

LAKE COUNTY ZONING NOTICE #000536-2019 and #000537-2019

**A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD)
PRELIMINARY PLAN AND REZONING**

WAUCONDA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on Tuesday, January 7, 2020, at 1:00 p.m. at the Wauconda Area Library, 801 N. Main Street, Wauconda, Illinois, on the application of Timothy James, record owner, a request to rezone 22.50 acres from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district. The applicant has also requested a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Plan for a self-service storage use (indoor/outdoor).

The property associated with this application is located at 25250 Old Rand Road, Wauconda, Illinois.

PIN 09-36-400-009

This application is available for public examination at the office of the Lake County Department of Planning, Building and Development, 500 W. Winchester Rd, Libertyville, Illinois, attn: Brad Denz, Project Manager (847) 377-2127.

**George Bell
Chairman**

Project Overview for Store-More

Background Information on Applicants

Timothy and Kristan James

285 A Regency Court

Wauconda, IL 60084

- Wauconda residents since 2012
- Lake County residents since 1987
- Owner of Atrium Garden Center in Lake Zurich from 1994-2018.
- L.Z. Chamber of Commerce member for 24 years.
- Owner of Flowerwood Garden Center in Crystal Lake from 2004 to present.
- Owner of Timothy James Nursery (a 200-acre wholesale nursery) from 1989 to present.

Project/Property Location

25250 W. Old Rand Rd. Wauconda, IL 60084 is located on the south end of Wauconda in Wauconda Township just east of Rt. 12. The property has been in the Becker family for over 50 years and has been largely neglected and fallen into a state of disrepair. Our proposal/project will turn this site into a visually appealing development with environmental improvements that will work in conjunction with our intended purposes.

Scope of the Project

We would like to develop the property into a premier self-storage facility with an emphasis on quality similar, to that represented at Atrium Garden Center with its award-winning design and beautifully landscaped facility that became a standard for quality in the Chicagoland area. We believe that this would be the best and highest use of this property as it is adjacent to other commercial property, which will blend nicely with the surrounding environment. A feasibility

study showed that there is an un-met demand for self-storage in this area, particularly in "climate-controlled" self-storage.

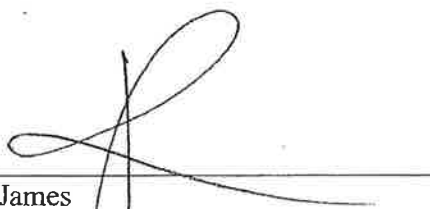
We have been working with the staff at Lake County as well as a number of our own consultants (Hey & Associates, Pearson Brown & Associates, Zank, Coen, Wright, & Saladin P.C., Harrison & Associates, and R.W. Hendricksen Tree Care) to make this the best possible project. We have refined this project many times and believe that we have successfully achieved a balance between the needs of the business and the needs of the surrounding natural resources. Although we've exceeded the allowable tree removal by 20% this area is in a 3.6-acre mature woodland composed mainly of buckthorn and trees that are dead or in poor condition. For that reason, our reforestation plan exceeds the county ordinance for the minimum number of trees by 50% which will include a significant number of varying species to improve the woodland's biodiversity. We are also proposing a natural resource maintenance plan that will minimize the return of the buckthorn in the future. Additionally, we propose to improve the wetlands and wetland buffer areas, please see the attached report from Hey & Associates regarding these improvements. Also, in keeping with the integrity of the adjacent forest preserve, we have chosen to use all native species in our reforestation plan.

In summary, we feel this project will not only create a high-quality development but also meet a need for the community while improving the natural resources on the property.

