

 **COPY**

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s):
(please print)

Timothy P. James
Owner(s)

Phone:

Fax:

Address

Phone:

Contract purchaser(s) if any

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:

Zanck, Coen, Wright & Saladin, P.C.

Address

Fax:
Email:

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 10/28-22



Mark S. Saladin



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

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)

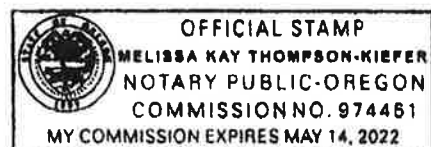
STATE OF OREGON)
) SS.
 COUNTY OF TILAMOOK)

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:

