

**LAKE COUNTY ZONING NOTICE CUP-000847-2023**

**Shields Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Thursday March 09, 2023, at the Central Permit Facility, 500 W. Winchester Rd., Libertyville on the petition of Millwood Holdings LLC, record owner, requesting a Conditional Use Permit to allow for the establishment of a vehicle (automobile) repair facility in an existing commercial building.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 19 SKOKIE VALLEY RD LAKE BLUFF, IL 60044 and is approximately 0.59 acres.

PIN:1219208001

Maricela Villafañe of 2017 W. Glen Flora Ave. Waukegan, IL is acting as representative on behalf of the applicant Millwood Holdings LLC which is located at 935 Campus Dr. Mundelein, IL.

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=10915> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen**  
**Chair**

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

Applicant(s):  
(please print)

Michael J. Millman & Sock Woodruff  
Owner(s)

Subject  
Property:

Present Zoning: Commercial

Present Use: Vacant

Proposed Use: Light Automobile Repairs

PIN(s): 12-19-208-001

Address: 19 Skokie Valley Rd, Lake Bluff, IL 60044

Legal description:  
(☐ see deed)

Request: I/we request a conditional use permit be approved to allow:

**Light automobile repairs, such as oil changes, brake, suspension, tire repairs, and electrical work.  
All repairs conducted entirely within the enclosed building.**

Explain why this conditional use permit is justified:

**We wish to provide a needed service to our community without causing any damage, hazard, nuisance, or other detriment to persons or property in the vicinity. We shall operate within normal business hours of M-F 8am-6pm and occasionally a Saturday from 8am-2pm.**

**We plan on having a neat and orderly condition at all times. We shall not have any used or discarded auto parts or equipment disabled on the location. Neither do we plan on having any junked or wrecked vehicles on the location.**

**Our exterior parking lot area shall be used strictly for employees and customers only. Customers will be required to pick up their vehicles after repairs so not to incur storage fees.**

**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 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,

**South of building - Greg's Auto Body Shop  
North of building - Empty warehouse  
West of building - Apartment Complex  
East of building - 2 Cell towers and train tracks**

**We will not have any substantial adverse impact on any of adjacent properties.**

2. the character of the neighborhood,

**We shall have an appearance that will enhance the look of the neighborhood because we would like to enhance the overall appearance of the building. Our use shall not create a traffic hazard or congestion, it is expected to be similar or less to what other commercial uses have generated in the past. We expect customers bringing vehicles M-F and vendors delivering parts. This amount of traffic would not be expected to create congestion or hazard as the location has good site lanes as you enter and exit from the property.**

**The current overall character of the neighborhood is a mix of residential, office, commercial and industrial uses.**

3. natural resources,

Our used would not be expected to have an impact on any natural features of the lot. Our repair facility will include the use of oils, grease, and disposal of waste products which will be disposed according to state and federal regulations.

4. infrastructure,

A well and septic system serve the location. It does have sanitary sewer, water, and drainage. Location does include public accessways, parking, and utilities are adequate to serve our purpose.

5. public site, or

The location will have no substantial adverse impact on any public site.

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

Our location, size, design, and operating characteristics of our proposed auto repair business and our Shop Operating Processes conditions under which it will be operated and maintained will not be detrimental to the public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the area. All our activities associated with the auto repair business will occur under clean, neat, and orderly conditions.



## 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.

Sig

Please send the bill to:

**MARICELA VILLAFANE**

Print Name

Email

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

(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);

We recognize the proposed location as being in a Commercial Zone area that allows for auto repair shops as a conditional use. The size and shape of the lot and building are adequate to accommodate an auto repair facility. The arrangement of the structure, parking lot, and other features allow for adequate maneuvering space, required setbacks, and landscaped areas. The commercial use of the parcel will conform to existing commercial development standards and neighboring businesses. Undoubtedly conditions of approval will ensure compatibility with the neighborhood, including minor interior and exterior cosmetic improvements, and no physical changes are proposed to the property. This location is not expected to generate a level of traffic that will impair existing roadways, affect roadway design, or increase the traffic in the area.

We will regulate all hazardous waste disposal according to State & federal law while implementing an environmentally friendly shop. Taking extra measures to protect the environment and save resources. Implementing technology is fundamentally changing how we work and assisting us in going green. This business will produce tax revenue for local government and revenue in permit fees. We will meet any requirements from the Fire Department. Privacy will be placed by repairing vehicles inside the building. Lighting and signage will be subject to meeting the requirements of the county. The proposed use will provide an opportunity to mitigate issues common to automotive repair businesses, including vehicles in disrepair, noise, odor, and traffic congestion that might adversely affect public health, safety, or welfare.

Criterion B - the proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111

The purpose of use will be for light vehicle and light truck mechanical auto repair, and no auto body work will be performed on this site. Mechanical items include preventative maintenance and repair of parts within a vehicle. Generally, customers do not wait; however, we plan on having a dedicated waiting area for the customer. 5 service bays plan to be used for mechanical repairs, which will be performed during business hours of 8:00 AM to 6:00 PM, Monday through Friday and on Saturday by appointment only and closed on Sundays. Business hours were established with respect to the residential buildings to the west of the property. Approximately 4 to 5 vehicles will be serviced at any given time, and any vehicles waiting for service will be parked in the striped parking spaces to the south of the building. Employees shall park in the striped parking spaces to the north of the building. Any overnight vehicle will be parked within the service bays inside the building. If a vehicle is towed to the property or dropped off after business hours, the drop-off will be subject to filling out paperwork and dropping keys through a drop box we plan to have for the keys to be secured inside the building. The hydraulic service bays we intend to have will not generate high noise levels. Nor will the air tools that will be used regularly. We plan on keeping the overhead doors closed during repair activity.

