

**LAKE COUNTY ZONING NOTICE**  
**RZON-001162-2026 – Rezoning and**  
**PUD-001163-2026 – A Conditional Use Permit**  
**for a Planned Unit Development (PUD)**  
**Preliminary Plan**

**Ela Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Thursday May 28, 2026, at the Knights Banquet, 365 Surryse Rd, Lake Zurich, IL on the applications of the Housing Opportunity Development Corporation, contract purchaser, on behalf of the Lake County Housing Authority, record owner.

The applicant is petitioning to rezone 2.56 acres of land located on the south side of Woodland Rd at its intersection with Midlothian Rd. from the Residential-1 (R1) to Residential-6 (R6) zoning district. The applicant is also requesting a Conditional Use Permit for a Planned Unit Development (PUD) Preliminary Plan to allow for the construction of a 24-unit residential apartment building.

The properties associated with this application are:

Parcel 1: PIN 1416100056; 22843 W North Lakewood Ln., Lake Zurich, IL

Parcel 2: PIN 1416100057; 22795 W North Lakewood Ln., Lake Zurich, IL.

Please note quantitative values may be subject to minor alterations due to surveyed conditions.

The registered agent of the Housing Opportunity Development Corporation (HODC) is Richard Koenig 5340 Lincoln Ave. Skokie IL. The HODC Board of the Directors are Kathleen Cortez, 141 S Fremont Palatine, IL (President); William Sholten III, 1041 Ridge Rd. Wilmette IL (Vice President); Bruce Schiff 323 Red Coach Ln, Northbrook IL (Treasurer); Sarah Homan, 8120 N Oketo Ave. Niles IL.(Secretary); Kristin A. Berg 1505 Devon Ave. Park Ridge IL; Michael Cornell 211 5<sup>th</sup> St. Wilmette, IL; Otis Gatlin 467 Hummingbird Ln. Bolingbrook, IL; Phalecia Gray 3235 Milwaukee Ave. Glenview, IL; Jack Kaplan 2748 Bennett Ave. Evanston, IL; Donna Keller 337 Raleigh Rd. Kenilworth, IL; Ben Ortiz 410 Prides Run Lake in the Hills, IL; Robert J. Rodriguez 740 Carriage Way Deerfield IL; and Delisa Williams 4845 Conrad St. Skokie, IL.

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=12889> 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

REZONING APPLICATION

Applicant(s): Housing Opportunity Development Corporation  
(please print) Owner(s)

Subject Property: Present Zoning: R-1  
Present Use: Office/Formerly Nursing Home/Group Living  
Proposed Use: Multi dwelling Structure / R6  
PIN(s): 14-16-100-056 and 14-16-100-057  
Address: 22843 Lakewood Lane, Lake Zurich, IL

Legal description:  
(\_\_ see deed)

Request: I/we request the property be rezoned to the R6  
district.

I/we believe this rezoning is justified because:

The proposed rezoning from R-1 to R-6 is fully consistent with, and materially advances, the purpose and intent of the Lake County zoning regulations as described in the approval criteria.

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. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (Lake County Code Section 151.005);

The proposed rezoning from R-1 to R-6 is fully consistent with, and materially advances,

the purpose and intent of the Lake County zoning regulations. When reviewed against the County’s adopted Regional Framework Plan and the Lake County Code as well as the 2023 Lake County Housing Analysis, the project demonstrates a strong alignment with the County’s long-term land use, housing, infrastructure, and environmental objectives and needs. The project delivers redevelopment of an infill site, provides needed affordable workforce housing, improves stormwater performance, and locates new housing near employment centers. All outcomes are explicitly supported by the County’s adopted policies.

The Regional Framework Plan (RFP) emphasizes repeatedly that Lake County faces an ongoing shortage of affordable and workforce-priced housing, stating that the County “must expand the range of available housing types and prices” and that future growth should be concentrated in areas already served by adequate infrastructure (RFP Ch. 8, pp. 8-1–8-3; §§8.2.3, 8.3.3, 8.6.1). The Midlothian Manor proposal directly implements these policies by redeveloping an existing improved site along the Midlothian Road corridor, a location the RFP identifies as appropriate for housing due to its proximity to employment, transportation, and utilities.

The proposed development also directly addresses the housing conditions identified in the *Lake County Partners Housing Analysis (October 2023)*, which documents a significant and growing shortage of affordable rental housing countywide, particularly in the southern sub-regions of Lake County. The analysis finds that housing production has lagged demand, with permitting levels insufficient to meet projected household growth, contributing to persistently low vacancy rates and rising housing cost burdens. The study identifies a need for thousands of additional affordable units by 2027, particularly family-oriented rental housing, and emphasizes infill redevelopment as a key strategy for addressing these gaps. This proposal directly responds to these findings by providing new income-restricted rental housing on a fully serviced infill site near jobs and transportation, consistent with the geographic and programmatic needs identified in the analysis.

### **Implementing the Regional Framework Plan – §151.005(A)**

The redevelopment aligns with the Framework Plan’s core policy directives, which call for new affordable and workforce housing near employment centers, transit corridors, and municipal utilities. The proposal offers 24 rental units at below-market rents on a site that has been improved since 2001, in an area served by water, sewer, and roadway infrastructure. Because the RFP encourages Lake County to support “infill development and redevelopment opportunities” in areas already built out, the rezoning directly advances §151.005(A).

The development provides a modern, sprinklered, ADA-compliant building with improved stormwater management and safe access, which enhances the welfare of residents and neighbors. A new sidewalk will be installed along Midlothian Road to improve safety for pedestrians.

### **Regulating the Location and Use of Land – §151.005(C)**

The project's location within an employment corridor along Midlothian Road containing industrial uses, multifamily homes, institutional buildings, and single-family residences reflects a development pattern that is no longer exclusively low-density, single-family in nature. The RFP recognizes that mixed-use corridors like this one are appropriate locations for higher-density residential development, particularly where such housing can serve nearby employment (RFP §8.2.3). Chapter 9 of the RFP emphasizes that future growth should be accommodated through redevelopment and infill, particularly where land is already disturbed and infrastructure exists. The Plan identifies "Disturbed Land" as appropriate for redevelopment rather than pushing growth into agricultural or open space areas. Likewise, the Lake Zurich Village Staff Report describes the corridor as a "transitional area" where land uses shift between residential and employment functions and the RFP defines "Geographic Transition Areas" as appropriate locations for mixed or evolving land uses, particularly where residential areas meet non-residential corridors (p. 9-10). These areas are explicitly identified as suitable for redevelopment that bridges different land-use patterns. Rezoning the site to R-6 reflects a more accurate and context-sensitive regulation of land use than retaining single-family zoning.

### **Regulating Intensity of Use – §151.005(D)**

The project conforms to the intensity and dimensional expectations of the R-6 district and does not push the boundaries but respects the existing neighborhood. The two-story building height, front and side yard setbacks, and residential architectural character are appropriate to the surrounding context which are consistent with the RFP's recommendations to accommodate moderate-density housing types near employment and transportation networks. The building's deliberate orientation in an east-west direction allows the narrower façade to face adjacent residential properties, reducing visual massing and preserving privacy.

### **Protecting Adjacent Landowners – §151.005(E)**

The redevelopment provides significant protections for neighboring landowners through upgraded stormwater management, enhanced landscaping, and improved site design. Today there is no stormwater management system on the property so neighbors may have experienced flooding in their homes, yards and/or basement. This project introduces a full modern detention infrastructure that dramatically slows runoff and reduces downstream flooding. This engineering creates improvement, not impact. The attached Stormwater Report shows that the proposed detention basin will significantly reduce peak runoff rates for major storm events and will provide controlled release, emergency overflow routing, and improved water-quality treatment compared to existing conditions. These improvements directly support §151.005(E), which seeks to protect neighboring landowners from adverse impacts, including flooding or drainage issues. Landscaping and evergreen screening also minimize visual and privacy impacts on adjacent homes.

The 2.6-acre site comfortably accommodates the proposed 24 units, parking, open

space, and stormwater basin without overcrowding.

**Securing Safety from Fire and Other Dangers - §151.005(Q)**

The project includes full fire suppression in the building, proper hydrant placement on-site, adequate emergency access, and code-compliant construction to replace a building with none of those features.

**Conserving the Value of Buildings and Land - §151.005(L/M)**

Replacing a long-underused and obsolete structure with a high-quality, well-managed residential development will help improve property values and stabilize the neighborhood as it continues to evolve. The redevelopment will also return the property to the local tax rolls after a prolonged period of government ownership, converting an underutilized, tax-exempt parcel into a productive, revenue-generating property. This change supports the long-term fiscal health of the community while replacing vacancy with active residential use.

**Managing Growth Where Infrastructure Exists – §151.005(K)**

The built-out site is served by existing roadway infrastructure via Midlothian Road and Lakeview Lane, and the Village of Lake Zurich has committed to providing public water and sanitary sewer to the site, conditions strongly emphasized in the RFP as a preferred location for future growth (RFP §8.6.1). Concentrating new development on this previously improved parcel is fully consistent with the County’s intent to manage growth in areas with adequate capacity rather than extending costly new service lines into undeveloped areas.

**Ensuring Adequate Affordable Housing – §151.005(N) and (O)**

The Regional Framework Plan documents that Lake County’s supply of affordable rental homes is inadequate to meet current and projected demand. The RFP stresses that “affordable housing options must be provided throughout the County” and should be located near jobs and transportation (RFP §§8.2.3, 8.3.3). The proposed development addresses this need by providing 24 deed-restricted affordable units in a location adjacent to employment centers along Midlothian Road and proximate to regional transportation routes such as Rand Road and Route 12 which are major service corridors. This directly fulfills §151.005(N)’s goal of ensuring decent, safe, and affordable housing and §151.005(O)’s intent to locate such housing near employment.

In addition, the 2023 Lake County Housing Analysis reports that there is a severe shortage of affordable rental housing in Lake County, especially in southern sub-regions including Lake Zurich. The analysis documents that 43% of renters in Lake County are cost-burdened, paying more than 30% of income for housing. Importantly, affordable rental housing is heavily concentrated in the northern sub-regions, while the south sub-regions account for only 16% of the county’s affordable rental inventory, despite having major job centers (pp. 20–21). The report explicitly identifies small-scale infill redevelopment as an essential strategy for addressing housing shortages (p. 26). This project directly addresses this geographic imbalance and project scope.

### **Protecting the Highway System – §151.005(P)**

The attached Traffic Impact Study (Kimley-Horn, 2022) concludes that the roadway network, including Midlothian Road and Lakewood Lane, will continue to operate at acceptable levels of service under both existing and future conditions with the development in place. Trip generation is low compared to market-rate apartment buildings, and no roadway improvements are required. These findings support §151.005(P)'s objective of ensuring the continued safe and efficient function of the highway system.

