

**LAKE COUNTY ZONING BOARD OF APPEALS**  
**CONDITIONAL USE PERMIT APPLICATION**

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Applicant(s): Joahns LLC  
(please print) Owner(s)

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Subject Present Zoning: GC  
Property: Present Use: Restaurant & Bar & Volleyball indoor/outdoor  
Proposed Use: 60 events of Public Interest  
PIN(s): 07-30-200-015 & 07-30-109-016  
Address: 18490 W. Old Groves Lane Rd  
Groves Lane, IL, 60030

Legal description:  
 see deed

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Request: I/we request a conditional use permit be approved to allow:  
Allow 60 events of public interest.

Explain why this conditional use permit is justified:  
see attached

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### 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 specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", Section 151.005);

See attached

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable standards of Section 151.111; and

See attached

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

See attached

2. the character of the neighborhood,

See attached

3. natural resources,

n/a

4. infrastructure,

n/a

5. public site, or

n/a

6. any other matters affecting the public health, safety, or general welfare.

n/a - none

no concern for affecting public health,  
safety and general welfare.

*\*Conditional use permits for commercial solar energy systems shall be approved if found to be in compliance with the requirements of Lake County Code Sections 151.112 (WW) and 151.112 (CCC). Please refer to the Addendum for more details.*

**APPLICANT INFORMATION**

<b>Owner (include all fee owners listed on deed):</b> Name: <u>Sean Smith</u> Address: [Redacted] State/Zip: [Redacted] Daytime Phone: [Redacted] Email: [Redacted]	<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application: Name: _____ Address: _____ State/Zip: _____ Daytime Phone: _____ Email: _____
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<b>Applicant (if other than owner):</b> Name: _____ Address: _____ State/Zip: _____ Daytime Phone: _____ Email: _____	<b>Contract Purchaser (if any):</b> Name: _____ Address: _____ State/Zip: _____ Daytime Phone: _____ Email: _____
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I/We hereby attest that all information given above is true to my/our knowledge.

Owner's Signature

[Redacted Signature]

Signature(s) of contract purchasers (If applicable)

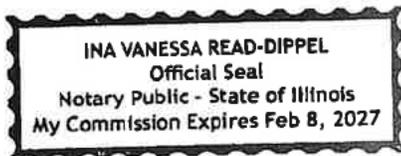
[Redacted Signature]

\_\_\_\_\_ a Notary Public aforesaid, do hereby certify that \_\_\_\_\_ personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of \_\_\_\_\_ 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 23 day of October, 2025

(Seal)

My Commission expires

February 8, 2027



**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.

[Redacted Signature]

Signature

**Billing Contact Information:**

Sean B Smith

[Redacted Address]

[Redacted Email]

Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

**Explain why this conditional use permit is justified.**

**Request for Renewal of Conditional Use Permit (CUP) for Jesse Oaks**

Since receiving a Conditional Use Permit (CUP) in 2024 for 45 outdoor events per year over two years, Jesse Oaks has hosted 90 events without a single noise violation or citation. These events, held on Saturdays from 2:00 PM to 6:00 PM and Sundays from 1:30 PM to 5:30 PM, feature live outdoor acoustic music with limited percussion (hand-played bongo-style drums for reggae performances, no full drum sets). Our commitment to responsible operations has ensured compliance with all regulations while fostering community engagement.

**A Legacy of Community Connection** For nearly a century, the property at 18490 W. Old Gages Lake Road has been a cornerstone of community life, hosting four successive restaurant and bar establishments. From Chuck's Step Inn in the 1950s to the Golden Nugget in the 1970s, outdoor music has been a cherished tradition at this location. Since its founding on April 20, 1996, Jesse Oaks has proudly continued this legacy, becoming a vibrant gathering place for residents of the surrounding area communities and beyond.

Founded by my father, Skip Smith, a lifelong Wildwood resident, Jesse Oaks was named in honor of his late wife and my mother, nicknamed "Jesse," and the majestic oak trees gracing the property. As a second-generation owner, lifelong Wildwood/Gages Lake resident, and board member of the Allen Farms HOA, I am deeply committed to upholding this legacy. Jesse Oaks is more than a business—it's a reflection of our community, built and sustained by locals and employees.