(b) Accessory uses. Accessory uses may include offices, sales of parts, and vehicle storage.

We propose to have the repair/shop area, customer waiting area, administrative office, service advisor office, parts storage & inventory room. We plan on selling service to the customer. We do not plan on selling vehicle storage. We do not plan on storing vehicles. If the customer's vehicle is not picked up within the 14 days required by the code, we plan on having tow-away signs and a written disclaimer on the repair orders that vehicles not picked up by the 14th day will be towed away at the owner's expense and a mechanic's lien will be placed on the vehicle. Of the 12 on-site parking spaces, 6 spaces shall be reserved for use by employees and 6 spaces for customers. Any parts delivery shall occur within the property through a door located on the south side of the building.

(c) Examples. Examples include alignment shop, auto body shop, auto detailing and tire sales and mounting, auto repair, auto upholstery shop, motorcycle, lawnmower and other small engine repair, recreational vehicle service, transmission or muffler shop. Examples are alignment machine, tire sales, and repairs, including mount and balancing, suspension, exhaust, transmission, and similar items.

(d) Exceptions.

1. Repair and service of boats and equipment are classified as boat sales/ rental/storage/service.

We will not repair/service boats or equipment that are not classified as an automobile light vehicle or light truck

2. Repair and service of industrial vehicles and equipment and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as industrial sales and service.

We do not plan on serving any heavy equipment, nor do we plan on having a tow truck of our own

## IMPROVEMENT DATA

## PHYSICAL CHARACTERISTICS

## ROOFING

## WALLS

	B	1	2	U
Frame				
Brick				
Metal				
Guard				

## FRAMING

	B	1	2	U
F Res	0	7480	900	0

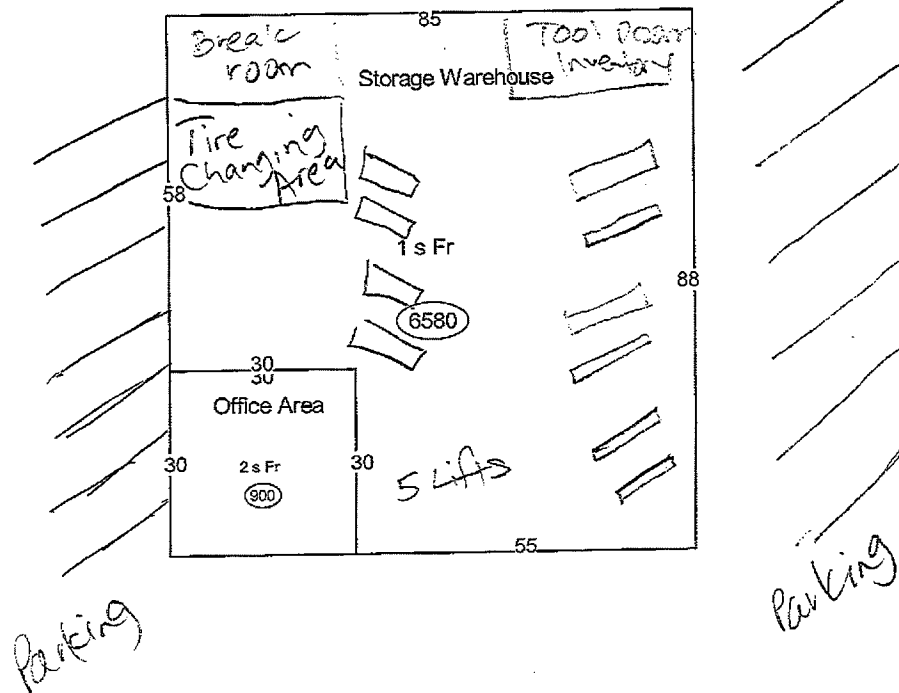
## FINISH

	UF	SF	FO	FD
1	7480	0	0	0
2	900	0	0	0
Total	8380	0	0	0

## HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	7480	900	0

01 Fence



Item Description Units Cost To

M &amp; S Cost Database Date: 10/2006

Base Cost	8380	31.22	26
Heating & Cooling	8306	6.22	5
Basic Structure Cost	8380	37.38	31
Physical	0	0.00	1
External	0	0.00	3
Depreciated Cost	8380	31.40	26
Rounded Total	0	0.00	26

Total Exterior Features Value

Depreciated Ext Features

Total Before Adjustments

Neighborhood Adjustment

TOTAL VALUE

(LCM: 100)

## SPECIAL FEATURES

Description Value

## SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value
C	UTLSTOR	0.00		Avg	1998	1998	AV	0.00	N	0.00	7480	0	0	0	100	263142
01	FENCECL	7.00	51C	Avg	1998	1998	AV	19.44	N	19.44	1750	34020	25	0	100	25520

