

LAKE COUNTY ZONING NOTICE #4917

LAKE VILLA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Thursday, May 10, 2012 at 9:00 A.M. at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, Illinois, on the petition of Lake Villa Township, record owner, which seeks variations from the requirements of the Lake County Unified Development Ordinance and any other zoning relief as required:

1. To increase the height of a radio communications tower from 50 feet to 120 feet.
2. To increase to maximum allowable impervious surface from 0.50 to 0.53.

It is the desire of the applicant to construct a radio communications tower which will be accessory to the proposed fire station. The subject property is located at 37850 North Highway 59, Lake Villa, Illinois, and contains approximately 2.05 acres.

Its Permanent Index Numbers are: 05-01-205-012, 05-01-205-013, 05-01-205-014, 05-01-205-025, 05-01-205-026, 05-01-205-032, 05-01-205-033

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, (847) 377-2127.

**George Bell
Chairman**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): Lake Villa Township Phone: 847.356.2116
 (please print) Owner(s)

37908 North Fairfield Drive Fax: _____
Lake Villa, IL 60046

Address Email: dventuri@msn.com

Lake Villa Fire Protection District Phone: 847.356.2992
 Contract purchaser(s) if any

910 East Grand Avenue Fax: _____
Lake Villa, IL 60046

Address Email: jstout@lakevillafpd.com

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

James Stout Phone: 847.356.2992
 Name Cell: 224.627.8838

910 East Grand Avenue Fax: _____
Lake Villa, IL 60046 Email: jstout@lakevillafpd.com

Address

Subject Present Zoning: Residential (R-3)
 Property: Present Use: Open land on Lake Villa Township Property
 Proposed Use: Fire Station
 PIN(s): 05-01-205-012, 05-01-205-013,
05-01-205-014, 05-01-205-025,
05-01-205-026, 05-01-205-032,
and 05-01-205-033

Address: 37850 North Highway 59
Lake Villa, IL 60046

Legal description:
(see deed)

Request: The following variation(s) are requested:

1. Unified Development Ordinance Section 6.4.3.1 – Accessory Structure Height Standards: Revision from 50 Feet to 120 Feet for an Emergency Communications Tower.
2. Unified Development Ordinance Section 7.1-3 – Impervious Surface: Revision to allow percentage increase of Impervious Surface Area from 0.50 to 0.53 net site area.

Explain why this variation(s) is necessary:

Item No. 1 – Current U.D.O. Table 6.4.3.1 limits accessory structures to 50 feet and the Fire Protection District will require an emergency communications tower onsite for transmission of emergency correspondence.

Item No. 2 – Current U.D.O. Impervious Surface Calculation worksheet does not allow for land in utility easements to be incorporated into I.S.R. calculations. Exclusion of this area puts the site below required 0.50 ratio.

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:

Item No. 1

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

Response: The current property is zoned as R-3 and therefore is limited to accessory structure heights of 50 feet. Due to land elevation of the site and surrounding area, surrounding structures, and local vegetation, a structure of 50 feet in height will not allow for the direct line of sight between the Fire Protection District's emergency communication towers that is required for operation. The emergency communications tower requires a direct line of sight between the Fire Protection District's towers for proper communication/function. As part of their due diligence, the Communication Tower manufacturer performed onsite testing to determine minimum height requirements for the tower which was determined to be 120 feet.

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

Response: Without a variance to permit an accessory structure height to exceed 50 feet, the Fire District will not be able to construct an emergency

communications tower on site and therefore will need to purchase an alternate site for the fire station.

In the performance of due diligence, the Fire Protection District has investigated the possibility of providing emergency communication equipment at the water tower, located across Route 59 from the Station #4 site. In order to locate emergency communications, a significant initial and ongoing financial burden must be undertaken by the Fire Protection District, and more importantly, the taxpayers. Such implications include, but are not limited to:

- Providing power to the water tower for emergency communications equipment from the Station #4 site, requiring boring under Illinois Route 59.
- Boring under Illinois Route 59 will require additional permitting processes through Illinois Department of Transportation, delaying the project, if boring is permitted at all.
- Providing extra communications equipment including amplifiers, boosters, and relays to transmit communications from the water tower to the station itself.
- Installing an additional source of back-up power (emergency generator) on the tower site along with fueling the generator.
- Ongoing cost of performing maintenance on all of the additional equipment located on the water tower site.
- Ongoing operation cost of operating the additional generator at the water tower.
- Cost of having a Lake County employee at the water tower weekly to allow access to the communications and back-up equipment for maintenance.

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

Response: The Fire Protection District will not be exceeding any additional height limitations on site and will be keeping the height of tower structure to 120 feet, the absolute minimum height for District emergency communication. Additionally, attachments to the tower itself are strictly restricted to Fire Protection District emergency communications only.

Item No. 2

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

Response: The site has a water main running through the middle of the property, creating a 15 foot easement which cannot be used in figuring Impermeable Surface Ratios. Incorporation of this land area will put the site in compliance with the I.S.R. requirements.

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

Response: In order to have the site in full compliance with I.S.R. requirements, drive aisles would need to be eliminated, causing either difficulty in fire

apparatus maneuvering or elimination of Paid-on-Call parking, both possibly delaying response time.

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

Response: The Fire District has reduced impermeable surface to the minimum required for proper station size, function, and site maneuverability.

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

Daniel B. Venturi LAKE VILLA Township Supervisor
Signature(s) of owner(s)

Daniel B. Venturi LAKE VILLA FIRE PROTECTION DISTRICT
Signature(s) of contract purchasers

I, Lorraine Soyka a Notary Public aforesaid, do hereby certify that Daniel B. Venturi

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of April 16, 2012 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 16 day of April 2012

(Seal)

My Commission expires _____
Lorraine Soyka



COURT REPORTER AGREEMENT

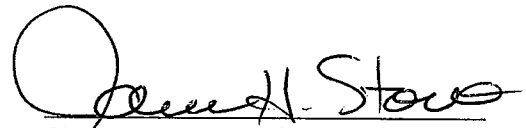
CHECK ONE OF THE FOLLOWING:



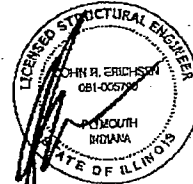
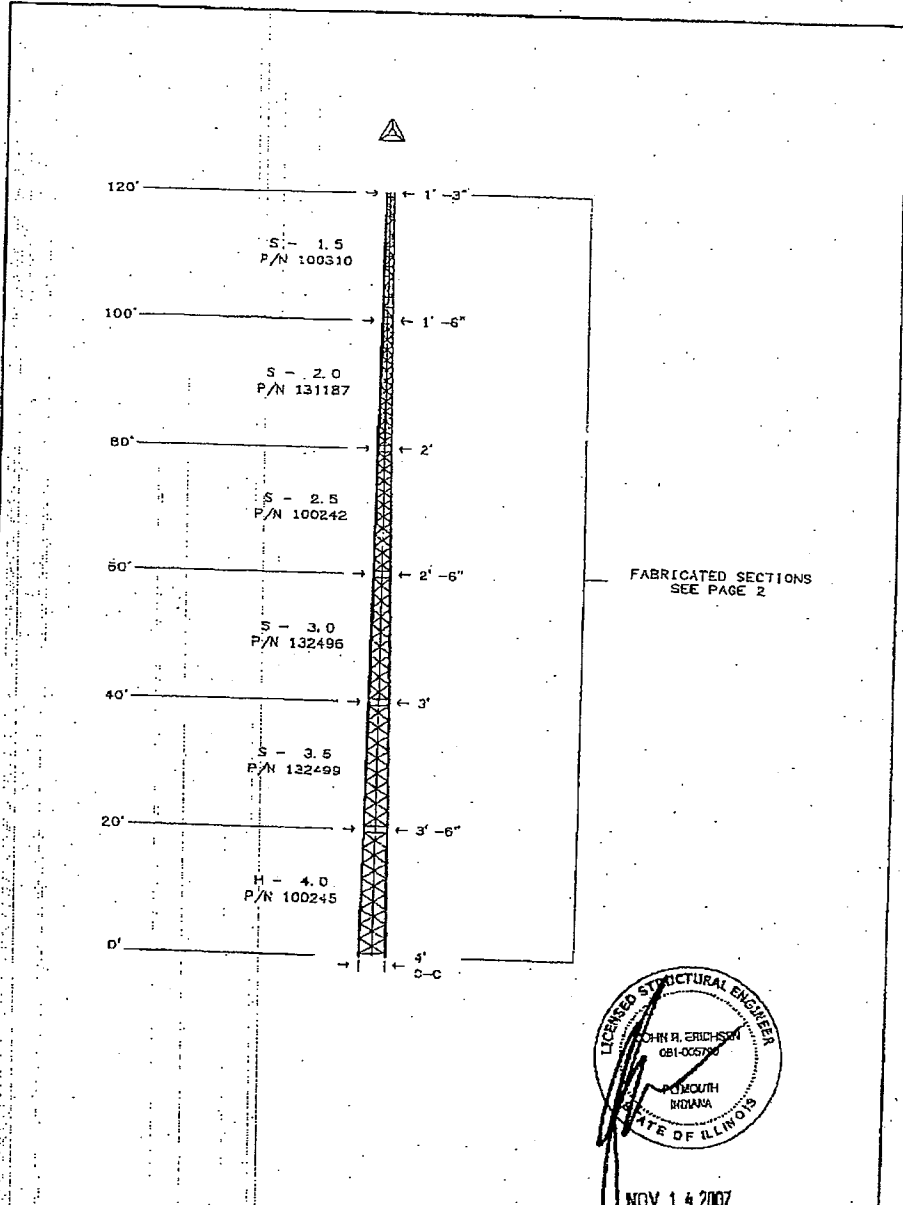
I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced 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.


Signature Donald H. Stone
L.V.F.P.D.

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



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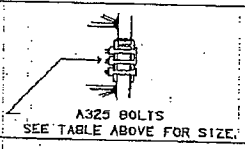
		POWER WORKS VILLAGE OF LAKE VILLA, IL U-4.0 X 120'	
A	ADDED FOUNDATION PER SOIL REPORT	WRH	10/26/2007
REV	DESCRIPTION OF REVISIONS	INI	DATE
		APPROVED/ENG.	WRH 10/26/2007
		APPROVED/FOUND.	N/A
		COPYRIGHT	2007
From F1010710.DFT - 10/02/2007 11:38		DRAWN BY	WRH
Printed from 214369_D18A.DWG - 10/02/2007 14:41 @ 11/14/2007 11:45		ENG. FILE NO.	A-123138-
		ARCHIVE	F-1010710
		DRAWING NO.	214369
		PAGE	J of 8

Engineering Certified by:
EET, LLC
 10321 Adam Road
 Granger, IN 46530
 Phone: 574-277-0670

FABRICATED SECTION DATA 0' - 120' ELEVATION							
SECT LEN	SEC #	SECTION PART#	LEG SIZE	BRACE SIZE	SECT WT. #	BOLTS AT BOTTOM DIAM	LENGTH #
20'	S-1.5	100310	7/8"	1/2"	205#	3/8"	2-1/2" 9
20'	S-2.0	131187	1"	1/2"	361#	1/2"	3" 9
20'	S-2.5	100242	1-1/4"	1/2"	451#	9/16"	3-1/2" 9
20'	S-3.0	132496	1-1/2"	5/8"	662#	9/16"	3-1/2" 9
20'	S-3.5	132499	1-1/2"	5/8"	695#	5/8"	4" 12
20'	H-4.0	100245	1-3/4"	3/4"	884#		

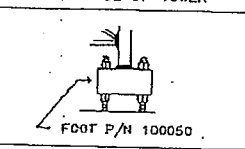
* THE WEIGHTS LISTED ARE THEORETICAL. THE ACTUAL WEIGHTS WILL VARY. ALL WEIGHTS SHOULD BE CONFIRMED IN THE FIELD PRIOR TO ERECTION.

FABRICATED SECTIONS TYPICAL SLEEVE TYPE LEG CONNECTION



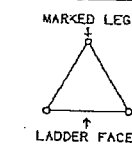
A325 BOLTS
SEE TABLE ABOVE FOR SIZE.

FABRICATED SECTIONS FOOTPAD TYPE CONNECTION AT BASE OF TOWER



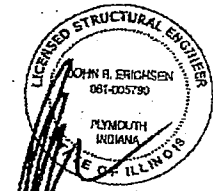
FOOT P/N 100050

FABRICATED SECTIONS GENERAL SECTION ASSEMBLY TOP VIEW



↑
LADDER FACE

THE MARKED LEG OF EACH SECTION IS STAMPED WITH THE 5 DIGITS OF THE TOWER SERIAL #. ASSEMBLE THE TOWER WITH MARKED LEGS TOGETHER. THE MARKED LEG MAY ALSO CONTAIN JOINT NUMBERS STARTING WITH 1 AT THE TOP OF THE BASE SECTION. IF SO, ERECT WITH JOINTS IN THE PROPER SEQUENCE.