**Fostering Community and Charity** Our expansive patio and small stage are vital to hosting local events, fundraisers, and charity initiatives that unite residents and support meaningful causes. Over the past 29 years, Jesse Oaks has organized hundreds of outdoor events, including Jeep and motorcycle rallies, cancer and medical fundraisers, Gagewood Lions Club cookouts, school fundraisers, and more. Notable efforts include:

- **GlenKirk and Liberty Runs** (12 years): Raised significant funds with hundreds of motorcyclists, culminating in a final event at Independence Grove due to overwhelming attendance (1,200 bikes).
- **Mohawkless Cancer Fundraiser**: Supported local firefighters battling cancer and pancreatic cancer research.
- **SAP Fisher House Ride** (past 4 years): Ongoing support for veterans and their families.
- **Empower Volleyball Tournament** (since 2013) and **Gagewood Lions Cookout** (since 2009): Annual community traditions.

- **Allen Farms HOA Centennial Events:** Recent support for our neighbors' milestone celebration.
- **Women's Business Exchange:** Bi-monthly breakfast meetings since 2010.

These events, amplified by live acoustic music, draw residents from Gages Lake and surrounding counties, boosting local businesses and fostering community pride. Positive feedback, such as a review from local resident Hugh Reitman, reflects the widespread support for Jesse Oaks across social media.

**Commitment to Responsible Operations** Jesse Oaks prioritizes being a considerate neighbor. During events, we use a slow-moving sound meter to ensure noise levels remain below 50 decibels—well below the 70-80 decibels of normal conversation. Additional sound mitigation measures include:

- **Late 1990s:** Installed signage to promote respectful behavior (still in place today).
- **2002:** Secured a variance for an 8-foot insulated fence (instead of 6 feet) during patio permitting.
- **2007:** Doubled insulation in the volleyball pole barn and added sound-blocking doors to the north maintenance entrance.
- **2008:** Installed an extra layer of drywall at the Lodge's north end for enhanced sound regulation.
- **2022:** Replaced sound-blocking doors with new, high-quality models.

These efforts underscore our dedication to minimizing impact on neighboring homes while maintaining a vibrant community space.

**A Commercial Hub with Deep Roots** Located between Gages Lake Road and Old Gages Lake Road, Jesse Oaks operates within a General Commercial (GC) zoned area, alongside businesses such as a church, school photography studio, tow truck company, auto repair shop, convenience store, and another bar. Of the 21 parcels in this zone, I own or am under contract to own several, including one of the two residences. With 8,450 daily vehicles on Gages Lake Road (IDOT 2019 data), this commercial corridor is a bustling hub, and Jesse Oaks is proud to be a central part of it.

**Building Bridges with Neighbors** The past two CUP hearings have fostered positive relationships with neighbors, allowing them to better understand Jesse Oaks' operations and commitment to the community. These interactions have built trust and camaraderie, strengthening our ties with the Wildwood/Gages Lake area.

**Conclusion** Jesse Oaks is a cherished community institution, rooted in nearly a century of tradition and dedicated to fostering connection, supporting local causes, and operating responsibly. We respectfully request the renewal of our CUP to continue hosting 45 outdoor events annually, ensuring that Jesse Oaks remains a vital part of Gages Lake's social and cultural landscape.

## **Approval Criteria**

### **Question A**

#### **Jesse Oaks: A Hub for Community and Charity Events**

For nearly 30 years, Jesse Oaks has been a cornerstone of community engagement, hosting hundreds of outdoor fundraising events that unite residents and support meaningful causes. Live acoustic music has played a pivotal role in drawing crowds from Gages Lake, Lake County, and beyond, boosting local businesses and ensuring the success of these charitable initiatives.