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE

288662

06/04/1998

Neigh 1019550 AV

April 14, 1997

**north shore sanitary district**RUSSELL ROAD  
POST OFFICE BOX 750, QUINCY, ILLINOIS 60071 / Telephone: 473-8000**PERMIT APPLICATION  
FOR  
COMMERCIAL OR INDUSTRIAL  
SEWER CONNECTION**N.B.S.D. USE ONLY  
PERMIT NO. 18832-C  
TRACT NO. 12-19-208-001  
ACCOUNT NO. Page 150**COPY**

NAME OF APPLICANT (OWNER) Custom Gutter and Supply, Inc.  
 MAILING ADDRESS 15 Skokie Valley Road  
Lake Bluff, Illinois 60044  
 ADDRESS OF CONNECTION 19 Skokie Valley Road  
Lake Bluff, Illinois 60044  
 NAME & ADDRESS OF CONTRACTOR unknown Wm. Mahler Company  
of Lake Forest, IL 60045  
 TELEPHONE 847-234-5191  
 BRIEF PROJECT DESCRIPTION construct service connection for new warehouse facility  
 LEGAL DESCRIPTION OF PROPERTY Lot 80 in Rockland Manor subdivision in north east 1/4  
of Section 19, Township 44 North, Range 12 East of the  
3rd Principal Meridian, Lake County, Illinois

NOTE: ALL COMMERCIAL AND INDUSTRIAL APPLICATIONS SHALL BE SUBMITTED WITH TWO SETS EACH OF SITE PLANS, BUILDING PLANS, LOCATION SKETCH AND ANSWERS TO ALL QUESTIONS ON PAGES 3-8, TOGETHER WITH ALL SUPPORTING DATA AS REQUIRED.

THE UNDERSIGNED HEREBY AGREES TO THE TERMS AND CONDITIONS LISTED ON PAGE 2.

THE County OF Lake  
 (CITY, VILLAGE, OR SANITARY DISTRICT)  
 MUST ALSO ISSUE A SEWER PERMIT FOR THE IMPROVEMENTS AS DETAILED IN THIS APPLICATION. A FEES AND REQUIREMENTS OF THE CITY, VILLAGE, OR SANITARY DISTRICT MUST ALSO BE MET.

SIC

AGENT

DATE April 14, 1997

Scott V. Anderson, PE. Lake County Land Survey Company  
 NAME OF SIGNER PLEASE PRINT

1000



Special Instructions: If additional space is required to answer the following question please answer on additional sheet(s) of paper.

1. Area (Square Feet) 7480
2. Number of Floors 1
3. Number of Plumbing Fixtures
 

A. Water Closets <u>2</u>	E. Baths <u>0</u>
B. Urinals <u>0</u>	F. Showers <u>0</u>
C. Lavatories <u>2</u>	G. Other <u>0</u>
D. Sinks <u>0</u>	
4. Is your water supplied by your own well? Yes X No      If No, where does the Municipality supply your water?
5. Please check all of the appropriate business functions of your company:
 

<u>X</u> office space	<u>    </u> printing/engraving	<u>X</u> warehouse
<u>X</u> retail store	<u>    </u> medical office	<u>    </u> packaging
<u>    </u> restaurant/caterer	<u>    </u> research facility/lab	<u>    </u> assembling
<u>    </u> auto/truck repair	<u>    </u> computer center	<u>    </u> fabricating
<u>    </u> laundry	<u>X</u> wholesale/distributor	<u>    </u> manufacturing
<u>    </u> car wash	<u>    </u> photo developing	<u>    </u> other <u>    </u>
6. Brief narrative description of manufacturing or service activity at premises to be connected  
Machines to make rain gutters and materials to make rain gutters are stored in this facility for sale to others and to be installed by Custom Gutter.
7. Standard Industrial Classification Code (if known) unknown
8. Anticipated Hours of Operation

Shift	Will Shift Exist?	Time	Days Per Week	Number of Emply Per Shift	
				Office	Other
1st	Yes <u>X</u> No <u>    </u>	<u>7:00-3:30</u>	<u>6</u>	<u>2</u>	<u>2</u>
2nd	Yes <u>    </u> No <u>X</u>	<u>    </u>	<u>0</u>	<u>    </u>	<u>    </u>
3rd	Yes <u>    </u> No <u>X</u>	<u>    </u>	<u>0</u>	<u>    </u>	<u>    </u>
TOTAL				<u>4</u>	<u>    </u>

1993a-C

9. Will there be any scheduled shutdown periods? Yes \_\_\_\_\_ No X

If Yes, please describe \_\_\_\_\_

10. Will production be seasonal? Yes \_\_\_\_\_ No X

If Yes, please describe \_\_\_\_\_

11. Principal raw materials or products used coils of aluminum

12. List those chemicals which will be used and are registered under the Toxic Substances Control Act  
none

13. List the anticipated water consumption within the plant:

Type	Estimated Average Volume (gallons/day)	Maximum Volume (gallons/minute)
A. Sanitary/Domestic	<u>500</u>	
B. Food Service	<u>0</u>	
C. Cooling Water (direct contact)	<u>0</u>	
D. Cooling Water (non-contact)	<u>0</u>	
E. Boiler Feed	<u>0</u>	
F. Air Conditioning	<u>0</u>	
G. Process Water	<u>0</u>	
H. Air Pollution Equipment	<u>0</u>	
I. Landscape Watering	<u>0</u>	
J. Other	<u>0</u>	
TOTAL	<u>500</u>	

