

## LAKE COUNTY ZONING NOTICE #000648-2021

### GRANT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on May 27, 2021 at 9:00 A.M., to be conducted by video/audio conference with limited in-person attendance available, on the petition of Robert Charles Atwater and Jenna F. Atwater, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the side yard setback for a retaining wall from 4 feet to 0 feet.
2. Increase the maximum height of a retaining wall from 6 feet, to 12 feet, 10 inches, at the highest point (the height of the retaining wall varies along its' 152-foot length).

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25823 and 25819 W. Oak Lane, Ingleside, Illinois, and is approximately 0.63 acres. PINs 05-13-302-028, 05-13-300-001

Pursuant to Section 7(e) of the Illinois Open Meetings Act, the current Gubernatorial Disaster Proclamation and the written determination of the Zoning Board of Appeals Chair, this hearing will be held by audio and video conference without a physical quorum present at the Lake County Zoning Board of Appeals office. Individuals wishing to attend the hearing should contact the Planning, Building & Development Department at 847-377-2127 by 4:00 P.M., the day prior to the hearing to receive information and instructions on how to join via the ZOOM website, by phone, or by remote in-person attendance. Space for in-person remote attendance by members of the public will be available at the Lake County Central Permit Facility, 500 W Winchester Road, Libertyville, Illinois and is limited to the number of persons currently allowed per the Gubernatorial Proclamation and as practicable in keeping with social distancing requirements

Public comment may be presented during the hearing by individuals, whether attending remotely or in person, or may be submitted in writing. Written statements may be emailed to [PBDZoning@lakecountyil.gov](mailto:PBDZoning@lakecountyil.gov) or delivered to the Central Permit Facility, 500 W. Winchester Road, Libertyville, Illinois. Include your full name and subject title: ZBA 000648-2021 with your written statement. Comments received by 8:00 A.M. the day of the hearing will be provided to the ZBA prior to the close of testimony. Public comments are limited to three minutes each.

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=9874> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

**Gregory Koeppen**  
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):  
(please print)

ROBERT & JENNA ATWATER  
Owner(s)

Subject  
Property:

Present Zoning:  
Present Use:  
Proposed Use:  
PIN(s):  
Address:

RESIDENTIAL  
RESIDENTIAL  
RESIDENTIAL  
05-13-300-001, 05-13-302-028  
25823 & 25819 OAK LN  
INGLESIDE

Legal description:  
(X see deed)

Request:

The following variation(s) are requested:

1. RETAINING WALL OVER 6' ALONG ~~WEST~~ PROPERTY LINE
2. INCREASE HEIGHT OF RETAINING WALL FROM 6 FEET TO 12 FEET, 10 INCHES
- 3.
- 4.

---

Explain why this variation(s) is necessary:

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

1. Exceptional conditions peculiar to the applicant's property.

Response:

SEE ATTACHMENTS

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

SEE ATTACHMENTS

3. Harmony with the general purpose and intent of the zoning regulations.

Response:

SEE ATTACHMENTS

## Variance Question

1. Exceptional conditions peculiar to the applicant's property.

Response:

There are multiple reasons.

- a. First, this side of the lake has excessive terrain, grade and elevation changes.
- b. Second, Subject property from front to back has a grade change of 38'.
- c. Last, the code for driveway pitch does not allow smaller walls.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

The land has excessive terrain, and walls are needed to construct. We have attached samples from other lake properties that have walls in excess of 6'. This property is similar to other lake properties in the area and has unique characteristics that require retaining walls.

151.113 L (1) (2) *Retaining walls*. Retaining walls (i.e., walls that support fill) shall be set back a minimum of four feet from all property lines unless site conditions warrant a lesser setback, in which case, the Planning, Building and Development Director shall be authorized to allow a reduced setback. Retaining walls shall not be permitted within required visibility triangles (see § 151.172). The maximum height of retaining walls shall be six feet. If site conditions warrant, the Planning, Building and Development Director may allow the height of a retaining wall to be greater than six feet.

3. Harmony with the general purpose and intent of the zoning regulations.

Response:

The wall will not be visible, as it will be on the west edge of the property. There will also be greenery installed to cover and grow on the wall. Adjacent neighbor has agreed to and accepted the proposed wall size and location, see attached letter. The remainder of the construction follows the building codes and zoning.



**APPLICANT INFORMATION**

Applicant(s): ROBERT & JENNA  
(Please Print) Owner(s) ATWATER

Phone: [REDACTED]

[REDACTED]

Address

Email: [REDACTED]

Contract purchaser(s) if any

Phone: \_\_\_\_\_

Address

Email: \_\_\_\_\_

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Name

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address

I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

[REDACTED]

[REDACTED]

Signature(s) of contract purchasers

I, Elizabeth Menoni a Notary Public aforesaid, do hereby certify that Robert & Jenna Atwater personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 11/11/2021 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this 11<sup>th</sup> day of January, 2021

(Seal)

My Commission expires

11/8/2021

[REDACTED]

[REDACTED]

## COURT REPORTER AGREEMENT

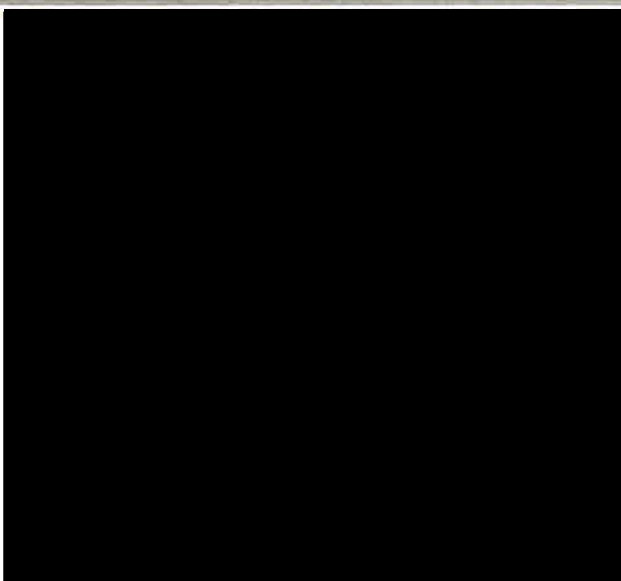
### CHECK ONE OF THE FOLLOWING:



☒ I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



☐ I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

## TRUSTEE'S DEED

THIS INDENTURE, made this 15 day of June 2015, between Laurence B. Nybo and Sharon N. Lynch as Successor Trustees under the provisions of a Trust Agreement dated March 28, 2005, and known as the Marie B. Nybo Trust Agreement, of the City of Ingleside, the County of Lake and State of Illinois, party of the first part, and Robert Charles Atwater and Jenna F. Atwater, husband and wife, of the City of Long Lake, the County of Lake and State of Illinois, party of the second part, not as tenants in common or joint tenants ~~but as tenants by the entirety.~~

with rights  
of survivorship.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/hundredths (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Lake County, Illinois, to wit:

See Legal Description Attached

Address of Real Estate: 25819 West Oak Lane, Ingleside,  
Illinois 60041

Permanent Index Real Estate Number: 05-13-300-001, 05-13-302-028, 05-13-116-012,  
05-13-116-013, 05-13-116-014

Subject to the General 2015 real estate taxes not due and payable as of the date hereof and covenants, conditions, easements, and restrictions of record provided they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD, the above granted premises unto the said parties of the second part forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(00006683.DOC//Deed - TRUSTEE'S DEED (land trust) MASTER / 7/17/2004)

Image# 054214580005 Type: DTR  
Recorded: 07/31/2015 at 11:46:55 AM  
Receipt#: 2015-00046242  
Page 1 of 5  
Fees: \$598.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder  
File 7217736

14  
5

DATED this 15<sup>th</sup> day of June 2015

[REDACTED]  
Laurence B. Nybo, as Successor Trustee  
under the provisions of the Marie B. Nybo  
Trust Agreement dated March 28, 2005

[REDACTED]  
Sharon N. Lynch, as Successor Trustee  
under the provisions of the Marie B. Nybo  
Trust Agreement dated March 28, 2005

**ACKNOWLEDGEMENT**

STATE OF ILLINOIS    }  
                                  }SS  
COUNTY OF DUPAGE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laurence B. Nybo and Sharon N. Lynch, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such executor, for the uses and purposes therein set forth.

Given under my hand and official seal this 15<sup>th</sup> day of June, 2015.