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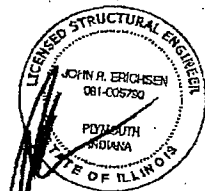
TOWER WORKS VILLAGE OF LAKE VILLA, IL 4.0 X 120'	
APPROVED/ENG. DATE: 10/23/2007	valmont STRUCTURES
APPROVED/FOUND. N/A	187-001552 3-888-888-8771
COPYRIGHT 2007	
DRAWN BY: SKK	DRAWING NO. 214369
ENC. FILE NO. A-123138-ARCHIVE	PAGE F-1010/10 2 of 8

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EET, LLC
10321 Adam Road
Granger, IN 48530
Phone: 574-277-0670

GENERAL NOTES

1. TOWER DESIGN CONFORMS TO STANDARD EIA/TIA-222-F FOR 75 MPH FASTEST-MILE BASIC WIND SPEED WITH 5" RADIAL ICE WITH LOAD DUE TO WIND REDUCED BY 25% WHEN CONSIDERED SIMULTANEOUSLY WITH ICE. TOWER DESIGN CONFORMS TO STANDARD EIA/TIA-222-F FOR 75 MPH FASTEST-MILE BASIC WIND SPEED WITH NO ICE.
2. TOWER MEETS THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE UTILIZING AN 80 MPH 3-SEC GUST BASIC WIND SPEED WITH AN IMPORTANCE FACTOR OF 1.00 AND EXPOSURE C CRITERIA AND IN ACCORDANCE WITH STANDARD EIA/TIA-222-F.
3. NO TWIST AND SWAY LIMITATIONS SPECIFIED OR USED FOR THIS TOWER.
4. MATERIAL: (A) SOLID RODS TO ASTM A572 GRADE 50.
(B) ANGLES TO ASTM A36.
(C) PIPE TO ASTM A500 GRADE B.
(D) STEEL PLATES TO ASTM A36.
(E) CONNECTION BOLTS TO ASTM A325 OR ASTM A449 (Fu=120 KSI AND Fy=92 KSI) AND ANCHOR BOLTS TO ASTM A572 GRADE 50.
5. BASE REACTIONS PER EIA/TIA-222-F FOR 75 MPH BASIC WIND SPEED WITH 0.50" RADIAL ICE:
TOTAL WEIGHT = 4.8 KIPS. MAXIMUM COMPRESSION = 46.6 KIPS PER LEG.
MOMENT = 156.0 KIP-FT. MAXIMUM UPLIFT = 43.5 KIPS PER LEG.
MAXIMUM SHEAR = 2.6 KIPS TOTAL.
6. BASE REACTIONS PER EIA/TIA-222-F FOR 75 MPH BASIC WIND SPEED WITH NO ICE.
TOTAL WEIGHT = 3.3 KIPS. MAXIMUM COMPRESSION = 31.9 KIPS PER LEG.
MOMENT = 106.7 KIP-FT. MAXIMUM UPLIFT = 29.7 KIPS PER LEG.
MAXIMUM SHEAR = 1.8 KIPS TOTAL.
7. FINISH: ALL BOLTS ARE GALVANIZED IN ACCORDANCE WITH ASTM A153 (HOT DIPPED) OR ASTM B695 CLASS 50 (MECHANICAL). ALL OTHER STRUCTURAL MATERIALS ARE GALVANIZED IN ACCORDANCE WITH ASTM 123.
8. ANTENNAS: 120' - (1) 2' X 2' PANEL (ASSUMED 4.8 SQ. FT. AREA) WITH CAT 5 LINE
NOTE: (A) ELEVATIONS ARE TO THE BOTTOM OF THE ANTENNAS, EXCEPT FOR MICROWAVE DISHES, WHICH ARE TO THE CENTERLINE.
9. REMOVE FOUNDATION TEMPLATE PRIOR TO ERECTING TOWER. INSTALL BASE SECTION WITH MINIMUM OF 2" CLEARANCE ABOVE CONCRETE. SEE BASE SECTION PLACEMENT ON PAGE 6. PACK NON-SHRINK STRUCTURAL GROUT UNDER BASE SECTION AFTER LEVELING TOWER.
10. MIN. WELDS 5/16" UNLESS OTHERWISE SPECIFIED. ALL WELDING TO CONFORM TO AWS D1.1
11. ALL BOLTS AND NUTS MUST BE IN PLACE BEFORE THE ADJOINING SECTIONS ARE INSTALLED.
12. ALL STRUCTURAL BOLTS ARE TO BE TIGHTENED TO A SNUG TIGHT CONDITION AS DEFINED BY AISC SPECIFICATION UNLESS OTHERWISE NOTED. A MORE QUANTITATIVE ALTERNATIVE APPROACH TO ACHIEVING A SNUG TIGHT CONDITION IS TO TIGHTEN USING THE TORQUE VALUES FROM DRAWING 123107-A.
13. EIA GROUNDING FOR TOWER.



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TOWER WORKS
VILLAGE OF LAKE VILLA, IL
4.0 X 120'

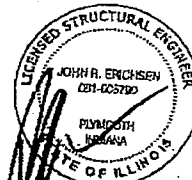
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APPROVED/FOUND.	N/A	
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ENG. FILE NO.	A-123138-	214369
ARCHIVE	F-1010710	PAGE 3 OF 8

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Printed from 214369_0300.dwg - 10/02/2007 14:59 @ 11/14/2007 11:48

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EET, LLC
10321 Adam Road
Granger, IN 46530
Phone: 574-277-0670

FOUNDATION NOTES

1. SOIL AS PER REPORT BY TEST TERRESTRIAL, INC., FILE # 9807-RT (10-050), DATED: 10/17/2007
2. CONCRETE TO BE 3000 PSI 28 DAYS. REINFORCING BAR TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. CONCRETE INSTALLATION TO CONFORM TO ACI-318 (2002) BUILDING REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH FREE OF WATER AND ALL FOREIGN OBJECTS AND MATERIALS. A MINIMUM OF THREE INCHES OF CONCRETE SHALL COVER ALL REINFORCEMENT. WELDING OF REBAR NOT PERMITTED.
3. BENDING, STRAIGHTENING OR REALIGNING (HOT OR COLD) OF THE ANCHOR BOLTS BY ANY METHOD IS PROHIBITED.
4. CROWN TOP OF FOUNDATION FOR PROPER DRAINAGE.
5. THE TOWER FOUNDATION MUST BEAR BELOW ALL EXISTING, UNCONTROLLED FILL AT THIS SITE.
6. A QUALIFIED, ON-SITE, GEOTECHNICAL ENGINEER MUST INSPECT THE BEARING SURFACE TO INSURE THAT THE BEARING CAPACITY MEETS, OR EXCEEDS, THAT DISCLOSED IN THE REFERENCED SOIL REPORT.