14. List the anticipated volume of discharge or water losses to:

	Estimated Average Discharge (gallons/day)
A. Municipal sewers	<u>500</u>
B. Natural water bodies	<u>0</u>
C. Waste haulers	<u>0</u>
D. Evaporation	<u>0</u>
E. Contained in product	<u>0</u>
TOTAL	<u>500</u>

18830-C

15. Will the wastes discharged be Intermittently \_\_\_\_\_ steady X
16. Will the waste strength discharged be consistent? Yes X No \_\_\_\_\_
17. Will the wastes be pretreated before discharge? Yes \_\_\_\_\_ No X

If Yes, describe \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

18. Will your waste contain

	Yes	No
strong acids (pH lower 2.5)	_____	<u>X</u>
strong bases (pH in excess of 12.5)	_____	<u>X</u>
iron pickling wastes	_____	<u>X</u>
plating solutions	_____	<u>X</u>
radioactive waste or isotopes	_____	<u>X</u>
mercury	_____	<u>X</u>
cyanide	_____	<u>X</u>
fat, oils and/or grease	_____	<u>X</u>
phenolics	_____	<u>X</u>
solvents	_____	<u>X</u>

Please attach a sheet outlining the use of any of the above materials.

19. Describe any water recycling or material reclaiming process utilized on an attached sheet.

none

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20. Will your facility have a hazardous waste disposal number from the Federal Government?
- Yes \_\_\_\_\_ No X If Yes, for what? \_\_\_\_\_

/ 8830-C

PLEASE DO NOT WRITE ON THIS PAGE - NSSD USE ONLY

IS THIS PROJECT WITHIN THE PRESENT BOUNDARIES OF THE NSSD? YES ☒ NO ☐

IF THE PROJECT IS NOT WITHIN THE PRESENT BOUNDARIES, IS THE PROPERTY COVERED BY:

A. PRE-ANNEXATION AGREEMENT? YES ☐ NO ☒

GUARANTEE BTP ☐

B. SEWER SERVICE AGREEMENT? YES ☐ NO ☒

WAGON BTP ☐

NSSD ANNEXATION NO. 003

CLAVEY NO. BTP ☒

POPULATION EQUIVALENT 4

IS A SAMPLING MANHOLE REQUIRED? YES ☒ NO ☐ OTHER ☐

IS AN I.E.P.A. PERMIT REQUIRED? YES ☐ NO ☒ I.E.P.A. NO. ☐

NAME OF LOCALITY Lake Bluff CONNECTION FEE \$ 820

ANNEXATION FEE \$ ☐

TOTAL FEE \$ 820

PAYMENT OF Eight Hundred Twenty Dollars 820  
WORDS NUMBERS

TO THE  ACKNOWLEDGED AND RECEIVED FOR

BY

DATE

6/6/97

CH

APPLICATION REVIEWED AND APPROVED FOR PERMIT ISSUANCE.

BY M/A

DATE

COORDINATOR OF INDUSTRIAL WASTE CONTROL

INDUSTRY ADDED TO IND.  
WASTE CONTROL LIST

DATE

APPLIC

ST ISSUED.

DATE

6-6-97

SEWER INSPECTED & APPROVED

DATE

18830-C

PAGE 81



WARRANTY DEED  
ILLINOIS STATUTORY  
LIVING TRUST

Type: DW  
Recorded: 9/9/2022 9:27:18 AM  
Fee Amt: \$882.00 Page 1 of 3  
Receipt#: 202200063669  
IL Rental Housing Fund: \$9.00  
State Stamp Fee: \$548.00  
County Stamp Fee: \$274.00  
Lake County IL Recorder  
Mary Ellen Vanderventer Recorder

File# 7931668

FIRST AMERICAN TITLE  
FILE # AF1027037 ACCOM

THE GRANTORS, Leroy J. Woodruff, as Trustee of the Leroy J. Woodruff Declaration of Trust dated August 25, 1997, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Millwood Holdings LLC, an Illinois limited liability company, all interest in 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*

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Mortgage entered into by Grantee; General real estate taxes for 2022 and subsequent years

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 12-19-208-001

Address of Real Estate: 19 Skokie Valley Rd.  
Lake Bluff, IL 60044

REAL ESTATE TRANSFER TAX

County:	\$274.00
Illinois:	\$548.00
Total:	\$822.00
Stamp No:	1-167-892-832
Declaration ID:	20220804921085
Instrument No:	7931668
Date:	09-Sep-2022

Dated this 23 day of August, 2022

By:   
Leroy J. Woodruff  
Declaration of Trust dated August 25, 1997

Accommodation recording only;  
document not reviewed and  
no insurance provided



First American  
Title Insurance Company

Warranty Deed - Living Trust

STATE OF FLORIDA, COUNTY OF MANA SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Leroy J. Woodruff, 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 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 23 day of AUGUST, 2022.