Respectfully Submitted:


Timothy James

12/3/19
Date


Kristan James

12/3/19
Date

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

26575 W. COMMERCE DRIVE, SUITE 601

VOLO, ILLINOIS 60073

PHONE (847) 740-0888

FAX (847) 740-2888

MEMORANDUM

TO: Tim James

CC:

FROM: Steven Rauch

DATE: November 25, 2019

RE: Wetlands, Stormwater Management Basin and Trees-Self Storage Facility, Wauconda Township, Lake County, Illinois

PROJECT NO. 18-0172

Wetlands and Stormwater Management Basin

Two wetlands totaling 5.88-acres were delineated on the property. The existing pond/wetland (Wetland 1) totals 1.27-acres and was determined an isolated wetland under the jurisdiction of Lake County. The pond was constructed between 1946 and 1961 based on a review of the Lake County Maps Online website. The pond was excavated from mapped hydric wetland soils likely for the purpose of livestock watering and/or agricultural irrigation. The current condition of the pond/wetland is degraded with the water surface almost 100% covered with duckweed and algae by mid-summer in most years. The banks and surrounding wetland are covered by the monoculture of non-native reed canary grass and the Floristic Quality Assessment resulted in a low quality determination and limited observed wildlife usage. Also, it is assumed that there is no safety ledge in the pond.

The current pipe outlet is not maintained and is routinely clogged which results in erosional features along the existing berm during high water as the water finds an alternative outlet over the berm. Also, there is no active management of the vegetation to promote native plants.

The proposed wetland and stormwater management basin while providing approximately the same amount of open water and vegetation will be an improvement for water quality treatment over the existing pond/wetland. The pond will have an eight-foot wide safety shelf and a maintainable outlet structure. The native plantings will greatly increase the diversity of the vegetation and the floristic quality assessment should result in a moderate to high quality determination. The wetland and stormwater basin design will have four distinct areas: open water in which rooted aquatic plants will establish, an emergent marsh in the 3 to 4 inch deep areas, a wet prairie zone between normal and high water levels, and mesic prairie for areas above the

ADDITIONAL OFFICES IN CHICAGO, ILLINOIS AND MILWAUKEE, WISCONSIN

high water levels. This should increase wildlife utilization of the wetland by turtles, frogs, wading birds, and waterfowl. A 40-foot wetland buffer will be provided most of which will be mesic prairie.

The wetland and stormwater management basin will be managed and monitored during the three to five year period after construction and then a long term maintenance plan will be implemented by the owner.

Wetland 2 (4.61-acres) is a low quality wetland based on the Floristic Quality Assessment. For several years, manure and straw bedding from the farmstead were spread in this wetland. Because of its size the wetland does have moderate functional value for stormwater storage and nutrient retention. No wetland impacts are proposed and since the wetland is over 2.50-acres, it will require a 50-foot buffer. Areas in the buffer that will be hydrologically disturbed will be planted as mesic prairie. Some of the buffer areas will be planted with native trees and shrubs as part of the reforestation plan. Common buckthorn shrubs in the wetland and the wetland buffer will be cut flush to the ground and the stumps treated with herbicide. Follow up herbicide treatments on resprouts and new saplings will continue as needed.

Trees

A tree inventory and survey were conducted on the property and resulted in 249 trees over 12 inches in diameter at breast height being identified. The tree conditions were provided under the following classifications: Dead-5, Poor-89, Fair-117, and Good-38. Of these, 89 trees were 24 inches in diameter or greater and therefore are classified as significant trees (18 of these are standalone trees while the remaining significant trees are in the various natural resource zones. The proposed plan preserves 47 significant trees (53%) and 42 trees are scheduled to be removed (47%). The proposed traditional landscape plan will plant 52 new trees of various species, 86 shrubs of a diverse variety, and several herbaceous species will be installed in planter beds.

In addition to the traditional landscape plan the applicant is proposing a reforestation plan on 1.60-acres which is 50% greater than what is required by the ordinance (1.05-acre is the requirement). The reforestation plan will eventually provide an overall mature woodland/grove on the site of 3.40-acres. Currently the site has 3.61-acres of mature woodland/grove of which 1.80-acres will be preserved. The reforestation plan consists of 15 3-inch trees and 75 1.5-inch trees (90 trees). The trees will consist of the following native species: sugar maple (*Acer saccharum*), redbud (*Cercis canadensis*), swamp white oak (*Quercus bicolor*), bur oak (*Quercus macrocarpa*), red oak (*Quercus rubra*), white pine (*Pinus strobus*), and American linden (*Tilia americana*). This will immediately increase the diversity of the native trees on the site and add to the number of trees as the planted trees develop and start to reproduce. Also, these plantings will provide additional screening that the preserved mature woodland is already providing.

