

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s):
(please print)Fremont TownshipPhone: 847 223-2847

Owner(s)

22376 Erhart Road
Mundelein Illinois 60060Fax: 847 223-2858

Address

Contract purchaser(s) if any

Email: diana Q
Fremont Township.com

Phone: _____

Fax: _____

Address

Email: _____

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

Diana O'Kelly/William Grinnell

Name

Phone: 847 223-2847
Cell: 847 833-1019

Address

Fax: _____
Email: _____Subject
Property:

Present Zoning:

Agriculture

Present Use:

Township Government

Proposed Use:

Township Government

PIN(s):

10-16-20007

Address:

22376 Erhart / 22385 Route 60Mundelein, IL 60060Legal description:
(see deed)

Explain Why Variance Necessary: To house our vehicles, improve safety, create efficiencies and comply with Illinois State Statute (605 ILCS 5/6-201.9)

Sec. 6-201.9. Take possession of and keep under shelter, when not in use all machinery, equipment and other property belonging to the district wherever the same may be found and not allow the same to go to waste.

Exceptional Conditions peculiar to the applicant's property.

Response

Our facility is centrally located within the township and all of our highway operations that maintain 40 miles of road are in this location. We operate large vehicles and need the square footage of a new building to house the equipment, continue sustainable operations and create efficiencies.

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

Response

Fremont Township has owned the property since the 1960's. Prior to the adoption of the 2000 UDO, the Fremont Township property was zoned Special Use and allowed 50% floor area and 75% ISR. Due to the rezoning implemented by the county board in 2000, the allowable floor area was changed to 10% and the allowable ISR reduced to 20%. It was never contemplated by Fremont Township that they would be in need of a variance to house their equipment.

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

Response:

Our goal is to provide efficiency and continue to have all of our transportation equipment located on this campus. This is a prudent use of tax dollars.

Request: The following variation(s) are requested:

1. Increase impervious surface to ^{max} 44 percent
2. _____
3. _____

Explain why this variation(s) is necessary: Improve highway maintenance operations to meet state laws and provide for efficiency and future growth. The basin will allow 44%.

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

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

Response: See attachment

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

Response:

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

Response:

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

Diana O'Kelly
Signature(s) of owner(s)

Supervisor

Signature(s) of contract purchasers

I, Nancy Lech a Notary Public aforesaid, do hereby certify that Diana O'Kelly

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4/15/15 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 15th day of April,
2015

(Seal)

My Commission expires 9/19/17.

Nancy Lech



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.