Prep  
Ilyse D. Murman LLC  
25W772 Sunnyridge Court  
Wheaton, IL 60189

Mail to:  
Millwood Holdings LLC  
935 Campus Drive  
Mundelein, IL 60060

Name and Address of Taxpayer:  
Millwood Holdings LLC  
935 Campus Drive  
Mundelein, IL 60060



First American  
Title Insurance Company

Warranty Deed – Living Trust

**Exhibit "A" – Legal Description**

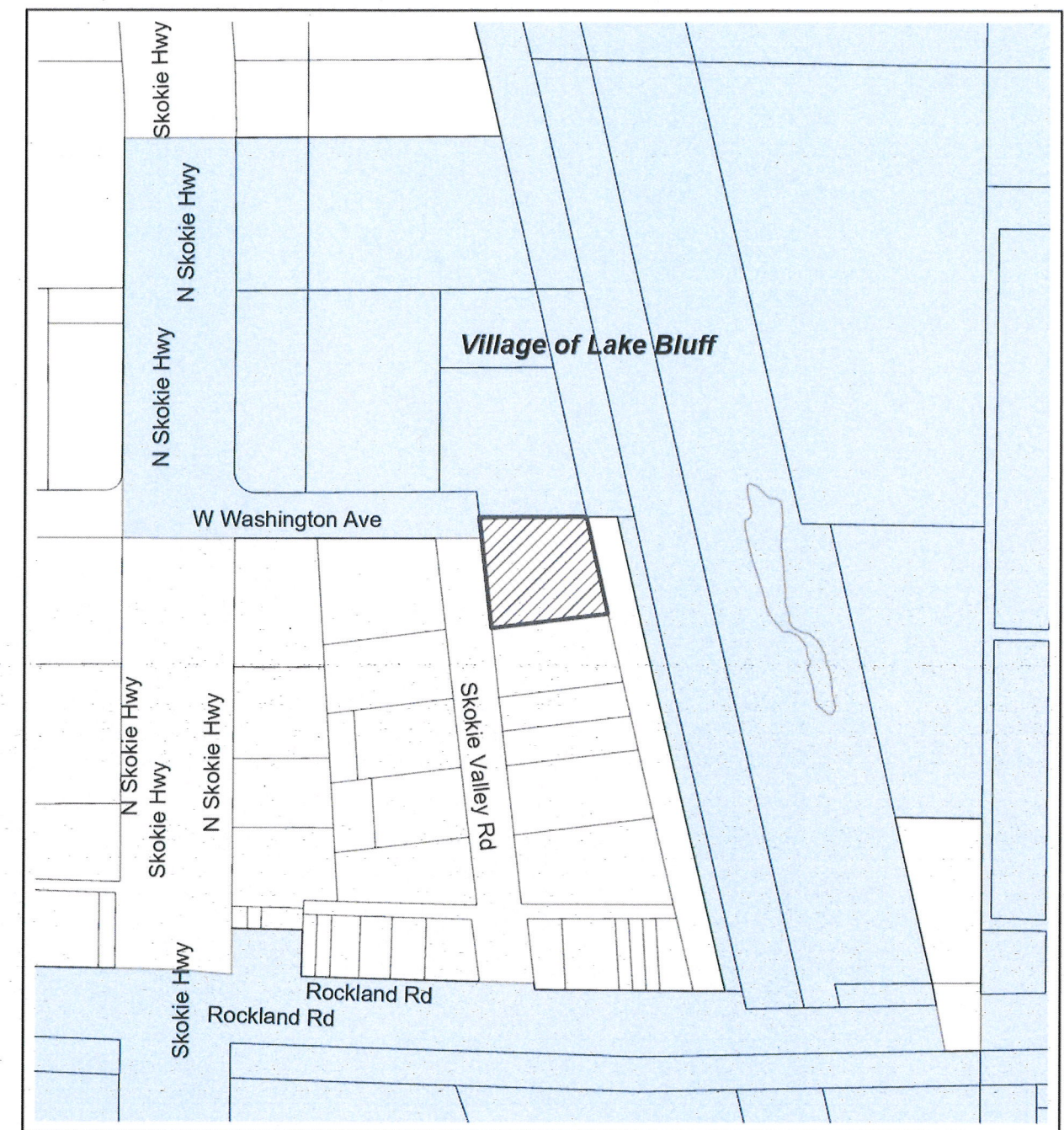
Lot 80 in Rockland Manor, being a subdivision of part of the Northeast quarter of Section 19, Township 44 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded October 23, 1924 as document 247686, in book "N" of plats, page 51, in Lake County, Illinois.