Common buckthorn shrubs in the preserved young woodland, mature woodland, grove, and the reforestation areas will be cut flush to the ground and the stumps treated with herbicide. Follow up herbicide treatments on resprouts and new saplings will continue as needed.

Overall, approximately 8.00-acres of buckthorn management will take place.

LAKE COUNTY ZONING BOARD OF APPEALS

CONDITIONAL USE PERMIT APPLICATION

COPY

Applicant(s):
(please print)

Timothy P. James

Owner(s)

Phone: _____

Fax: _____

Email: _____

Address

Phone: _____

Contract purchaser(s) if any

Fax: _____

Email: _____

Address

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

Mark S. Saladin

Name

Phone: _____

Cell: _____

Fax: _____

Email: _____

Address

Subject
Property:

Present Zoning:

R1

Present Use:

Residential

Proposed Use:

General Commercial Zoning District for a storage business.

PIN(s):

09-36-400-009

Address:

26550 W. Brown Road

Wauconda, Illinois 60084-2508

Legal description:

(see deed)

Request:

I/we request a conditional use permit be approved to allow:
The development of a storage unit business that also allows for
the storage of recreational vehicles and boats.

Explain why this conditional use permit is justified:

This permit is justified because of the growth of the surrounding
communities. The surrounding communities also contain lakes
and rivers that members of the communities frequent. This
business would allow them a place to store their boats and
recreational vehicles in their own community.

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:

- A. the use in its proposed location will be consistent with the stated purpose and intent of the Zoning Ordinance ("Purpose and Intent", section 151.005)

The proposed Conditional Use Permit will allow the development of the property and allow for meeting the needs of the growing communities. It will allow people to have a local place to store their possessions.

- B. the proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable Use Standards of section 151.111; and
With rezoning and Planned Unit Development, this property will be prepared for development and creation of a storage facility.

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

1. adjacent property,

The development of the property will allow for the improvement of the aesthetics of the neighborhood and allow for the development of the property. Adjacent properties may see a slight increase in vehicles on the road, but nothing that is going to majorly impact them.

2. the character of the neighborhood,

The development of the property will increase the aesthetics of the area. Adjacent properties will have an obstructed view of the storage facility and the entrance will be off of Brown Road so it will not affect traffic in the neighborhood.

3. natural resources,

The project will work to preserve any natural resources that are determined to exist.

4. infrastructure,

This project will be engineered and any infrastructure that is built will be within the the plans and code for Lake County.

5. public site, or

This project is next to the Lakewood Forest Preserve. The community will still be able to enjoy the Lakewood Forest Preserve. As for the project itself, it will allow people the opportunity to store recreational vehicles and other possessions without a lot of travel.

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

The proposed project will have little to no effect on public health, safety or general welfare on the community. This project will actually allow for more storage items that will potentially eliminate storage by people in locations that is not within code for Lake County.

Approval Lake County Zoning Board of Appeals is required to consider the following PUD approval criteria:

1. The proposed development in its proposed location is consistent with the Regional Frame Plan;

The PUD will allow for the development of the property and meet the needs of a growing community and the development of land in unincorporated Lake County.

2. The proposed development in its proposed location complies with the PUD standards of 151.132;

- a.) Creative approach to the use of the land and the related physical development.
- b.) The development will meet the standards set forth in 151.132(H).

3. The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of the application or as they may in the future be developed as a result of implementation of the Regional Framework Plan;

- a.) Adjacent Property

The project would develop part of the land to be compatible with nearby zoning which is currently General Commercial.

- b.) Natural Resources

When developed, the Petitioner will allow for adequate public facilities and services to the property. The Planned Development will also keep some of the visuals of the current property so that it preserves some of the natural resources that exist on the property.

- c.) Infrastructure

There will be adequate public facilities and services to the property. The development will be engineered to protect wildlife and natural resources on the property.

- d.) Public Sites

As indicated, above, the development will be engineered to protect any wildlife and natural resources on the property and adequate public facilities and utilities will service the property.

- e.) Any other matters affecting the public health, safety or general welfare.
None known.

