

For Village Use Only:

Case Number: _____

Fee Paid: \$ _____

VILLAGE OF METTAWA

ZONING, PLANNING AND APPEALS COMMISSION APPLICATION

Check and complete all of the following, as applicable; attach a copy of a current survey of the real property which is the subject of the application, any attachments and file with the Village Clerk at least forty-five (45) days prior to the meeting during which this sought to be considered. All attachments to the application should not exceed 11" x 17" size. A complete electronic file of the application should be filed with the Village Clerk.

Twelve complete sets of the application will be filed with the Village Clerk prior to publication of the public hearing.

I. TYPE OF REQUEST

I. TYPE OF REQUEST

☐ Zoning Map Amendment

☒ Zoning Text Amendment

- (attach amendatory language sought)

Change of Zoning District: From _____ To _____

Code Section(s) affected: 15 H

SPECIAL USE

- ☐ Planned Unit Development: Attach a description, and the proposed subdivider's agreement and site plan.
- ☐ Other – Describe _____

VARIATION

- | | | | |
|---|---|---|---------------------------------------|
| ☐ Lot Area | ☐ Lot Width | ☐ Lot Dept | ☐ Lot Coverage |
| ☐ Maximum Height | ☐ Ceiling Level Height | ☐ Front Yard Setback | ☐ Side Yard |
| ☐ Rear Yard | ☐ Off-Street Parking | ☐ Off-Street Loading | ☐ Fence |
| ☐ Floodplain | ☐ Extend Variance | ☐ Structural Alteration of Nonconformity | ☐ Sign |
| ☐ Restoration of Nonconformity | ☐ Continuance of Nonconformity | ☐ Expansion of Nonconformity | |

SUBDIVISION OR RESUBDIVISION

- ☐ Attach three (3) copies of the proposed preliminary plat or proposed final plat, as the case may be, as well as twelve (12) sets of 11"x17" reductions

State the particular requirements of Mettawa Municipal Code which prevent the proposed use or construction:

State the characteristics of the subject property which prevent compliance with requirements of the Municipal Code:

State the minimum requirements which would be necessary to permit the proposed use or construction:

State the practical difficulty or particular hardship which would result if the aforesaid particular requirements of the Mettawa Municipal Code were applied to the subject property and/or to the proposed use or construction thereon:

- ☐ **APPEAL** : In the notice of appeal from a decision of the Zoning Administrator, state briefly the requirements of the Zoning Code that are in contention:

II. THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS REQUEST

Address or Commonly Known Location of the real property: St. Basil of Ostrog Serbian Orthodox Church

Applicant must provide list of, and send notice of hearing to, all property owners within a thousand (1,000) feet of the real property (2,000 feet for text amendments) and forward proof of mailing to the Village Clerk prior to the public hearing.

Permanent Real Estate Tax Index Number (PIN): 11-26-402-016-0000
11-26-402-025-0000 Presently Located in Zoning District

- ☒ R-1 Single Family Residence District ☐ O/R Planned Office/Research District
☐ R-2 Single Family Residence District ☐ H Office/Hotel District
☐ O/S Open Space District

- **Attach a copy of Title Insurance Policy or Current Commitment, and Complete Affidavit of Title Below**

III. APPLICATION FEES

- ☒ Zoning Amendment \$ 250.00 ☐ Special Use Permit \$ 250.00
☐ Subdivision or Resubdivision No Fee ☐ Variation \$ 250.00
☐ Appeal of Administrator's Decision \$ 250.00

- **In addition to the application fees, applicants are required to pay for all professional fees incurred by the Village for attorneys, engineers, land planners, etc., and costs related to public hearings.**

IV. APPLICANT AND OWNERSHIP INFORMATION

Name and address of titleholder(s) of record of the real property for which planning consideration is sought:

Saint Basil Serbian Orthodox Church, an Illinois religious corporation

- **If Owner of real property is a land trustee, attach a current certified copy of the Land Trust Agreement.**

Applicant is:

- ☒ The Owner (titleholder of record of the real property) ☐ Contractor-Purchaser of the Real Property

Is the Applicant in the business of general contractor or land development? Yes ☐ No ☒

If the answer to last question is "Yes", does a proposed Subdivider's Agreement or Development Agreement executed by the Owner or Contract Purchaser accompany this application in quadruplicate? Yes ☐ No ☐

Are there any leasehold interested on the property? Yes ☐ No ☐ If "Yes" attach a copy of each current lease.