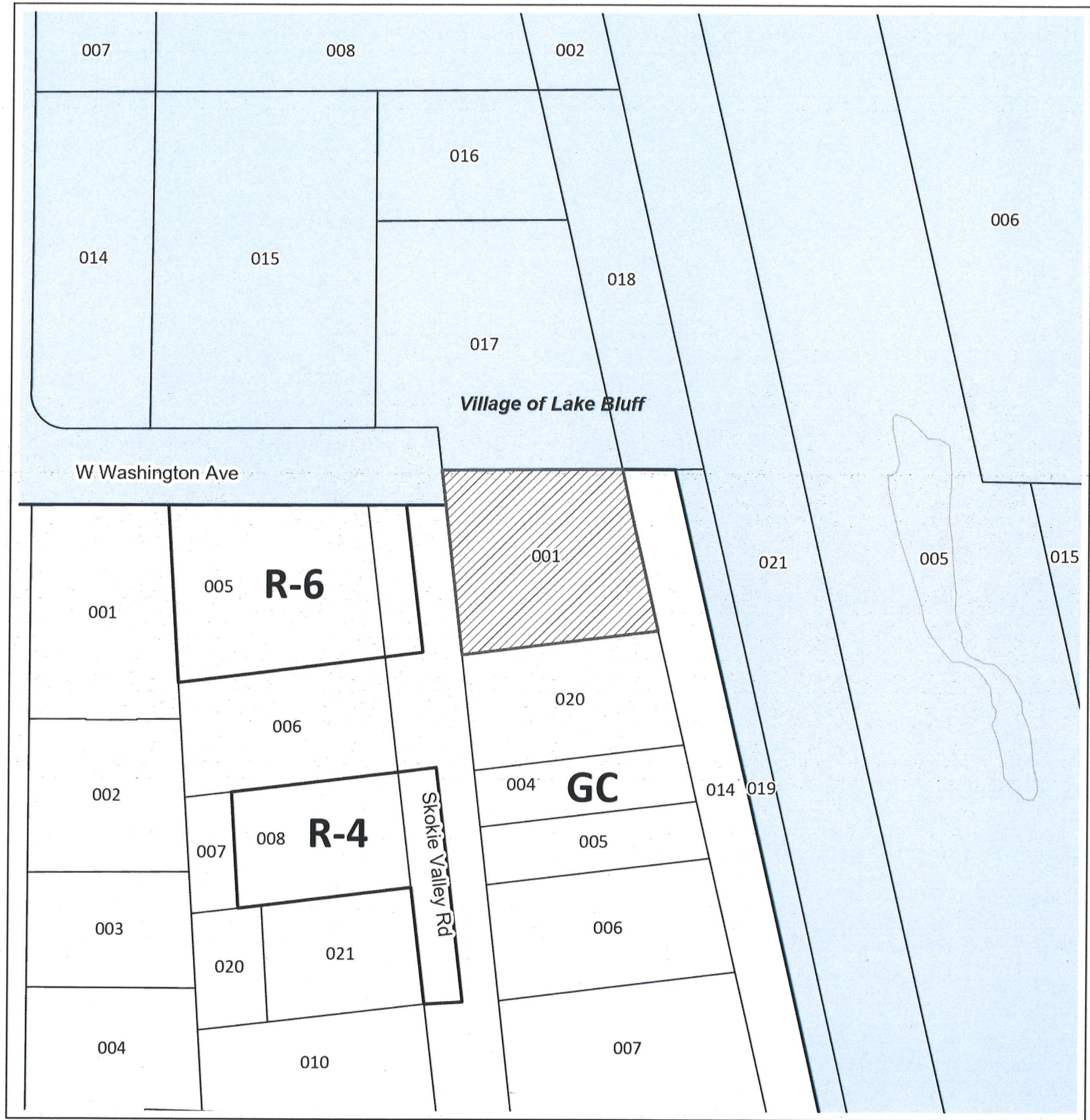
Incorporated Lake County
  Subject Parcel



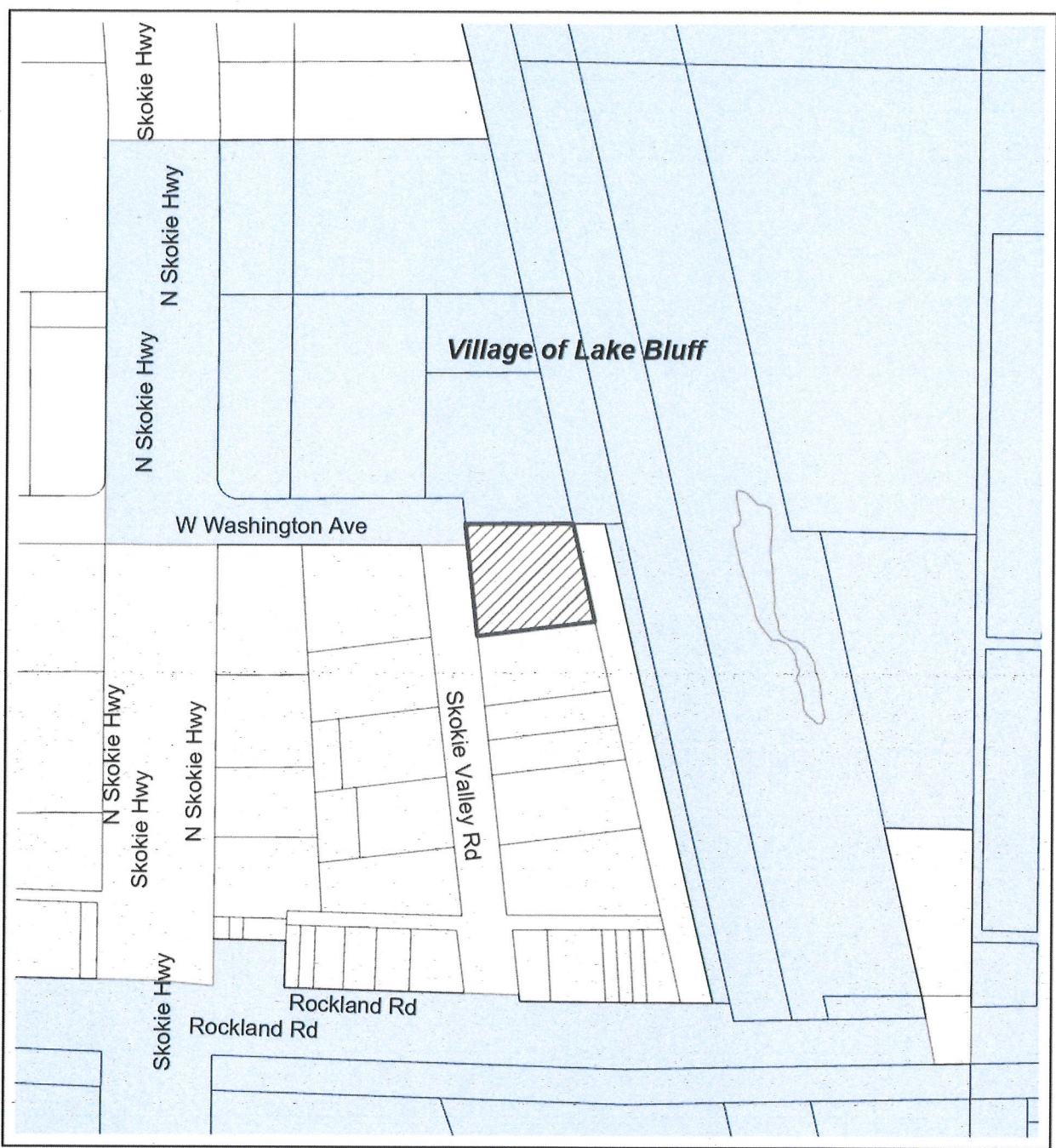
Zoning Board of Appeals  
 Case #CUP-000847-2023