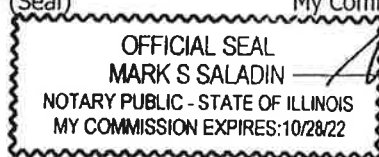
I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

Timothy P. James
Signature of owner(s) Timothy P. James

Signature(s) of contract purchasers

I, Mark S. Saladin a Notary Public aforesaid, do hereby certify that
Timothy P. James personally known to
me is (are) the person(s) who executed the foregoing instrument bearing the date of
May 29, 2019 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 29th day of May,
2019 (Seal) My Commission expires 10/28/22



LAKE COUNTY ZONING BOARD OF APPEALS

 COPY

REZONING APPLICATION

Applicant(s):
(please print)

Timothy P. James
Owner(s)

Phone: _____

Fax: _____

Address

Contract purchaser(s) if any

Phone: _____

Fax: _____

Address

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

Mark S. Saladin
Name

Phone: _____
Cell: _____

Address

Fax: _____
Email: J

Subject
Property:

Present Zoning: R1
Present Use: Residential
Proposed Use: General Commercial Zoning District for a storage business
PIN(s): 09-36-400-009
Address: 26550 W. Brown Road
Wauconda, Illinois 60084

Legal description:
(see deed)

Request: I/we request the property be rezoned to the General Commercial zoning district.

I/we believe this rezoning is justified because:

The rezoning of the property would allow for further development of the property, as the Applicant is seeking a Conditional Use Permit and a Planned Unit Development. The addition of a storage facility will allow this piece of property to fit the growing needs of the area and will be an improvement on its current condition.

Approval The Lake County Zoning Board of Appeals is required to make findings of Criteria: 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 (UDO Section 151.005);

The proposed rezoning of this property will allow for the development of the property and meet the needs of a growing community and development of land in unincorporated Lake County.

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;
The growth of Lake County and the surrounding communities have created needs that this project intends to meet.

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;
This project would develop part of the land to be compatible with near by zoning which is currently General Commercial. The project is also seeking a Condition Use Permit and Planned Unit Development which are being done in separate applications.

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 property once rezoned, will be developed, which will allow for adequate public facilities and services to the property. The planned development will also look to keep some of the visuals of the current property and keep some of the natural resources that exist on the property.

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 result in significant impacts on other property. While there may be some increased traffic, it will not be a significant amount to affect the neighboring properties. The development is being engineered and will protect any wildlife and natural resources on the property.

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

The project is also seeking a Planned Unit Development and Conditional Use Permit to assist with the development of the property.

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

Timothy P. James

Signature of owner(s) Timothy P. James

Signature(s) of contract purchasers

I, Mark S. Saladin a Notary Public aforesaid, do hereby certify that
Timothy P. James personally known to me is
(are) the person(s) who executed the foregoing instrument bearing the date of
May 29, 2019 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 29th day of May, 2019.

(Seal)

My Commission expires

OFFICIAL SEAL

MARK S. SALADIN

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES 10-28-22



Image# 058095610003 Type: DTR
 Recorded: 03/25/2019 at 12:33:52 PM
 Receipt#: 2019-00013615
 Page 1 of 3
 Fees: \$675.00
 IL Rental Housing Fund: \$9.00
 Lake County IL Recorder
 Mary Ellen Vanderventer Recorder

File 7550826

TRUSTEE'S DEED ILLINOIS STATUTORY

This indenture, made this 15th day of March, 2019, between PAUL NELSON and WILLIAM BECKER, CO-TRUSTEES UNDER TRUST AGREEMENT DATED APRIL 23, 2001 AND KNOWN AS JULES D. BECKER TRUST, GRANTORS, do hereby CONVEY and QUIT CLAIM unto TIMOTHY P. JAMES, a single person GRANTEE, of the City of Wauconda, County of Lake, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other

good and valuable consideration in hand paid, all interest to and within the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

REAL ESTATE TRANSFER TAX



County:	\$205.00
Illinois:	\$410.00
Total:	\$615.00

Stamp No:	1-157-963-168
Declaration ID:	20190304927572
Instrument No:	7550826
Date:	25-Mar-2019