### **Protecting from Flooding and Environmental Dangers – §151.005(G & Q)**

The stormwater management plan provides substantial environmental protection and improved resiliency. Area residents may experience localized flooding so the proposed detention system directly addresses these real-world conditions by introducing engineered stormwater controls where none exist today, reducing peak flows and improving downstream conditions. According to the Stormwater Report, the new detention basin will capture, attenuate, and slowly release stormwater. The design exceeds the Lake County Watershed Development Ordinance by providing an oversized detention basin and therefore substantially improves existing drainage conditions, directly advancing §151.005(Q).

### **Providing Privacy, Light, and Air – §151.005(R)**

Building placement, orientation, and buffer landscaping maintain adequate privacy and access to light and air for surrounding residential areas. The landscaping and fencing plan provides year-round screening and reduces the visual prominence of the building for adjacent homeowners.

### **Conclusion for Section 1**

For all these reasons, the proposed rezoning fully implements and advances the County's adopted Regional Framework Plan and meets each relevant subsection of §151.005. Even independent of countywide housing needs, this site is appropriate for R-6 zoning due to its size, capacity for buffering and stormwater detention, access to public infrastructure, and placement along a mixed-use corridor rather than within an intact single-family subdivision. The project delivers infill workforce housing in a location expressly identified in County planning documents as suitable for redevelopment, protects environmental resources, improves stormwater performance, and reinforces the County's broader land-use and housing goals. Lower-intensity zoning would not allow the site to be reused in a financially or physically viable way, would not support modern stormwater detention, and would perpetuate long-term vacancy.

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;

The proposed rezoning addresses several substantial changes in land-use conditions, housing market conditions, and planning priorities that have occurred since the property was originally zoned R-1. The Regional Framework Plan (RFP) recognizes that Lake

County has undergone significant demographic, economic, and development changes over the past two decades, resulting in new housing needs, new corridor conditions, and a need for more flexible zoning tools to support reinvestment. The current R-1 classification no longer reflects the physical, economic, or policy environment of this part of Lake County.

### **Changing Housing Needs and Demographics**

The RFP clearly documents that Lake County faced a persistent shortage of affordable and workforce rental housing (RFP Ch. 8, pp. 8-1–8-3). This deficiency has only grown more pronounced over time. Market conditions have shifted dramatically since the mid-2000s, with rising housing costs, rapid job growth in certain sectors, and an increasing need for more attainable rental units for workers, older adults, and individuals with modest incomes.

The 2023 Lake County Housing Analysis finds that from 2018–2022 Lake County permitted only about 1,200 housing units per year, which is well below both near-term ESRI projections and CMAP’s long-term household growth forecasts, resulting in a significant and growing housing shortage. This shortfall is projected to worsen, with an estimated countywide shortage of more than 11,000 units by 2027 if current trends continue (p. 26). The report shows that affordable rental housing is heavily concentrated in the northern sub-regions, while the South Central and Southeast sub-regions contain the largest concentrations of jobs, yet have the fewest affordable rental options (pp. 12–13, 20). As a result, many workers commute long distances because they cannot afford to live near their jobs. Midlothian Manor advances a central policy goal of aligning housing with employment, reducing commute distances and supporting workforce stability.

Therefore, maintaining R-1 zoning does not address these changing conditions and effectively prevents the County from meeting its own stated housing objectives. The rezoning allows the County to respond to these documented changes in housing demand.

### **Changing Land-Use Conditions Along the Corridor**

The land-use character of the Midlothian Road corridor has evolved significantly in recent years. Today, the area includes industrial uses, multifamily developments, institutional buildings, and single-family neighborhoods with a range of zoning classifications from R-1 to R-6 to I. This includes townhomes on Oakwood east of Midlothian Road, Cedar Lake Assisted Living and Memory Care built in 2014 just south on Midlothian Road, a growing industrial park to the east, subdivisions to the west such as LZ Sunset (2006) and Lake Zurich Pines (2004), and new denser subdivisions to the north such as Avery Ridge developed in 2020. This corridor has become, in planning terms, a transitional area, a designation supported by contemporary land-use practice. The current R-1 zoning fails to reflect this multi-use context, resulting in a regulatory mismatch between zoning and observable development patterns. Rezoning to R-6 corrects this inconsistency by placing the property within a zoning district that is better aligned with the corridor’s present-day land-use composition. This is a residential

building in a mixed-use corridor. Its scale, materials, and buffering were deliberately chosen to blend in and respect the neighborhood.

### **Long-Term Vacancy as Evidence of Functional Inconsistency**

The subject property has been unused as housing since approximately 2010. This long-term housing vacancy is significant and demonstrates that R-1 zoning no longer supports economically viable or feasible uses of the property. Changing market conditions have rendered redevelopment as single-family housing along this changing corridor unlikely. The existing building is obsolete, and the new building will meet modern needs and be safer. Rezoning corrects this by enabling a land use that the market supports and that aligns with the County's policy direction. The rezoning also facilitates a transition from long-term public ownership to a productive private use, correcting an economic inefficiency that has persisted under existing zoning.

### **Changing Infrastructure and Regulatory Context**

The County and area municipalities like Lake Zurich have invested in long-term infrastructure improvements, including water, sewer, and stormwater networks, designed to accommodate a broader range of uses than those permitted under R-1. The existing utility infrastructure near the site via Lake Zurich is capable of supporting moderate-density residential development (Staff Report, p. 19). The RFP states that the County should leverage existing infrastructure by directing new development to infill sites (RFP §8.6.1). The rezoning addresses new infrastructure realities that did not exist when earlier zoning classifications were adopted. There is currently no stormwater management system on the property and this project introduces a full modern detention facility that exceeds County requirements and therefore dramatically slows runoff and reduces downstream flooding.

### **Alignment with Updated County Policy Priorities**

The RFP calls for more housing diversity, greater access to workforce housing, and reinvestment in previously developed parcels and the 2023 Housing Analysis shows that needs have continued to grow. The Housing Analysis documents a persistent and worsening shortage of housing units countywide due to residential construction lagging far behind household growth and finds that 43% of renter households are cost-burdened. However, it reports that new rental construction has been almost exclusively luxury housing, leaving a critical gap for low- and moderate-income households and necessitating public-private affordable housing development (pp. 15, 23). New priorities have emerged in response to changing socioeconomic conditions. Current R-1 zoning is inconsistent with current needs, particularly as it relates to the location of affordable rental housing near jobs and transit (RFP §§8.2.3, 8.3.3). Rezoning corrects this inconsistency by allowing a type of development the County explicitly supports.

### **Conclusion for Section 2**

In all respects, the proposed rezoning corrects outdated zoning that no longer reflects existing conditions, evolving housing needs, or County planning policy. Locating affordable housing on undeveloped land elsewhere could require new infrastructure, disturb natural resources, and increase public costs, outcomes the RFP explicitly

discourages. The change from R-1 to R-6 directly responds to documented shifts in the area's land use, infrastructure capacity, housing demand, and economic context. The proposed rezoning allows the County to meet the challenges identified in the Regional Framework Plan and brings the zoning map into alignment with current and anticipated conditions.

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

The proposed rezoning facilitates a development that is compatible with the diverse land uses that already exist along the Midlothian Road corridor and that has been intentionally designed to respect the character, scale, and function of surrounding properties. Compatibility is demonstrated through land-use context, building design, landscaping, fencing, access, circulation, and site planning, each of which aligns with the County's expectations for transitional areas and reinforces principles articulated in the Regional Framework Plan. The building scale, materials, and buffering were intentionally chosen to blend into and respect the surrounding area.

#### **Compatibility with the Surrounding Land-Use Pattern**

The immediate vicinity of the project site includes a mix of industrial, multifamily, single-family, institutional, and open-space uses. This range of uses reflects a land-use composition that the Regional Framework Plan classifies as a transition zone, where differing land use types meet and where moderate-density housing is appropriate and necessary (RFP §8.6.1). The RFP specifically encourages placement of multifamily and workforce housing near employment centers and along mixed-use corridors (RFP §§8.2.3, 8.3.3). The subject property's adjacency to employment uses along Midlothian Road and proximity to established residential neighborhoods reflect this guidance and support multifamily R-6 zoning as an appropriate and compatible land-use classification. Within a short distance of the subject property are existing multifamily residences, institutional uses, and non-residential parcels, demonstrating that this location already functions as a transition between lower-density residential neighborhoods and higher-intensity corridor uses. The proposed R-6 zoning represents the lowest-intensity multifamily classification capable of reusing the site responsibly.

#### **Compatibility Through Building Scale, Massing, and Orientation**

The proposed building is limited to two stories in height, consistent with the scale of homes in nearby single-family neighborhoods and aligned with typical suburban residential massing. Its architectural character, including pitched roofs, stone and fiber-cement siding, and residential window proportions, complements the surrounding residential vernacular.

The building has been oriented in an east-west direction, allowing the shorter façade to face neighboring single-family lots. This design choice reduces the perceived mass of the structure and supports the intent of Lake County Code §151.005(D) and (R), which seek to ensure compatible intensity, privacy, and access to light and air.

### **Compatibility Through Landscaping, Screening, and Buffering**

The site plan incorporates increased landscape buffers, additional evergreen screening, and new privacy fencing to block the views from adjacent single-family homes. The landscaping and screening plans, especially along the western edge, provide year-round visual separation and enhance privacy. These measures reinforce compatibility by ensuring that existing residential properties experience minimal visual, noise, or activity impacts from the proposed development.

### **Compatibility Through Traffic and Access Design**

The Traffic Impact Study (TIS) prepared by Kimley-Horn (October 2022) demonstrates that the roadway network surrounding the site will continue to operate at acceptable levels of service with the project in place. That does not mean that neighbors never experience traffic backups. While traffic studies are sometimes viewed with skepticism, a residential use like this produces predictable, dispersed trip patterns rather than concentrated peak-hour surges typical of commercial uses, making its impacts more manageable and consistent with study assumptions. The TIS notes that traffic generated by the development is relatively low, that no roadway improvements are required, and that the design of the access point on Lakewood Lane is consistent with existing neighborhood circulation (TIS, pp. 9–11). The project thus maintains compatibility with the transportation network, consistent with the intent of §151.005(P). In addition, the project will install a new sidewalk along Midlothian Road adjacent to the site, improving pedestrian safety and connectivity along the corridor. This sidewalk will enhance walkability for both future residents and existing neighbors, provide safer access to nearby destinations, and support the Regional Framework Plan's emphasis on multimodal transportation and complete streets in developed corridors.

### **Compatibility Through Parking Supply and Management**

The current site plan has 51 parking spaces including 4 that are handicap accessible. This more than meets the County code and provides ample parking for tenants, staff and guests. The third-party independent Parking Demand Memo (June 2023) confirms that comparable affordable housing developments in the region generate substantially fewer parked vehicles per unit than market-rate buildings. The memo cites data showing typical demand of 0.6–0.8 vehicles per unit, supporting the project's originally lower proposed 41-space parking supply for 24 units as both appropriate and adequate. This ensures that the development will not cause overflow parking on nearby residential streets and will continue to operate compatibly with surrounding neighborhoods.

