL REPORT, THE FOLLOWING SOIL DESIGN PROPERTIES MUST BE VERIFIED IN THE FIELD BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO CASTING ANY CONCRETE FOR THE FOUNDATIONS. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY SHOULD ACTUAL FIELD CONDITIONS VARY FROM THE ASSUMED VALUES AND THAT A REDESIGN MAY BE IMPLEMENTED:

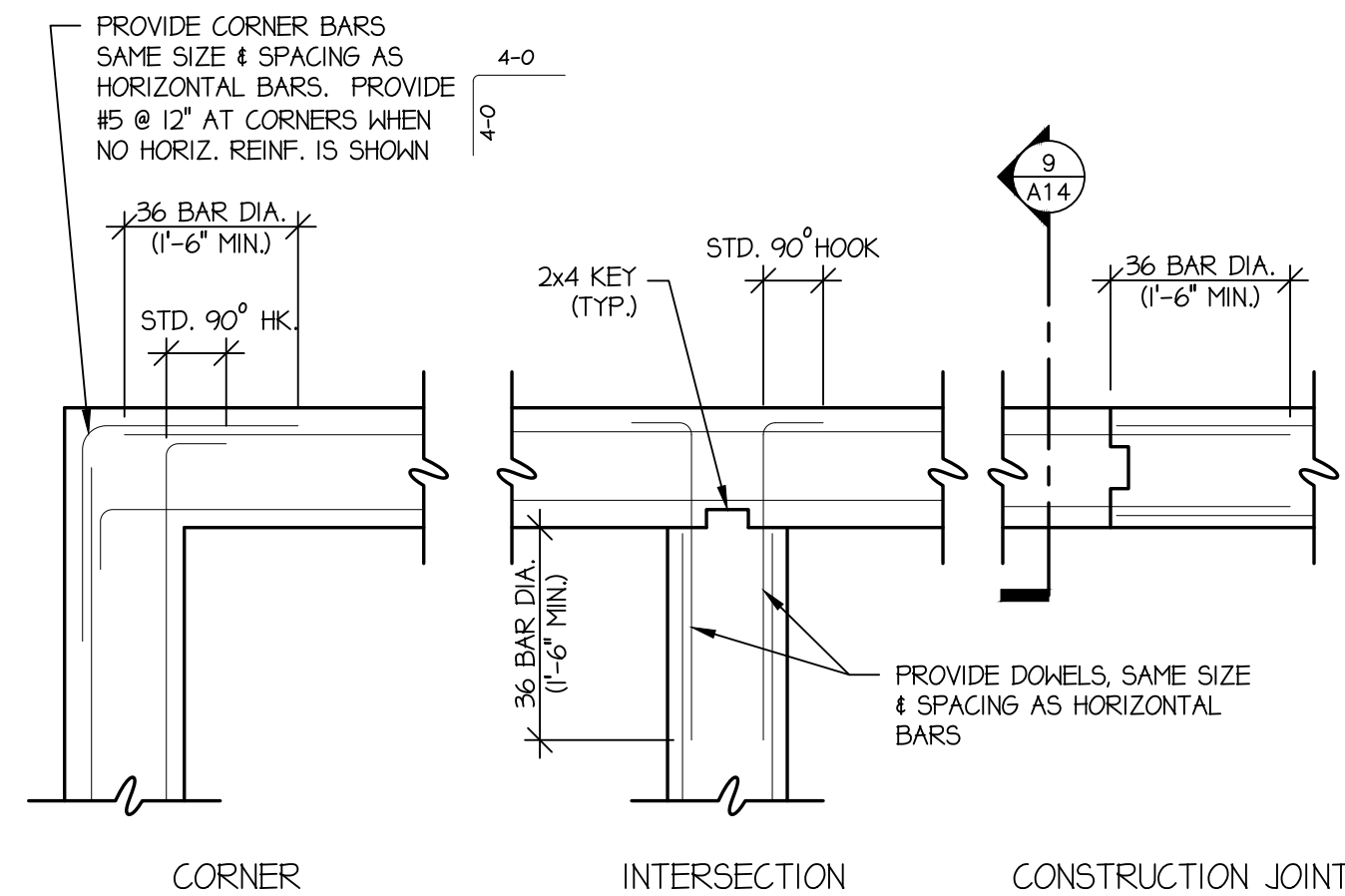
ALLOWABLE SOIL BEARING PRESSURE $Q_a = 1500$ PSF
ACTIVE SOIL PRESSURE $E_a = 45$ PSF/FT
SLIDING FRICTION COEFFICIENT $\mu = 0.40$



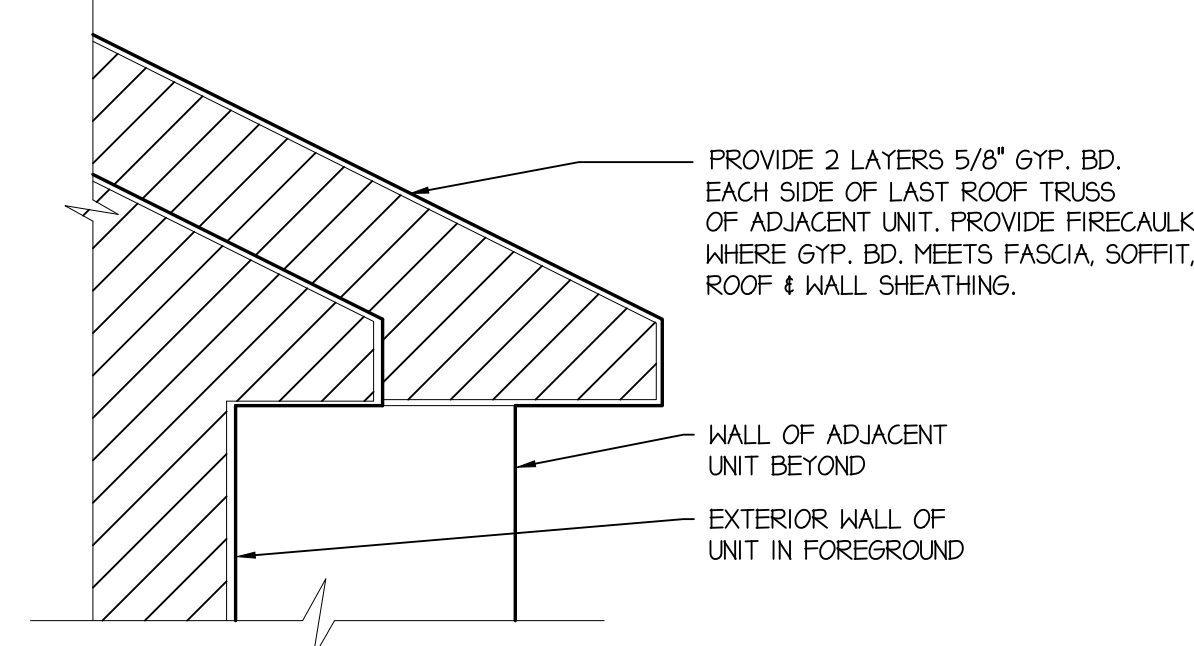
9 TYPICAL NORTH BASEMENT WALL DETAIL
3/4" = 1'-0"