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 44, NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION THENCE RUNNING WEST ON THE QUARTER QUARTER SECTION, LINE 80 RODS, THENCE SOUTH 68 RODS; THENCE EAST 80 RODS, THENCE NORTH 68 RODS TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED BY ANDREW C. BANGS AND FRANCES M. BANGS, HIS WIFE, TO LOUIS H. TODD, BY WARRANTY DEED RECORDED MARCH 13, 1876, IN BOOK 58 OF DEEDS, PAGE 476, DESCRIBED AS FOLLOWS: COMMENCING 12 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP AND RANGE AFORESAID, THENCE NORTH 24 RODS TO THE CENTER OF WAUCONDA AND CHICAGO HIGHWAY THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID ROAD 38 RODS, THENCE WEST 29 RODS AND 11 LINKS TO THE PLACE OF BEGINNING, AND EXCEPT THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF RAND ROAD), IN LAKE COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM THE NORTH 240 FEET OF THE EAST 250 FEET OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-36-400-009-0000

Address(es) of Real Estate: 26550 Brown St., Wauconda, Illinois 60084 and 25250 Old Rand Road, Wauconda, Illinois 60084

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, so long as they do not interfere with Grantee's use and enjoyment of the property.

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

Dated this 15th day of March, 2019.

WILLIAM BECKER, CO-TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 23, 2001 AND KNOWN AS JULES D. BECKER TRUST

PAUL NELSON, SUCCESSOR CO-TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 23, 2001 AND KNOWN AS JULES D. BECKER TRUST

Freedom Title Corporation
 2220 Hicks Road
 Suite 206
 Rolling Meadows, IL 60008

3

STATE OF FLORIDA)
) SS.
 COUNTY OF MONROE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that William Becker, as Co-Trustee under the Jules D. Becker Trust dated April 23, 2001, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Trust for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of March, 2019.



[Signature] (Notary Public)

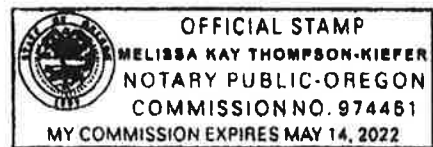
STATE OF OREGON)
) SS.
 COUNTY OF TILAMOOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Paul Nelson, as Successor Co-Trustee under the Jules D. Becker Trust dated April 23, 2001, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said Trust for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of March, 2019.

Melissa K. Thompson-Kiefer (Notary Public)

Prepared By: Jennifer E. Walker
 PLUNKETT COONEY, P.C.
 221 N. LaSalle Street
 Suite 1550
 Chicago, Illinois 60601



Mall To:
 Mark Saladin
 Zanck, Coen, Wright & Saladin, P.C.
 40 Brink Street
 Crystal Lake, IL 60014

Send Tax Bills To:
 Timothy P. James
 285A Regency Ct.
 Wauconda, IL 60084



Plat Act Affidavit

18 N County St - 6th Floor
Waukegan, IL 60085-4358
Phone: (847) 377-2575
FAX: (847) 984-5860

STATE OF ILLINOIS

COUNTY OF LAKE

SS

I, (name) Pamela D. Lano, Attorney for Justin Beck, being duly sworn on oath, state that I reside at Trus, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

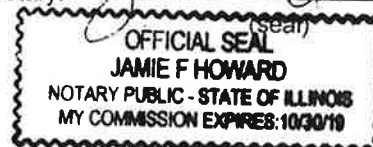
Justin Beck Trust

Paul Nelson and William Beck
Trustees

Revised: September 7, 2010 11:40 AM

SUBSCRIBED and SWORN to before me this 20 day of March 2019

Notary:



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.