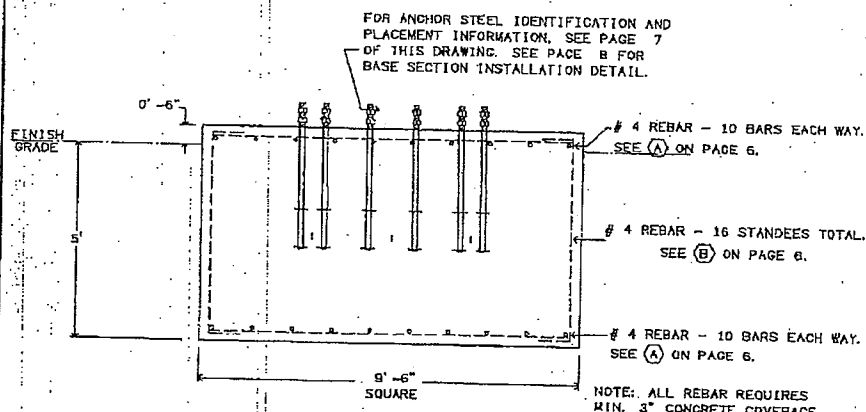
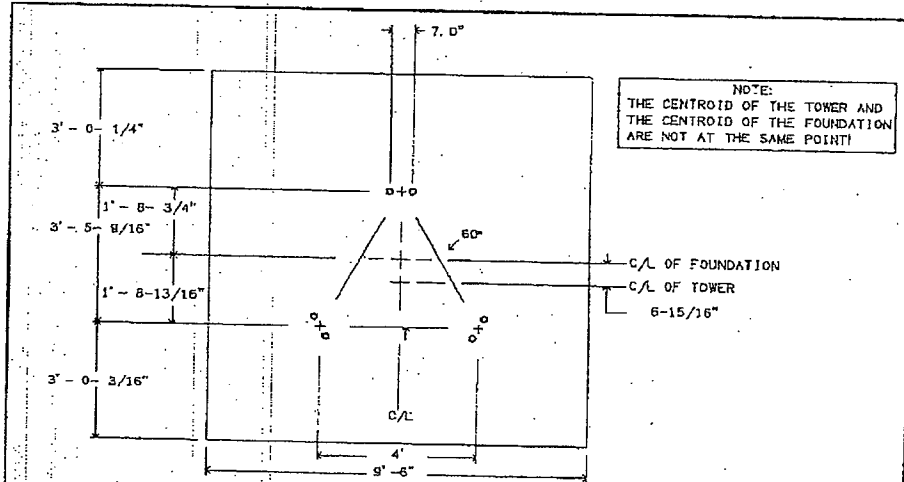


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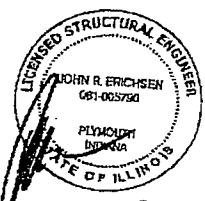
		TOWER WORKS VILLAGE OF LAKE VILLA, IL J-4.0 X 120'	
A	ADDED FOUNDATION PER SOIL REPORT	WRH	10/26/2007
REV	DESCRIPTION OF REVISIONS	INI	DATE
		APPROVED/ENG.	WRH 10/26/2007
		APPROVED/FOUND.	WRH 10/26/2007
		DATE	10/26/2007
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		ENG. FILE NO.	A-12313B-
		ARCHIVE	F-1010710
		DRAWING NO.	214369
		PAGE	4 OF 8

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 Granger, IN 46530
 Phone: 574-277-0870



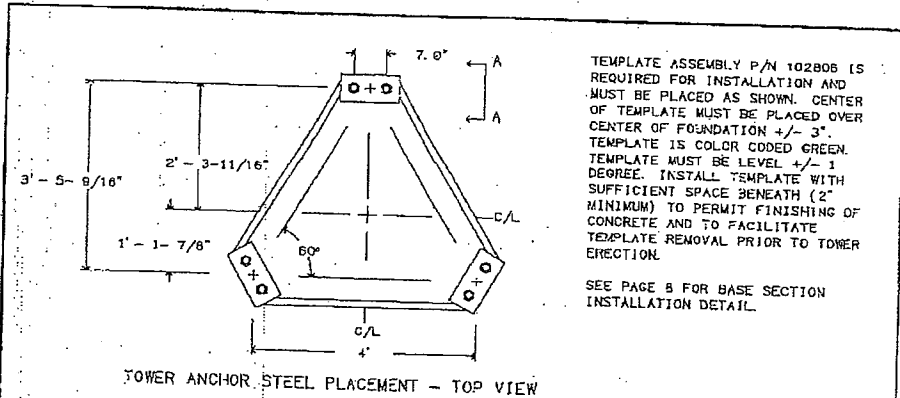
TOWER FOUNDATION
 18.4 CUBIC YARDS CONCRETE REQUIRED
 FOR INSTALLATION SPECIFICATIONS AND
 ADDITIONAL INFORMATION, SEE PAGE 4
 OF THIS DRAWING.



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		TOWER WORKS VILLAGE OF LAKE VILLA, IL 14.0 X 120'	
REV	DESCRIPTION OF REVISIONS	DATE	APPROVED/FOUND
A	ADDED FOUNDATION PER SOIL REPORT	10/28/2007	NRH 10/28/2007
		DATE	NRH 10/26/2007
			COPYRIGHT 2007
		DRAWN BY	NRH
		ENG. FILE NO.	A-123138-
		ARCHIVE	F-1010710
		DRAWING NO.	214369
		PAGE	5 of 8

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 Phone: 574-277-0670



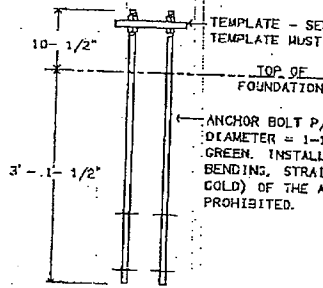
TEMPLATE ASSEMBLY P/N 102806 IS REQUIRED FOR INSTALLATION AND MUST BE PLACED AS SHOWN. CENTER OF TEMPLATE MUST BE PLACED OVER CENTER OF FOUNDATION +/- 3\".