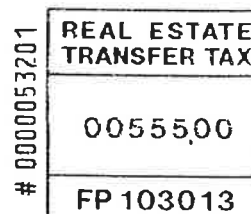
NOTARY PUBLIC  
[REDACTED]

This instrument was prepared by:  
Faye Hizon Nybo

MAIL TO:  
Faye Hizon Nybo

SEND SUBSEQUENT TAX BILLS TO:  
Jenna F. Atwater and Robert C. Atwater

\$370,000.00



{00000003.DOC/ Deed - TRUSTEE'S DEED (land trust)- MASTER / 7/17/2004}



**Plat Act Affidavit**

18 N County St – 6<sup>th</sup> Floor  
Waukegan, IL 60085-4358  
Phone: (847) 377-2575  
FAX: (847) 984-5860

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

I, (name) Laurence Nybo, being duly sworn on oath, state that I reside at [REDACTED] that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

*AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)*

SUBSCRIBED and SWORN to before me this 15<sup>th</sup> day of June 2015



## LEGAL DESCRIPTION

Order No.: 15NW7115694WH

For APN/Parcel ID(s): 05-13-300-001, 05-13-302-028, 05-13-116-012, 05-13-116-013 and  
05-13-116-014

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PARCEL 1:

THE WEST 50 FEET OF THE EAST 366 FEET LYING NORTH OF LONG LAKE OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

ALSO, THE SOUTH 112 FEET OF THE WEST 50 FEET OF THE EAST 366 FEET OF THE SOUTH 2 CHAINS OF THE EAST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

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PARCEL 2:

LOT 1 IN BLOCK 1 IN WILSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1908 AS DOCUMENT 120117, IN BOOK "M" OF PLATS, PAGE 21, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOT 91 IN MITCHELL HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  (EXCEPT THE SOUTH 2 CHAINS THEREOF) AND THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1923 AS DOCUMENT 224106, IN BOOK "L" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

LOT 90 IN MITCHELL HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  (EXCEPT THE SOUTH 2 CHAINS THEREOF) AND THE SOUTH WEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 13. TOWNSHIP 45 NORTH, RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1923 AS DOCUMENT 224106, IN BOOK; "L" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

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PARCEL 5:

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Image# 059404290004 Type: DTR  
 Recorded: 06/11/2020 at 01:01:58 PM  
 Receipt#: 2020-00035146  
 Page 1 of 4  
 Fees: \$607.50  
 IL Rental Housing Fund: \$9.00  
 Lake County IL Recorder  
 Mary Ellen Vanderventer Recorder  
 File **7663695**

MAIL TO:  
 Advisors Title Network, LLC  
 900 Skokie Blvd, Suite 127  
 Northbrook, IL 60062  
 (847) 496-9100

129 384 15A2  
**TRUSTEES DEED  
 ILLINOIS STATUTORY**

**REAL ESTATE TRANSFER TAX**

County:	\$182.50
Illinois:	\$365.00
Total:	\$547.50
Stamp No:	1-527-038-688
Declaration ID:	20200504983473
Instrument No:	7663695
Date:	11-Jun-2020

**THE GRANTOR**, Nancy A. Schroeder, as Trustee of the Nancy A. Schroeder Revocable Trust dated September 28, 2017, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Robert Atwater and Jenna F. Atwater, husband and wife as Tenants by the Entirety, of the City of Ingleside, State of Illinois, County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Exhibit 'A' attached hereto and made a part hereof**

**SUBJECT TO:** covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

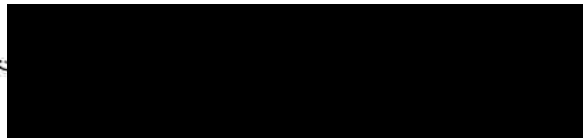
Permanent Real Estate Index Number: 05-13-300-002

Address of Real Estate: 25807 Oak Lane  
 Ingleside, IL 60041

Dated this 1<sup>st</sup> day of MAY, 2020.

13  
 (4)

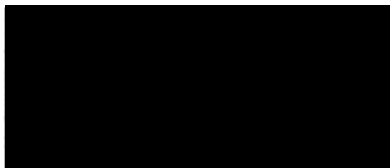




STATE OF ILLINOIS       )  
  )ss.  
COUNTY OF ~~COOK~~       )  
                                  *lake*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
**CERTIFY THAT** Nancy A. Schroeder, as Trustee of the Nancy A. Schroeder Revocable  
Trust dated September 28, 2017 known to me to be the same person(s) whose name(s) are  
subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that they signed, sealed and delivered the said instrument as their free and  
voluntary act, for the uses and purposes therein set forth, including the release and waiver  
of the right of homestead.

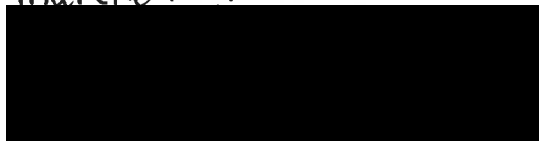
Given under my hand and official seal, this 1 day of May, 2020.



My commission expires on 01/20, 2023

Prepared By:  
Christopher B. Titcomb, Esq.  
134 N. LaSalle St., Suite 1720  
Chicago, Illinois 60602

Mail To: *Marcia Franklin*



Name & Address of Taxpayer:

*ROBERT AQUATEA*



**Exhibit "A"**  
**Legal Description**

PARCEL 1: THE EAST 50 FEET OF THE WEST 1 00 FEET OF THE EAST 366 FEET OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE 3rd P.M., IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 50 FEET OF THE SOUTH 112 FEET OF THE WEST 100 FEET OF THE EAST 366 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTH WEST QUARTER OF SAID SECTION 13, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE 3rd P.M., IN LAKE COUNTY, ILLINOIS.



## Plat Act Affidavit

18 N County St - 6<sup>th</sup> Floor  
Waukegan, IL 60085-4358  
Phone: (847) 377-2575  
FAX: (847) 984-5860

STATE OF ILLINOIS

COUNTY OF LAKE

SS

I, (name)

Isabel Ismaili

that I reside at

on oath, state

the attached

deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile

SUBSCRIBED and SWORN to before me this 21 day

of

Notary:

LYNN KRUSE



**CASE #000648-2021  
NEIGHBOR MAILING LIST**

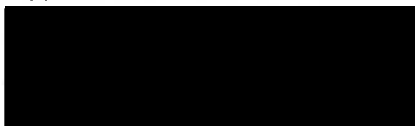
LEROY K & LEWELYN ROHLEDER



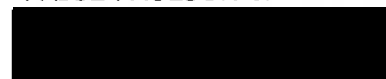
EMILIE F WOODS



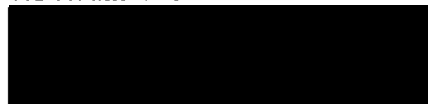
ADAM & SARAH RIESS



PAIGE PAULSON & ELSA FISCHER

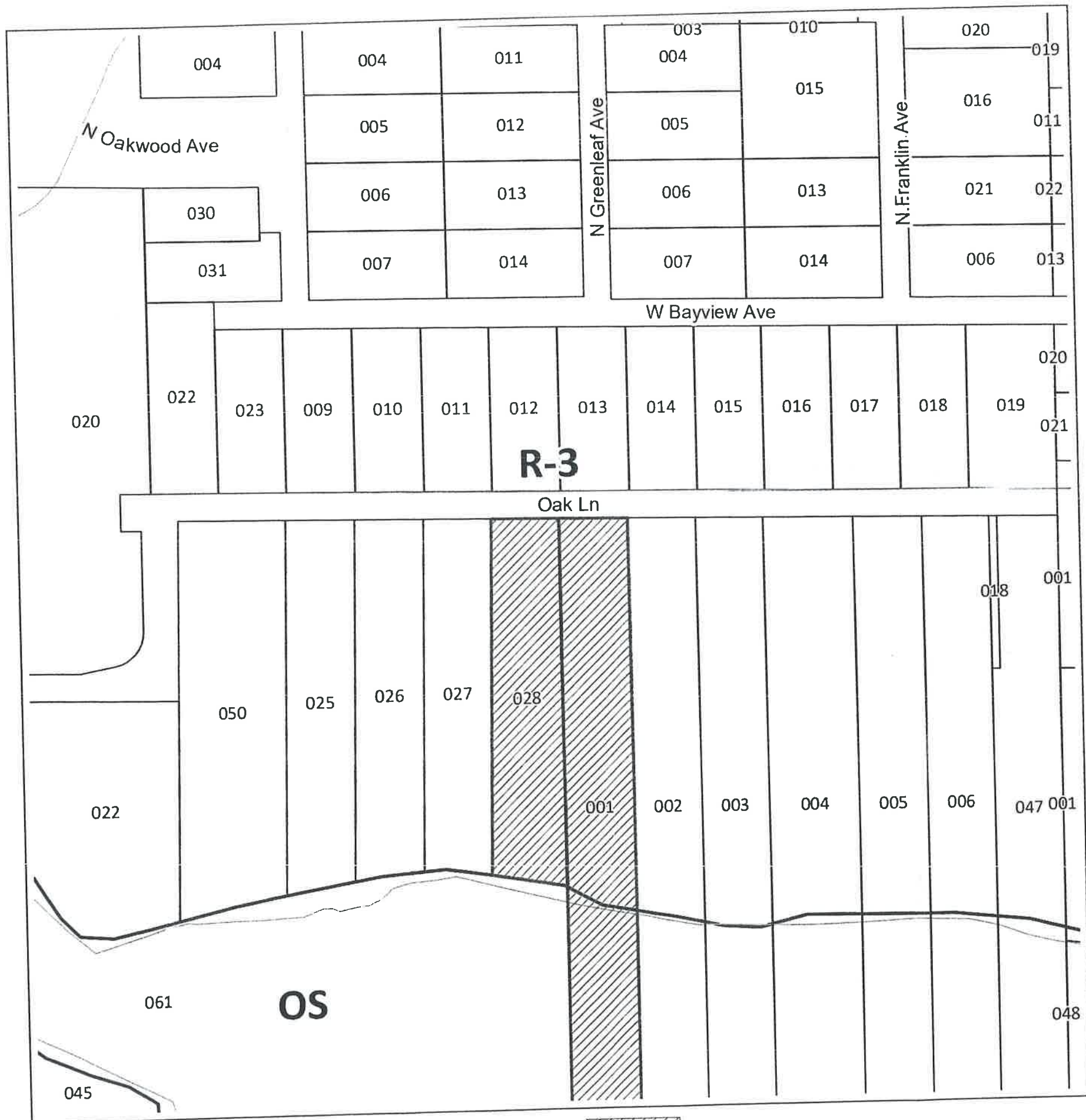


KOWALEWICZ KAMIL

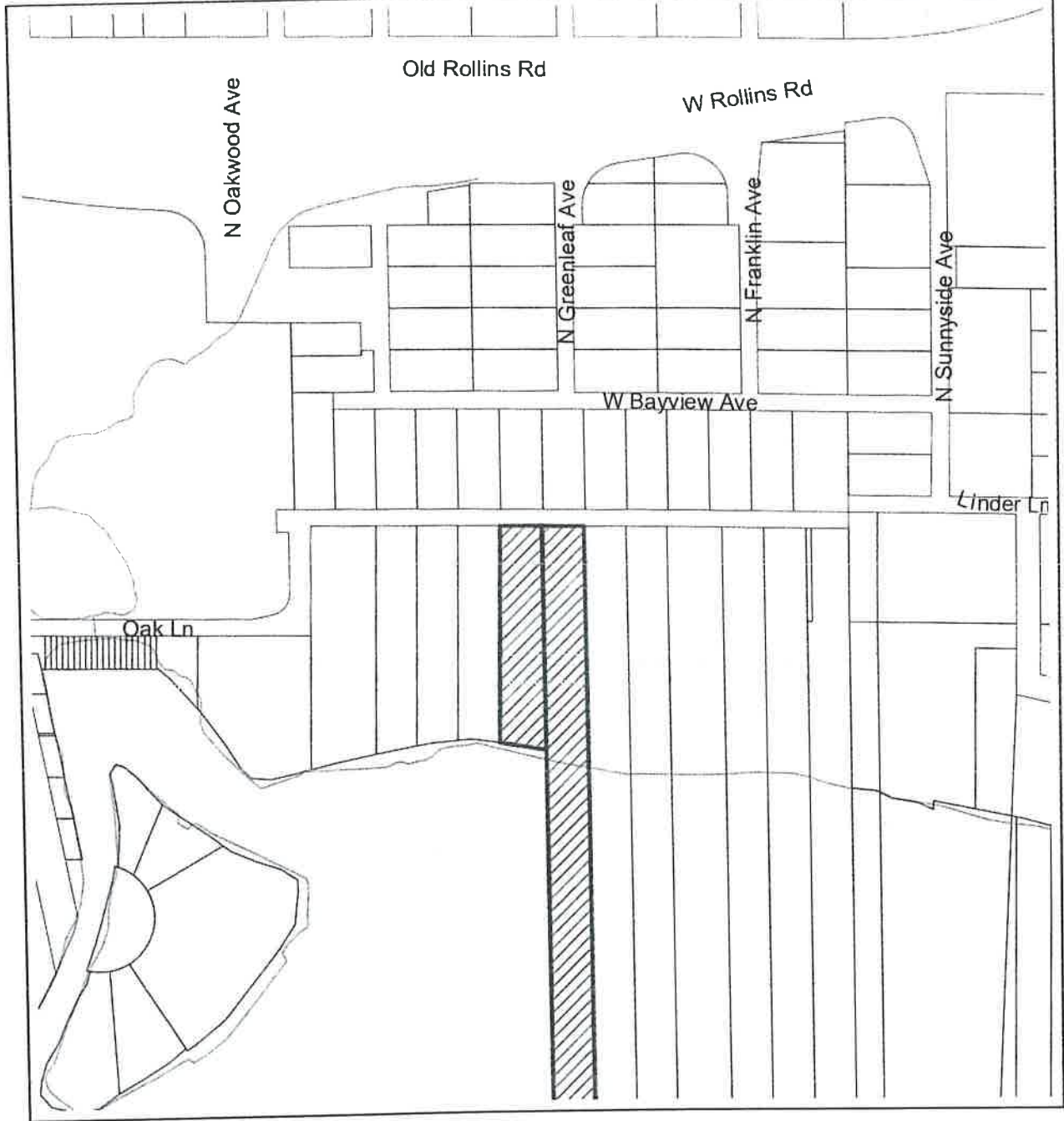


KG 25831 OAK LANE LLC





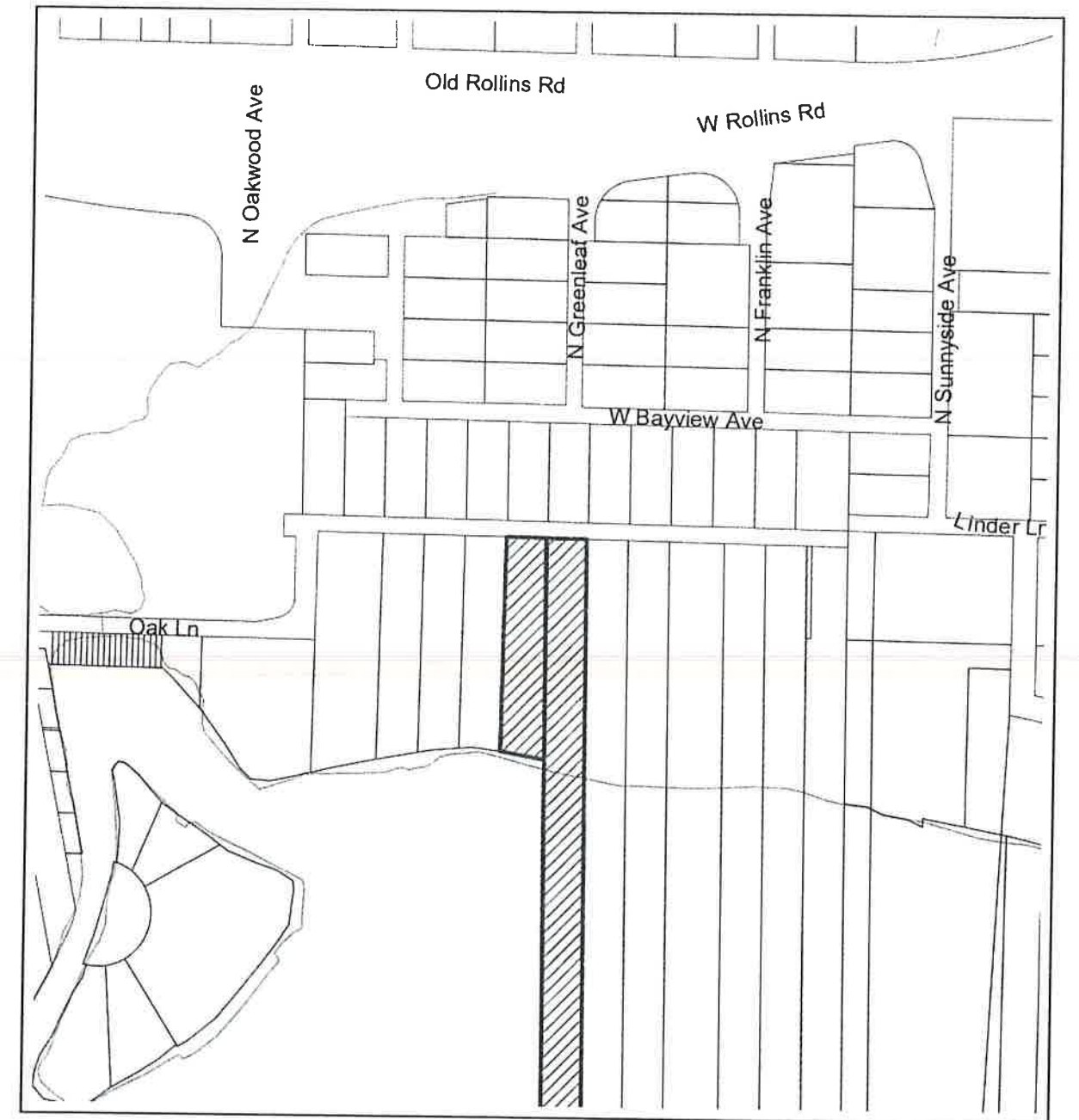
 Incorporated Lake County
  Subject Parcel