### **Compatibility Through Stormwater and Environmental Performance**

The Stormwater Report (July 28, 2025) demonstrates that the proposed site design substantially improves drainage conditions through installation of modern detention capacity and enhanced stormwater management features. Adding a stormwater management system on the property with a modern detention facility that dramatically slows runoff and reduces downstream flooding will improve conditions. By reducing peak runoff rates and controlling release during major storm events, the project helps improve existing drainage conditions in the area and supports compatibility with

downstream properties (Stormwater Report, pp. 14–32). These improvements exceed the performance of existing conditions, required improved conditions, and reinforce neighborhood stability and environmental compatibility.

### **Compatibility With County Planning Objectives**

The Regional Framework Plan encourages moderate-density housing in locations that balance access to services, employment, transportation, and existing infrastructure (RFP §§8.2.3, 8.3.3, 8.6.1). The subject site reflects this ideal set of conditions. The proposed rezoning allows the County to locate needed workforce housing in a location expressly identified as appropriate by its adopted policy documents.

### **Conclusion for Section 3**

For all these reasons, the proposed development enabled by the rezoning is compatible with the surrounding land uses and zoning classifications. The building scale, architectural design, and site layout fit harmoniously within the existing neighborhood; the transportation system can adequately accommodate the expected traffic; parking supply is sufficient and properly managed; and stormwater improvements enhance environmental performance. The rezoning supports County planning goals and reflects the intended character of a transition zone along the Midlothian Road corridor.

4. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

The proposed rezoning fully satisfies this criterion because the subject property is located in an already-developed and fully serviced area where the County and other service providers have sufficient capacity to accommodate the proposed use without negatively affecting existing service levels. The project leverages established infrastructure systems, improves stormwater performance, and imposes relatively modest demands on public facilities. These conditions are consistent with the Regional Framework Plan's explicit direction to concentrate new development in areas where utilities, roads, and public services already exist (RFP §8.6.1).

### **Availability and Capacity of Water and Sewer Infrastructure**

The property is served by public water and sanitary sewer systems that run adjacent to the site although the property is current on well and septic. The Village of Lake Zurich confirms that these utilities have adequate capacity to support the proposed development (Lake Zurich Staff Report, p. 19) and the village has approved an ordinance giving access to any future users of the site. Because the development replaces an older institutional facility of comparable scale and does not require new extensions of public utilities, the rezoning aligns with the RFP's policy of promoting infill development that utilizes existing infrastructure.

### **Stormwater and Flood Management Capacity**

The proposed stormwater system represents a substantial improvement over existing

conditions and provides a level of environmental protection that not only exceeds current drainage performance but exceeds minimum County ordinance requirements. Currently there is no stormwater management system so the project creates a modern detention facility that will dramatically slow runoff and reduce downstream flooding. The Stormwater Report (May 6, 2024) demonstrates that the planned detention basin will:

- Reduce peak runoff rates for 2-, 10-, 50-, and 100-year storm events (Stormwater Report, pp. 14–32);
- Provide controlled release to reduce downstream flooding risk;
- Include a designed emergency overflow route to prevent on-site flooding during extreme rainfall events; and
- Improve water quality through sedimentation and controlled discharge features.

Because historic drainage issues along this corridor have been a concern, the introduction of a modern, engineered stormwater system significantly enhances the region’s ability to maintain adequate stormwater service levels for nearby properties. The rezoning and redevelopment therefore advances, rather than burdens, township and County stormwater management objectives.

### **Transportation System and Roadway Capacity**

The Traffic Impact Study (October 2022) conducted by Kimley-Horn determined that the surrounding roadway network, including Midlothian Road and Lakewood Lane, has the capacity to accommodate traffic generated by the development. The TIS notes:

- The project generates relatively low vehicle trips for a 24-unit apartment building;
- All nearby intersections and roadway segments continue to operate at acceptable levels of service; and
- No off-site roadway improvements are required to maintain existing performance (TIS, pp. 9–11).

It is possible that some neighbors experience longer than desired wait times to turn at high-use hours like mornings and evenings. However, these findings demonstrate that the zoning change will not adversely affect roadway capacity or service levels and that public infrastructure will continue to function effectively. The installation of a new sidewalk along Midlothian Road further enhances public infrastructure by improving pedestrian safety and connectivity without requiring public expenditure.

### **Parking and On-Site Circulation**

The Parking Demand Memo (June 2023) confirms that affordable rental housing typically generates lower automobile ownership rates, with an average demand of 0.6–0.8 vehicles per unit. Based on these data, the proposed supply of 41 off-street parking spaces is more than adequate to serve residents and visitors without affecting street parking or neighborhood circulation patterns (Parking Memo, pp. 2–3). The site plan also maintains safe on-site circulation, including clear emergency access, pedestrian routes, and pickup/drop-off zones.

### **Emergency Services, Fire Protection, Police, and EMS**

The new building will be constructed to modern safety codes and will include a full fire-suppression sprinkler system, improving life-safety conditions compared to the obsolete

structure it replaces. The project provides appropriate emergency vehicle access and achieves roadway grades and site geometry that meet applicable standards (Staff Report, pp. 20–22). The expected population, predominantly working households with modest incomes, does not create service demands beyond typical residential levels. Police, fire, and EMS providers already serve the surrounding area and will be able to maintain service levels without additional facilities or staffing to this infill site.

### **Schools, Parks, Libraries, and General Community Services**

Moderate-density affordable housing developments generate fewer school-aged children per unit than single-family homes, and thus do not burden school district capacity. The RFP also notes that infill development near existing community services is the most cost-effective way for Lake County to accommodate growth (RFP §8.6.1). Residents will utilize the same public amenities (parks, libraries, and community facilities) that already serve surrounding neighborhoods, and no new facilities are required.

### **Planning Consistency with Infrastructure-Centered Growth**

The Regional Framework Plan instructs Lake County to “promote growth in areas where infrastructure, roads, and utilities already exist” and discourage expansions into areas without adequate services (RFP §8.6.1). Midlothian Manor meets this directive precisely: it replaces an underutilized building on a serviced parcel and avoids the unnecessary extension of County infrastructure. In doing so, it advances the County’s long-term policy goals for cost-effective, sustainable growth.

### **Conclusion for Section 4**

The County and all relevant service providers can fully support the proposed infill development while maintaining adequate service levels for existing residents and businesses. Water, sewer, and roadway systems already serve the site; stormwater management will be significantly improved; emergency services are readily available; and the project does not trigger any need for expanded public facilities. The rezoning therefore meets and exceeds the requirements of this Criteria.

5. The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

The proposed rezoning will not generate adverse environmental or neighborhood impacts. To the contrary, the redevelopment of the long-underutilized building will improve stormwater performance, stabilize the built environment, reduce existing sources of deterioration, and provide a modern, well-managed residential building designed to meet current codes and environmental standards. These improvements are consistent with the Regional Framework Plan’s emphasis on encouraging redevelopment that enhances environmental performance on already-developed sites (RFP §8.6.1).

## **Stormwater and Drainage Improvements**

The stormwater management system represents one of the most significant environmental benefits of the project by creating a modern detention system that will slow runoff and reduce downstream flooding which will benefit the community. The Stormwater Report (May 6, 2024) demonstrates that the proposed detention basin and stormwater controls will *substantially improve* peak flow rates, downstream conveyance, and system reliability. Specifically:

- Peak runoff rates for the 2-, 10-, 50-, and 100-year storm events are reduced compared to existing conditions (Stormwater Report, pp. 14–32).
- A newly designed state-of-the-art detention basin will slow and manage stormwater release, reducing potential flooding risks on neighboring properties.
- The new modern stormwater system includes emergency overflow routing that protects both the subject site and adjacent homes during extreme rainfall events.
- Water quality is improved by incorporating modern detention and treatment best practices like hydrocarbon removal technology and bioswale measures.

Because stormwater and drainage concerns have historically been an issue in parts of the surrounding area, creating a fully engineered and ordinance-compliant system on-site that exceeds required standards materially reduces environmental risk and benefits nearby property owners.

## **Wetlands, Wildlife, and Natural Resources**

The site contains no wetlands or designated natural areas per the Stormwater Report (p.7). The redevelopment occurs entirely within a previously disturbed area, and no tree stands, wildlife habitat corridors, or natural resource features will be affected. Bird-safety/bird-friendly building design standards were used. This redevelopment pattern is consistent with the RFP's policy to focus new growth on "already developed or disturbed sites where environmental impacts are minimized" (RFP §8.6.1).

## **Air Quality, Noise, and Traffic Impacts**

The proposed new development will not produce measurable adverse air or noise impacts. Multifamily residential uses typically generate less noise and lower vehicle trip intensity than commercial, industrial, or institutional uses which surround the area. As documented in the Traffic Impact Study, the modest trip generation associated with 24 affordable units will not affect roadway performance or create congestion-related emissions (TIS, pp. 9–11). Certain drivers may currently not be happy with waiting times to turn at the intersection but this development will not substantially change the traffic flow in the area. The building's location and design further limit off-site noise, with residential-scale mechanical equipment, minimal outdoor activity areas, and landscaping buffers such as fencing, trees and bushes that naturally absorb sound.

## **Impacts to Adjacent Residential Properties**

The project has been designed to protect and enhance the privacy, safety, and comfort of nearby homes. The nearest home is over 75 feet away from the proposed new building. Key exterior design elements that have been built-in include:

- Deep landscaped buffers and a year-round evergreen screening system to provide visual protection.

- Fencing along sensitive edges to maintain privacy between the new building and existing yards.
- Building orientation that places the narrow building face toward single-family homes, significantly reducing visual massing.
- Lighting design using modern, downcast fixtures compliant with dark-sky standards to minimize spillover.

These features ensure that adjacent properties retain their residential character and that the development integrates harmoniously into the existing neighborhood.

### **Environmental Health and Public Safety**

The new building will be constructed to current life-safety codes and will include fire sprinklers, ADA-compliant access, modern mechanical systems, improved sanitary controls, and energy-efficient design. These improvements reduce environmental hazards associated with outdated infrastructure and enhance long-term sustainability. Water quality will be improved with the new stormwater management system with hydrocarbon removal technology and bioswale measures. The RFP encourages the County to support redevelopment that brings older sites up to current safety and environmental standards (RFP §8.3.3).

### **Property Value and Neighborhood Stability**

The Village’s Staff Report notes no evidence that the project will negatively impact property values. Instead, reinvestment in a long-underutilized building and installation of high-quality landscaping and stormwater systems are expected to contribute positively to surrounding property values by replacing blight with well-designed residential development (Staff Report, p. 8). Stable, affordable housing also contributes to neighborhood continuity and reduces pressures associated with housing cost instability.

### **Conclusion for Section 5**

The proposed rezoning will not result in adverse environmental or neighborhood impacts. Instead, the development improves stormwater performance, reduces runoff, protects adjacent properties, complies with environmental standards, and replaces a deteriorated structure with a code-compliant, well-designed residential building. The project aligns with the Regional Framework Plan’s guidance for infill redevelopment that improves environmental performance and strengthens neighborhood stability.