TEMPLATE IS COLOR CODED GREEN. TEMPLATE MUST BE LEVEL +/- 1 DEGREE. INSTALL TEMPLATE WITH SUFFICIENT SPACE BENEATH (2\" MINIMUM) TO PERMIT FINISHING OF CONCRETE AND TO FACILITATE TEMPLATE REMOVAL PRIOR TO TOWER ERECTION.

SEE PAGE 8 FOR BASE SECTION INSTALLATION DETAIL.

TOWER ANCHOR STEEL PLACEMENT - TOP VIEW

ANCHOR BOLTS MUST BE VERTICAL. TEMPLATE MUST BE UTILIZED TO ASSIST IN PROPER PLACEMENT.

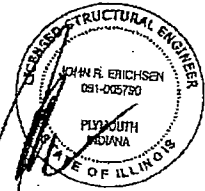


TEMPLATE - SEE ABOVE FOR PART NUMBER AND ASSEMBLY DRAWING DATA. TEMPLATE MUST BE SECURED WITH 2 NUTS AS SHOWN.

ANCHOR BOLT P/N 105754 - 2 REQUIRED PER LEG. DIAMETER = 1-1/2\", LENGTH = 4\". COLOR CODE = GREEN. INSTALL WITH 10-1/2\" OF THREADS EXPOSED. BENDING, STRAIGHTENING OR REALIGNING (HOT OR COLD) OF THE ANCHOR BOLTS BY ANY METHOD IS PROHIBITED.

VIEW A - A - ANCHOR BOLT INSTALLATION DETAIL (NOT TO SCALE)

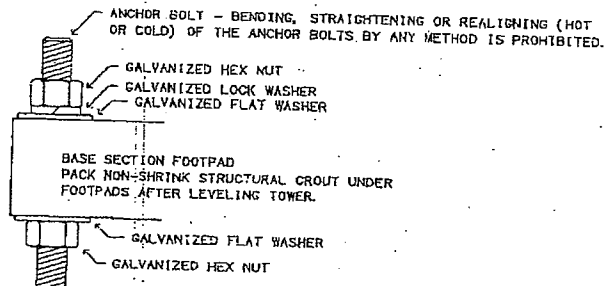
ATTENTION CONTRACTOR INSTALLING THE ANCHOR BOLTS!
 1-1/2\" DIAMETER ANCHOR BOLTS FOR FABRICATED TOWER.
 VERIFY THE PART NUMBERS AND SIZES FOR ALL COMPONENTS ON THIS PAGE AND PAGE 8.
 IF THERE ARE ANY DISCREPANCIES, PLEASE NOTIFY PIROO, INC. **PRIOR TO INSTALLATION!!**



NOV 14 2007

A ADDED FOUNDATION PER SOIL REPORT		NRH	10/26/2007	APPROVED/ENG.	NRH	10/26/2007	valmont STRUCTURES 1477 HARRIS TOWNSHIP IN 140-03 1121 Geneva IN
REV	DESCRIPTION OF REVISIONS	INI	DATE	APPROVED/FOUND.	NRH	10/26/2007	
From: F1010710.DPT - 10/26/2007 12:35 Printed from 214369_079A.DWG - 10/26/2007 11:37 & 11/14/2007 11:47				DRAWN BY: WTH ENG. FILE NO. A-123138-214369 ARCHIVE F-1010710		DRAWING NO. 214369 PAGE 7 OF 8	

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 Granger, IN 46530
 Phone: 574-277-0670



BASE SECTION INSTALLATION DETAIL



NOV 14 2007

TOWER WORKS
VILLAGE OF LAKE VILLA, IL
U-4.0 X 120'

A ADDED FOUNDATION PER SOIL REPORT		WRN	10/26/2007	APPROVED/ENG.	WRN	10/26/2007	 STRUCTURES
REV	DESCRIPTION OF REVISIONS	INT	DATE	APPROVED/FOUND.	WRN	10/26/2007	
				COPYRIGHT 2007			
SPEC: F10107(0.DFT - 10/26/2007 12:35 Printed from 214369_08a.DWG - 10/26/2007 11:37 * 11/14/2007 11:47				DRAWN BY ENG. FILE NO. A-123138- ARCHIVE F-1010710	DRAWING NO. 214369 PAGE	8 OF 8	

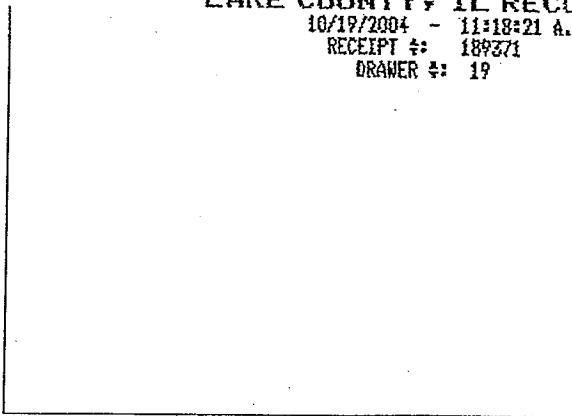
Engineering Certified by:
EET, LLC
 10321 Adam Road
 Granger, IN 46530
 Phone: 574-277-0670

5665919

WARRANTY DEED

FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
10/19/2004 - 11:18:21 A.M.
RECEIPT #: 189371
DRAWER #: 19

THIS DOCUMENT HAS BEEN
PREPARED BY:
James S. Levi
Hodges, Loizzi, Eisenhammer,
Rodick & Kohn
3030 Salt Creek Lane, Suite 202
Arlington Heights, Illinois 60005



Reserved for Recorder

THE GRANTOR the Board of Education of Gavin School District No. 37, of the City of Ingleside, County of Lake, State of Illinois for and in consideration of TEN & NO/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEYS and WARRANTS to Lake Villa Township, an Illinois unit of local government, of the County of Lake, State of Illinois, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: Real estate taxes, if any, not yet due and payable, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, building set back requirements and the terms and conditions contained in the Constitution and By-Laws of Fox Lake Hills Property Owners Association, recorded August 27, 1999, as document number 4411402 to be part of and incorporated with Declaration of Restrictions and Conditions recorded June 16, 1954, as document number 827522.