Zoning Board of Appeals  
 Case #VAR-000648-2021







Zoning Board of Appeals  
Case #VAR-000648-2021

 Incorporated Lake County  Subject Parcel

0 20 40 80 120 160  
Feet



# Variance Hearing

- Atwater Residence – 25819 Oak Lane, Ingleside
- Enclosed are existing retaining walls that are around Long Lake that on non conforming to the code.
- 151.113 L (1) (2) *Retaining walls.* Retaining walls (i.e., walls that support fill) shall be set back a minimum of four feet from all property lines unless site conditions warrant a lesser setback, in which case, the Planning, Building and Development Director shall be authorized to allow a reduced setback. Retaining walls shall not be permitted within required visibility triangles (see § [151.172](#)). The maximum height of retaining walls shall be six feet. If site conditions warrant, the Planning, Building and Development Director may allow the height of a retaining wall to be greater than six feet.



35235 WILSON, INGLESIDE

OVER 6' Wall built/constructed on  
the property line



Over 6' Wall with a Railing

Extensive Terrain around the lake



N Oakwood Ave, INGLESIDE



Over 6' Wall



Extensive Terrain



25676 Marion Lane, INGLESIDE

Over 6' wall built on the property line



11' W Wall

7' Wall

Extensive Terrain around the lake





25228 W CHICAGO, Long Lake

Built within last 5 years

8' W Wall plus a 4" Cap

Additional 3' Wall to demonstrate

Extensive Terrain around the lake



35529 Olive, Ingleside

Built within last year on both East  
and south property lines

6' W Wall plus a 4" Cap No railing

Additional 3' Wall to demonstrate  
Extensive Terrain around the lake





35529 Olive, Ingleside

Built within last year on both East  
and south property lines

6.5' W Wall plus a 4" Cap



Additional 2' Wall to demonstrate  
Extensive Terrain around the lake



35539 Olive, INGLESIDE

Over 6' wall built on the property  
line in last 6 months, new  
construction house just approved



7' Wall +





35480 Everett, Ingleside

7'+ Wall





Subject Property, Ingleside

PROPOSED LINE OF WALL PER  
PLAN.





25873 Oak Lane, Ingleside

6'+ WALL on the property line





25851 Oak Lane, Ingleside

6'+ WALL on the property line

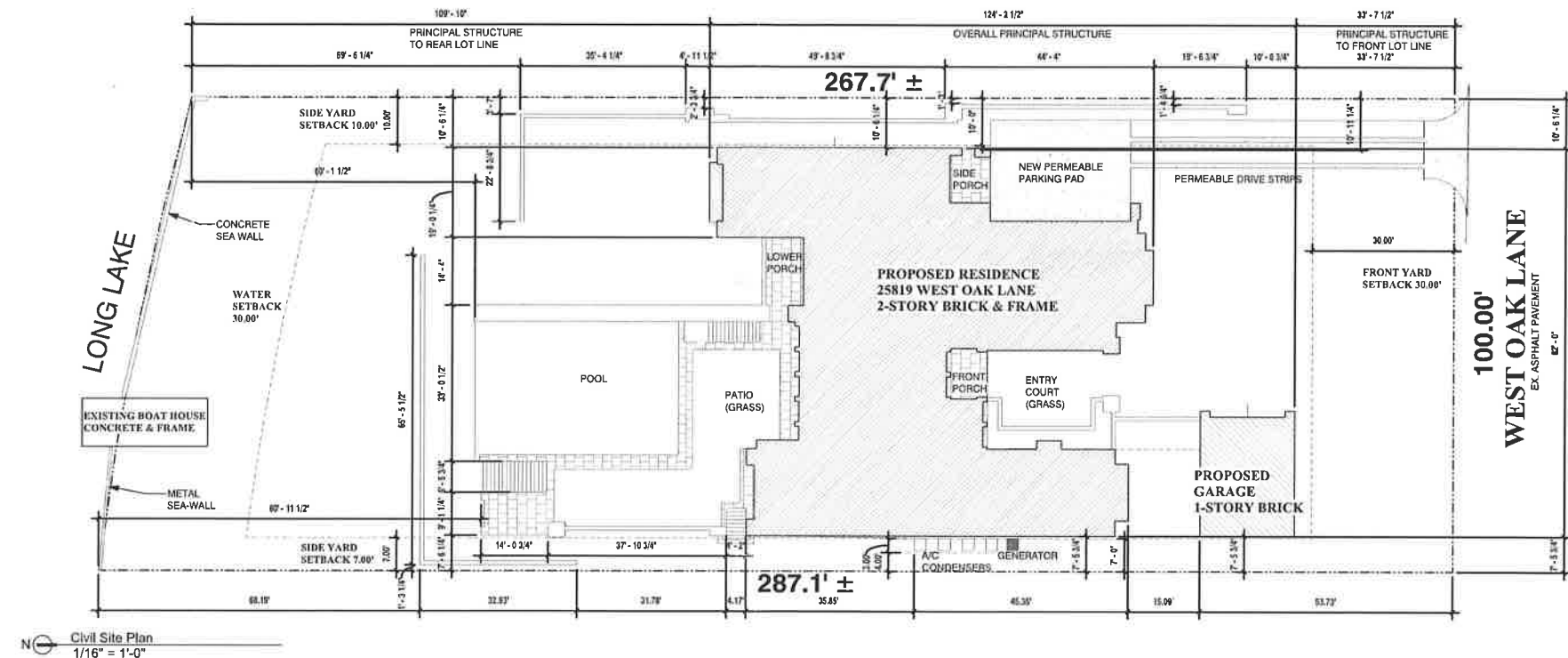
# THE ATWATER RESIDENCE

25819 W. OAK LANE INGLESIDE, IL 60041

## SITE DATA:

25819 W. OAK LANE INGLESIDE, IL 60041  
PROPERTY INDEX # 05-13-300-001

ZONING DISTRICT: R-3



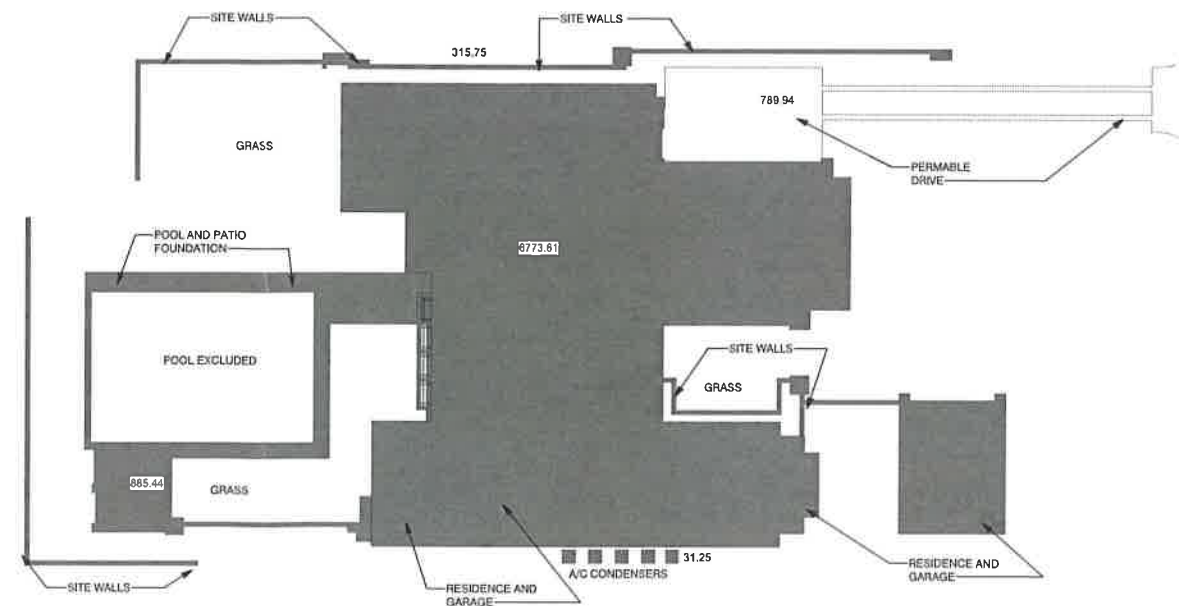
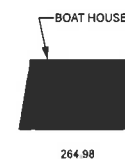
## ISR CALCULATION