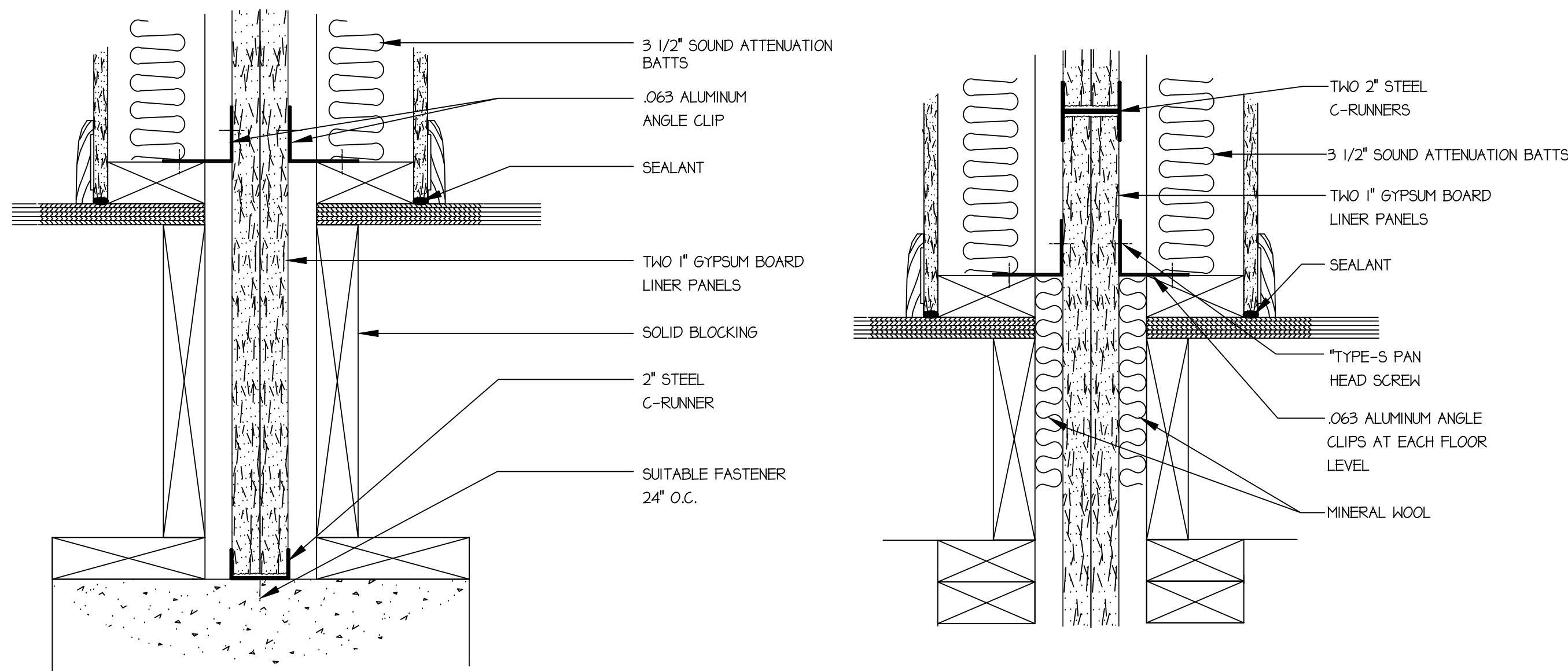
8 FOOTING DETAIL
3/4" = 1'-0"