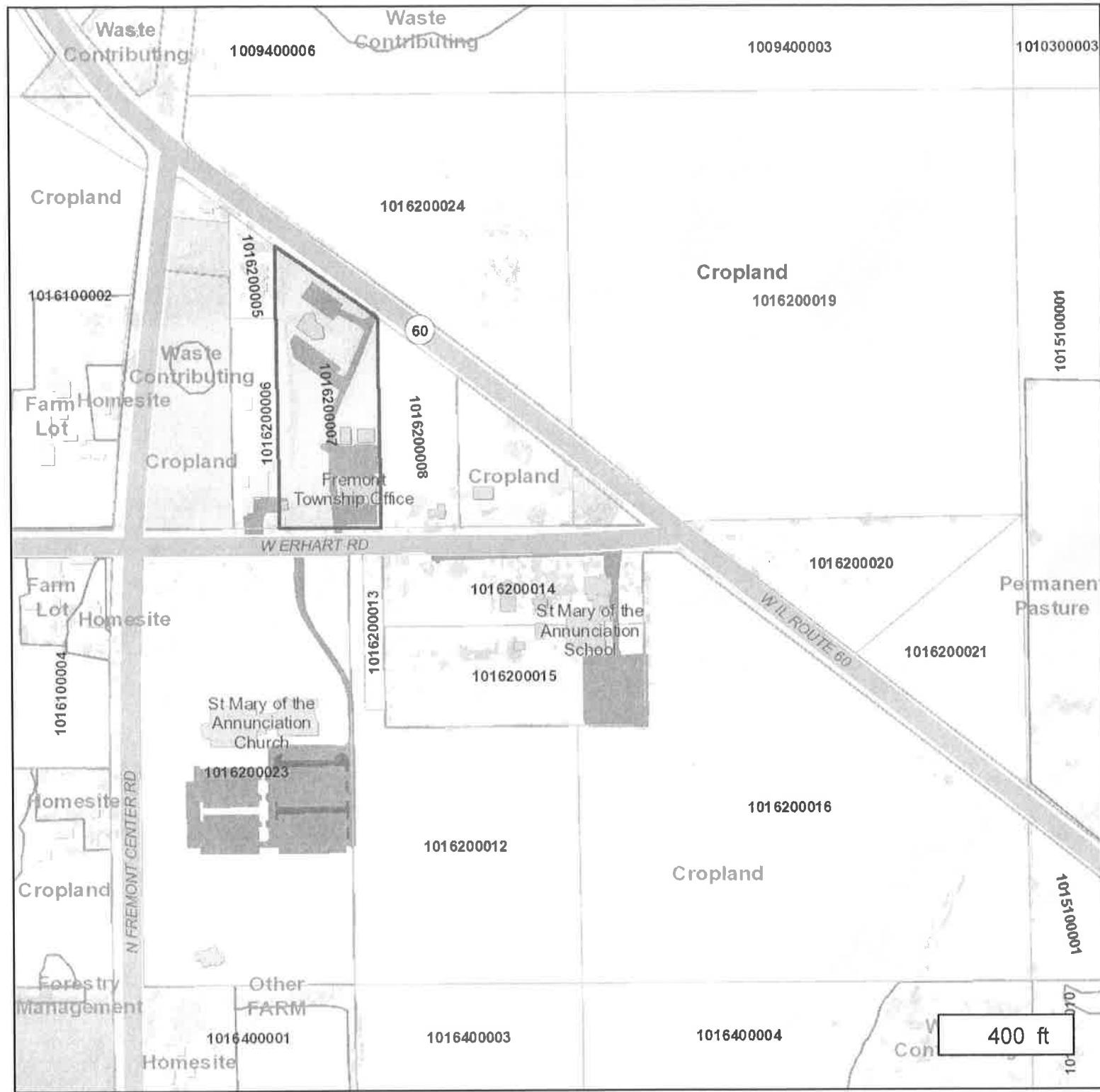


I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused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

Dawn O'Kelly
Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Lake County, Illinois



LakeCounty
Geographic Information System

Fremont Township Assessor
22376 W Erhart Rd
Mundelein IL 60060
(847) 223-2846

Map Printed on 4/15/2015
Parcel 1016200007 is outlined.

N

- Tax Parcels
- Municipalities
- Forest Preserves

Selected Features: Various Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor,
THE CATHOLIC BISHOP OF CHICAGO, a corporation sole of
the State of Illinois, for and in consideration of the
sum of Ten Dollars (\$10.00) in hand paid, conveys and
warrants unto Fremont Township, a municipal corporation,
of the County of Lake and State of Illinois, the follow-
ing described real estate:

That part of the East 52 rods of
Lot 2 (except the North 20 rods thereof)
of Section 16, Township 44 North, Range
10 East of the Third Principal Meridian,
described as follows: beginning at a
point 33 feet North of the Southwest
corner of the East 52 rods of said Lot 2;
thence North, parallel with the West
line of said Lot 2, 850.26 feet to the
South right-of-way line of Illinois
Route 60; thence Southeasterly along
said South right-of-way line, around a
curve to the right having a radius of
28,607.9 feet, a distance of 371 feet;
thence South parallel with said West
line 625.5 feet to a point 33 feet North
of the South line of said Lot 2; thence West
295.17 feet to the point of beginning, in
Lake County, Illinois.

IN WITNESS WHEREOF, THE CATHOLIC BISHOP OF CHICAGO,
a corporation sole, has caused these presents to be signed
by JOHN P. CODY, Cardinal Archbishop of Chicago, and the
corporate seal of said corporation to be hereto affixed
this 13th day of February, 1970.

THE CATHOLIC BISHOP OF CHICAGO,
A Corporation Sole,

By John P. Cody
Archbishop of Chicago

STATE OF ILLINOIS)) SS.
COUNTY OF COOK)

I, C. W. Roache, a Notary Public
in and for the County and State aforesaid, DO HEREBY CERTIFY

that JOHN P. CODY, Cardinal Archbishop of Chicago and "The Catholic Bishop of Chicago" in the regular line of succession, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Archbishop and as "The Catholic Bishop of Chicago," appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, personally and as such Archbishop, and as the free and voluntary act and deed of "The Catholic Bishop of Chicago," a corporation sole, for the uses and purposes therein set forth, and that the seal thereto attached is the seal of the said corporation.

GIVEN under my hand and Notarial Seal this 13th day of February, 1970.

C.W. Roach
Notary Public

My Commission Expires

January 14, 1974.



DOC. 1458290
FILED FOR RECORD IN RECORDER'S
OFFICE LAKE COUNTY, ILLINOIS

MAY 8 '70 12:43 PM

Frank J. Mustra
FRANK J. MUSTRA RECORDER