Property Area: 27,908 SF  
ISR Allowed (30%): 8372.4 SF  
Additional Permeable Allowed (3%): 837.2 SF  
Total Allowed (33%): 9209.6 SF

6773.61 SF Residence & Garage  
885.44 SF Pool Patio Foundation  
264.98 SF Boat House  
315.75 SF Site Walls  
31.25 A/C Condensers  
8271.03 SF TOTAL IMPERVIOUS

789.94 SF TOTAL PERMEABLE ENTRY DRIVE

9060.97 SF TOTAL PROPOSED



REVISION  
J.V. Henick  
Consultants

DATE  
07/16/2018  
07/25/2018

Atwater Residence  
25819 W. Oak Lane  
Ingleside, IL 60041

EDWARD  
DEEGAN  
ARCHITECTS  
503 Park Drive #4  
Kenilworth IL 60043  
(847) 906-4110

SUBMISSION	DATE
Schematics	8/14/2016
Permit	01/15/2018
Bid	x/xx/2018
Interiors	x/xx/2018
Construction	x/xx/2018

Civil Site Plan

SHEET NO.  
**C001**  
PROJECT NO. 16.03



# GRADING & DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
  - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND RECOMMENDATIONS. SUBGRADE MATERIAL FOR SIDEWALKS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED.
  - ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
  - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
  - PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
  - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL GUTTERS AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
  - IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
  - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
  - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - SEE THIS PLAN FOR EROSION CONTROL MEASURES AND NOTES.
  - ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED.
  - ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
  - ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
  - GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
  - SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
  - ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
  - MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
  - SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
  - ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%.
  - SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
  - THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND Haul Roads TO PREVENT THE SPREAD OF DUST.
  - ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LAKE COUNTY CONSTRUCTION SPECIFICATIONS.

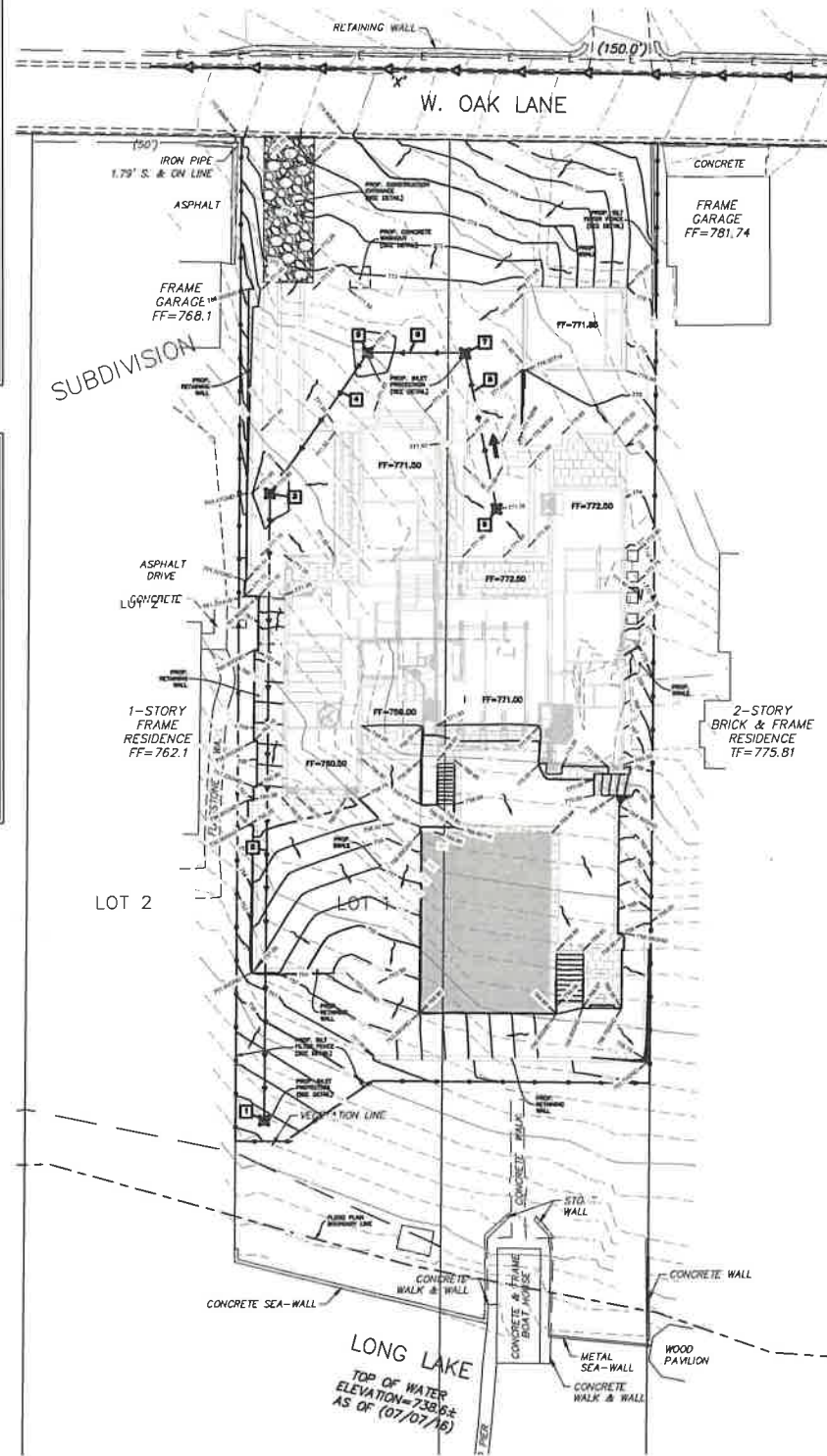
# PHASING NOTES:

## SEQUENCE OF MAJOR ACTIVITIES

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER SILT FENCE & INLET PROTECTION AS NOTED ON THE PLAN.
- REMOVAL OF EXISTING PAVEMENT AND OTHER ITEMS AS REQUIRED.
- CONTINUE GRADING, STABILIZE COMPLETED AREAS WITH PERMANENT STABILIZATION OR INACTIVE AREAS WITH TEMPORARY STABILIZATION WITHIN 14 DAYS.
- INSTALL UTILITIES AND STORM SEWER WITH INLET PROTECTION.
- CONSTRUCT BUILDINGS.
- COMPLETE FINAL GRADING.
- INSTALL PERMANENT SEED/SOD AND PLANTINGS.
- COMPLETE FINAL PAVING.
- WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, RESEED/RESOD ANY REMAINING DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE VEGETATION REACHES 70% COVERAGE.
- CONTRACTOR SHALL ADHERE TO ALL LAKE COUNTY EROSION CONTROL PROVISIONS AND REQUIREMENTS.
- REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.

# EROSION CONTROL NOTES:

- ALL SEDIMENTATION AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO PER LAKE COUNTY REQUIREMENTS.
- NO LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
- UTILIZE NRCS BLANKET OR SOD ON ALL SLOPES OF 5:1 OR GREATER.
- ALL STREETS AND DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- IF ANY ADDITIONAL SOIL EROSION MEASURES ARE DEEMED NECESSARY BY THE ENGINEER OR HIS REPRESENTATIVE, THESE MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR.
- REMOVE ALL DEBRIS TRANSFERRED INTO THE ROW OR ADJOINING PROPERTY AT THE END OF EACH WORK DAY.
- INSTALL AND MAINTAIN INLET FILTER BASKET ASSEMBLIES AT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS.