6. The subject property is suitable for the proposed zoning classification.

The subject property is well suited for rezoning to the R-6 district because its physical characteristics, location, existing infrastructure, and surrounding land uses align with the intended purpose of moderate-density residential zoning. The site’s size, access, context, and surrounding development changes support the conclusion that R-6 zoning is both appropriate and necessary to enable reinvestment that is consistent with the Regional Framework Plan’s goals for infill housing, housing diversity, and efficient use of existing public services (RFP §§8.2.3, 8.3.3, 8.6.1).

### **Physical Characteristics and Site Configuration**

The 2.6-acre property provides ample area to accommodate a two-story, 24-unit residential building along with off-street parking, landscaped buffers, and a new fully engineered stormwater detention system. The parcel has adequate depth and width to support the building footprint, setbacks, and open space required under R-6 zoning. The physical conditions of the property, including its stable soils, absence of wetlands, and previously developed nature, make it ideally suited to accommodate multifamily residential use without creating environmental disturbance (Stormwater Report, p. 7).

### **Location Within a Transitional Land-Use Corridor**

The property lies within a multiuse corridor that already includes industrial, multifamily, single-family, institutional, and open-space uses. The Lake Zurich Staff Report identifies this area as a “transitional zone” due to the blend of land-use types and development intensities (Staff Report, pp. 5–7). This site represents the logical transition point because it abuts non-residential and denser housing uses to the north, east and south, while the single-family neighborhood begins immediately west, making this parcel the appropriate edge condition rather than an interior residential lot.

The Regional Framework Plan explicitly states that such transitional areas are appropriate locations for moderate-density housing, as they provide logical buffers between higher- and lower-intensity uses and support the County’s objective to diversify the housing stock where infrastructure and amenities already exist (RFP §8.6.1). R-6 zoning therefore represents the most appropriate classification for a site situated in this type of transition area.

### **Compatibility With Surrounding Land Uses**

The new building’s proposed two-story height, residential-scale massing, and east–west orientation are well matched to the character of adjacent properties. The proposal includes substantial landscaping, privacy fencing, and evergreen screening, ensuring that the development integrates into the neighborhood without imposing adverse visual, noise, or privacy impacts. These compatibility measures, combined with moderate density, confirm the suitability of the site for R-6 zoning.

### **Existing Infrastructure Readily Supports R-6 Density**

The property will be served by nearby public water and sewer lines with adequate capacity (Staff Report, p. 19). The roadway network operates acceptably under both existing and future conditions with the project in place, as documented in the Traffic Impact Study (TIS, pp. 9–11). The number of parking spaces meets the requirements of the ordinance and the Parking Demand Memo confirms that the on-site parking supply is appropriately calibrated to the anticipated vehicle demand for the use, ensuring that local streets are not burdened (Parking Memo, pp. 2–3). Because the project utilizes existing infrastructure rather than requiring new extensions or expansions, the site is highly suitable for redevelopment under the R-6 district.

### **Stormwater Management Enhances Suitability**

One of the strongest indicators of suitability is the site’s ability to accommodate a fully

engineered stormwater detention system that improves, rather than exacerbates, drainage conditions. The Stormwater Report demonstrates that the new system reduces peak runoff rates, improves downstream conveyance, and incorporates emergency overflow routing for extreme rainfall events (Stormwater Report, pp. 14–32). Not all parcels can accommodate modern detention and treatment infrastructure within site boundaries like this one does. The subject property’s configuration, size, and topography make this feasible, strongly supporting its suitability for moderate-density residential use.

### **Consistency With Countywide Housing and Planning Objectives**

The Regional Framework Plan instructs Lake County to increase housing diversity and provide more affordable and workforce housing options throughout the County (RFP Ch. 8, pp. 8-1–8-3). The property’s location near employment corridors, existing residential neighborhoods, and established community services corresponds directly with the RFP’s recommended siting for multifamily housing (RFP §§8.2.3, 8.3.3). The Lake County Housing Analysis explicitly identifies small-scale infill-redevelopment on serviced sites as an essential strategy for addressing housing shortages. The rezoning therefore aligns the property with the County’s long-term planning vision and corrects an outdated zoning designation that no longer reflects present-day housing needs or development patterns.

### **Economic Feasibility and Long-Term Viability**

The site has remained unused as housing for approximately fifteen years, demonstrating that its R-1 zoning does not otherwise support feasible reinvestment. The R-6 classification enables a viable residential use that matches local housing demand and County planning priorities. Enabling economically sustainable redevelopment reinforces the suitability of the site for the proposed zoning.

### **Conclusion for Section 6**

For all these reasons, the subject property is highly suitable for R-6 multifamily residential zoning. Its physical characteristics, transitional location, infrastructure availability, stormwater capacity, and alignment with the Regional Framework Plan all confirm that the site is an appropriate and logical location for moderate-density residential development. The rezoning corrects an outdated land-use designation and enables reinvestment that is both physically feasible and fully consistent with County planning objectives and documented needs.

**APPLICANT INFORMATION**

<b>Owner (include all fee owners listed on deed):</b>		<b>Authorized Agent:</b> I/we hereby authorize this person to represent me/us in all matters related to this application:	
Name:	HOUSING AUTHORITY OF THE COUNTY OF LAKE	Name:	
Address:	33928 N US HIGHWAY 45, GRAYSLAKE	Address:	
State/Zip:	IL 60030-1714	State/Zip:	
Daytime Phone:	[REDACTED]	Daytime Phone:	
Email:	[REDACTED]	Email:	

<b>Applicant (if other than owner):</b>		<b>Contract Purchaser (if any):</b>	
Name:	Housing Opportunity Development Corporation	Name:	Housing Opportunity Development Corporation
Address:	5430 Lincoln Ave, Skokie	Address:	5430 Lincoln Ave, Skokie
State/Zip:	Illinois, 60077	State/Zip:	Illinois, 60077
Daytime Phone:	[REDACTED]	Daytime Phone:	[REDACTED]
Email:	[REDACTED]	Email:	[REDACTED]

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

[REDACTED]

Owner's Signature

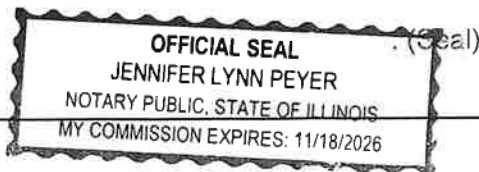
[REDACTED]

Owner's Signature

[REDACTED]

Signature(s) of contract purchasers (If applicable)

I, Jennifer Lynn Peyer a Notary Public aforesaid, do hereby certify that Richard Koenig, Executive Director ADG personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of March 16, 2026 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 March, 2026



My Commission expires - 11/18/2026



**CHICAGO ASSOCIATION OF REALTORS®**  
**Multi-Family & Investment Purchase and Sale Contract**  
 (For use with 2-4 unit or apartment/investment properties)  
**This Contract is Intended to be a Binding Real Estate Contract**



1 **1. Contract.** This Residential Real Estate Purchase and Sale Contract ("**Contract**") is made by and between  
 2 Housing Opportunity Development Corporation ("**Buyer**"), and Lake County Housing Authority ("**Seller**")  
 3 (Buyer and Seller collectively, ("**Parties**"), with respect to the purchase and sale of the real estate and improvements located at  
 4 22843 Lakewood Lane, Lake Zurich IL ("**Property**") which consists of 0 units.

5 The Property P.I.N. # is 14-16-100-056-0000, 14-16-100-047-0000. Lot Size: 2.55 acres  
 6 Additional P.I.N. #(s) (if applicable) \_\_\_\_\_

7 **2. Fixtures and Personal Property.** At Closing (as defined in Paragraph 8 of this Contract), in addition to the Property, Seller shall transfer to Buyer by a Bill of Sale  
 8 all heating, cooling, electrical and plumbing systems, and the following checked and enumerated items (collectively, "**Fixtures and Personal Property**"), which Fixtures and  
 9 Personal Property are owned by Seller, and to Seller's knowledge, are currently present on the Property and in operating condition as of the Acceptance Date:

- |   |  |  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> Refrigerator     | <input type="checkbox"/> Sump Pump                                     | <input type="checkbox"/> Central air conditioner   | <input type="checkbox"/> Fireplace screen       | <input type="checkbox"/> Built-in or attached    |
| <input type="checkbox"/> Oven/Range       | <input type="checkbox"/> Smoke and carbon monoxide                     | <input type="checkbox"/> Window air conditioner    | <input type="checkbox"/> and equipment          | <input type="checkbox"/> shelves or cabinets     |
| <input type="checkbox"/> Microwave        | <input type="checkbox"/> detectors                                     | <input type="checkbox"/> Electronic air filter     | <input type="checkbox"/> Fireplace gas log      | <input type="checkbox"/> Ceiling fan(s)          |
| <input type="checkbox"/> Dishwasher       | <input type="checkbox"/> Intercom system                               | <input type="checkbox"/> Central humidifier        | <input type="checkbox"/> Firewood               | <input type="checkbox"/> Radiator covers         |
| <input type="checkbox"/> Garbage disposal | <input type="checkbox"/> Security system (rented or owned) (check one) | <input type="checkbox"/> Attached gas grill        | <input type="checkbox"/> All planted vegetation | <input type="checkbox"/> Existing storms         |
| <input type="checkbox"/> Trash compactor  | <input type="checkbox"/> Satellite Dish                                | <input type="checkbox"/> Lighting fixtures         | <input type="checkbox"/> Existing storms        | <input type="checkbox"/> Outdoor play set/swings |
| <input type="checkbox"/> Washer           | <input type="checkbox"/> Attached TV(s)                                | <input type="checkbox"/> Electronic garage door(s) | <input type="checkbox"/> and screens            | <input type="checkbox"/> Outdoor shed            |
| <input type="checkbox"/> Dryer            | <input type="checkbox"/> TV Antenna                                    | <input type="checkbox"/> with remote unit(s)       | <input type="checkbox"/> Window treatments      |  |
| <input type="checkbox"/> Water Softener   | <input type="checkbox"/> Multimedia equipment                          | <input type="checkbox"/> Tacked down carpeting     | <input type="checkbox"/> Other Equipment        |  |

19 Seller shall also transfer the following: n/a  
 20 The following items are excluded from transfer: n/a

21 **3. Purchase Price.** The purchase price for the Property (including the Fixtures and Personal Property) is \$ 480,000 ("**Purchase Price**").

22 **4. Closing Cost Credit (Optional).** Check if applicable  Seller agrees to credit to Buyer at Closing (check one)  \$ \_\_\_\_\_ OR  \_\_\_\_\_% of Purchase Price  
 23 ("**Closing Cost Credit**"), to be applied to prepaid expenses, closing costs or both as lender permits, and that such credit appears on the Master Statement or Closing  
 24 Disclosure.