7 TYPICAL NORTH FOUNDATION PLAN DETAIL
3/4" = 1'-0"

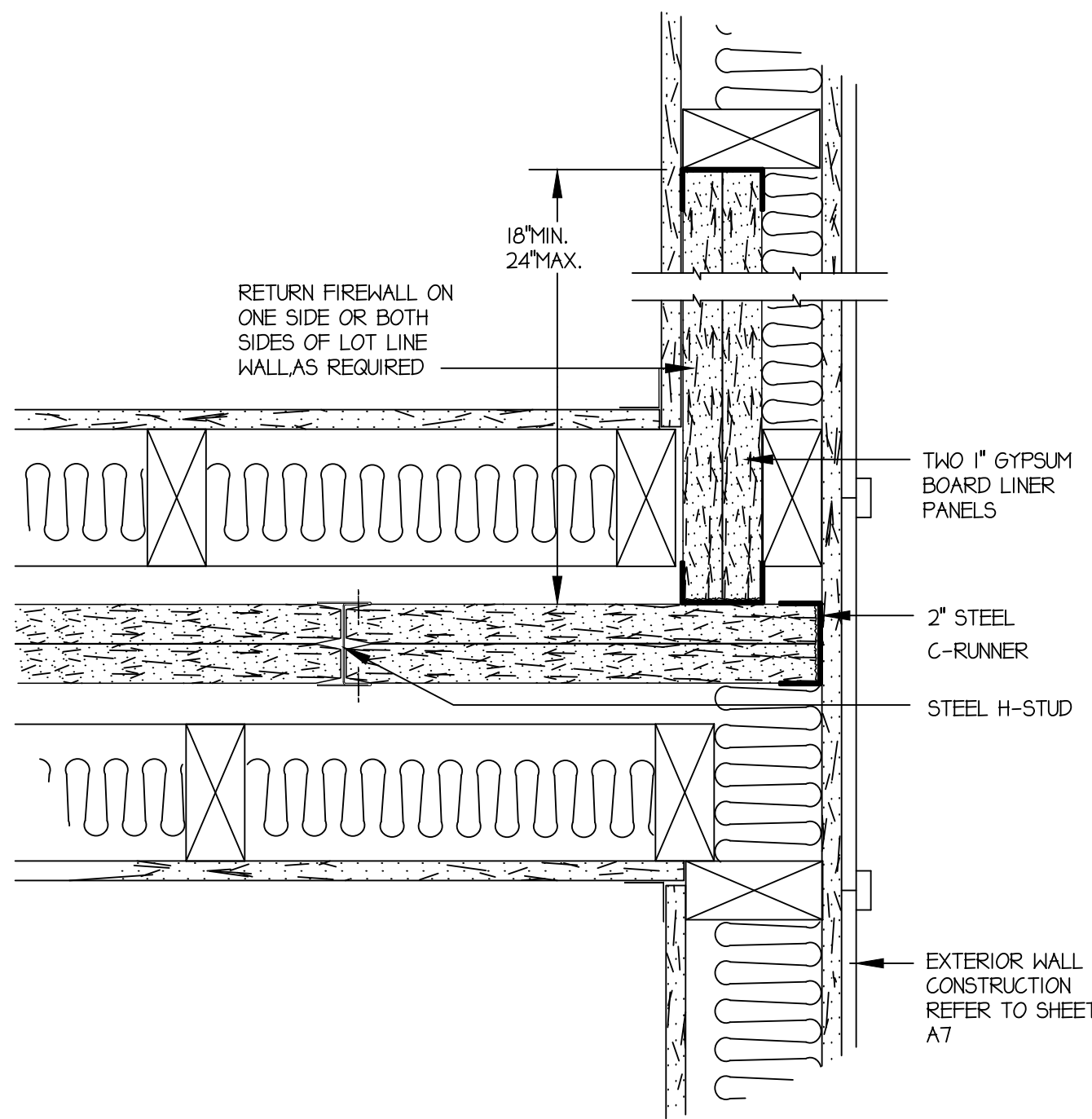


6 EAVE / SOFFIT FIRE SEPARATION DETAIL
3/4" = 1'-0"

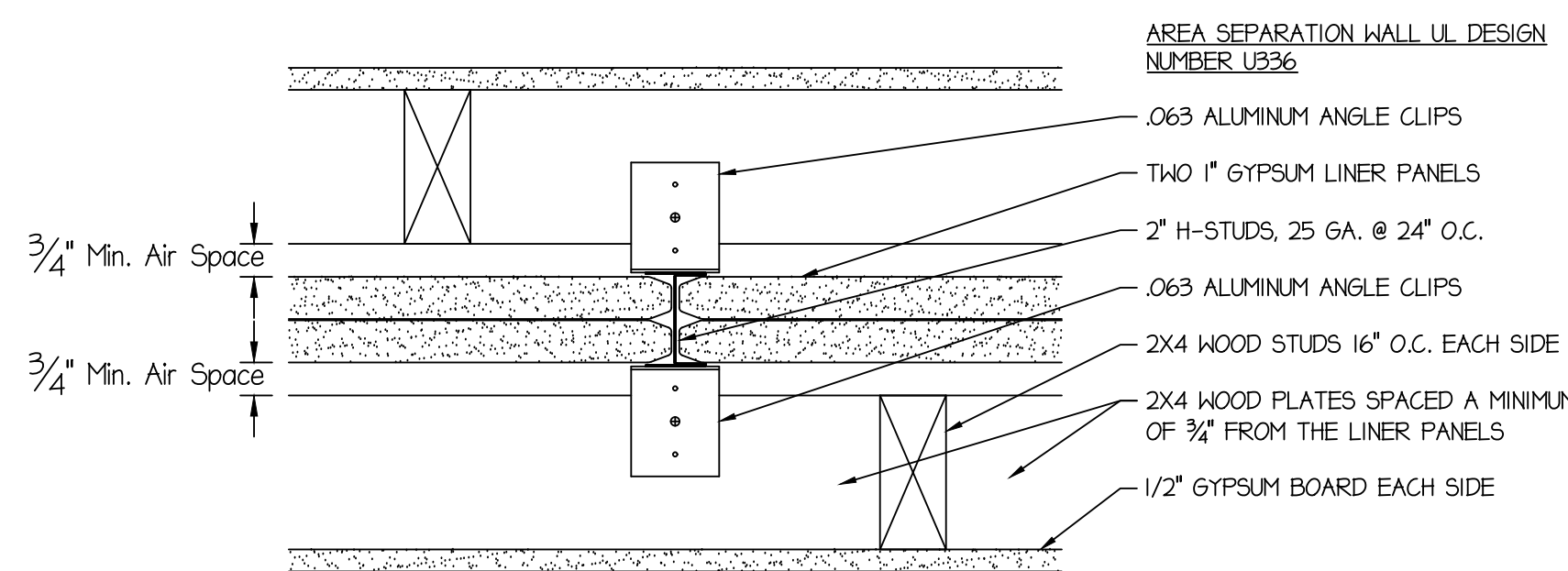


5 FOUNDATION DETAIL
NOT TO SCALE

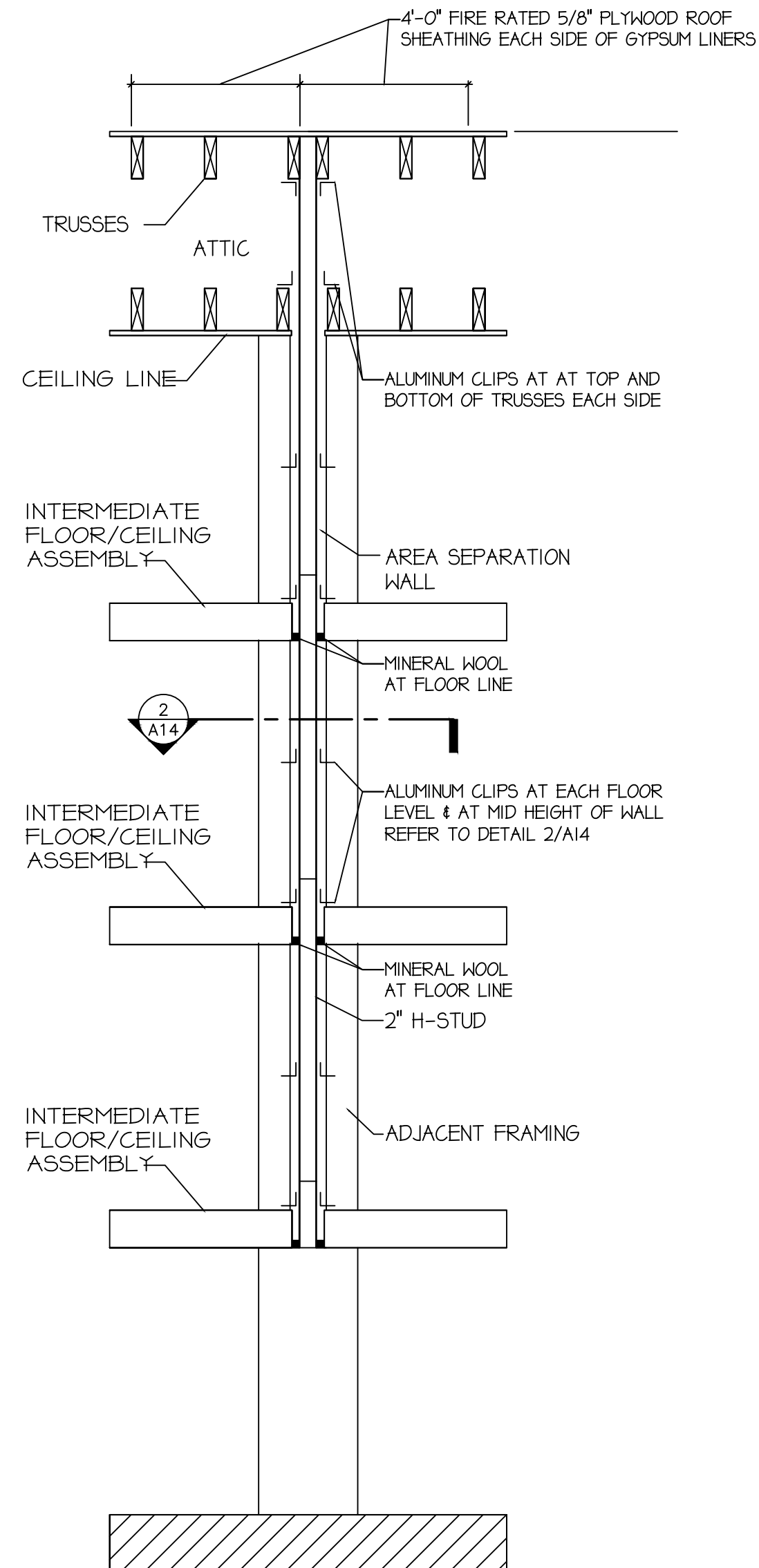
4 INTERMEDIATE FLOOR DETAIL
NOT TO SCALE