Below is a summary of our key events:

- **GlenKirk and Liberty Runs (12 years):** These early motorcycle rallies attracted hundreds of riders and raised six-figure sums for charity. The final event, hosting 1,200 motorcycles, was relocated to Independence Grove due to space constraints at Jesse Oaks. (See enclosed recognition pictures.)
- **Mohawkless Cancer Fundraiser:** Supported local firefighters battling cancer and funded pancreatic cancer research, making a direct impact on our community.
- **Northern Illinois K-9 Memorial Fundraiser (past 10 years):** Honors police K-9s who have served or died in service to Northern Illinois, fostering community pride and remembrance.
- **Annual Community Events:**
  - **Empower Volleyball Tournament:** A spirited tradition promoting local athletics and camaraderie.
  - **SAP Fisher House Ride:** Supports veterans and their families through fundraising rides.
  - **Save A Pet Concert:** Raises funds for animal welfare, drawing pet lovers from across the region.
  - **Gagewood Lions Cookout:** A long-standing partnership with the Gagewood Lions Club to support local initiatives.

- **Allen Farms HOA Events:** Recently launched two centennial celebrations and previous events including Cinco de Mayo and Oktoberfest celebrations to support our neighbors' community milestones.

These events reflect Jesse Oaks' commitment to fostering community spirit, supporting local causes, and creating lasting memories for residents of Gages Lake and surrounding areas.

## **Question B**

### **Jesse Oaks: A Vibrant, Family-Friendly Community Hub**

Jesse Oaks is a multifaceted establishment serving as a family-friendly restaurant, bar, volleyball venue, pet-friendly outdoor patio, and indoor/outdoor event space. Committed to quality and compliance, we maintain the following licenses and certifications:

- **Lake County Health Department:** Fully inspected and licensed for restaurant operations, ensuring high standards of food safety and quality.
- **Lake County Liquor Commission:** Licensed for both indoor and outdoor alcohol service, adhering to all local regulations.
- **State of Illinois Liquor Commission:** Holds a state liquor license, reinforcing our commitment to responsible beverage service.
- **Certification of Registration:** Maintains all necessary business registrations for lawful operation.

Jesse Oaks is proud to offer a welcoming environment for families, pet owners, and event attendees, fostering community connection in Gages Lake.

## **Question C**

### **1 Adjacent property**

#### **Jesse Oaks: Location and Commercial Context**

Jesse Oaks is strategically located between Gages Lake Road and Old Gages Lake Road, within a vibrant General Commercial (GC) zone, previously classified as NCHC and NCCB before 2000. This commercial corridor encompasses 21 parcels, hosting a diverse array of businesses and properties, including:

- Two bars (including Jesse Oaks)
- Two residences (one owned by me, the operator of Jesse Oaks)
- Two warehouses (one owned by me)

- A church
- A school photography studio
- Allen Farms Park
- A tow truck company and auto repair shop

Adjacent properties further enhance the commercial landscape:

- To the south and west, across Old Gages Lake Road, lie three GC parcels: a convenience store, a warehouse/apartment building, and Firehouse Pub.
- To the east, a tow truck company and auto repair shop operate.
- To the west, I own or am under contract to own the first four parcels.
- To the north, public works property (including a water tower) and a church are located, with the Wooded Glen neighborhood across Gages Lake Road.
- To the east, beyond the commercial zone, are the Allen Farms HOA homes.

Gages Lake Road, a major thoroughfare, sees approximately 8,450 vehicles daily (IDOT 2019 data), underscoring the area's role as a bustling commercial hub. Jesse Oaks is proud to be a central part of this dynamic community.

## **2 The character of the neighborhood.**

### **Jesse Oaks: A Heartbeat of Gages Lake's Community**

Gages Lake, one of Illinois' oldest communities with roots tracing back to the early 1900s, thrives on its strong sense of connection and belonging. Nestled among three homeowners' associations (HOAs) to the south and southwest of the 21 General Commercial (GC) parcels between Gages Lake Road and Old Gages Lake Road, Jesse Oaks stands as a vibrant reflection of the surrounding neighborhoods. Families, youth, adults, and even pets from these communities gather at Jesse Oaks, making it a cherished hub for social connection.

Strong communities foster belonging, shared values, and meaningful relationships, all of which are essential for a fulfilling life. Jesse Oaks has played a pivotal role in uniting Gages Lake through events and initiatives, including:

- **Allen Farms Fundraising Events:** Over the past two years, events like Cinco de Mayo have brought residents together, with notable attendees like Lake County Board member Sandy Hart joining the celebration.