	Applicant's Address	Applicant's Architect	Applicant's Attorney
Name:	St. Basil Serbian Orthodox Church, an Illinois religious corporation	Eli Balach	Danielle Grcic, Kolpak & Grcic LLC
Address:	27450 N. Bradley Rd Mettawa, IL 60045	2401 Sunnyslope Dr. Crown Point, IN 46307	6767 N. Milwaukee Ave., Suite 202 Niles, IL 60707
Telephone:	847 - 247 - 0077	425-736-3016	847-647-0336
Email Address:	office@stbasilchurch.org	ebalach@comcast.net	danielle@kigesq.com

V. SIGNATURES

Under penalty of law, the undersigned hereby represents, for the purpose of inducing the Village of Mettawa to take the action herein requested, that all statements and information contained herein and on all related attachments hereto are true and correct.

Dated this 8TH day of DECEMBER, 2019 [Signature], TRUSTEESHIP PRESIDENT
Applicant

Consented To:

Record Owner of Land involved with this Application

Co-Owner, if joint ownership

[Signature], TRUSTEESHIP PRESIDENT _____

VI. DISCLOSURES

If the Owner and/or Applicant is a corporation or a partnership, complete the following:

Corporate – Partnership Ownership

Please list below the names and address of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application. In the case of a partnership, list below the names and addresses of all partners who own individually or beneficially 5% or more of the partnership. (Attach additional pages, if necessary)

Name: _____	Name: _____
Address: _____	Address: _____
Telephone Number: _____	Telephone Number: _____
Title: _____	Title: _____
Ownership Percentage: _____	Ownership Percentage: _____
Name: _____	Name: _____
Address: _____	Address: _____
Telephone Number: _____	Telephone Number: _____
Title: _____	Title: _____
Ownership Percentage: _____	Ownership Percentage: _____

AFFIDAVIT OF TITLE

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

The undersigned affiant, being first duly sworn, on oath states:

That, affiant has an interest in the real estate (herein "**Real Property**") legally described as shown in the title insurance policy or current commitment for title insurance, a true and exact copy of which is attached hereto and made a part hereof (herein "**Title Insurance Policy**");

That, since the date of the Title Insurance Policy, the title to the said Real Property remains vested in the person or persons shown on the Title Insurance Policy and, furthermore, no person has done or suffered to be done anything that could in any way affect the title to the Real Property since the date of the Title Insurance Policy;

That, if an updated report on title to the Real Property where procured on the date hereof, no additional objection would be raised with respect to any matter, including but not limited to any covenant, easement, mortgage lien, or other matter not shown or referenced in the Title Insurance Policy;

Affiant further states: Naught.

Subscribed and sworn to before me this 10th day of December, 2019 [Signature] Affiant

Notary Public: [Signature]

Notary Stamp:



Note: At least 45 days prior to the Commission meeting during the which the subject matter of this application will be considered, this completed form with all of required attachments and the applicable filing fee must be filed in person at the of Village Engineer's office.

Village Engineer

James Anderson Company
920 W. North Shore Drive
Lake Bluff, IL 60044
Office Number: (847)295-3322

Text Amendment

Text Amendment

The property in question is commonly known as, 27450 N. Bradley Rd., Mettawa, IL is currently zoned R-1 and is legally described as follows: See Attached Exhibit "A"

The applicant seeks a text amendment to complete a modernization and expansion of the existing religious place of worship. In the attached plans, the Applicant proposes to rejuvenate the exterior of the Property and building facade, expand the interior office space, classroom space and kitchen area. Currently, the property in question is home to the Saint Basil Serbian Orthodox Church and provides its parishioners with a place for Orthodox Christian Worship, Sunday religious education classes, Serbian Folklore instruction and language classes. The Social hall is used in conjunction with religious worship and offers the parishioners a convenient location for fellowship and stewardship. The unique nature of the Serbian Orthodox Religion calls for the parish to provide, religious worship (primarily on Sundays), education and community service and support.

The proposed plan will allow the Applicant to exercise its' religious purpose and provide a more comfortable atmosphere for the current members to enjoy the host of available programs. With this plan the community at large will see a more attractive structure that is in scale with the surrounding structures and uses. This is a continuation of the existing use of the existing members and is necessary to adequately serve the parish needs. With the proposal, the applicant will maintain the integrity of the landscape code, the sight distances, the environment and the standards of the surrounding community.

The proposed Text Amendment allows for the limited expansion while maintaining the spirit of the original text.