25 **5. Home Warranty (Optional).** Check if applicable  Seller agrees to provide Buyer with a Home Warranty at Closing, at a cost of no less than: \$ \_\_\_\_\_.

26 **6. Earnest Money.** Upon the Parties execution and delivery of this Contract, Buyer shall deposit with n/a ("**Escrowee**"),  
 27 earnest money in the amount of \$ \_\_\_\_\_, in the form of \_\_\_\_\_ within \_\_\_\_\_ Business Days after the Acceptance Date. The  
 28 earnest money shall be increased to (check one)  \_\_\_\_\_% [percent] of the Purchase Price, OR  a total of \$ \_\_\_\_\_ ("**Earnest Money**")  
 29 within \_\_\_\_\_ Business Days after the conclusion of the Attorney Approval Period (as established in Paragraph 17 of this Contract). The Parties acknowledge and agree that  
 30 (i) the Parties shall execute all necessary documents with respect to the handling of the Earnest Money in form and content mutually agreed upon between the Parties and  
 31 (ii) unless otherwise agreed, Buyer shall pay all expenses incurred in opening an escrow account for the Earnest Money.

32 **7. Mortgage Contingency.** Parties agree that this Contract (check one)  [is]  [is not] subject to Paragraph 7, Mortgage Contingency. If [is not] is checked,  
 33 then this Paragraph 7 does not apply. This Contract is contingent upon Buyer securing by December 31, 2027 ("**First Commitment Date**") a written mortgage  
 34 commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan association, bank, or other authorized financial  
 35 institution, in the amount of (check one)  \$ \_\_\_\_\_ OR  100% [percent] of the Purchase Price, the interest rate (or initial interest rate if an adjustable rate  
 36 mortgage) not to exceed 0% per year, amortized over 30 years, payable monthly, loan fee not to exceed \_\_\_\_\_%, plus appraisal and credit report fee, if any  
 37 ("**Required Commitment**"). Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA mortgage is to be obtained, Rider 8 or Rider  
 38 9 shall be attached to this Contract. (1) If Buyer is unable to obtain the Required Commitment by the First Commitment Date, Buyer shall so notify Seller in writing on or  
 39 before that Date. Thereafter, Seller may, within 30 Business Days after the First Commitment Date ("**Second Commitment Date**"), secure the Required Commitment for  
 40 Buyer upon the same terms, and may extend the Closing Date by 30 Business Days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish  
 41 all requested credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as directed  
 42 by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First Commitment Date, and the Earnest  
 43 Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer has been unable to obtain the Required Commitment, and  
 44 neither Buyer nor Seller secures the Required Commitment on or before the Second Commitment Date, this Contract shall be null and void and the Earnest Money shall be  
 45 returned to Buyer. (3) If Buyer does not provide any notice to Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract  
 46 shall remain in full force and effect.

47 **8. Closing.** Buyer shall deliver the balance of the Purchase Price (less the amount of the Earnest Money, Closing Cost Credit, plus or minus prorations and escrow  
 48 fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer ("**Closing**"). Closing shall occur on or prior to May 31, 2028  
 49 at a time and location mutually agreed upon by the Parties ("**Closing Date**").

50 **9. Possession.** Unless otherwise agreed to in Rider 22 Post-Closing Possession Rider, Seller agrees to deliver possession of the property, subject to existing leases,  
 51 at Closing. If Seller does not surrender possession at Closing, Seller shall be considered in default of this Contract.

52 **10. Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("Deed") with release of  
53 homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the following, if any: covenants,  
54 conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and  
55 unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the  
56 rights of tenants under existing leases affecting the Property, if any.

57 **11. Real Estate Taxes.** Seller represents that the total 20\_\_\_ general real estate taxes for the Property and all P.I.N.s referenced paragraph 1 of this Contract were  
58 \$ 0\_\_\_. General real estate taxes for the Property are subject to the following exemptions (**check box if applicable**):  Homeowner's.  Senior Citizen's,  
59  Senior Freeze.  Historical Tax Freeze. General real estate taxes shall be prorated based on \_\_\_% of the most recent ascertainable full year tax bill, unless  
60 mutually agreed to otherwise by the Parties in writing prior to the expiration of the Attorney Approval Period.

61 **12. Leases.** Seller shall deliver to Buyer a complete copy of all existing leases affecting the Property and a rent roll within 5 Business Days of the Acceptance Date.  
62 Seller represents and warrants that the present monthly gross rental income is \$ 0\_\_\_. Seller shall notify Buyer, prior to Closing, of any (i) new leases; (ii)  
63 modifications or amendments to the existing leases, and (iii) changes in the monthly gross rental income. All existing leases, if any, will be assigned by Seller and assumed  
64 by Buyer at Closing through an assignment and assumption agreement mutually agreeable to the Parties.  
65

66 **13. Zoning Certification; Full Payment Certificate.** If Property is subject to the current City of Chicago Zoning Ordinance, then Seller shall: (i) provide zoning  
67 certification to Buyer at least 5 Business Days prior to Closing; and (ii) provide a full payment certificate to Buyer on or before the Closing Date.

68 **14. Code Violations.** Seller warrants that Seller (**choose one**)  [has] OR  [has not] received notice from any city, village, or other governmental authority  
69 of an issued dwelling code violation that currently exists on the Property ("**Code Violation Notice**"). Buyer (**choose one**)  [agrees] OR  [does not agree] to purchase  
70 Property subject to such Code Violation Notice. If a Code Violation Notice is received after the Acceptance Date and before Closing, Seller shall promptly notify Buyer of the  
71 Code Violation Notice. If the matters specified in such Code Violation Notice are not resolved prior to Closing, Buyer may terminate this Contract by Notice to Seller and this  
72 Contract shall be null and void.

73 **15. Disclosures.** Buyer has received the following (**check Yes or No**): (a) Illinois Residential Real Property Disclosure Report:  Yes/ No; (b) Heat Disclosure  
74 (gas/electric):  Yes/ No; (c) Lead Paint Disclosure and Pamphlet:  Yes/ No; and (d) Radon Disclosure and Pamphlet:  Yes/ No.

75 **16. Confirmation of Dual Agency.** If initialed below, Licensee is acting as a "Designated Agent" for both Buyer and Seller, ("Dual Agency"). The Parties confirm that  
76 they have previously consented and agreed to have \_\_\_\_\_ ("**Licensee**") act as *Dual Agent* in providing brokerage  
77 services on behalf of the Parties and specifically consent to Licensee acting as *Dual Agent* on the transaction covered by this Contract. Initial below if Buyer and Seller  
78 consented to *Dual Agency* on the transaction covered by this Contract.

79 *This Paragraph 16 is a part of this Contract only if initialed by the Parties.* Buyer Initials: \_\_\_\_\_ Seller Initials: \_\_\_\_\_

80 **17. Attorney Modification.** Within \_\_\_ Business Days after the Acceptance Date ("**Attorney Approval Period**"), the attorneys for the respective Parties, by notice,  
81 may: (a) approve this Contract in its entirety; or (b) propose modifications to this Contract ("**Proposed Modifications**"), which Proposed Modifications shall not include  
82 modifications to the Purchase Price or broker's compensation. If written agreement is not reached by the Parties with respect to resolution of the Proposed Modifications,  
83 then either Party may terminate this Contract by serving notice, whereupon this Contract shall be null and void and the Earnest Money returned to Buyer. **Unless otherwise**  
84 **specified, all notices shall be provided in accordance with Paragraph D of the General Provisions. In the absence of delivery of Proposed Modifications prior to the**  
85 **expiration of the Attorney Approval Period, the provisions of this Paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

86 **18. Inspection.** Within \_\_\_ Business Days after the Acceptance Date ("**Inspection Period**"), Buyer may conduct, at Buyer's sole cost and expense (unless otherwise  
87 provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood infestation, and/or mold inspections of  
88 the Property ("**Inspections**") by one or more properly licensed or certified inspection personnel (each, an "**Inspector**"). The Inspections shall include only major components  
89 of the Property, including, without limitation, central heating, central cooling, plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and  
90 foundations. A major component shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute  
91 a health or safety threat. Buyer shall indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's  
92 Inspector. Prior to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("**Buyer's Inspection Notice**") of any defects disclosed by the  
93 Inspections that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspection report(s). **Buyer agrees that minor repairs and**  
94 **maintenance collectively costing less than \$250 shall not constitute defects covered by this Paragraph.** If the Parties have not reached written agreement resolving the  
95 inspection issues within the Inspection Period, then either Party may terminate this Contract by written notice to the other Party. In the event of such notice, this Contract  
96 shall be null and void and the Earnest Money shall be returned to Buyer. **In the absence of written notice prior to the expiration of the Inspection Period, this provision**  
97 **shall be deemed waived by all Parties, and this Contract shall be in full force and effect.**

98 **19. General Provisions, Riders and Addendums.** THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY BUYER AND SELLER AND  
99 DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT. THIS CONTRACT INCLUDES THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND THE  
100 FOLLOWING RIDERS AND ADDENDUMS, IF ANY, \_\_\_\_\_,  
101 \_\_\_\_\_, WHICH ARE ATTACHED TO AND MADE A PART OF THIS CONTRACT.

102 This Contract shall be of no force or effect if not accepted by Seller on or before 4/30/2026.

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Page 2 of 4  
Revised 02/2020

Seller Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

103 OFFER DATE: 3/9/2026

ACCEPTANCE DATE: \_\_\_\_\_ ("Acceptance Date").