Permanent Real Estate Index Numbers:

05-01-205-012, 05-01-205-013, 05-01-205-014, 05-01-205-025, 05-01-205-026, 05-01-205-032, and 05-01-205-033

Address of Real Estate:

37850 North Highway 57, Lake Villa, Illinois

DATED this 11th day of October, 2004

By: Margaret M. Fortsch, Ed. D.

First American Title Order #

NCS 49613

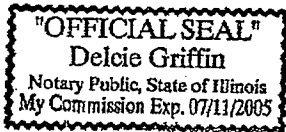
DEC 1 OF 1 AMK

3

5665919

STATE OF ILLINOIS)
)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dr. Margaret Fostiak, Superintendent of Gavin School District No. 37, is 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Delcie Griffin (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: October 11, 2004

Margaret M Fostiak
Signature of Buyer, Seller or Representative



After Recording Mail To:
Mr. Adam Simon
Ancel, Glink, Diamond, Bush, DiCianni
& Rolek, P.C.
140 South Dearborn Street, Suite 600
Chicago, Illinois 60603

Name & Address of Taxpayer:
Lake Villa Township
37908 North Fairfield Road
Lake Villa, Illinois 60046

5665919

First American Title
Order # _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

All that part of Lot "C" in Fox Lake Wills Chesney Area, Unit 1 (being a subdivision of part of Section 36, Township 46 North, Range 9, East of the 3rd P.M., according to the plat thereof recorded in the Recorder's Office in Lake County, Illinois in Book 33 of Plats at page 3) lying South of the Easterly extension of the Northerly line of Lot 21 in Block "T" of said subdivision running Easterly from the Northeast corner of said Lot 21 to Grand Avenue (State Route 59), in Lake County, Illinois and Lots 10, 11, 12 and 13 in Block "T" in said subdivision in Lake County, Illinois.

Parcel 2:

Lot 14 in Block "T" in Fox Lake Hills Chesney Area, Unit 1 (being a subdivision of part of Section 36, Township 46 North, Range 9, East of the 3rd P.M., according to the plat thereof recorded June 16, 1954 as document 827521 in Book 33 of Plats, page 3, in Lake County, Illinois.

Parcel 3:

All that part of Lot "C" in Fox Lake Hills Chesney Area, Unit 1 (being a subdivision of part of Section 36, Township 46 North, Range 9, East of the 3rd P.M., according to the plat thereof recorded in the Recorder's Office in Lake County, Illinois in Book 33 of Plats at page 3), described as follows:

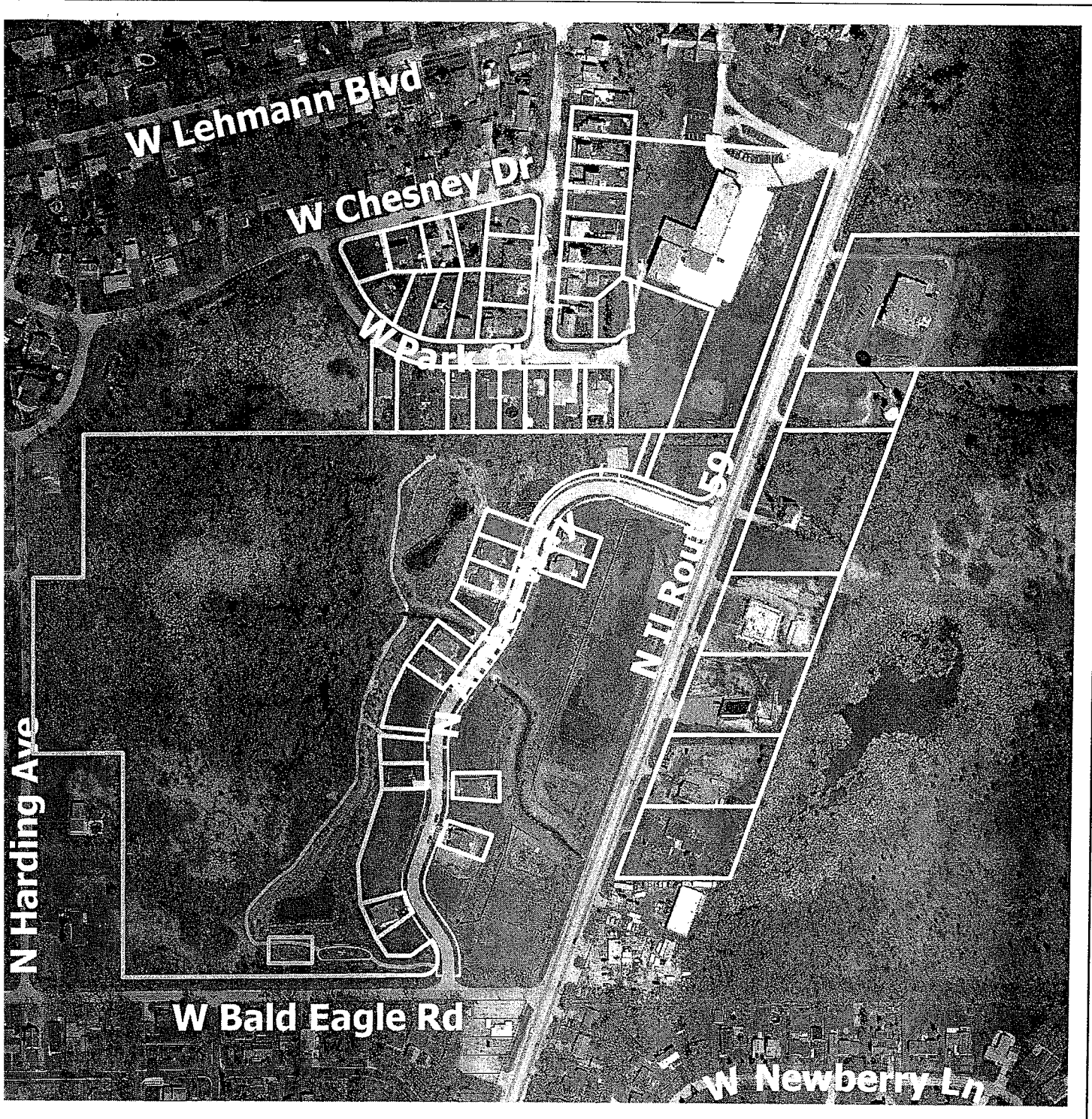
Commencing at a point on the Westerly line of Grand Avenue 150 feet Southwesterly from the Southeast corner of Lot 3, Block "J" in said subdivision; thence Westerly, parallel to the Southerly line of Block "J", aforesaid, 268.64 feet, more or less, to a point which is 40.0 feet Easterly (measured at right angles) from the most Easterly face to the building referred to as the "Arena"; thence Northerly, parallel to the said most Easterly face of the "Arena"; 102.20 feet, more or less, to a point in the Easterly extension of the Northerly face of the "Arena"; thence Westerly, along the Northerly face of the "Arena" building and the Easterly and Westerly extensions thereof. 139.05 feet, more or less, to a point which is 10 feet Westerly of the West face of said building; thence Southerly, parallel to the Westerly face of the "Arena" building, 192.11 feet, more or less, to a point on the Westerly extension of the Southerly face of the "Arena" building; thence Westerly along the westerly extension of the Southerly face of said building, 89.1 feet, more or less, to a point in the westerly line of Lot "C" (said point also being in the Easterly line of Lot 22 in Block "T" in said subdivision, 39.12 feet South of the Northeast corner thereof); thence South, along the Easterly line of Lot 22 in Block "T" aforesaid, 20.88 feet, more or less, to the Southeasterly corner of said Lot 22; thence Easterly along the Easterly extension of the South line of Lot 22 Block "T" aforesaid, 476.5 feet, more or less, to a point in the Westerly line of Grand Avenue (or the Easterly line of Lot "C" aforesaid); thence Northeasterly along the Westerly line of Grand Avenue, 25.0 feet, more or less to the place of beginning in Lake County, Illinois.