# LEGEND

- INDICATES EROSION CONTROL MEASURES (LIMITS OF GRADING)
- INDICATES PROPOSED RIPRAP AREA (SEE DETAILS) (QUANTITY AS INDICATED)
- XXXXXX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES RIDGE LINES
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
- DENOTES OVERLAND OVERFLOW ROUTE

# STORM TAGS

- STW SWR INLET 2' DIA., R-4543-B (SEE DETAILS) L&M TO BE INSTALLED DOWN RIM = 746.50 INV = 743.00 N 12" RCP
- 14" DIA. STW SWR INLET 12" RCP, 12" @ 0.50%
- STW SWR CH 4' DIA., R-2504 TY D RIM = 776.50 INV = 775.50 N 12" RCP INV = 762.00 N 12" RCP
- 36" DIA. STW SWR INLET 12" RCP, 12" @ 0.50%
- STW SWR CH 4' DIA., R-2504 TY D RIM = 776.75 INV = 762.22 N 12" RCP INV = 762.22 E 12" RCP
- 18" DIA. STW SWR INLET 12" RCP, 12" @ 0.50%
- STW SWR CH 4' DIA., R-1713 CH RIM = 771.00 INV = 762.22 N 12" RCP INV = 762.22 E 12" RCP
- 36" DIA. STW SWR INLET 12" RCP, 12" @ 0.50%
- STW SWR INLET 2' DIA., R-2504 TY D RIM = 771.35 INV = 762.00 N 12" RCP

# GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.

Engineering document was prepared by me in supervision and that I am a duly licensed Professional Engineer in the State of Illinois.

12/07/18  
DATE

November 30, 2019,  
is seal:

811  
Know what's below.  
Call before you dig.



FOR PERMIT

NO. DATE BY

REVISION DESCRIPTION

HRGreen.com



ATWATER RESIDENCE  
25819 W. OAK LANE  
INGLESIDE, ILLINOIS 60041  
CIVIL

GRADING & EROSION CONTROL PLAN

BAR IS ONE INCH ON  
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ADJUST SCALE ACCORDINGLY

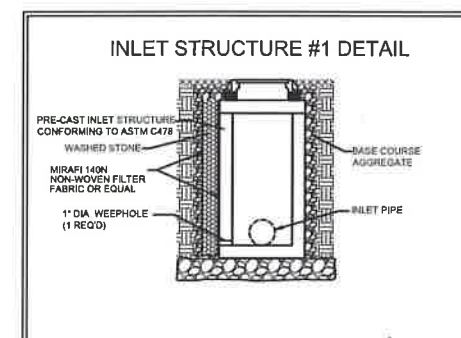
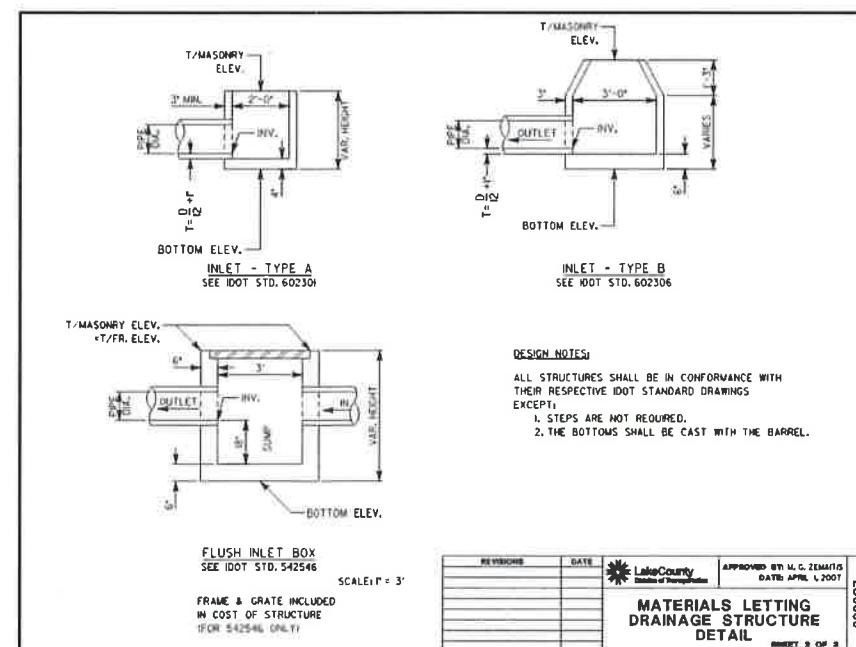
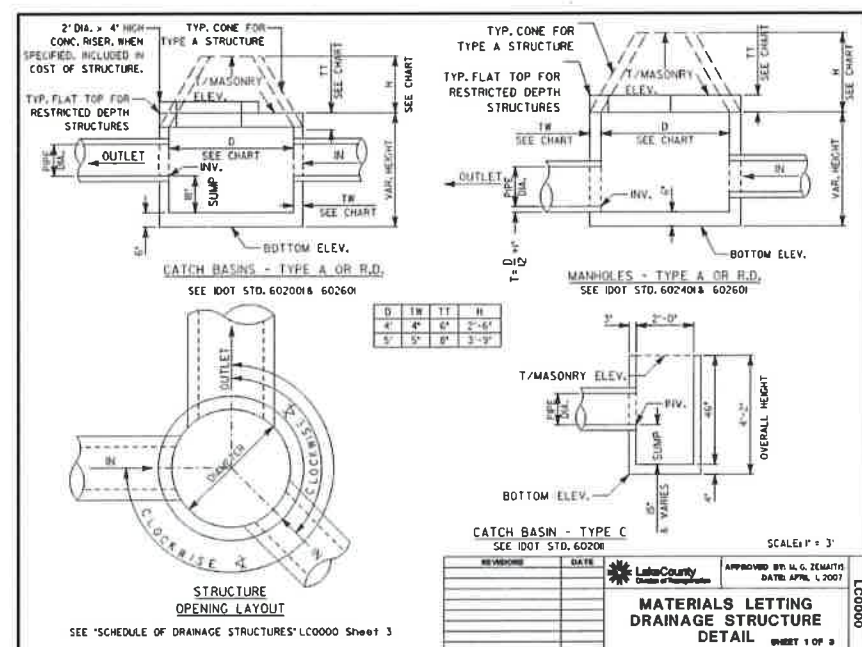
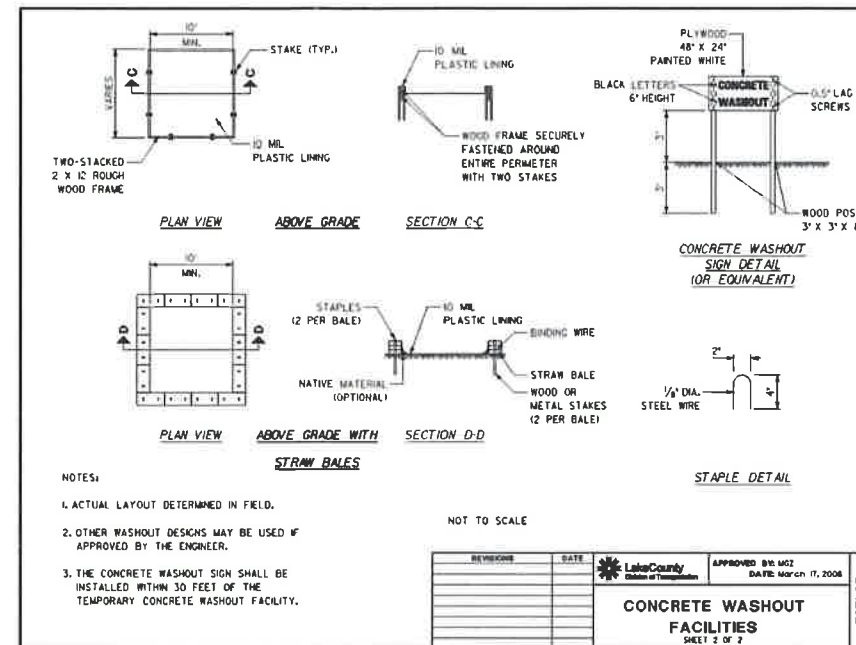
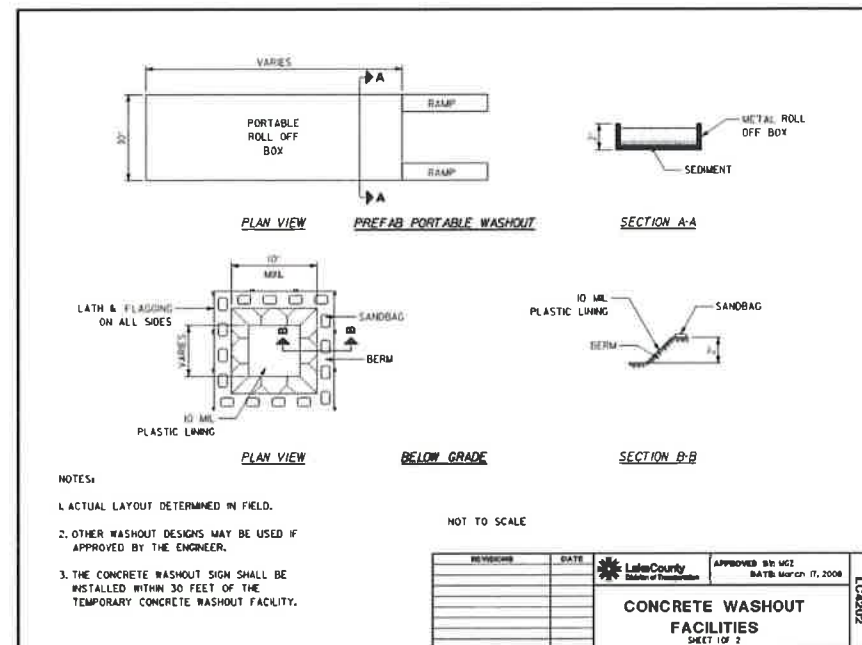
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APPROVED: JEV  
JOB DATE: 10/19/18  
JOB NO: 180211