104 BUYER'S INFORMATION:

SELLER'S INFORMATION:

105 Buyer's Signature: Richard Koenig Digitally signed by Richard Koenig  
Date: 2026.03.09 12:45:40 -05'00'

Seller's Signature: *Laura J. Baker*

106 Buyer's Name (print): Housing Opportunity Development Corporation or its designee

Seller's Name (print): Lake County Housing Authority or owner of record

107 Buyer's Signature: \_\_\_\_\_

Seller's Signature: \_\_\_\_\_

108 Buyer's Name (print): \_\_\_\_\_

Seller's Name (print): \_\_\_\_\_

109 Address: 5340 Lincoln Avenue

Address: \_\_\_\_\_

110 Phone 1: \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_

111 Email 1: \_\_\_\_\_

Email 1: \_\_\_\_\_

112 Email 2: \_\_\_\_\_

Email 2: \_\_\_\_\_

113 **The names and addresses set forth below are for informational purposes only and subject to change**

114 Buyer's Broker's Information:

Seller's Broker's Information:

115 Designated Agent: \_\_\_\_\_

Designated Agent: \_\_\_\_\_

116 Agent MLS #: \_\_\_\_\_ Agent License #: \_\_\_\_\_

Agent MLS #: \_\_\_\_\_ Agent License #: \_\_\_\_\_

117 Brokerage: \_\_\_\_\_

Brokerage: \_\_\_\_\_

118 Brokerage MLS #: \_\_\_\_\_ Brokerage License #: \_\_\_\_\_

Brokerage MLS #: \_\_\_\_\_ Brokerage License #: \_\_\_\_\_

119 Address: \_\_\_\_\_

Address: \_\_\_\_\_

120 Agent Phone: \_\_\_\_\_ Agent Fax: \_\_\_\_\_

Agent Phone: \_\_\_\_\_ Agent Fax: \_\_\_\_\_

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

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

122 Buyer's Attorney's Information:

Seller's Attorney's Information:

123 Attorney Name: Andrew Werth

Attorney Name: \_\_\_\_\_

124 Address: 2822 Central Street, Evanston IL 60201

Address: \_\_\_\_\_

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

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

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

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

127 Buyer's Lender's Information:

128 Lender's Name: \_\_\_\_\_

129 Company Name: Illinois Housing Development Authority

130 Address: 111 E Wacker Dr., Suite 1000, Chicago IL 60611

131 Phone: 312-836-5200 Fax: \_\_\_\_\_

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

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

Seller Initials: \_\_\_\_\_

133 **GENERAL PROVISIONS**

134 **A. Prorations.** Rents actually received by Seller pursuant to existing leases affecting the Property, interest on existing mortgage being assumed by Buyer, if any, water  
135 and sewer charges, real estate taxes and other items shall be prorated as of the Closing Date. Security deposits, if any, shall be paid to Buyer at Closing. Notwithstanding  
136 anything to the contrary contained in Paragraph 11 of this Contract, if the Property is improved as of the Closing Date, but the last available tax bill is on vacant land, Seller shall  
137 place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reparate taxes within 30 days after the bill on the improved property becomes available.

138 **B. Uniform Vendor and Purchaser Risk Act.** The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.

139 **C. Title.** At least 5 Business Days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the grantor by delivering a  
140 Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to no other  
141 exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a Commitment for Title  
142 Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Commitment for Title Insurance  
143 furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30 days after Seller's receipt of evidence of title  
144 to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of money, Seller may have those exceptions removed  
145 at Closing by using the proceeds of the sale. Seller shall be responsible for the cost of the title insurance policy issued to Buyer by the title insurance company at Closing.

146 **D. Notice.** All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses or contact information  
147 provided. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service. Notices may also be served by personal delivery, commercial  
148 delivery service, by the use of a facsimile machine, or e-mail transmission. E-mail and facsimile notice shall be deemed valid when transmitted. In addition, facsimile signatures  
149 or digital signatures shall be sufficient for purposes of executing this Contract and shall be deemed originals. Each Party shall retain a copy of proof of facsimile transmission  
150 and e-mail notice and provide such proof, if requested.

151 **E. Disposition of Earnest Money.** In the event of any default by either Party, Escrowee may not distribute the Earnest Money without the joint written direction of  
152 Seller and Buyer or their authorized agents. However, if Escrowee has not received the joint written direction of both Seller and Buyer or their authorized agents, then Escrowee  
153 may give written notice to Seller and Buyer of the intended disbursement of Earnest Money, indicating the manner in which Escrowee intends to disburse in the absence of any  
154 written objection. If neither Party objects, in writing, to the proposed disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed  
155 to disburse the Earnest Money as previously noticed by Escrowee. If either Seller or Buyer objects in writing to the intended disposition within the 30 day period, then the  
156 Escrowee may deposit the Earnest Money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee may withdraw from the Earnest  
157 Money all costs, including reasonable attorney's fees, related to the filing of the Interpleader, and the Parties shall indemnify and hold Escrowee harmless from any and all  
158 claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands. In the event of default by Buyer, the  
159 Earnest Money, less expenses and commission of the listing broker, shall be paid to Seller. If Seller defaults, the Earnest Money, at the option of Buyer, shall be refunded to  
160 Buyer, but such refunding shall not release Seller from the obligations of this Contract.

161 **F. Operational Systems.** Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the Property are in  
162 working order and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-hour period immediately prior to Closing solely for the purpose  
163 of verifying that the operational systems and appliances serving the Property are in working order and that the Property is in substantially the same condition, normal wear and  
164 tear excepted, as of the Acceptance Date.

165 **G. Insulation and Heat Disclosure Requirements.** If the Property is new construction, Buyer and Seller shall comply with all insulation disclosure requirements as  
166 provided by the Federal Trade Commission, and Rider 13 is attached. If the Property is located in the City of Chicago, Seller and Buyer shall comply with the provisions of Chapter  
167 5-16-050 of the Municipal Code of Chicago concerning heating cost disclosure for the Property.

168 **H. Escrow Closing.** At the written request of Seller or Buyer received prior to the delivery of the Deed, this sale shall be closed through an escrow with a title insurance  
169 company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by the title insurance company, with  
170 such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an escrow, payment of Purchase Price and  
171 delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and the Broker shall be made a party to the escrow  
172 with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller except that any money lender escrow fee shall be paid for by the Buyer.

173 **I. Legal Description and Survey.** At least 5 Business Days prior to Closing, Seller shall provide, at Seller's cost and expense, Buyer with a survey by a licensed land  
174 surveyor dated not more than six months prior to the date of Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more recent  
175 or extensive survey, the survey shall be obtained at Buyer's expense. The Parties may amend this Contract to attach a complete and correct legal description of the Property.

176 **J. Affidavit of Title; ALTA.** Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if required by  
177 Buyer's mortgagee, or the title insurance company, for extended coverage.

178 **K. RESPA and FIRPTA.** Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement  
179 Procedures Act of 1974 (RESPA), as amended. Buyer and Seller shall comply with the reporting requirements of the applicable sections of the Internal Revenue Code and the  
180 Foreign Investment in Real Property Tax Act (FIRPTA). Unless otherwise disclosed in writing, Seller represents that Seller is a United States Taxpayer and will deliver a FIRPTA  
181 Affidavit evidencing same to Closing.

182 **L. Transfer Taxes.** Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration  
183 signed by Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as  
184 established by any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be paid by the person designated  
185 in that ordinance.

186 **M. Removal of Personal Property.** Seller shall remove from the Property by the Closing Date all debris and Seller's personal property not conveyed by Bill of Sale to  
187 Buyer.

188 **N. Surrender.** Seller agrees to surrender possession of the Property in broom-clean condition and in the same condition as it was on the Acceptance Date, ordinary  
189 wear and tear excepted, subject to Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Paragraph, Seller shall not be  
190 responsible for that portion of the total cost related to this violation that is below \$250.00.

191 **O. Time.** Time is of the essence for purposes of this Contract.

192 **P. Number.** Wherever appropriate within this Contract, the singular includes the plural.

193 **Q. Flood Plain Insurance.** In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.

194 **R. Business Days and Time.** Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 AM to 6:00 PM  
195 Chicago Time.

196 **S. Patriot Act.** Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by  
197 Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity, nation or  
198 transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they are not engaged in  
199 this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each Party shall  
200 defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees  
201 and costs) arising from or related to any breach of the foregoing representation and warranty.

202 **T. Brokers.** The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of  
203 compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.

204 **U. Executed Contract.** The listing broker shall hold the fully executed copy of this Contract.

**WARRANTY DEED**

**4736218**  
Filed for Record in:  
LAKE COUNTY, IL  
MARY ELLEN VANDERVENTER - RECORDER  
On Jul 30 2001  
At 12:45pm  
Receipt #: 298797  
Doc/Type : WD  
Deputy - Cashier #2

The **GRANTOR, ROBERT C. RULEY**, of the Village of Lake Zurich, County of Lake, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid,

**CONVEYS AND WARRANTS** to

**HOUSING AUTHORITY OF THE COUNTY OF LAKE, ILL, AN ILL MUNICIPAL CORPORATION**  
33928 N. Route 45, Grayslake IL 60030

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

*See Legal Description Attached Hereto As "EXHIBIT A"*

Common Address: 22795 and 22843 W. Lakewood Lane Lake Zurich IL 60047  
PIN: 14-16-100-056 and 14-16-100-057

Grantor states that the above real estate is not homestead property as to Grantor.

Subject to general real estate taxes for the year 2000 and subsequent years, covenants, conditions, and restrictions of record, private, public and utility easements and roads and highways, if any, and party wall rights and agreements, if any, TO HAVE AND TO HOLD said premises forever.


Dated this 22<sup>nd</sup> day of June, 2001.

  
**ROBERT C. RULEY**

State of Illinois Department of Revenue  
Statement of Exemption under Real Estate Transfer Tax Act

I hereby declare that the above deed represents a transaction exempt under provisions of 35 ILCS 200/31-45 subparagraph (b), the Real Estate Transfer Tax Law.

Dated this 22<sup>nd</sup> day of June, 2001.

  
Signature of Buyer-Seller or their Representative



# CHICAGO TITLE INSURANCE COMPANY

*Exhibit A*

ORDER NUMBER: 1409 000643061 LZ  
 STREET ADDRESS: 22843 NORTH LAKEWOOD LANE  
 CITY: LAKE ZURICH COUNTY: LAKE  
 TAX NUMBER: 14-16-100-056-0000  
 14-16-100-057-0000  
 LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 4 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING NORTH 63 DEGREES 43 MINUTES EAST 260.6 FEET FROM A POINT IN THE WEST LINE OF AFORESAID QUARTER QUARTER SECTION 594.25 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 371.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0 DEGREES 41 MINUTES EAST, 274.73 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH 77 DEGREES 22 MINUTES EAST ALONG THE CENTER LINE OF SAID PUBLIC ROAD, 726.25 FEET; THENCE SOUTH 87 DEGREES EAST ALONG THE CENTERLINE OF SAID PUBLIC ROAD, 108.2 FEET TO THE INTERSECTION OF THE CENTERLINE OF THE AFORESAID PUBLIC ROAD WITH THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS STATE AID ROUTE 15; THENCE SOUTH 43 DEGREES 40 MINUTES WEST ALONG THE CENTERLINE OF SAID STATE AID ROUTE 15, 594.15 FEET TO A POINT IN THE CENTERLINE THEREOF, 849.68 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE LAST AFORESAID QUARTER QUARTER SECTION, 409.34 FEET TO THE PLACE OF BEGINNING.... (EXCEPTING THEREFROM THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE NORTH 0 DEGREES 41 MINUTES EAST, 274.73 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH 77 DEGREES 22 MINUTES EAST ALONG THE CENTER LINE OF SAID PUBLIC ROAD, 327.19 FEET FOR THE NORTHERLY TERMINUS OF SAID LINE; THENCE SOUTH 12 DEGREES 38 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 356.77 FEET MORE OR LESS TO THE SOUTHERLY TERMINUS OF SAID LINE, SAID SOUTHERLY TERMINUS BEING ON THE SOUTH MOST LINE OF PARCEL), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 4 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING NORTH 63 DEGREES 43 MINUTES EAST 260.6 FEET FROM A POINT IN THE WEST LINE OF AFORESAID QUARTER QUARTER SECTION 594.25 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 371.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0 DEGREES 41 MINUTES EAST, 274.73 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH 77 DEGREES 22 MINUTES EAST ALONG THE CENTER LINE OF SAID PUBLIC ROAD, 726.25 FEET; THENCE SOUTH 87 DEGREES EAST ALONG THE CENTERLINE OF SAID PUBLIC ROAD, 108.2 FEET TO THE INTERSECTION OF THE CENTERLINE OF THE AFORESAID PUBLIC ROAD WITH THE CENTERLINE OF PUBLIC HIGHWAY KNOWN AS STATE AID ROUTE 15; THENCE SOUTH 43 DEGREES 40 MINUTES WEST ALONG THE CENTERLINE OF SAID STATE AID ROUTE 15, 594.15 FEET TO A POINT IN THE CENTERLINE THEREOF, 849.68 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE LAST AFORESAID QUARTER QUARTER SECTION, 409.34 FEET TO THE PLACE OF BEGINNING.... (EXCEPTING THEREFROM THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE NORTH 0 DEGREES 41 MINUTES EAST, 274.73 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH 77 DEGREES 22 MINUTES EAST ALONG THE CENTER LINE OF SAID PUBLIC ROAD, 157.19 FEET FOR THE NORTHERLY TERMINUS OF SAID LINE; THENCE SOUTH 12 DEGREES 38 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 317.83 FEET MORE OR LESS TO THE SOUTHERLY TERMINUS OF SAID LINE, SAID SOUTHERLY TERMINUS BEING ON THE SOUTH MOST LINE OF PARCEL).... (ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE AFORESAID POINT OF BEGINNING; THENCE NORTH 0 DEGREE 41 MINUTES EAST, 274.73 FEET TO THE CENTER OF THE PUBLIC ROAD; THENCE NORTH 77 DEGREES 22 MINUTES EAST ALONG THE CENTER LINE OF SAID PUBLIC ROAD, 327.19 FEET FOR THE NORTHERLY TERMINUS OF SAID LINE; THENCE SOUTH 12 DEGREES 38 MINUTES EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 356.77 MORE OR LESS TO THE SOUTHERLY TERMINUS OF SAID LINE, SAID SOUTHERLY TERMINUS BEING ON THE SOUTH MOST LINE OF PARCEL), IN LAKE COUNTY, ILLINOIS.