- **Centennial Celebration (August 2023):** Collaborated with all three Gages Lake HOAs to commemorate the area’s “second” centennial, strengthening community ties.
- **Monthly Community Meetings:** Hosted gatherings attended by local leaders like Lake County Board Representative Carissa Casbon and Warren Township Highway Commissioner Amy Sarver, fostering dialogue and collaboration.
- **“We Love Dogs” Fundraiser:** An upcoming event to support Lake County animal rescues and education charities, reflecting our commitment to community causes.
- **Warren Township High School Reunions:** A venue for alumni events, including the Class of 1972 mixer planned for this fall’s homecoming weekend.
- **Gagewood Lions Club Pig Roast:** An annual fundraiser hosted at Jesse Oaks, continuing a tradition tied to my grandfather, Robert Smith Sr., a founding member of the Gagewood Lions Club (representing Gages Lake and Wildwood).

Jesse Oaks is deeply rooted in Gages Lake’s history. My father, Skip Smith, a Wildwood resident since the 1940s and a 1960 Warren High School graduate, founded Jesse Oaks. As a lifelong resident and 1990 Warren graduate myself, I carry forward this legacy. Our family’s story mirrors that of many in Gages Lake: kids who rode bikes until streetlights glowed, ice-fished with dads, water-skied on the lake, and barbecued with neighbors on holidays. Some of us left, only to return to raise our families in this special place.

For nearly a century, this location—once Les’s Lounge, Chuck’s Step Inn, and the Golden Nugget—has been a gathering spot for the community. Jesse Oaks continues this tradition, providing a place where memories are made, from class reunions to charity events. Even the Wildwood Park District has sought our live entertainment for their own events, recognizing Jesse Oaks’ role in bringing people together.

Jesse Oaks is more than a business; it’s a community cornerstone, embodying the spirit of Gages Lake’s families, traditions, and shared history.

**3 natural resources**

NA

**4 infrastructure**

NA

**5 public site**

NA

**6 any other matters affecting the public health, safety, or general welfare.**

NA

WARRANTY DEED

Image# 056969720002 Type: DW  
Recorded: 01/05/2018 at 08:49:03 AM  
Receipt#: 2018-00000851  
Page 1 of 2  
Fees: \$60.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder  
File 7455630

CT 17018165gn Jof8

THE GRANTORS(S) Sean R. Smith, partner in Smith Bender Realty, and Illinois general partnership, of the Town of Gages Lake, County of Lake, State of Illinois and James B. Bender, partner in Smith Bender Realty, an Illinois general partnership, of the Town of Wooddale, County of DuPage, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to JOAKS, LLC, an Illinois limited liability Company of Gages Lake, Illinois, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

LOTS 40, 41, 42 AND 43 IN ALLEN FARM SUBDIVISION OF GAGES LAKE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1922 AS DOCUMENT 211196 IN BOOK "L" OF PLATS PAGE 4, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017

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(s): 07-30-112-013-0000, 07-30-112-012-0000, 07-30-112-011-0000, 07-30-112-010-0000

Address of Real Estate: 18490 W. Old Gages Lake Rd., Third Lake, IL 60030

Dated this 11th day of December 2017

[Redacted Signature]

Sean R. Smith

[Redacted Signature]

James B. Bender

JE  
2

State of Illinois, County of Lake ) ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sean R. Smith and James B. Bender, personally known to me be the same persons whose name is 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 11<sup>th</sup> day of December 2017.

C [REDACTED] 6-07-21

NOTARY PUBLIC



This transfer is exempt from state and county transfer taxes pursuant to 35 ILCS 200/31-45(e).