5665919

First American Title

Order # _____

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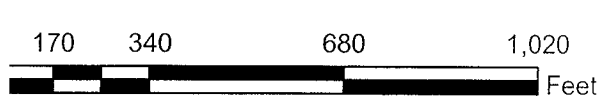


ZBA #4917

adjacent property list / map

Courtesy Copy Only.

Property boundaries indicated are provided as a courtesy for general locational purposes. Wetland limits shown are approximate and should not be used to determine setbacks for structures or as a basis for purchasing property. An on-site wetland delineation is required to determine existing wetlands and boundaries.



Legend
 Wetland
 Property

UGLAS & HEIDI NUNN
385 N ACADEMY DR
LAKE VILLA, IL 60046
P: 0501205004

CHRISTOPHER M SYSLO
361 N ACADEMY DR
LAKE VILLA, IL 60046-9713
P: 0501205006

BERT D & VICKIE A
MCAN
93 W CHESNEY DR
LAKE VILLA, IL 60046-7244
P: 0501206004

MARK C & HEATHER R
MCRTENSEN
15 W CHESNEY DR
LAKE VILLA, IL 60046-7244
P: 0501206002

CECILE M GIFFORD
26 N ACADEMY DR
LAKE VILLA, IL 60046-9700
P: 0501206010

GERARD S GIZA
92 W PARK CT
LAKE VILLA, IL 60046-9710
P: 0501206008

KENNETH E & JEAN D
BINKLEY
14 W PARK CT
LAKE VILLA, IL 60046
P: 0501206006

WINNIE M LITTLE
99 N ACADEMY DR
LAKE VILLA, IL 60046-9713
P: 0501205011

LIAM R OVERTON
17 W PARK CT
LAKE VILLA, IL 60046-7290
P: 0501205034

LAKE VILLA VOLUNTEER
SERVICE DEPARTMENT
300 GRAND AVE
LAKE VILLA, IL 60046
P: 0501200017

DANIEL D SMITH
37873 N ACADEMY DR
LAKE VILLA, IL 60046-9713
PIN: 0501205005

SBC - GARFIELD RIDGE BANK
37843 N ACADEMY DR
LAKE VILLA, IL 60046-9713
PIN: 0501205007

SBC-GARFIELD RIDGE BANK
37843 N ACADEMY DR
LAKE VILLA, IL 60046-9713
PIN: 0501205008

RAZAN LAKE VILLA 108 LLC
1880 W WINCHESTER RD
LIBERTYVILLE, IL 60048
PIN: 0501200019

RACHEL A PILARCZYK
37835 N ACADEMY DR
LAKE VILLA, IL 60046-9713
PIN: 0501205009

ROBERT & DELILAH
GERSTNER
37812 N ACADEMY DR
LAKE VILLA, IL 60046-9766
PIN: 0501206011

COLETTE COLLEEN MOORE
25430 W PARK CT
LAKE VILLA, IL 60046
PIN: 0501206005

DONALD J & LISA M
KINDWALD
21 BRUNSWICK LN
LINCOLNSHIRE, IL 60069-3349
PIN: 0501206012

CHAD M & JENNIFER M
HUGHS
25329 W PARK CT
LAKE VILLA, IL 60046-7290
PIN: 0501205024

MARY ANNE COLLINS
25357 W PARK CT
LAKE VILLA, IL 60046-7290
PIN: 0501205022

LAKE VILLA TOWNSHIP
37908 N FAIRFIELD RD
LAKE VILLA, IL 60046
PIN: 0501205033

C & H PROPERTY
INVESTMENTS INC