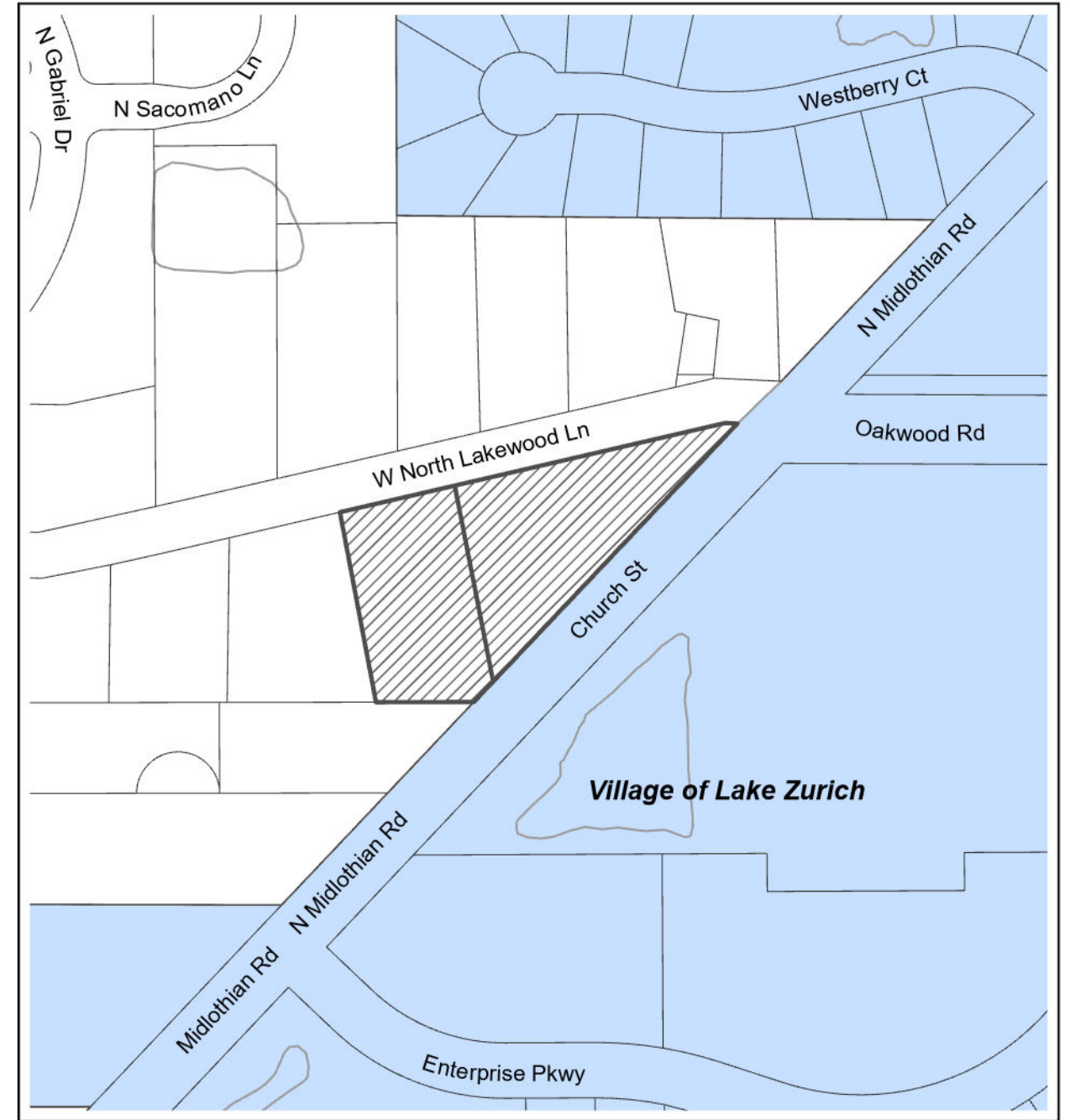
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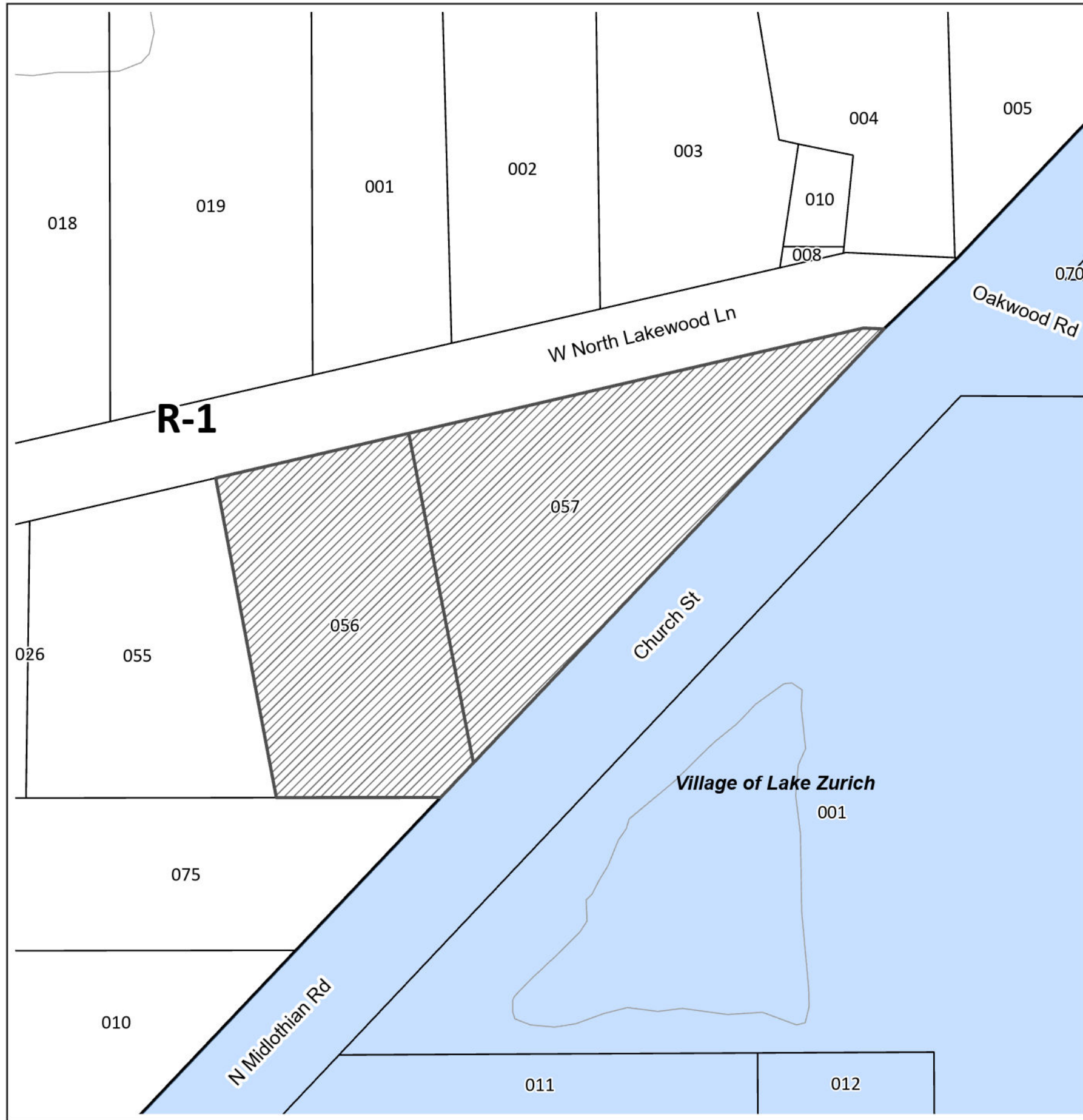