12/11/17

[REDACTED]

Sean R. Smith

This instrument was prepared by:  
Paul R. Idlas

[REDACTED]

Send subsequent tax bills to:  
Sean R. Smith  
18513 W. Main St. Apt D  
Gages Lake, IL 60030

Mail to:  
Sean R. Smith  
18513 W. Main St. Apt D  
Gages Lake, IL 60030

**WARRANTY DEED**



Image# 058989710002 Type: DW  
Recorded: 01/05/2018 at 08:49:03 AM  
Receipt#: 2018-00000851  
Page 1 of 2  
Fees: \$60.00  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File **7455629**

CT 7018165 gm 10/8

THE GRANTORS(S) Sean R. Smith, a single person, of the Town of Gages Lake, County of Lake, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to JOAKS, LLC, an Illinois limited liability Company of Grayslake, Illinois, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

THAT PART OF THE WEST 138 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF CENTER LINE OF GAGES LAKE ROAD, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of records, General taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2017

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(s): 07-30-200-015-0000

Address of Real Estate: 18513 W. Main St. Apt D, Gages Lake, IL 60030

Dated this 11th day of December, 2017.



Sean R. Smith

2 JR

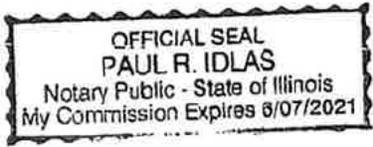
State of Illinois, County of Lake ) ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sean R. Smith, personally known to me be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 11<sup>th</sup> day of December 2017.



-07-21



This transfer is exempt from state and county transfer taxes pursuant to 35 ILCS 200/31-45(e).

12/11/17



Sean R. Smith

This instrument was prepared by:  
Paul R. Idlas



Send subsequent tax bills to:  
Sean R. Smith  
18513 W. Main St. Apt D  
Gages Lake, IL 60030

Mail to:  
Sean R. Smith  
18513 W. Main St. Apt D  
Gages Lake, IL 60030



**TRUSTEE'S DEED**  
Illinois Statutory

MAIL TO:

RALPH STEADMAN



NAME AND ADDRESS OF  
TAXPAYER:  
JOAKS LLC  
18520 West Old Gages Lake Road  
Grayslake, IL 60030

REAL ESTATE TRANSFER TAX

County:	\$58.75
Illinois:	\$117.50
Total:	\$176.25
Stamp No:	1-153-271-696
Declaration ID:	20211204963069
Instrument No:	7898974
Date:	25-Apr-2022

RECORDER'S STAMP

THE GRANTOR(S) Justin Kargul and Alida Denise Sandberg, of 18520 West Old Gages Lake Road, Grayslake, IL 6030, as Trustee(s) under the provisions of a certain Trust Agreement dated July 23, 1998, and known as the J & R Kargul Trust, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to JOAKS, LLC, an Illinois Limited Liability Company, of 18537 W. Dady Ct., Grayslake, IL 60030, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

**Legal Description:**

SEE ATTACHED LEGAL DESCRIPTION

**Permanent Index Number(s): 07-330-109-012-0000**

**Property Address:** 18520 West Old Gages Lake Road, Grayslake, IL 60030

TO HAVE AND TO HOLD said premises forever SUBJECT TO general real estate taxes not due and payable, covenants, conditions and restrictions of record, and building lines and easements, if any. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

Type: DTR  
Recorded: 4/25/2022 1:26:12 PM  
Fee Amt: \$236.25 Page 1 of 5  
Receipt#: 202200035245  
IL Rental Housing Fund: \$9.00  
State Stamp Fee: \$117.50  
County Stamp Fee: \$58.75  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File# 7898974

AFFIDAVIT FOR CERTIFICATION BY PARTY NOT ON ORIGINAL DOCUMENT

STATE OF ILLINOIS }  
Lake COUNTY } ss.