DRAWING

C-01







FOR PERMIT

HRGreen.com  
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25819 W. OAK LANE  
INGLESIDE, ILLINOIS 60041  
CIVIL  
STANDARD CONSTRUCTION DETAILS

BAR IS ONE INCH ON OFFICIAL DRAWINGS  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

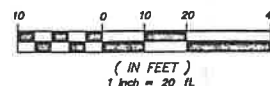
DATE: 10/19/18  
180211

C-03





























[illegible]

# TOPOGRAPHIC SURVEY



**LEGEND**

POWER POLE	
TELEPHONE SPLICER BOX	
STORM MANHOLE	
SANITARY MANHOLE	
STORM INLET	
WATER VALVE	
FIRE HYDRANT	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
BUSH	
FLAG POLE	
SGN	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
UNDERGROUND WATER	
UNDERGROUND GAS	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND FIBER OPTIC	
OVERHEAD UTILITIES	
RECORD DATA	
FINISHED FLOOR	
CONTROL POINT	
STEEL BAR & CAP	

172 STORM INLET  
RIM=772.88  
INV=772.88 W 15°RCP  
INV=774.88 E 15°RCP

227 STORM INLET  
RIM=774.96  
INV=769.16 E 15°RCP  
INV=768.26 W 15°RCP

407 SANITARY MANHOLE  
RIM=792.00  
INV=783.00 E/W 8°PVC

422 SANITARY MANHOLE  
RIM=789.54  
INV=780.14 N/E/W 8°PVC

441 SANITARY MANHOLE  
RIM=785.64  
INV=775.64 E/W 8°PVC

## SURVEYOR'S NOTES

1. BOUNDARY INFORMATION IS BASED ON AND REFERENCED FROM PLAT OF SURVEY PREPARED BY PROFESSIONAL LAND SERVICES, L.L.C. DATED JUNE 12, 2015 THAT WAS PROVIDED BY THE CLIENT.
2. SUBJECT PROPERTY TAX NUMBER 05-13-300-007.

### SITE BENCHMARKS

1. SOURCE BENCHMARK: IDOT DISTRICT 1 BENCHMARK  
LAIR2-120, LOCATED 30 FT EAST OF THE  
PAVEMENT AT US RT 12 WESTBOUND. STATION IS  
LOCATED 120 FT SOUTH OF THE CENTERLINE OF FRONTAGE  
RD, 130.5 FT NORTHWEST OF POWERPOLE, 105 FT SOUTH OF  
TURN ONLY SIGAL, 100 FT NORTH OF THE HOME DEPOT  
SOUTH WAREHOUSE. ELEVATION=785.35 (NAVD 88)
2. SITE BENCHMARK 1: RAILROAD SPIKE IN WEST FACE OF  
POWER POLE IN THE NORTH ROW OF OAK LAKE IN THE  
SOUTH EAST CORNER OF LOT LB  
ELEVATION=783.08 (NAVD 88)
3. SITE BENCHMARK 2: MAG-MAIL IN PAVEMENT AT THE NE  
CORNER OF BAYVIEW AVE AND GREENLEAF AVE.  
ELEVATION=790.11 (NAVD 88)

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.

THIS IS TO CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THE PLAT HERON IS A REPRESENTATION OF THE SAID SURVEY.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS."

DATED AT McHENRY, McHENRY COUNTY ILLINOIS ON 07/14 A.D. 2016  
HR GREEN, INC. [REDACTED]

MIKE R. FISCHER  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3443  
LICENSE EXPIRES: NOVEMBER 30, 2016

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- \* All bearings in this survey are **LEAST EAST ZONE 1201 (NAD83)**
- \* No distances should be assumed by scaling.
- \* No underground improvements have been located unless shown and noted.

\* No representation as to ownership, use, or possession should be  
hereon implied.  
\* This Survey and Plat of Survey are void without original embossed  
or red colored seal and signature affixed.  
\* Field work for this survey was completed on 07/07/16.  
\* This professional service conforms to the current Illinois minimum  
standards for a boundary survey and was performed for:

**APEX LANDSCAPING**  
Compare your description and site markings with this plot and AT ONCE report any discrepancies which you may find.

7/12/2016 7:22:04 PM

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DRAWN BY: ARM

APPROVED: MRF

JOB DATE: 07/08/2016

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
0  1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY



Illinois Professional Design Firm # 164-001322

420 N. Front Street,  
McHenry, IL 60050-2136  
t. 815.385.1778 f. 815.385.1781  
www.hgre-en.com

[www.hugobon.com](http://www.hugobon.com)

TOPOGRAPHIC SURVEY  
25819 W. OAK LANE  
INGLESIDE, IL 60041

[illegible]

**SHEET**  
**1 OF 1**



PARCEL 2:

LOT 1 IN BLOCK 1 IN WILSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1908 AS DOCUMENT 120117, IN BOOK "M" OF PLATS, PAGE 21, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

LOT 91 IN MITCHELL HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2 CHAINS THEREOF) AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1923 AS DOCUMENT 224106, IN BOOK "L" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

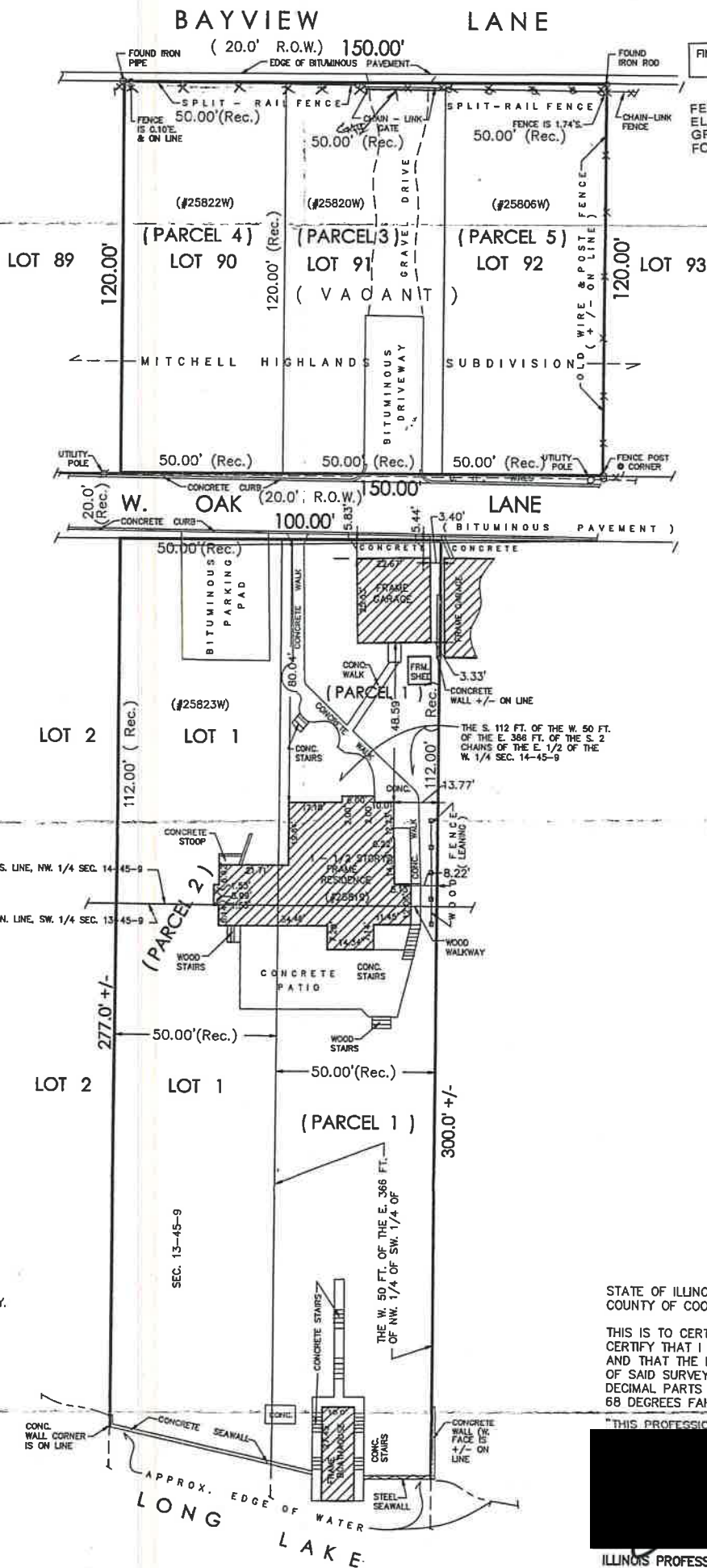
LOT 90 IN MITCHELL HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2 CHAINS THEREOF) AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1923 AS DOCUMENT 224106, IN BOOK "L" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

