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MAR 30 2015

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

LAKE COUNTY
PLANNING, BUILDING & DEVELOPMENT

Applicant(s):
(please print)

Anna Roscher
Owner(s)

Phone: 847-634-3106

16839 Aptakisic
Prairie View, IL 60069

Fax:

Address

Email:

Derek McGrew
Authorized Agent

Phone: 317-507-4541

103 Wilshire Court
Noblesville, IN 46062

Fax:

Address

Email: derek@cellusite.net

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

Derek McGrew/Verizon Wireless
Name

Phone: 317-507-4541

Cell:

103 Wilshire Court
Noblesville, IN 46062

Fax:

Address

Email: derek@cellusite.net

Subject
Property:

Present Zoning: R-1
Present Use: Cell Tower
Proposed Use: Cell Tower - additional equipment
PIN(s): * 15-28-100-045; 15-28-100-024; 15-28-100-044
Address: 16791 Aptakistic Road
Buffalo Grove, IL

* Cell Tower Parcel
Legal description: ATTACHED
(see deed)

Request:

The following variation(s) are requested:

1. Setback for equipment shelter to Southwest property line from 10' rear setback to 1.93'
2. Setback for generator to Southwest property line from 10' rear setback requirement to 3.57'
3. Setback for generator to East property line from 10' side setback requirement to 4.12'

Explain why this variation(s) is necessary: The size of the property and the location of the tower, existing shelter, and other existing structures do not allow for the placement of an equipment anywhere within the property for a shelter or generator to be placed.

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. Provide reasoning, but for the granting of a variation, the service that the telecommunications carrier seeks to enhance or provide with the proposed facility will be less available, impaired, or diminished in quality, quantity, or scope of coverage.

Response: Verizon Wireless seeks to improve the voice and data coverage in this area. There is a demonstrated need for coverage in this area.

2. Whether the conditions upon which the application for variations is based are unique in some respect or, if not, whether the strict application of the regulations would result in a hardship on the telecommunications carrier.

Response: The property is too small to allow for a shelter on this property. The shelter is necessary to house the radios, which send the signal to the antennas above.

3. Whether a substantial adverse effect on public safety will result from some aspect of the facilities design or proposed construction, but only if that aspect of design or construction is modifiable by the applicant.

Response: As there is a need for coverage in this area, the lack of an approval to fill this coverage gap would increase the possibility that a customer would not reach emergency services.

4. Whether there are benefits to be derived by the users of the services to be provided or enhanced by the facility and whether public safety and emergency response capabilities would benefit by the establishment of the facility

Response: The benefit is better coverage at all times of the day. The increase in coverage increases the public safety by filling a hole in coverage.

5. The extent to which the design of the proposed facility reflects compliance with subsection (e) of 55 ILCS 5/5-12001.1.

Response: The design does not comply with the subsection as per above. As this subsection was written many years ago, the potential for multiple users within small properties was not contemplated. However, the alternative solution to the approval of this variance is a proposal for a new tower site. As with any jurisdiction, Lake County desires for collocation to be the first option rather than multiple towers.

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

Anna M. Roscher

Signature(s) of owner(s)

Signature(s) of Authorized Representative

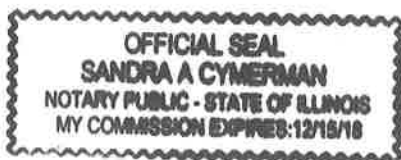
I, Sandra A. Cymerman a Notary Public aforesaid, do hereby
certify that Anna M Roscher

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of 3-17-2015 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 17 day of March,
2015

(Seal)

My Commission expires 12-15-2018.



Sandra A. Cymerman

I, _____ a Notary Public aforesaid, do hereby
certify that _____

personally known to me is (are) the person(s) who executed the foregoing
instrument bearing the date of _____ and appeared
before me this day in person and acknowledged that he/she/they signed, sealed
and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____,
20__.

(Seal)

My Commission expires _____.

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



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


Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

TICOR TITLE INSURANCE COMPANY

2689174

149251

EXECUTOR'S DEED

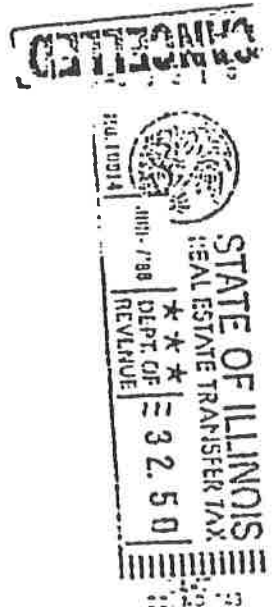
THIS DEED made this 3 day of June, A. D., 1988, between CARL ROSCHER of the Village of Prairie View, in the County of Lake, and State of Illinois, as Executor of the Last Will and Testament of EDWARD KLEINSMITH, Deceased, late of the Village of Prairie View in the County of Lake in the State of Illinois, hereinafter referred to as Grantor, and CARL ROSCHER, *and Anna M. Roscher, in joint tenancy, C/R* of the Village of Prairie View, in the County of Lake and State of Illinois, hereinafter referred to as Grantee;