I, (print name) Ashley Repp being duly sworn, state that I have access to the copies of the attached document(s) (state type(s) of documents) \_\_\_\_\_

Trustees deed  
as executed by (name(s) of party(ies)) \_\_\_\_\_

Justin Kargul & Alida Denise Sandberg

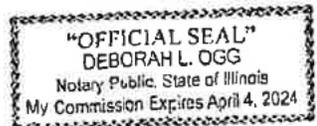
My relationship to the document is (ex. - Title Company, agent, attorney) \_\_\_\_\_  
title company

I state under oath that the original of this document is lost, or not in possession of the party needing to record same. To the best of my knowledge the original document was not intentionally destroyed or in any manner disposed of for the purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

\_\_\_\_\_  
Signature  
Subscribed and sworn to before me on \_\_\_\_\_  
Notary Public

4/19/2022  
Date  
19 day of April, 2022



SEAL

DATED: 12/14/21

[Redacted]

ALIDA DENISE SANDBERG, as Trustee

[Redacted]

STATE OF Michigan )  
County of Kent )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Alida Denise Sandberg, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 notarial seal, this 14 day of December, 2021.

[Redacted]  
Notary Public

JOSHUA HATCHER  
Notary Public - State of Michigan  
County of Kent  
My Commission Expires Jun 8, 2026  
Acting in the County of Kent

**NAME AND ADDRESS OF PREPARER:**

Brian Ford O'Grady  
O'Grady Law Group, P.C.

[Redacted]

DATED: 12-13-2021

[Redacted Signature]  
JUSTIN KARGUL, as Trustee

STATE OF IL )  
County of COOK )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Justin Kargul and Alida Denise Sandberg, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 notarial seal, this 13 day of December, 2021.

[Redacted Signature]  
Notary Public



## LEGAL DESCRIPTION

Order No.: 21CST127154SK

For APN/Parcel ID(s): 07-30-109-012-0000

LOT 1 IN OWNER'S SUBDIVISION OF LOT "C" IN THE ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 12, 1927, AS DOCUMENT NO. 302034, IN BOOK "R" OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS.

Type: DTR  
Recorded: 7/6/2022 3:26:39 PM  
Fee Amt: \$235.50 Page 1 of 3  
Receipt#: 202200050884  
IL Rental Housing Fund: \$9.00  
State Stamp Fee: \$117.00  
County Stamp Fee: \$58.50  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder

CT 22qnd018096RM  
TRUSTEES DEED 10/1

MAIL RECORDED DEED TO:

Ralph Strathmann  
[Redacted]

File# 7917462

REAL ESTATE TRANSFER TAX

County:	\$58.50
Illinois:	\$117.00
Total:	\$175.50
Stamp No:	0-298-510-000
Declaration ID:	20220604952511
Instrument No:	7917462
Date:	06-Jul-2022

(Reserved for Recorders Use Only)

MAIL TAX BILL TO:

Joaks, LLC  
18534 Gages Lake Rd.  
Grayslake, IL 60030

THE GRANTOR(S), George A. Nerroth, successor Trustee of The Pearl Irene Nerroth Revocable Trust dated October 27, 2000, of 18534 W. Gages Lake Rd., Grayslake, IL 60030, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, CONVEY(S) AND QUIT CLAIM(S) to Joaks, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of 18513 West Main Street, Gages Lake, Illinois 60030, to have and to hold, all interest in the following described real estate, situated in Lake County, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 07-30-109-011, 010 & 009  
Property Address: 18534 W. Gages Lake Rd., Grayslake, IL 60030

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Subject, however to general real estate taxes not due and payable at time of closing; special assessments confirmed after Contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Dated this 17<sup>th</sup> day of June, 2022.



**George A. Nerroth, successor Trustee of  
The Pearl Irene Nerroth Revocable Trust  
dated October 27, 2000**

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 **George A. Nerroth, successor Trustee of The Pearl Irene Nerroth Revocable Trust dated October 27, 2000**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 17<sup>th</sup> day of June, 2022.



Notary Public

**PREPARED BY:**  
Sansonetti & Bertakis, LLC  
Attorney at Law



## LEGAL DESCRIPTION

Order No.: 22GND018096RM

For APN/Parcel ID(s): 07-30-109-011, 07-30-109-010 and 07-30-109-009

LOTS 2, 3 AND 4 IN OWNER'S SUBDIVISION OF LOT C IN THE ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF GOVERNMENT LOT 1 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNER'S SUBDIVISION, RECORDED JULY 12, 1927 AS DOCUMENT 302034 IN BOOK R OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS.