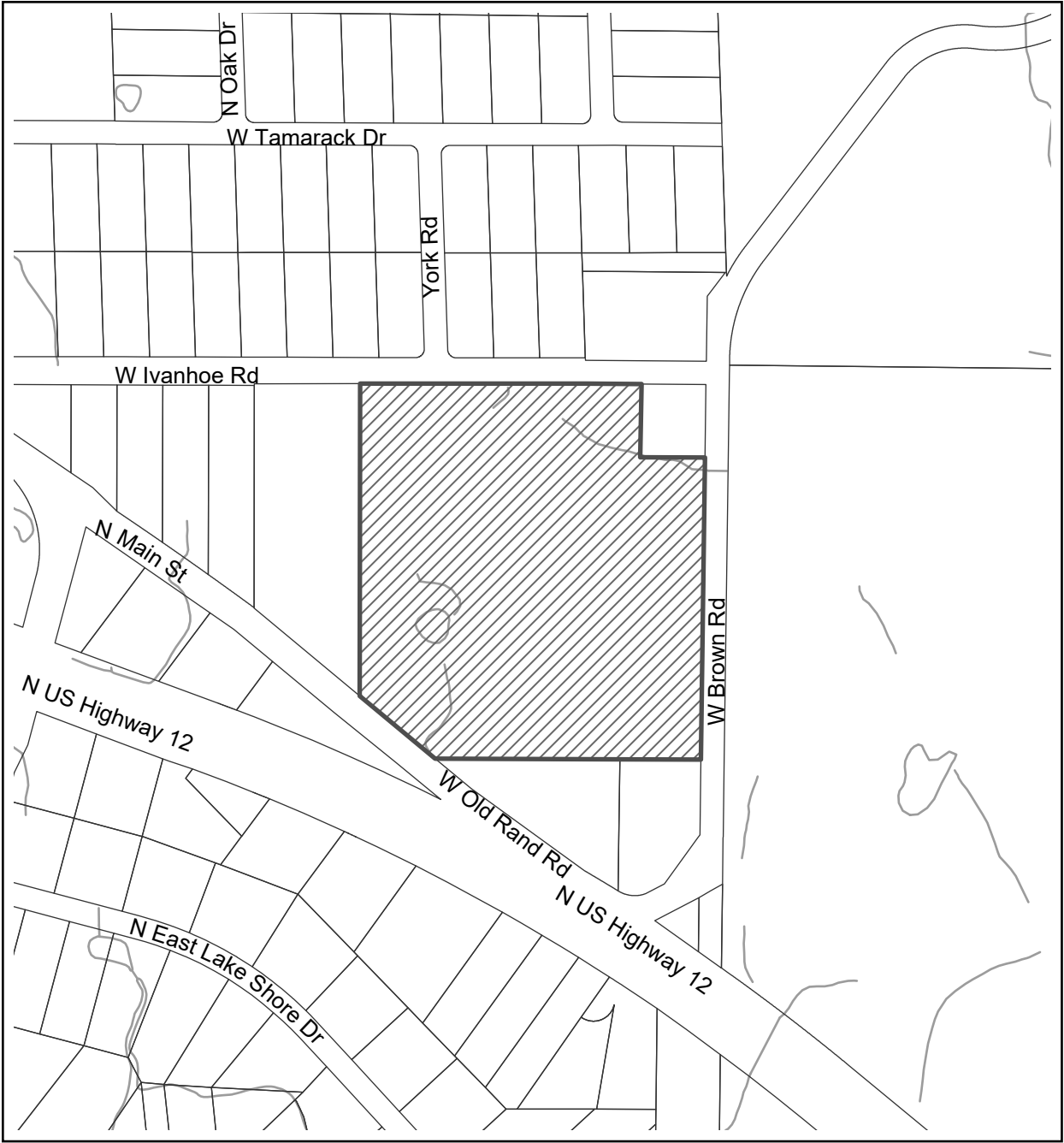
I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused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


Signature

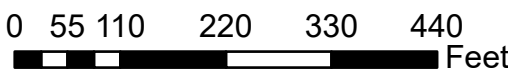
THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