3 DEMISING WALL TO EXTERIOR WALL INTERSECTION
NOT TO SCALE

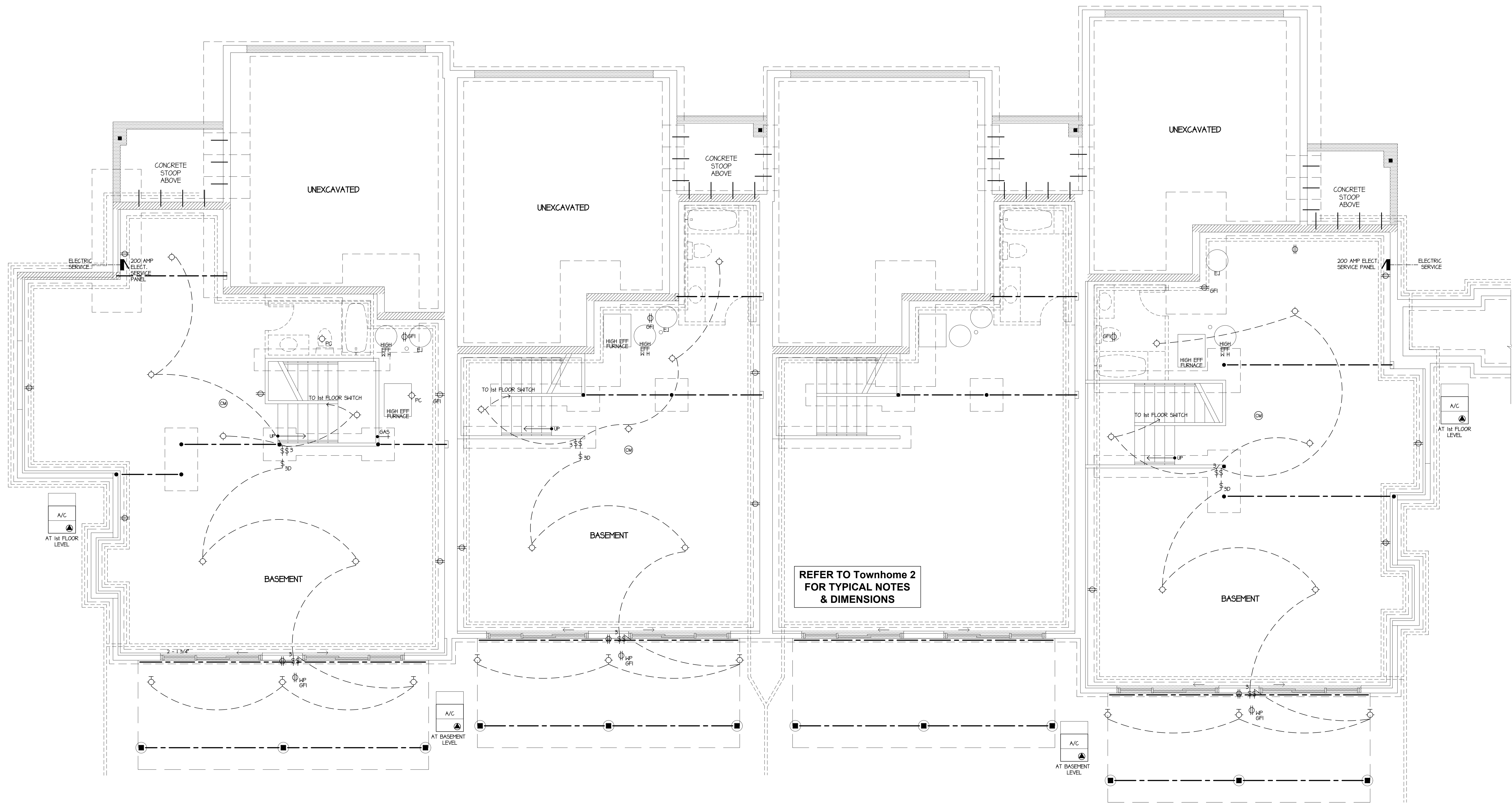


2 DEMISING WALL LINER PANEL ATTACHMENT DETAIL
NOT TO SCALE



1 DEMISING WALL CLIP SPACING
NOT TO SCALE

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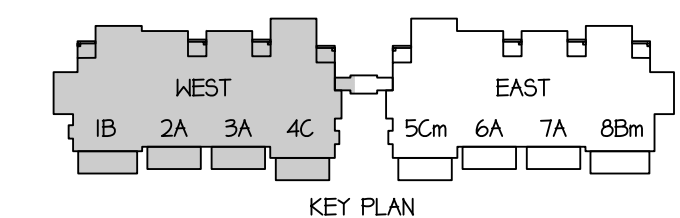
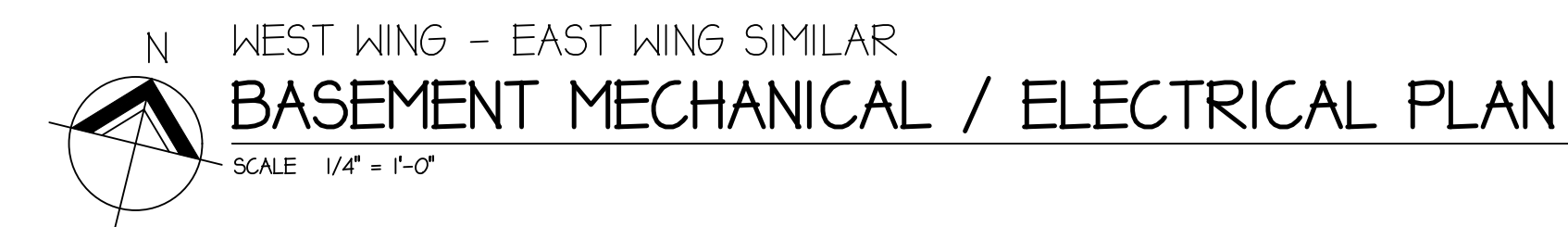


Townhome 1
Type B

Townhome 2
Type A

Townhome 3
Type A - Refer to Townhome 2

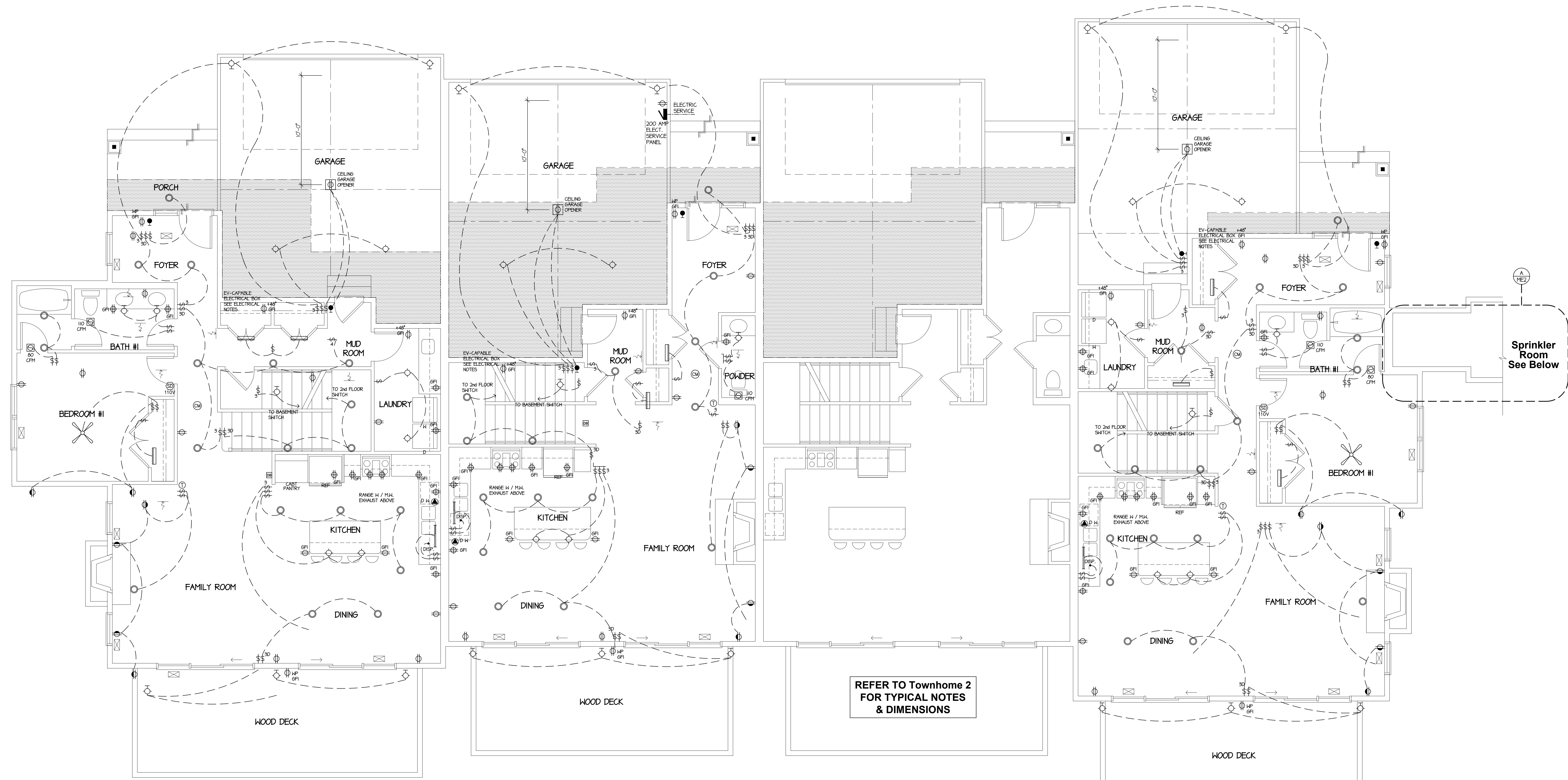
Townhome 4
Type C



Electrical Legend					
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SYMBOL	DESCRIPTION	MOUNTING HEIGHT
⊕	DUPLEX RECEPTACLE	+ 12" TYPICAL	⚡	SINGLE POLE SWITCH	+ 44"
⊕	DUPLEX RECEPTACLE - HALF SWITCHED	+ 46" KITCHEN	⚡	3-WAY SWITCH	+ 44"
⊕	DUPLEX FLOOR RECEPTACLE	+ 42" BATH	⚡	4-WAY SWITCH	+ 44"
⊕	DUPLEX RECEPTACLE - ABOVE COUNTER	+ 36" RANGE	⚡	RHEOSTAT / DIMMER SWITCH	+ 44"
⊕	QUAD RECEPTACLE	+ 18" DISH WASHER	⚡	BUTTON SWITCH	+ 44"
⬤	HARD-WIRED APPLIANCE CONNECTION		⚡	TELEPHONE JACK	+12" (TYP.) +46" (KITCHEN)
⬤	JUNCTION BOX - CEILING MOUNTED	+72" (TYP.) +76" (EXTERIOR)	⚡	COMBINATION TELEPHONE / DATA JACK	+12" (TYP.) +46" (KITCHEN)
⬤	JUNCTION BOX - WALL MOUNTED		⚡	EXISTING FIXTURE TO REMAIN	
⬤	LIGHT FIXTURE - CEILING MOUNTED	+72" (TYP.) +76" (EXTERIOR)	⚡	GROUND FAULT INTERRUPTER	
⬤	LIGHT FIXTURE - WALL MOUNTED		⚡	WEATHER PROOF (NEMA 3R)	
⬤	LIGHT FIXTURE - 6" L.E.D. RECESSED CAN		⚡	PULL CHAIN	
⬤	L.E.D. UNDER CABINET TASK LIGHT		⚡	TELEVISION / CABLE JACK	+ 12"
⬤	LOW PROFILE FLUORESCENT LIGHT FIXTURE	ABOVE DOOR HEAD	⚡	DOOR BELL	+ 48"
⬤	TRACK LIGHTING FIXTURE - CEILING MOUNTED		⚡	ALARM BOX	+ 48"
⬤	EXTERIOR FLOOD LIGHT	6" BELOW SOFFIT	⚡	THERMOSTAT	+ 48"
⬤	EXHAUST FAN - CEILING MOUNTED		⚡	SPEAKER WIRE OPENING	VERIFY W/ OWNER
⬤	MOTOR CONNECTION		⚡	ELECTRICAL PANEL	MAX. 54" TO TOP BREAKER
⬤	SMOKE DETECTOR - HARD WIRED	CEILING - MIN. 4" FROM WALL			
⬤	COMBO C.O. DETECTOR / SMOKE DETECTOR HARD WIRED	CEILING - MIN. 4" FROM WALL			

Electrical Notes
RECESSED CAN LIGHT FIXTURES SHALL BE "C" TYPE FOR INSULATED CEILINGS.
ELECTRICAL SERVICE SHALL BE SIZED BASED ON REQUIRED LOADING.
ELECTRICAL CONTRACTOR SHALL VERIFY MANUFACTURER'S RECOMMENDATIONS FOR OUTLET LOCATIONS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION.
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INSTALL ONE COMBO SMOKE DETECTOR / C.O. DETECTOR ON EACH FLOOR.