210 LAKE SHORE DR
LINDENHURST, IL 60046-7026
PIN: 0501206009

TIMOTHY & KAREN
DONAHUE
25407 W CHESNEY DR
LAKE VILLA, IL 60046-7244
PIN: 0501206003

VITO ALBEROTANZA
705 N INDIANA ST
ELMHURST, IL 60126-1749
PIN: 0501206001

KIM & KEELY BOLEY
1616 DEER RUN RD
GURNEE, IL 60031-1961
PIN: 0501205010

KENNETH E & JEAN D
BINKLEY
25406 W PARK CT
LAKE VILLA, IL 60046-9710
PIN: 0501206007

LAKE VILLA TOWNSHIP
37908 N FAIRFIELD RD
LAKE VILLA, IL 60046
PIN: 0501205012

SHERRI L SAWYER
25427 W PARK CT
LAKE VILLA, IL 60046-7290
PIN: 0501205016

JASON & ELIZABETH
NEUWIRTH
25341 W PARK CT
LAKE VILLA, IL 60046-7290
PIN: 0501205023

DANIEL C & MARGARET
PAWLAK, JR
25369 W PARK CT
LAKE VILLA, IL 60046-7290
PIN: 0501205021

NIEL C & MARGARET D
WLAK, JR
69 W PARK CT
LAKE VILLA, IL 60046-7290
I: 0501205020

V. PROPERTIES, LLC
00 W ROCKLAND RD
MERTYVILLE, IL 60048-9706
I: 0501208001

WASH LLC
7 LEWIS AVE
N, IL 60099
I: 0501208006

HESTER & JUNG
CANOWICZ
59 N IL ROUTE 59
LAKE VILLA, IL 60046-7330
I: 0501200004

SAN FRANCISCO L & MERCEDES P
MANAN
34 N AMBER WAY
LAKE VILLA, IL 60046
I: 0501208014

MARICIA J MOULESONG
37 N AMBER WAY
LAKE VILLA, IL 60046
I: 0501209014

LAKELAND BAPTIST CHURCH
PO BOX 163
LAKE VILLA, IL 60046
PIN: 0501205019

SIWASH LLC
1717 LEWIS AVE
ZION, IL 60099
PIN: 0501209001

SIWASH LLC
1717 LEWIS AVE
ZION, IL 60099
PIN: 0501209003

JAMES & CAROLE ROSE
833 WOODLAND DR
ANTIOCH, IL 60002-2743
PIN: 0501207001

DONALD & SHIRLEY
NOVOTNY
37591 N AMBER WAY
LAKE VILLA, IL 60046
PIN: 0501209012

SIWASH LLC
1717 LEWIS AVE
ZION, IL 60099
PIN: 0501208019

ROBERT SHLIMON
37733 N IL ROUTE 59
LAKE VILLA, IL 60046-7331
PIN: 0501200021

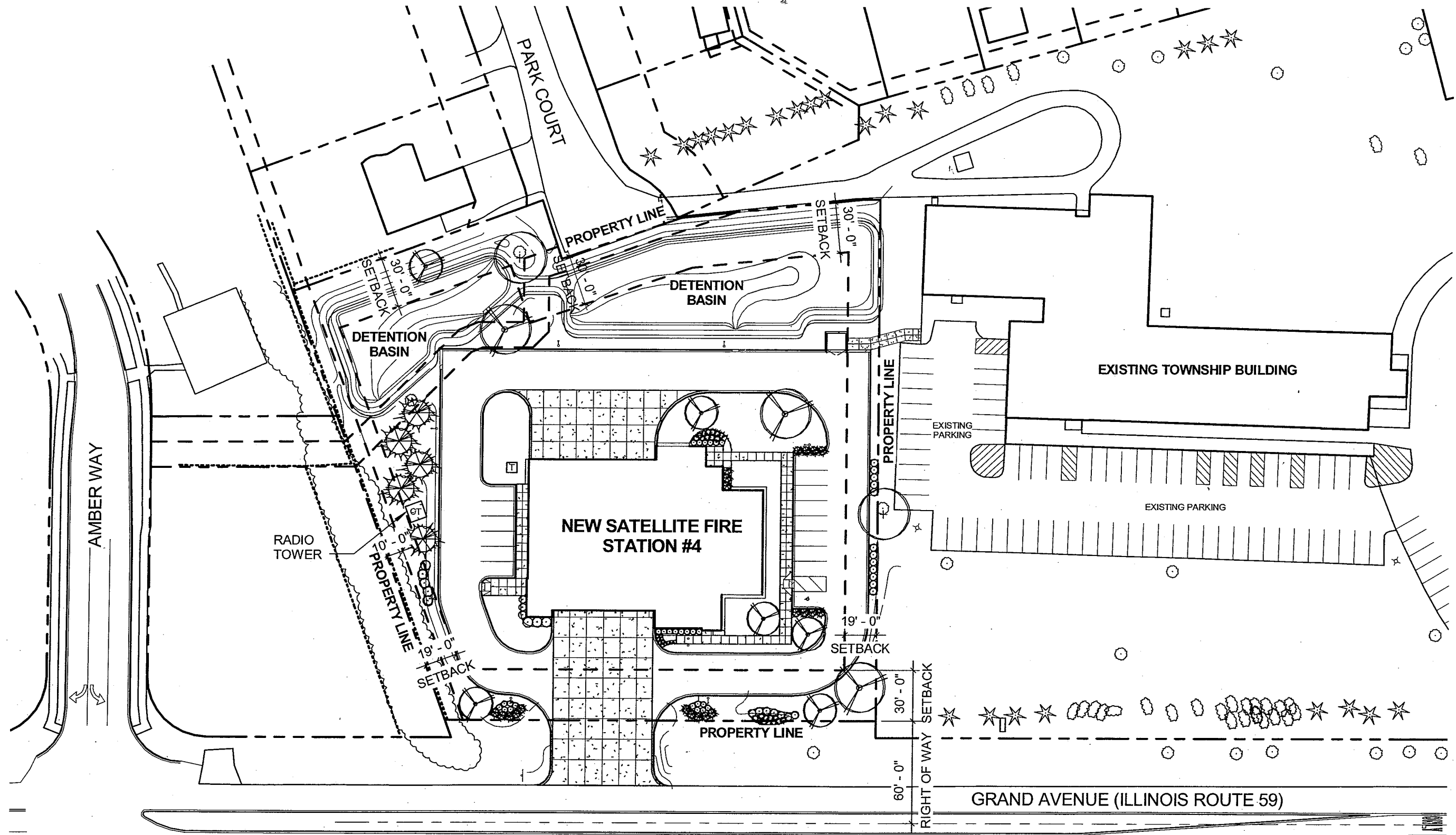
SIWASH LLC
1717 LEWIS AVE
ZION, IL 60099
PIN: 0501209002

SIWASH LLC
1717 LEWIS AVE
ZION, IL 60099
PIN: 0501208007

PATRICK LA MONT
37611 N IL ROUTE 59
LAKE VILLA, IL 60046-7330
PIN: 0501207002

P KRUMENACHER J
KRUMENACHER
37575 N IL ROUTE 59
LAKE VILLA, IL 60046-9148
PIN: 0501207003

LAKE VILLA FIRE PROTECTION DISTRICT



04/17/2012

11-0116a

FGM ARCHITECTS

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SCALE: 1" = 60'

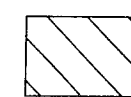
SITE PLAN



Zoning Board of Appeals Case# 4917

Lake Villa Township

 Incorporated Lake County

 Subject Parcel