 Incorporated Lake County  Subject Parcel

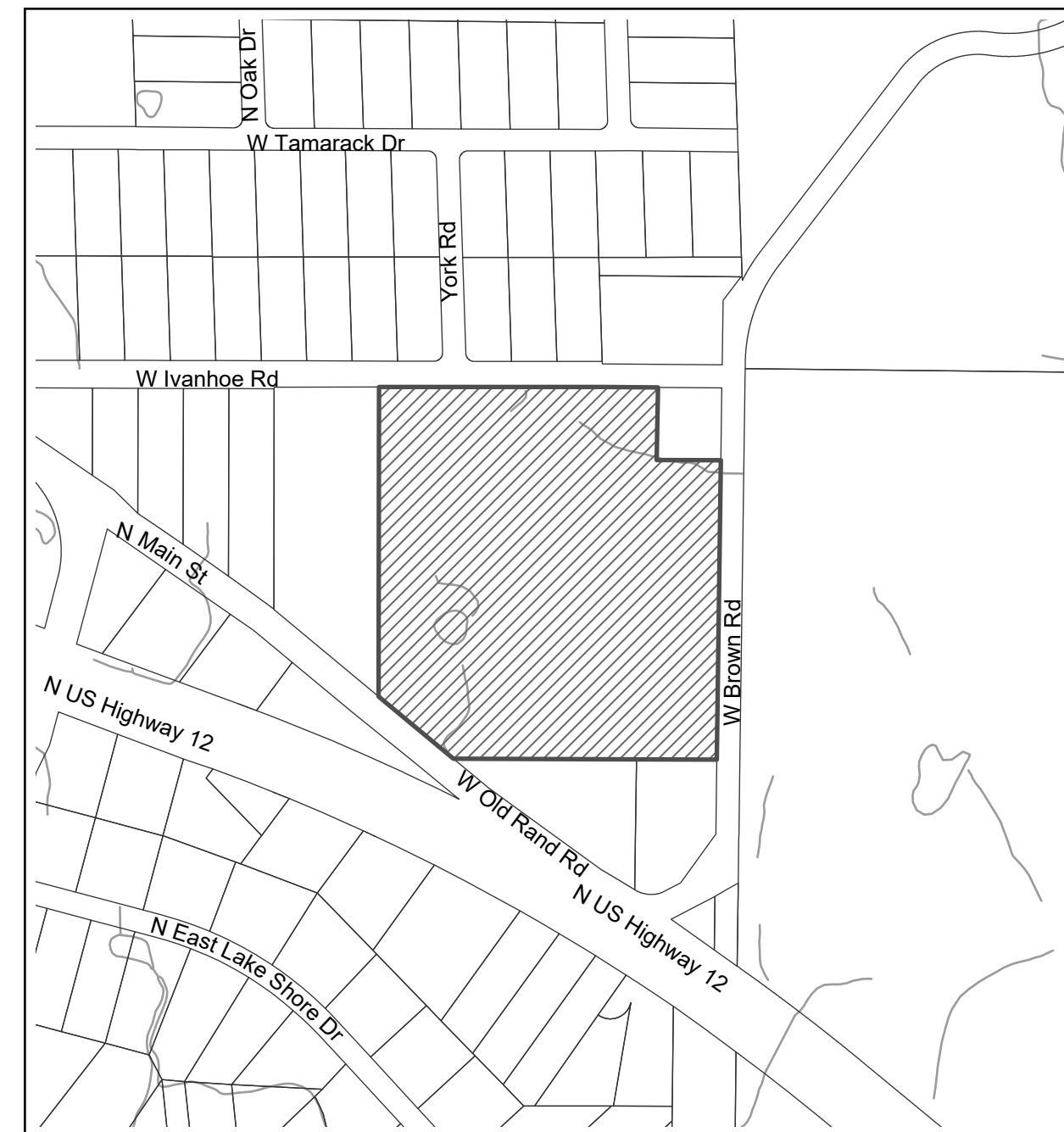


Zoning Board of Appeals
Cases #000536-2019 & #000537-2019



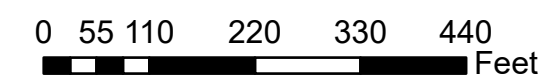


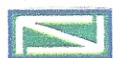
Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals

Cases #000536-2019 & #000537-2019





NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"

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REVISED		COMMENTS	
A	2/14/03	ADD 2ND DISPLAY (REFACE)	
SCALE		NOTED	
DATE		12/17/19	
SALESPERSON		APPROVED BY:	
DL		DRAW BY: AS	
		REVISED	
		DRAWING #	
		03654	

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