Mechanical Notes
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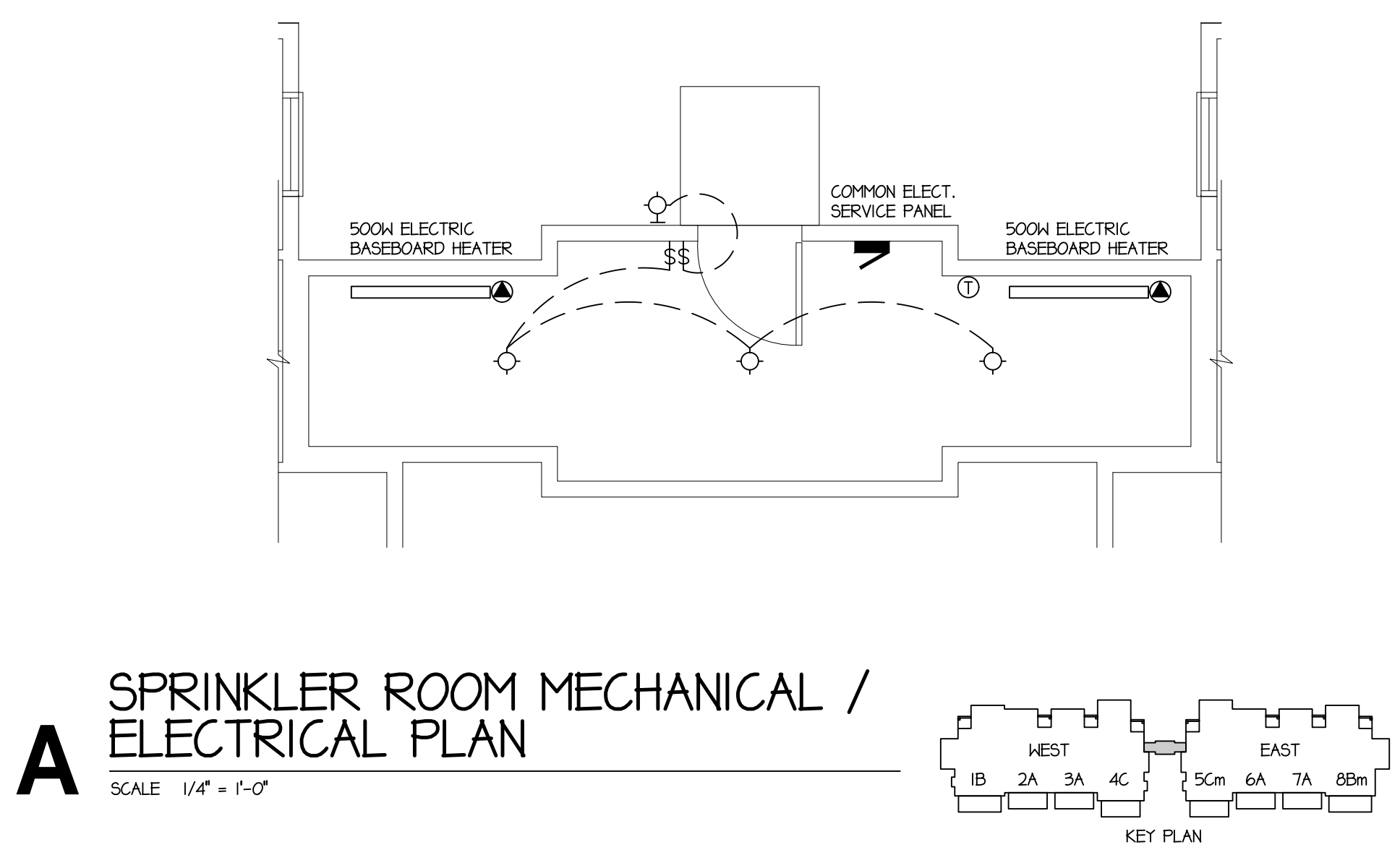
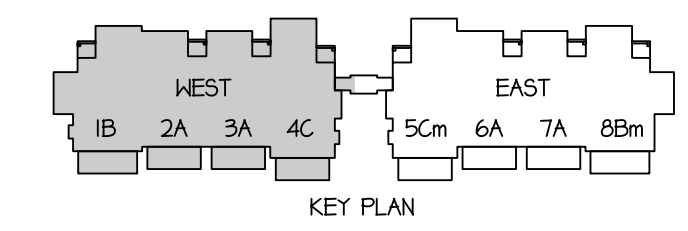


Townhome 1
Type B

Townhome 2
Type A

Townhome 3
Type A

Townhome 4
Type C



Electrical Legend					
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SYMBOL	DESCRIPTION	MOUNTING HEIGHT
⊕	DUPLEX RECEPTACLE	+ 12" TYPICAL	⚡	SINGLE POLE SWITCH	+ 44"
⊕	DUPLEX RECEPTACLE - HALF SWITCHED	+ 46" KITCHEN	⚡	3-WAY SWITCH	+ 44"
⊕	DUPLEX FLOOR RECEPTACLE	+ 42" BATH	⚡	4-WAY SWITCH	+ 44"
⊕	DUPLEX RECEPTACLE - ABOVE COUNTER	+ 36" RANGE	⚡	RHEOSTAT / DIMMER SWITCH	+ 44"
⊕	QUAD RECEPTACLE	+ 18" DISH WASHER	⚡	BUTTON SWITCH	+ 44"
⬤	HARD-WIRED APPLIANCE CONNECTION		⚡	TELEPHONE JACK	+12" (TYP.) +46" (KITCHEN)
⬤	JUNCTION BOX - CEILING MOUNTED	+72" (TYP.) +76" (EXTERIOR)	⚡	COMBINATION TELEPHONE / DATA JACK	+12" (TYP.) +46" (KITCHEN)
⬤	JUNCTION BOX - WALL MOUNTED		⚡	EXISTING FIXTURE TO REMAIN	
⬤	LIGHT FIXTURE - CEILING MOUNTED	+72" (TYP.) +76" (EXTERIOR)	⚡	GROUND FAULT INTERRUPTER	
⬤	LIGHT FIXTURE - WALL MOUNTED		⚡	WEATHER PROOF (NEMA 3R)	
⬤	LIGHT FIXTURE - 6" L.E.D. RECESSED CAN		⚡	PULL CHAIN	
⬤	L.E.D. UNDER CABINET TASK LIGHT		⚡	TELEVISION / CABLE JACK	+ 12"
⬤	LOW PROFILE FLUORESCENT LIGHT FIXTURE	ABOVE DOOR HEAD	⚡	DOOR BELL	+ 48"
⬤	TRACK LIGHTING FIXTURE - CEILING MOUNTED	6" BELOW SOFFIT	⚡	ALARM BOX	+ 48"
⬤	EXTERIOR FLOOD LIGHT		⚡	THERMOSTAT	+ 48"
⬤	EXHAUST FAN - CEILING MOUNTED		⚡	SPEAKER WIRE OPENING	VERIFY W/ OWNER
⬤	MOTOR CONNECTION		⚡	ELECTRICAL PANEL	MAX. 54" TO TOP BREAKER
⬤	SMOKE DETECTOR - HARD WIRED	CEILING - MIN. 4" FROM WALL			
⬤	COMBO C.O. DETECTOR / SMOKE DETECTOR HARD WIRED	CEILING - MIN. 4" FROM WALL			