LOT 92 IN MITCHELL HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTH 2 CHAINS THEREOF) AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 45 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1923 AS DOCUMENT 224106, IN BOOK "L" OF PLATS, PAGE 76, IN LAKE COUNTY, ILLINOIS.

# LEGEND

- FRS = FOUND RAILROAD SPIKE
- FRP = FOUND IRON PIPE
- FRB = FOUND IRON ROD
- FRB = FOUND IRON BAR
- FRK = FOUND PK NAIL
- FCC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SP = SET IRON PIPE
- SOC = SET CUT CROSS
- SPK = SET PK NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- CALC = CALCULATED INFORMATION
- FC = FENCE CORNER
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FTG = FINISHED FLOOR GARAGE
- TC = TOP OF CURB
- FL = FLOW LINE
- INV = INVERT
- CONC = CONCRETE
- BIT = BITUMINOUS
- CMP = CORRUGATED METAL PIPE
- FRM = FRAME
- BRK = BRICK
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PURDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- OH = OVERHANG
- FRM = FRAME
- = IRON PIPE
- + = CUT CROSS
- X = CHAIN-LINK FENCE
- = WOOD FENCE / PVC FENCE
- = IRON FENCE
- TR = TRANSFORMER (PAD)
- AC = AIR-CONDITIONER
- = GAS METER
- = ELECTRIC METER
- = UTILITY PEDESTAL
- = MANHOLE/CATCH-BASIN
- = STORM INLET
- = UTILITY POLE
- = ANCHOR (GUY WIRE)
- = LIGHTPOLE
- = TRAFFIC SIGNAL POLE
- = SIGN
- = MAILBOX



## GENERAL NOTES:

- 1.) CALL: "J.U.L.I.E." #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY #312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 6.) A CURRENT TITLE POLICY WAS MADE AVAILABLE AT TIME OF SURVEY.
- 7.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 8.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEY, AS APPLICABLE TO S.P.)

DATE: JUNE 12, 2015

2016

-C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

COMMON ADDRESS: # 25819 W OAK LANE

INGLESIDE, ILLINOIS

ORDER NO: R15-300.1S

SCALE: 1" = 30'

FIELD DATE: 06/12/2015

BOOK: 39 PAGE 19

PREPARED FOR:

FAY NYBO  
ATTORNEY AT LAW  
( 630 ) 873-8503

PROFESSIONAL LAND SERVICES, L.L.C.

LAND SURVEYING AND MAPPING

7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL 60130

PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolansurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

April 8, 2021

Keith Goode  
25831 Oak Lane  
Ingleside IL 60041

RE: Concrete Retaining Wall along the property line of 25819 Oak Lane

Keith,

I am writing to get your approval of the concrete wall that will be built in accordance to the plans along the property line. The wall will be various in height especially due to the grade variation. The wall height will vary from 4' to 12'. Please sign below and date if you are in agreement and approve of this wall.

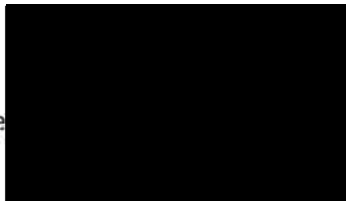
Thanks

Robert Atwater

---

I agree to the proposed retaining wall as described in the plan and renderings in the below exhibit A and per the agreement dated 4/28/2020 regarding plantings to cover the wall attached in Exhibit B.

Keith Goode



Date

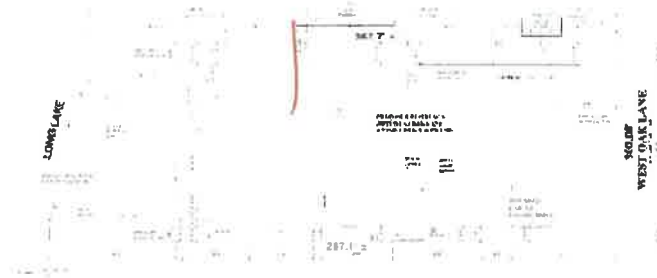
4/8/2021

## Exhibit A

### THE ATWATER RESIDENCE 25819 W. OAK LANE INGLESIDE, IL 60041

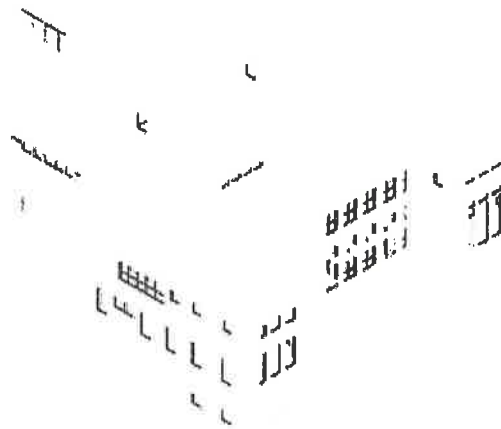
#### SITE DATA:

331 E. W. OAK LANE, INGLESIDE, ILLINOIS  
PROJECT # 10-1370-001  
2014/03/15/CT # 1



#### ISR CALCULATION

Project # 10-1370-001  
331 E. W. OAK LANE, INGLESIDE, ILLINOIS  
PROJECT # 10-1370-001  
2014/03/15/CT # 1



Project # 10-1370-001  
331 E. W. OAK LANE, INGLESIDE, ILLINOIS  
PROJECT # 10-1370-001  
2014/03/15/CT # 1



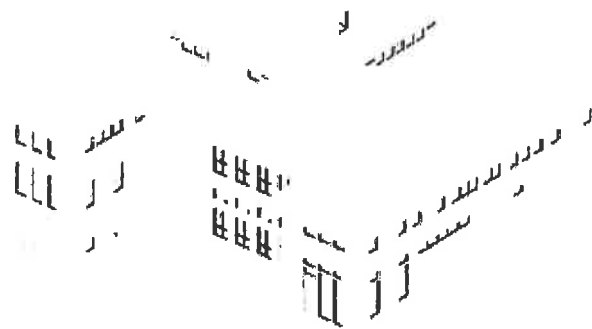


Exhibit B

April 28, 2020

General agreement between Keith Goode whose address is 25831 Oak Ln., Ingleside IL 60041 and Robert Atwater whose address is 25819 Oak Ln., Ingleside IL 60041. This agreement will ensure that upon completion of the west retaining wall along the east property line of Goode's property. Robert Atwater will install plant material that both parties will agree upon in writing prior to installation. The plants may be directly on the property line depending on the final agreed upon plant due to planting ball size. The plantings will be completed no later than 6 months after house completion which will be certified and confirmed by Lake County Illinois that occupancy is allowed or the soonest weather permits.

Signe



Printed Name

Robert Atwater Date 4/28/2020

Signed



Printed Name

Keith Goode Date 4/28/2020