0 25 50 100 150 200  
 Feet

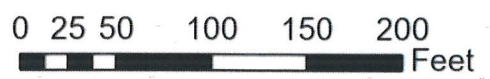




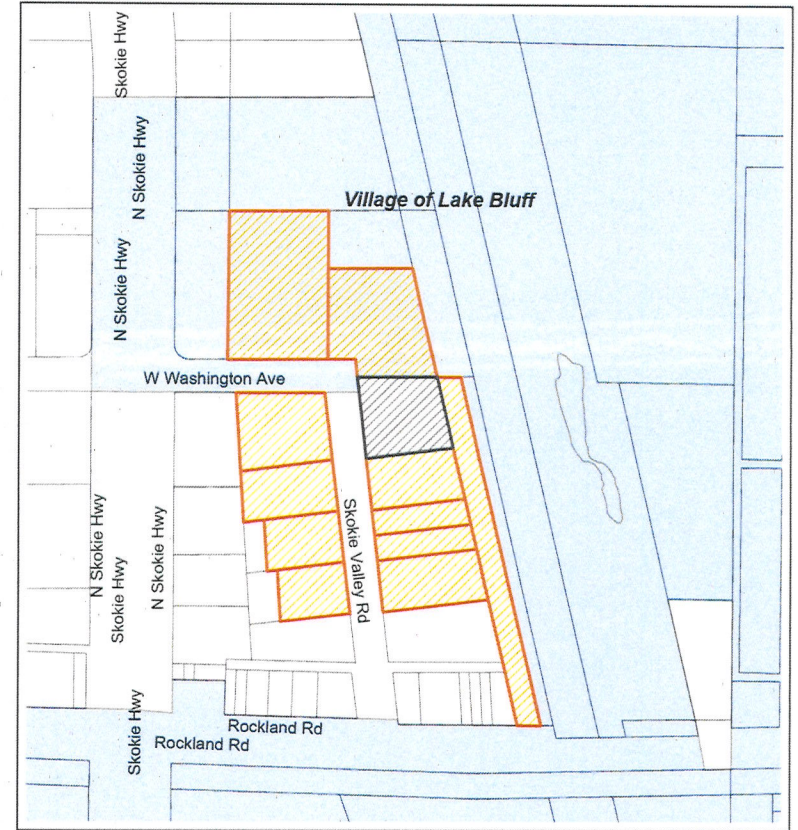
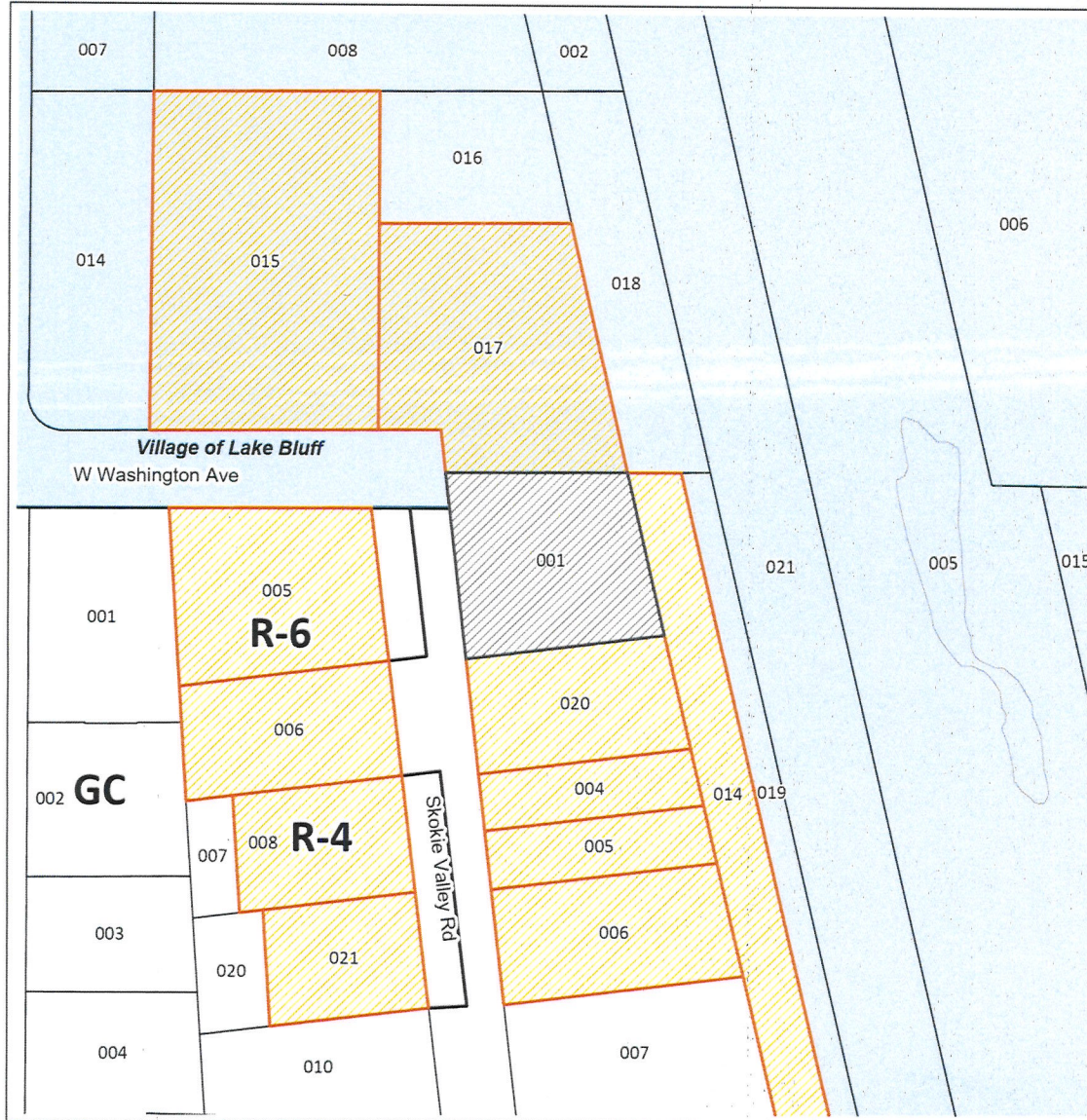
 Incorporated Lake County
  Subject Parcel