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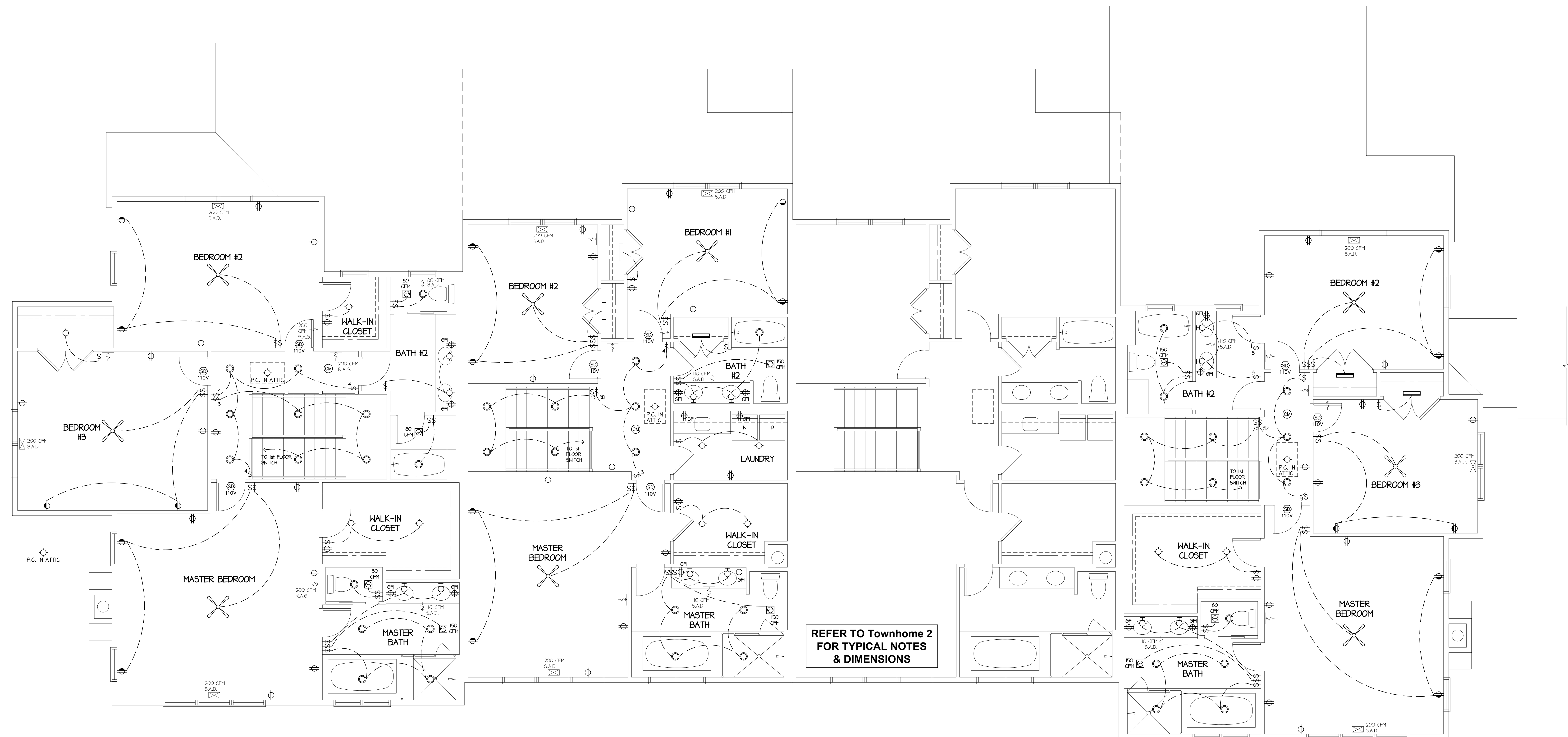
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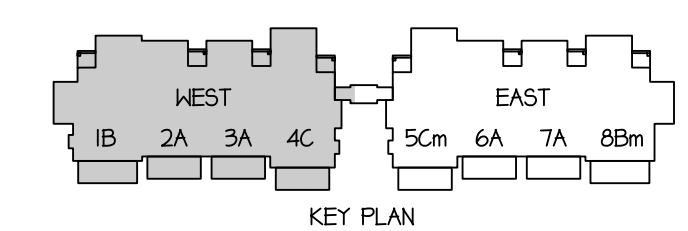
Townhome 1
Type B

Townhome 2
Type A

Townhome 3
Type A

Townhome 4
Type C

N WEST WING - EAST WING SIMILAR
2nd FLOOR MECHANICAL / ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



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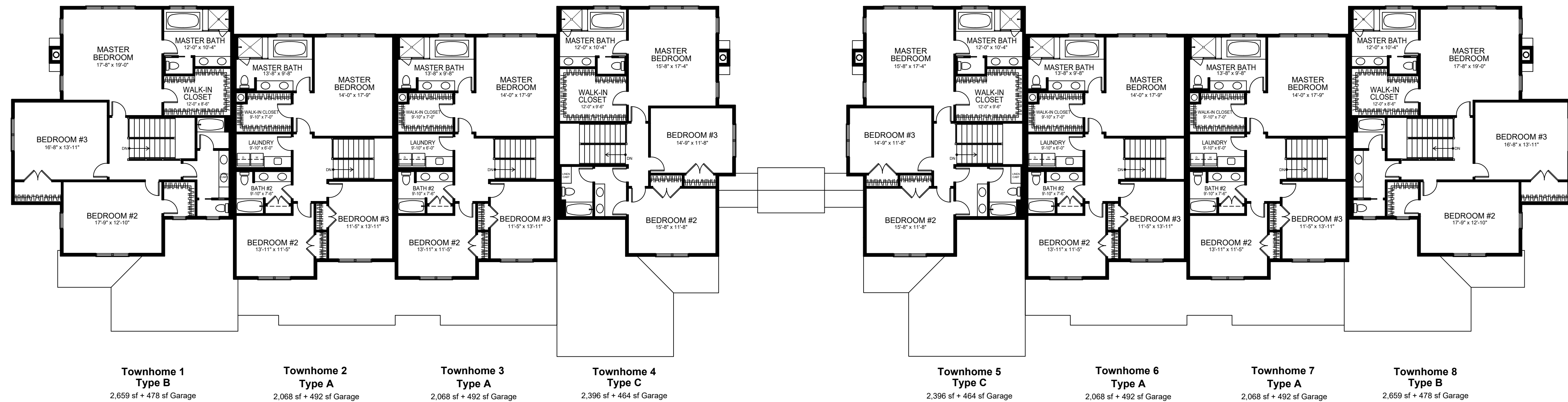
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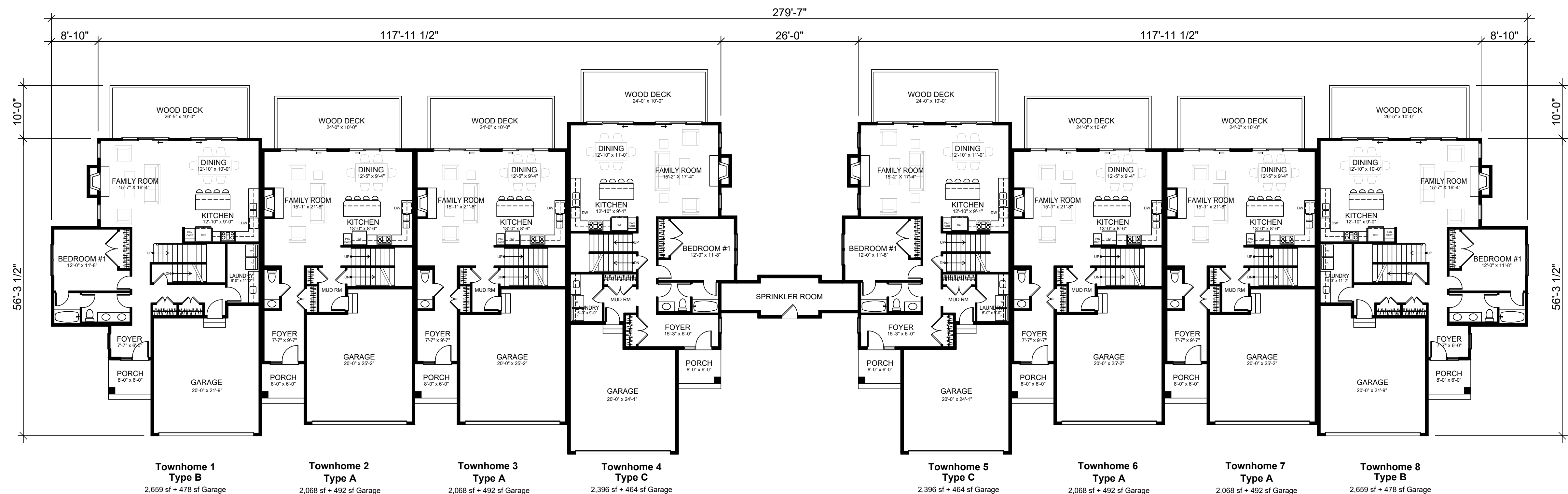
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2nd Floor Plan