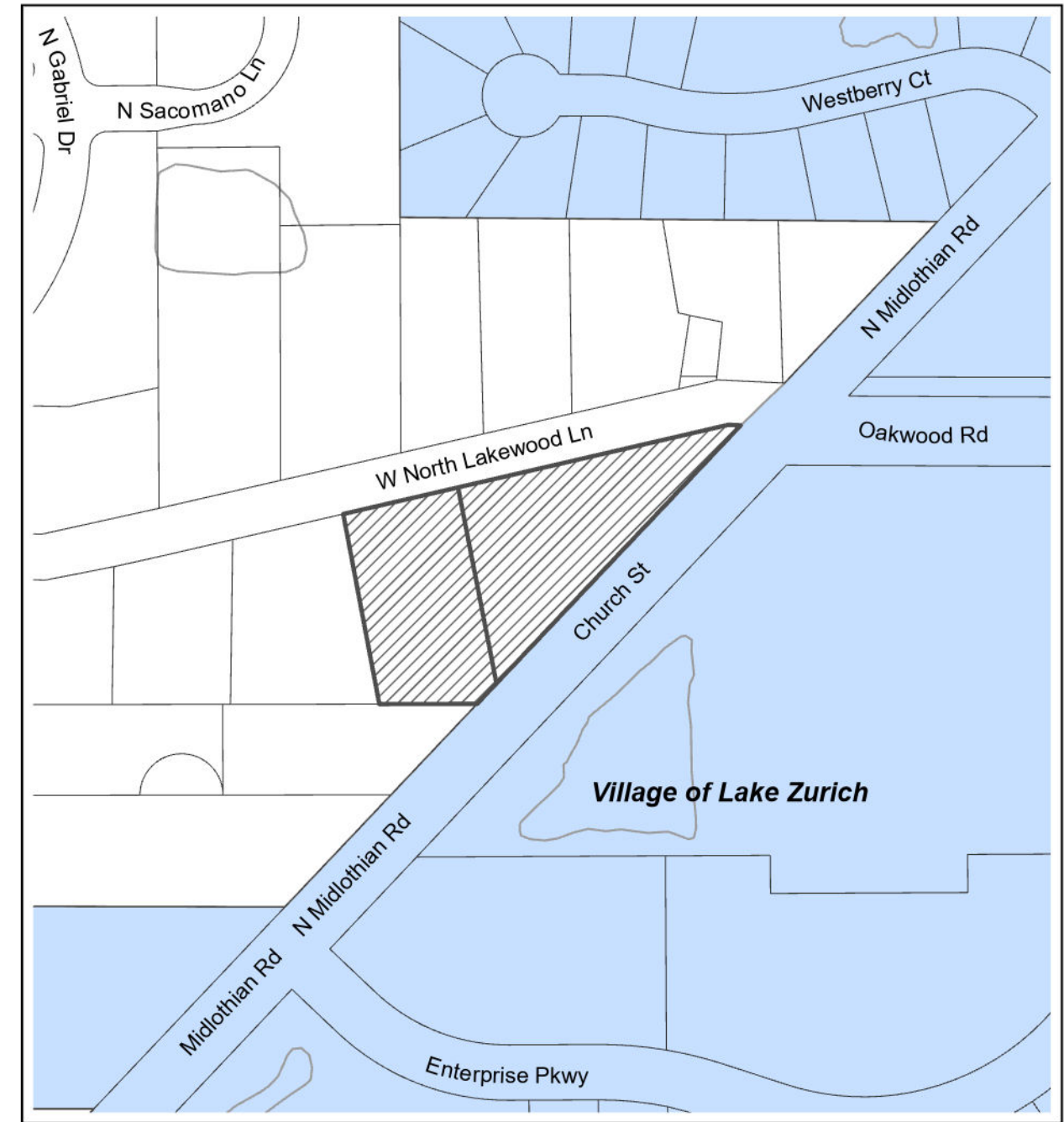
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 Case #RZON-001162-2026 &  
 PUD-001163-2026

 Incorporated Lake County     Subject Parcel

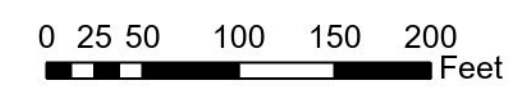
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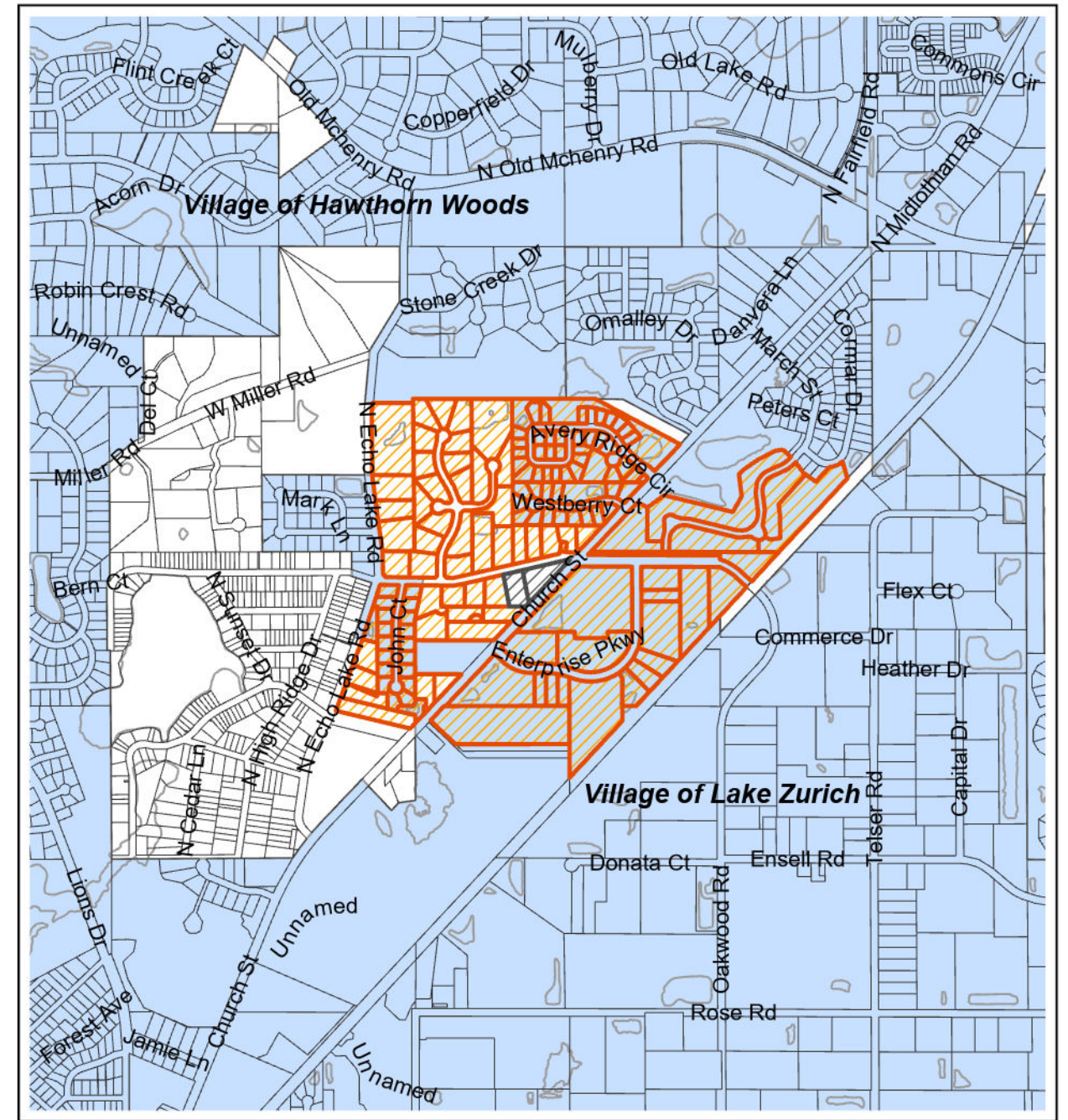
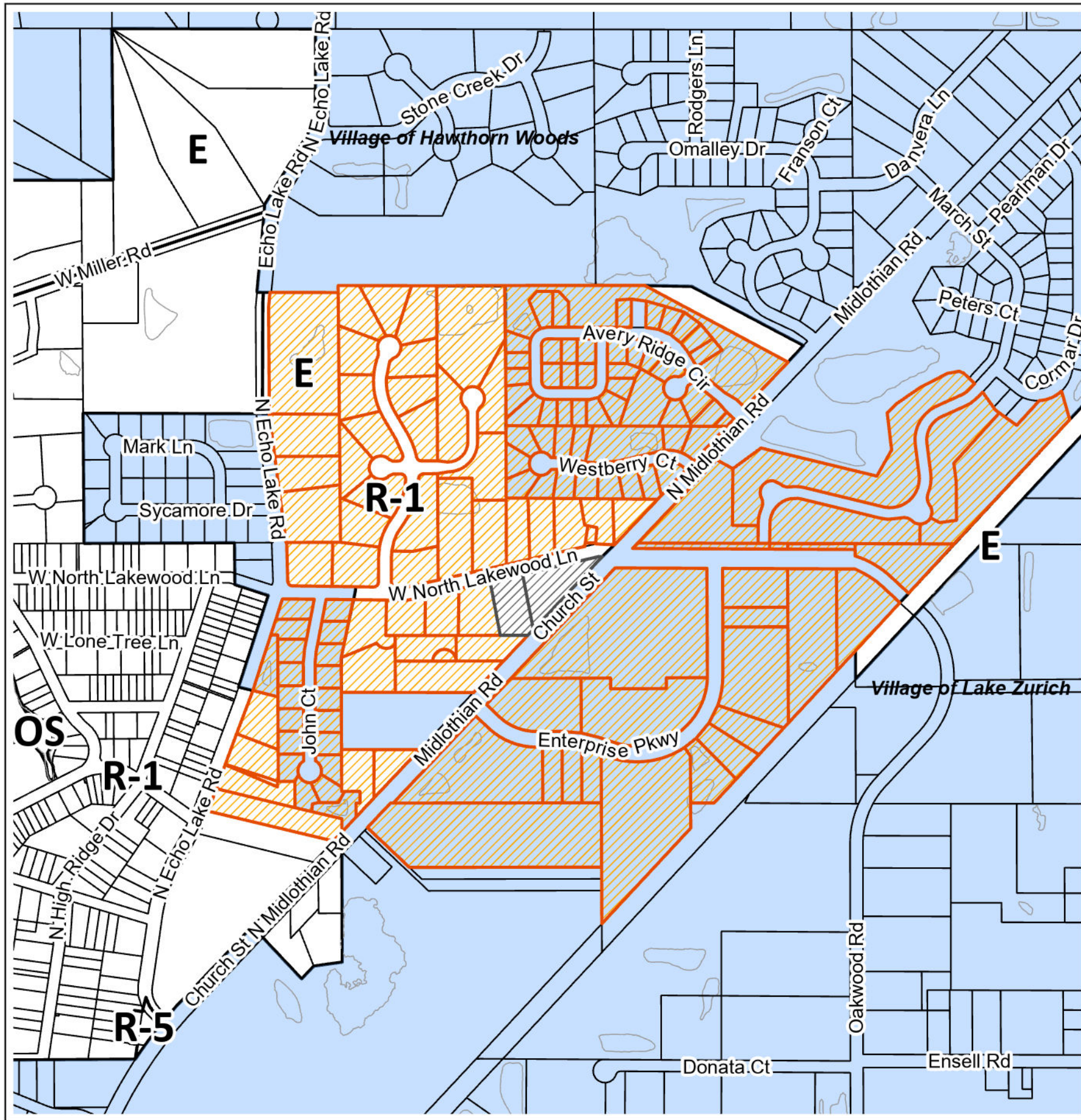


Incorporated Lake County
  Subject Parcel



**Zoning Board of Appeals**  
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