**This instrument prepared by:**

Jon L. Beermann  
728 Florsheim Drive  
Libertyville, IL 60048

**Mail future tax bills to:**

JOAKS, LLC, an Illinois Limited Liability Company  
18537 Dady Ct. 18490 W. 21st & Gages Lake Rd.  
Gages Lake, IL 60030

**Mail this recorded instrument to:**

Paul Idlas  
1099 N. Corporate Cir.  
Grayslake, IL 60030



Image# 058202400002 Type: DTR  
Recorded: 05/06/2019 at 02:36:42 PM  
Receipt#: 2019-00021409  
Page 1 of 2  
Fees: \$412.50  
IL Rental Housing Fund: \$9.00  
Lake County IL Recorder  
Mary Ellen Vanderverter Recorder

File **7559804**

**REAL ESTATE TRANSFER TAX**



County: \$117.50  
Illinois: \$235.00  
Total: \$352.50

Stamp No: 1-113-155-488  
Declaration ID: 20190404957140  
Instrument No: 7559804  
Date: 6-May-2019

**TRUSTEE'S DEED**

This Indenture, made this 24th day of April, 2019, between Trust Number 911 w/t/a dated April 9, 1998 as Trustee under the provision of a deed or deeds in trust duly recorded and delivered to said trustee in pursuance of a trust agreement dated April 9, 1998, and known as Trust Number 911, party of the first part, and JOAKS, LLC, an Illinois Limited Liability Company of Lake County, Illinois, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), 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, State of Illinois, to wit:

LOTS 14, 15, 16 AND 17 IN OWNERS SUBDIVISION OF LOT "C" IN ALLEN FARM SUBDIVISION ON GAGES LAKE, BEING A PART OF LOT 1 OF THE NORTH WEST QUARTER OF SECTION 30, TOWNSHIP 45 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 12, 1927, AS DOCUMENT 302034, IN BOOK "R" OF PLATS, PAGE 85, IN LAKE COUNTY, ILLINOIS

Permanent Index Number(s): 07-30-109-013 ; 07-30-109-014 ; 07-30-109-015 ; 07-30-109-016  
Property Address: 18537 Dady Ct., Gages Lake, IL 60030

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

**Individual Trustee(s)**

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

[Redacted signature]

[Handwritten signature]

Trustee

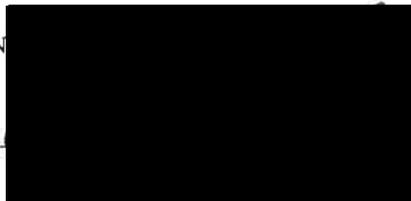
29  
2  
1

STATE OF ILLINOIS  
COUNTY OF LAKE

)  
) SS  
)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that John Richtman, Trustee of Trust Number 911 u/t/a dated April  
9, 1998, as Trustee(s) aforesaid, personally known to me to be the same person(s) whose  
name(s) is/are subscribed to the foregoing instrument as such Trustee(s), appeared before  
me this day in person and acknowledged that he/she/they signed and delivered said  
instrument as his/her/their free and voluntary act for the uses and purposes set forth  
therein.

Given under my hand and N



**Mary Ellen Vanderventer**

Lake County Recorder of Deeds

18 N COUNTY ST - 8<sup>th</sup> FLOOR  
WAUKEGAN, IL 60085-4358  
(847) 377-2575  
fax (847) 984-5860  
website: <http://www.lakecountyil.gov/recorder>

QUITCLAIM DEED

REAL ESTATE TRANSFER TAX



County: \$0.00  
Illinois: \$0.00  
Total: \$0.00  
Stamp No: 0-993-090-256  
Declaration ID:  
Instrument No: 7976358  
Date: 2-Jun-2023

Space Above for Recorder's Use

Return Recorded Document To:

- LAW OFFICE OF RALPH STRATHMANN \_\_\_\_\_  
33 N. COUNTY ST. #200 \_\_\_\_\_  
WAUKEGAN, IL 60085 \_\_\_\_\_  
847-244-0922 / RASLAW@SBCGLOBAL.NET \_\_\_\_\_

Name & Address of Taxpayer:

Sean Smith \_\_\_\_\_  
18490 West Old Gages Lake Road \_\_\_\_\_  
Gages Lake, Illinois 60030 \_\_\_\_\_

THE GRANTOR(s) \_\_\_\_\_ County of Lake \_\_\_\_\_

of the City/Village of Waukegan County of Lake State of Illinois

for and in consideration of 14,850 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) Sean Smith \_\_\_\_\_

(Grantee's address) 18490 West Old Gages Lake Road \_\_\_\_\_

of the City/Village of Gages Lake County of Lake State of Illinois

in the form of ownership: Sole Ownership  
(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

That part of the East 50 feet of the West 188 feet (excepting therefrom the South 371 feet) of the North West quarter of the North East quarter of Section 30, Township 45 North, Range 11, East of the 3rd P.M., lying South of the South right of way line of New Gages Lake Road as dedicated August 25, 1949, by Document 677934, in Lake County, Illinois.

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet)

Permanent Index Number(s) P.I.N. 07-30-200-016 \_\_\_\_\_

Property Address 18471 West Gages Lake Road, Grayslake, Illinois 60030 \_\_\_\_\_

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)



Dated this 26th day of August 2019

Sign 

Sandra Hart - COUNTY OF LAKE (Printed Name) \_\_\_\_\_ (Printed Name)

STATE OF ILLINOIS }  
County of Lake } SS

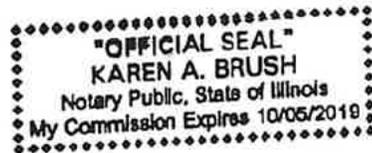
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Sandra Hart  
is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26th day of August 2019  
  
Notary Public

My commission expires 10/5/19

Name & Address of Preparer:  
Jamie Helton  
18 North County Street, 5th Floor  
Waukegan, Illinois 60085



Affix: State of Illinois / Lake County Transfer Stamp

or

Exempt under 35 ILCS 200/31-45 paragraph b

Section 4, Real Estate Transfer Act

Date: 5/9/23

  
Signature of Buyer, Seller or Representative

This copy is provided by the Recorder for use in Lake County, Illinois (revised March 5, 2014)  
A legal opinion is recommended prior to taking final action with this deed.  
Changes in ownership may have tax, inheritance and other legal ramifications.  
**Mary Ellen Vanderventer**  
Lake County Recorder

Plat Act Affidavit

*W. Harry Ellen*  
Notary Public  
Lake County Recorder Of Deeds

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) Joel Senserig, being duly sworn on oath, state that I <sup>work</sup> ~~reside~~ at 650 W. Winchester Rd, Libertyville, IL 60048 and 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 19<sup>th</sup> day of August, 2019

[Redacted Signature] (Signature)

“OFFICIAL SEAL”  
KATHLEEN DALESSANDRO  
Notary Public, State of Illinois  
My Commission Expires 1/25/2022

[Redacted Seal]

Revised: September 7, 2010 11:40 AM

**McHENRY-LAKE COUNTY  
SOIL & WATER  
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 [www.mchenryswcd.org](http://www.mchenryswcd.org)

December 4, 2025

Sean R Smith  
18537 W Dady Court  
Gages Lake, IL 60030  
Email: [sean@jesseoaks.com](mailto:sean@jesseoaks.com)

Re: Parcel # 07-30-200-015, 07-30-109-016  
Common Location: 18490 W. Old Gages Lake, Gages Lake, IL  
NRI# L25-110-4771  
Zoning Change: GC

Dear Mr. Smith:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Sean R Smith property as applied for in Report #25-110-4771. The SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No floodplain or wetlands were found on the site from office maps. Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and the Lake County Stormwater Management Commission for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. Consultation in this matter is considered by the District to be terminated. The District does reserve the right to re-open consultation should new information be brought to our attention. If you have any questions concerning this letter, feel free to call our office.

Sincerely,



Spring M. Duffey  
Executive Director



Jesse Oaks Site Plan

Live Music

The pins 013, 014, & 015, are my home  
18537 W Dady Court

-----JOAKS LLC Property

-----Seating Area for live music

-----Red Roof over Stage/Live Music location