1st Floor Plan



PROPOSED TOWNHOME DEVELOPMENT

Lake Villa Townhomes

CEDAR LAKE RD. & MONAVILLE RD. LAKE VILLA, ILLINOIS

APRIL 15, 2024

Archamerica Job No. 21008



34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

8 Unit Building - Floor Plans





Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation



34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

8 Unit Building - Exterior Elevations



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CEDAR LAKE RD. & MONAVILLE RD. LAKE VILLA, ILLINOIS

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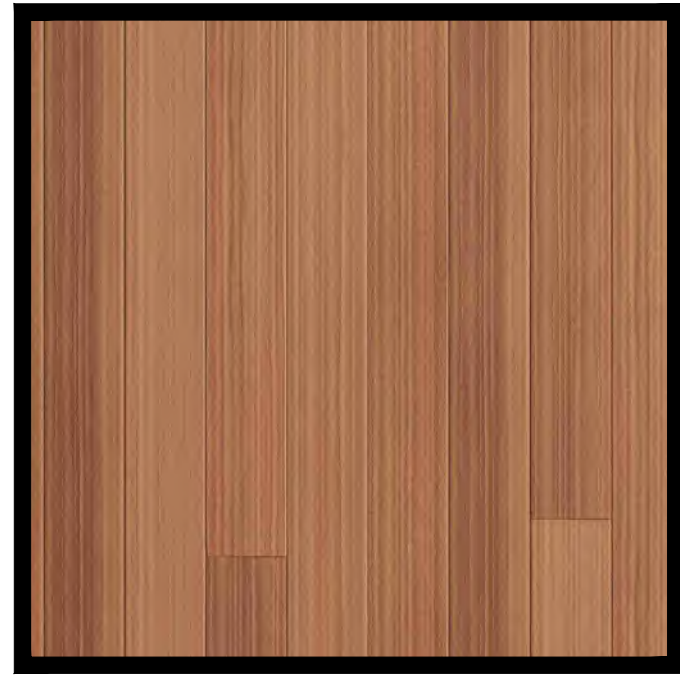
Archamerica Job No. 21008



SIDING #1
8" HORIZONTAL LAP SIDING
COATED STEEL W/ WOOD GRAIN
QUALITY EDGE TRUCEDAR, OR EQUAL
805 PEWTER COLOR



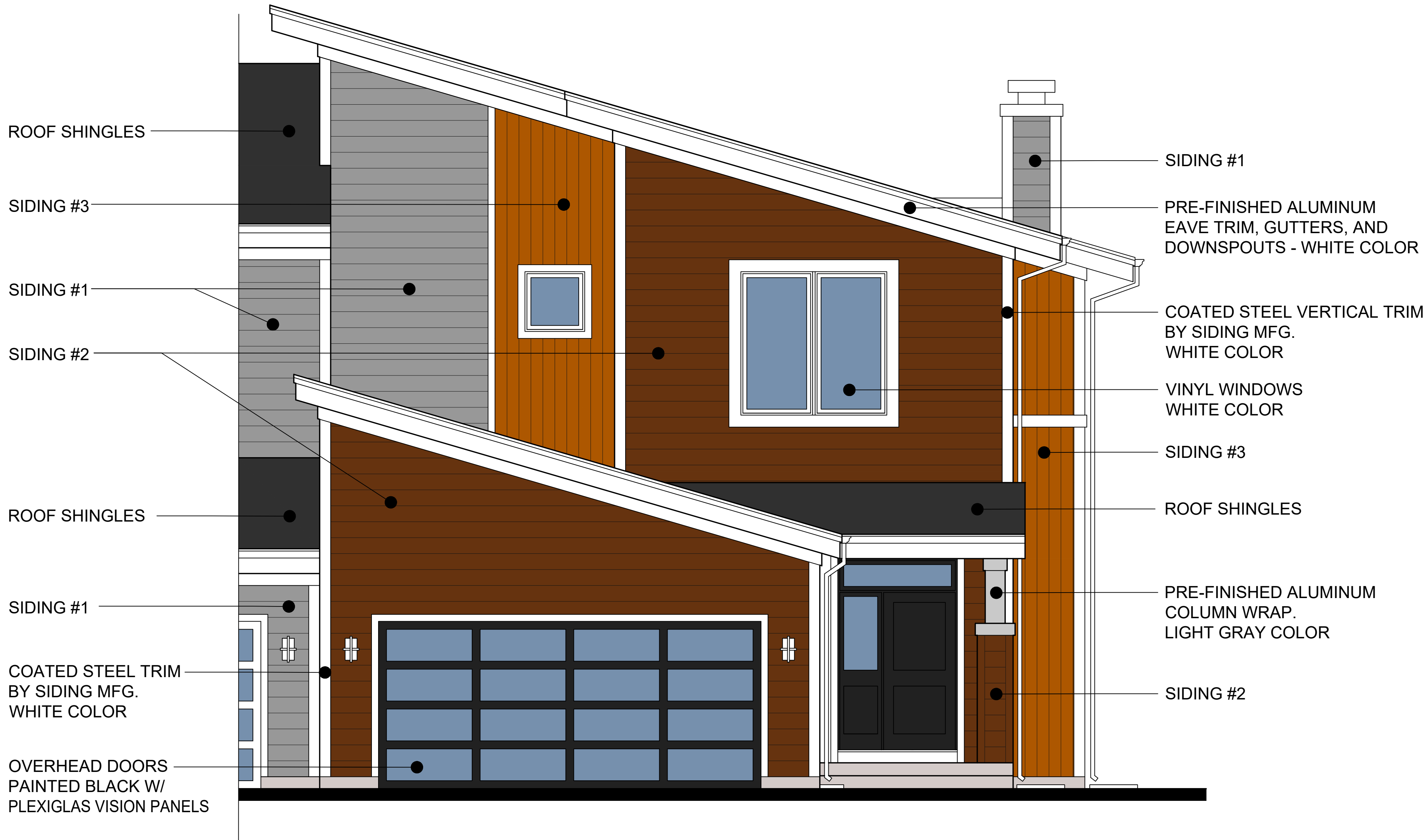
SIDING #2
8" HORIZONTAL LAP SIDING
COATED STEEL W/ WOOD GRAIN
QUALITY EDGE TRUCEDAR, OR EQUAL
M17 ENGLISH SADDLE



SIDING #3
6" VERTICAL PLANK SIDING
COATED STEEL W/ WOOD GRAIN
QUALITY EDGE VESTA, OR EQUAL
408 GILDED GRAIN



ROOF SHINGLES
DIMENSIONAL ASPHALT SHINGLES
CERTAINTED "LANDMARK, OR EQUAL
DRIFTWOOD COLOR



34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
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Exterior Materials

PROPOSED TOWNHOME DEVELOPMENT

Lake Villa Townhomes

CEDAR LAKE RD. & MONAVILLE RD. LAKE VILLA, ILLINOIS

APRIL 15, 2024
Archamerica Job No. 21008

NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION
AND/OR THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF LAKE VILLA

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Plan Commission of the Village of Lake Villa and/or by the Zoning Board of Appeals of the Village of Lake Villa on June 20, 2024, 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 Petitioners request consideration of a Petition for Rezoning and for a possible Conditional Use Permit for a Residential Planned Development for the Property described below, which consists of approximately 4.6324 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 R2 (Residential) Zoning District, and the Petitioners are requesting; (1) Rezoning to the UR-4 Zoning District, and (2) a Conditional Use Permit for a Residential Planned Development be granted for the Property to permit the construction, operation and maintenance of not more than eight (8) attached dwelling units. The Petitioners may also request certain exceptions or 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/or public hearing process before the Lake Villa Plan Commission and/or the Zoning Board of Appeals, which would be granted by the requested CUP Ordinance.

OWNERS OF RECORD AND PETITIONERS: The reported owners of record and the Petitioners herein are Mudassir Junaid and Aisha Khan, 2265 N. Salem Lane, Round Lake Beach, IL 60073.