WITNESSETH:

WHEREAS, EDWARD KLEINSMITH late of the Village of Prairie View in the County of Lake and State of Illinois, deceased, in his lifetime made and executed his Last Will and Testament, bearing date the 13th day of June, A.D., 1980 and which was thereafter on the 22nd day of December, 1987 duly admitted to record by the Circuit Court, Nineteenth Judicial Circuit, County of Lake, State of Illinois, whereby, among other things he constituted and appointed the said CARL ROSCHER Executor of his said Last Will and Testament, and did thereby, among other things, authorize and empower said Executor to sell and convey the real estate hereinafter described, and

WHEREAS, Grantor, as such Executor, on February 16, 1988, filed his petition in said court for an order to sell the real estate belonging to said EDWARD KLEINSMITH, deceased, and

WHEREAS, said Circuit Court, after hearing the application on February 16, 1988, did by Order duly enter, empower and



John County Real Estate Transfer Tax
has been paid in the amount of
the State of Illinois Real Estate Transfer
Tax.

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direct Grantor as Executor to sell the real estate of said decedent, hereinafter described and as prayed in said Petition; and

WHEREAS, on the 22nd day of December, 1987 Letters of Office duly issued out of said Circuit Court to the said Grantor, which said Letters are still in full force and effect.

WHEREAS, on the 22nd day of March, 1988, the Circuit Court, having received executed Waivers of all heirs and legatees of EDWARD KLEINSMITH, deceased, to any conflict of interest which may exist between CARL ROSCHER, as Executor of the Estate of EDWARD KLEINSMITH, deceased, Grantor, and CARL ROSCHER, Grantee, entered an Order approving the purchase of the real estate of said decedent by CARL ROSCHER.

NOW, THEREFORE, The said Grantor, by virtue of the power and authority to him given in and by the said Last Will and Testament, and of each and every other power and authority he has hereunto enabling, and for and in consideration of the promises and the sum of SIXTY FIVE THOUSAND DOLLARS (\$65,000.00) to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does grant, bargain and sell, to Grantee^{the} ~~his~~ heirs *CHR* and assigns forever, all the following described real estate located in the County of Lake and State of Illinois, legally described as follows:

That part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 43 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of said Northwest Quarter, 205.0 feet West of the Northeast corner of the Northwest Quarter of said

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Northwest Quarter; thence West along said North line 477.4 feet; thence Southeasterly along the Northerly line of Commonwealth Edison Co. right of way, 655.41 feet; thence Northerly 438.55 feet, more or less, to the point of beginning, containing 2.40 acres, more or less, in Lake County, Illinois.

Together with all and singular, the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said decedent, EDWARD KLEINSMITH, had at the time of his death or which the Grantor now has, in and to the said premises, waiving all rights of homestead of the decedent, EDWARD KLEINSMITH.

TO HAVE AND TO HOLD the same unto the Grantee^{their} ^{OK} his heirs and assigns forever, as fully and effectually to all intents and purposes in law, as he, the Grantor might, could or ought to sell and convey the same, by virtue of the said Last Will and Testament above referred to and by Order of this Court.

IN WITNESS WHEREOF, the said Grantor, as Executor of the Last Will and Testament of the said EDWARD KLEINSMITH, deceased, has hereunto set his hand and seal, the day and year first above written.

 (Seal)
CARL ROSCHER, Executor

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STATE OF ILLINOIS)
) SS
COUNTY OF L A K E)

I, Girnee Messer, of Lake County,
Illinois, hereby certify that CARL ROSCHER, Executor of the
Estate of EDWARD KLEINSMITH, Deceased, personally known to me to
be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and, as such
Executor, acknowledged that he signed, sealed and delivered the
instrument as his free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and seal, this 3rd day of June,
_____, 1988.



Girnee Messer

PREPARED BY: Linda E. Spring
WILDMAN, HARROLD, ALLEN & DIXON
404 West Water Street
P. O. Box 890
Waukegan, Illinois 60079
(312) 623-0700

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EXECUTOR'S DEED

FROM

Carl Roscher, Executor of the
Estate of Edward Kleinsmith,
Deceased.

RECORDER
LAKE COUNTY, ILLINOIS

1988 JUN -7 PM 3:35

Frank J. Rusten

TO

Carl Roscher and Anna M. Roscher,
in Joint Tenancy

No. _____

STATE OF ILLINOIS)
) SS
COUNTY OF L A K E)

I, _____
Clerk of the Circuit Court, and
ex-officio Recorder, within and
for the County and State
aforesaid, do hereby certify
that the within and foregoing
instrument of writing was filed
for record on the _____ day of
_____, A.D. 1988, at
_____ o'clock _____ M. and
duly recorded in volume _____
of _____ on page _____

In testimony Whereof, I have
hereunto set my hand the day
and date aforesaid.

Clerk.

By _____
Deputy Clerk

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Mail to: Carl Roehen
14985 W. Appleton Rd.
Orangethorpe View, St. Louis 63069

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