Zoning Board of Appeals  
 Case #CUP-000847-2023







Zoning Board of Appeals  
Case #CUP-000847-2023

Incorporated Lake County      Subject Parcel      Mailing Parcel

0 25 50 100 150 200  
Feet



# plat of survey

of

Lot 80 in Rockland Manor according to the plat thereof recorded as Document No. 247686 on October 23, 1924, in the north east 1/4 of Section 19, Township 44 North, Range 12 East of the 3rd Principal Meridian, Lake County, Illinois

scale: 1 inch = 10 feet

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. All measured bearings hereon shown are based on Illinois State Plane Coordinate System 1201 East. Copyright 2023, Lake County Land Survey Company, all rights reserved.

DeMarie's Commercial Subdivision (Document No. 2657862)

Lot 5

Lot 7

Washington Avenue

S 89°59'51" E 159.24 (record) 159.15 (measure)

44.25 (record)

point of beginning of access and utility easement (Doc. No. 6717901)

State of Illinois } s.s.  
County of Lake }

In behalf of Lake County Land Survey Company, Inc., we as Illinois Professional Land Surveyors do hereby certify that we have made a cadastral survey of the property described in the caption of this plat and that this plat is a correct representation of said survey. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

dated at Lake Bluff, Illinois, this 4th day of January, 2023

Lake County Land Survey Company, Inc.

By [Redacted] as Illinois Professional Land Surveyor No. 3315  
license expiration date: November 30, 2024

Attest [Redacted] as Assistant Secretary-Treasurer of said Company

Rockland Manor (Document No. 247686)  
Lot 80

1 1/2 story metal and brick commercial building at 19 Skokie Boulevard (also known as 28863 North Skokie Boulevard)

## surveyor's notes:

- 1) We have not been provided with a title commitment for the property described in the caption hereon. We have only depicted hereon the lease sites and easements described in Document Nos. 6717901 and 6845358. A title commitment should be obtained to verify that no other documents affect the property.
- 2) Utilities inside the cell tower fenced areas were not accessible and have not been located.

## LEGEND

- manhole
- catch basin
- vault
- gas meter
- water well
- light
- electric meter
- electric transformer
- air conditioner
- telephone pedestal
- utility pole
- anchor

field work completed on January 4, 2023

for  
Millwood Holdings, LLC  
935 Campus Drive  
Mundelein, Illinois, 60060

from the office of  
Lake County Land Survey Company  
Surveyors and Engineers  
920 West North Shore Drive  
Lake Bluff, Illinois, 60044  
(847) 234-8909  
Professional Design Firm 184.005495

Order No. 19095  
Field Book C36.9 page 72  
Date January 4, 2023  
File No. 9 - 2 - 1357