ADDRESS AND LOCATION OF PROPERTY: The Property is generally located at the Southeast corner of Cedar Lake Road and Monaville Road in the Village of Lake Villa, is commonly known as 0 Cedar Lake Road, Lake Villa, IL, and is legal described as follows:

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

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINES OF THE LAND CONVEYED TO THE COUNTY OF LAKE BY WARRANTY DEED DATED DECEMBER 22, 1987 AND RECORDED DECEMBER 29, 1987 AS DOCUMENT 2644339, WEST OF THE WEST LINE OF LOT 1 IN STOLTE SUBDIVISION, RECORDED NOVEMBER 29, 1985 AS DOCUMENT 2403152 AND NORTH OF THE NORTHERLY LINES OF NORTHWOOD TRAIL'S SUBDIVISION RECORDED JUNE 23, 1997 AS DOCUMENT 3983815 (EXCEPT THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 45 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MONAVILLE ROAD (COUNTY HIGHWAY NO. 55) AND THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 1,042.49 FEET (1,042.60 FEET RECORD) SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AS MEASURED ALONG SAID WEST LINE; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST, 64.15 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 55 MINUTES 03 SECONDS EAST, 40.00 FEET TO THE RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD (COUNTY HIGHWAY NO. 28) AS SHOWN ON DOCUMENT NO. 1141817; THENCE NORTHEASTERLY AND EASTERLY 38.94 FEET ALONG THE RIGHT-OF-WAY AS CONVEYED TO THE COUNTY OF LAKE PER DOCUMENT NO. 2644339 AND SHOWN ON DOCUMENT NO. 2773495, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 44 DEGREES 33 MINUTES 58 SECONDS EAST, 35.12 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 33 SECONDS EAST 25.33 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONAVILLE ROAD AS SHOWN ON SAID DOCUMENT NO. 2773495; THENCE SOUTH 35 DEGREES 42 MINUTES 29 SECONDS WEST, 68.43 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 37 SECONDS

EAST, 235.66 FEET ALONG A LINE 10.00 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF CEDAR LAKE ROAD TO THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED APRIL 5, 1995 AS DOCUMENT NO. 3661298; THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST 50.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 03 MINUTES 37 SECONDS WEST, 265.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING), ALL IN LAKE COUNTY, ILLINOIS.

P.I.N. 06-08-200-073 (Approx. 4.6324 acres)

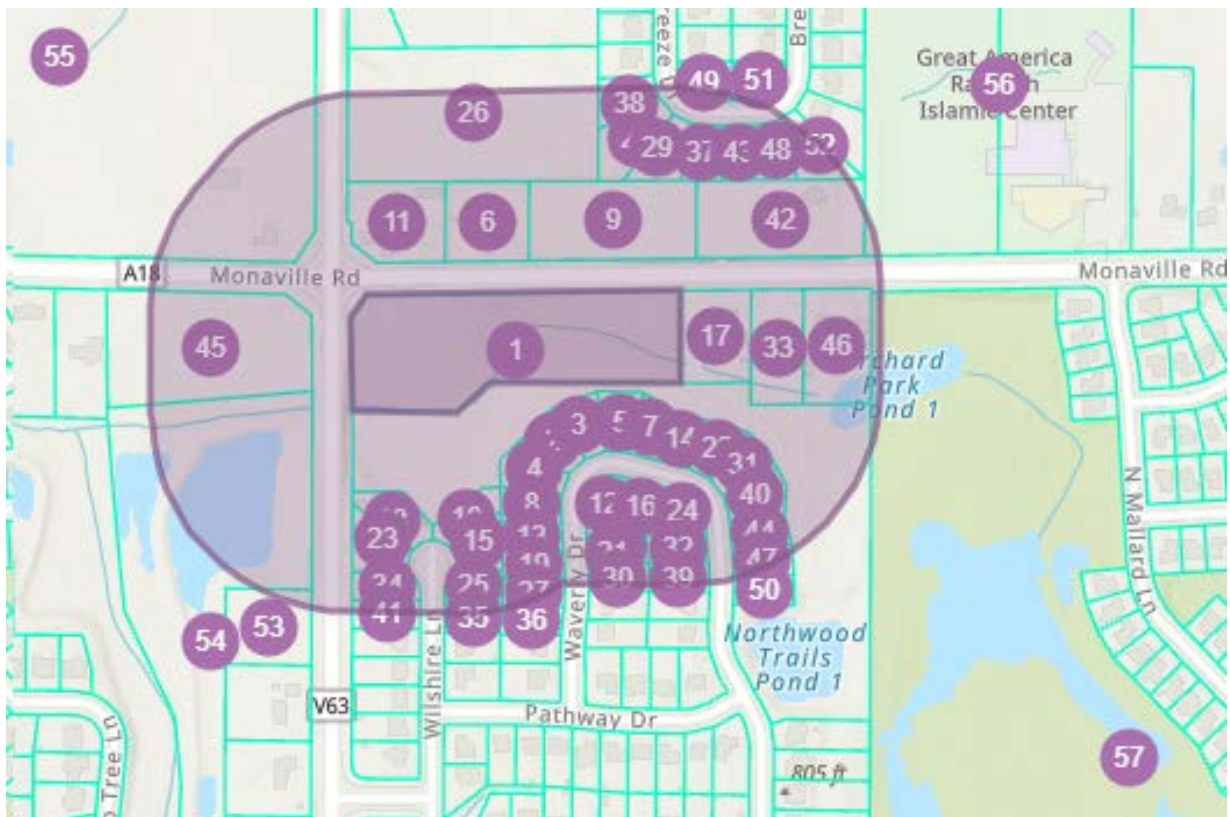
Copies of the Petition and related plans are on file and available for inspection and/or copying at the office of the Village Clerk, 65 Cedar Avenue, Lake Villa, IL 60046 during the Village Clerk's normal business hours.

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/ Michael Strong
Village Administrator, Village of Lake Villa

REQUIRED TAX MAPS FOR 0 CEDAR LAKE RD PUBLIC HEARING NOTIFICATION AREA





TO: MICHAEL STRONG, VILLAGE OF LAKE VILLA
FR: SCOTT GOLDSTEIN FAICP LEED AP
RE: LAKE VILLA TOWNHOMES
DA: JUNE 14, 2024

Teska Associates, Inc. was asked to review plans for an eight (8)-unit townhome proposed for the southeast corner of Monaville Road and Cedar Lake Road in the Village of Lake Villa. The proposed development is Lake Villa Townhomes. The project was initially submitted in 2021 and has been modified for submittal.

Zoning:

The Applicant has requested a change in zoning from R2 to UR4 to allow for a townhome project. The project is surrounded by SR to the north of Monaville Rd., SR2 to the south along Cedar Lake Road, and SB to the west along the south side of Monaville Rd. UR 4 proposed zoning would be consistent with these surrounding residential and suburban business uses, allowing for a townhome development at this site.

Summary of Findings:

- 1) The proposed development meets all zoning lot size, setback, building height and parking requirements for UR4
 - 2) The sidewalk along the east side of Cedar Lake Road should be extended to the south property line.
 - 3) A landscape plan should be submitted to be in conformance with landscape requirements.
-

Use:

The proposed use as townhome is in conformance with UR4.

Zoning Requirements:

1) Minimum Lot Size

The lot size of the proposed development is 201,785 square feet, meeting the minimum requirement of 37,500 sq ft.

2) Floor Area Ratio (FAR)

The proposed development would have a 0.15 FAR, within the maximum FAR of 0.40.

3) Setbacks

Frontyard setback would be approximately 35 ft., meeting the minimum setback of 30 feet.

Sideyard setback would be approximately 43 ft., meeting the minimum setback of 16 feet

Rearyard setback would be approximately 118 ft., meeting the minimum requirement of 16 ft

Parking:

- 1) 16 internal spaces and 10 outdoor spaces (including 2 accessible spaces) are provided along the driveway, meeting the minimum requirement of 3 spaces per unit, or a total of 26 spaces.

Sidewalks:

- 1) Sidewalks are required for new subdivisions, therefore requiring installation along the south side of Monaville Rd. and the east side of Cedar Lake Rd.
- 2) The sidewalk on the east side of Cedar Lake Road should be extend south to the property line.

Landscape

- 1) A landscape plan and grading plan should be submitted to the Village.
- 2) At least one canopy tree is required for every fifty feet (50') of collector street frontage, or portion thereof, along Cedar Lake Road and Monaville Road
- 3) Perimeter Landscaping for Parking Lots and Vehicular Use Areas:
 - a. Parking lots and vehicular use areas must be landscaped and screened from view of street rights of way with a minimum of one canopy or understory tree per twenty-five (25) linear feet of street frontage along Monaville Road (required street tree can count towards this requirement) and at least one of the following:
 - i. A solid masonry wall with a minimum height of three feet (3')
 - ii. A solid evergreen hedge with a height of at least thirty-six inches (36") at time of planting, located within a perimeter landscape buffer with a minimum width of ten feet (10')
 - iii. A landscape berm with a minimum height of three feet (3') and a maximum three to one (3:1) slope; or
 - iv. A solid evergreen or deciduous hedge with a minimum of twenty-four (24") at the time of planting and a wrought iron fence with a minimum height of three feet (3'), each located within a perimeter landscape buffer with a minimum width of four feet (4').
- 4) Site plan should be dimensioned for all setbacks
- 5) Native landscaping is recommended in the wetland area

Landscaping Buffer

- 1) UR4 abutting SR requires Type B Landscaping, As the rear setback width is greater than 25 feet, one understory tree and one shrub are required for every 100 linear feet in the rear yard