H. Notwithstanding anything to the contrary, an existing place of public assembly established prior to December 19, 2006, may be altered or expanded only in conformance with the following:

1. The place of public assembly shall petition for and receive a special use permit for such use. The place of public assembly shall comply with all conditions set forth for the special use.
2. The minimum lot size for the existing place of public assembly shall be 8 acres.
3. The gross floor area of all buildings and structures cannot exceed 30,000 square feet.
4. The maximum lot coverage shall be thirty percent.
5. The existing place of public assembly shall to comply with all building line requirements in existence at the time the place of public assembly was established.
6. All required off-street parking shall comply with the provisions of subsection B herein.
7. Landscaping shall comply with the provisions of subsection C. herein.
8. Exterior illumination shall comply with the provisions of subsection D herein.
9. Traffic shall comply with Subsection E herein.

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SPECIAL USE

- ☐ Planned Unit Development: Attach a description, and the proposed subdivider's agreement and site plan.
- ☒ Other – Describe to modernize and enhance the existing facilities

VARIATION

- | | | | |
|---|---|---|---------------------------------------|
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Email Address:	office@stbasilchurch.org	ebalach@comcast.net	danielle@klgesq.com

V. SIGNATURES

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Dated this 8TH day of DEMBER, 2019

[Signature], TRUSTEESHIP
PRESIDENT
Applicant

Consented To:

Record Owner of Land involved with this Application

Co-Owner, if joint ownership

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Name: _____	Name: _____
Address: _____	Address: _____
Telephone Number: _____	Telephone Number: _____
Title: _____	Title: _____
Ownership Percentage: _____	Ownership Percentage: _____
Name: _____	Name: _____
Address: _____	Address: _____
Telephone Number: _____	Telephone Number: _____
Title: _____	Title: _____
Ownership Percentage: _____	Ownership Percentage: _____

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Village Engineer
James Anderson Company
920 W. North Shore Drive
Lake Bluff, IL 60044
Office Number: (847)295-3322

Special Use

Special Use Permit

The property in question is commonly known as, 14077 W. Old School Road., Mettawa, IL is currently zoned R-1 and is legally described as follows: See Attached Exhibit "A"

The applicant seeks a special use permit to come in compliance with the requirements of section 15.1106(H). The project before you contemplates an expansion and modernization of the existing religious place of worship. In the attached plans, the Applicant proposes to rejuvenate the exterior of the Property and building, expand the interior office space, classroom space and kitchen area. Currently, the space in question is home to the Saint Basil Serbian Orthodox Church and provides its parishioners with a place for Orthodox Christian Worship, Sunday religious education classes, Serbian Folklore instruction and language classes. The Social hall is used in conjunction with religious worship and offers the parishioners a convenient location for fellowship and stewardship. The unique nature of the Serbian Orthodox Religion calls for the parish to provide, religious worship (primarily on Sundays), education and community service and support.

The proposed plan will allow the Applicant to exercise its' religious purpose and provide a more comfortable atmosphere for the current members to enjoy the host of available programs. With this plan the community at large will see a more attractive structure that is in scale with the surrounding structures and uses. This is a continuation of the existing use of the existing members and is necessary to adequately serve the parish needs. With the proposal, the applicant will maintain the integrity of the landscape code, the sight distances, the environment and the standards of the surrounding community. The following factors are integral in understanding the Applicant's request:

1. An expanded church is not detrimental and will not endanger the public health, safety, morals, or general welfare. The Church will continue to provide a service that is in the public interest and contribute to the general welfare of the neighborhood.
2. The location and size of the proposed structure is in conformance with the new code updates and text amendments.
3. The special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity of the subject property. The proposed expanded church will not increase the intensity of the use of the site beyond an acceptable level. Granting the special use permit will not adversely affect property or property values in the neighborhood, will not unduly aggravate traffic conditions and will not unduly burden the essential public services pertaining to public health, safety or welfare. The proposed upgrade will simply increase the footprint of the building; it will not increase the use. Furthermore, the applicant shall continue to work with the Lake County Sherrieff to provide traffic management for the annual festival.
4. The nature location and size of the building will not be injurious to the land adjacent to the property. The proposal simply requests that the current footprint of the structure increase, approximately 78% in order to adequately house the current parishioners. The

proposed structure will not alter or be contrary to the current established uses in the area and in the Village as a whole.

5. The present utilities, access streets, drainage and other necessary facilities are adequate as they exist today to service the proposed use.
6. Parking areas are an adequate size for the special use and are marked, screened and designated in a way not to be a nuisance to the neighbors or the Village. The expansion will accommodate the existing parishioners by allowing more space to participate in the already existing structure.
7. The religious assembly use will not alter or be contrary to the primary purpose of the zoning district or the area in which it is proposed. The right to build, buy, lease a place to assemble for worship is an indispensable part of religious freedom and the right to exercise faith requires adequate facilities for religious needs.

19-6980

C-1P

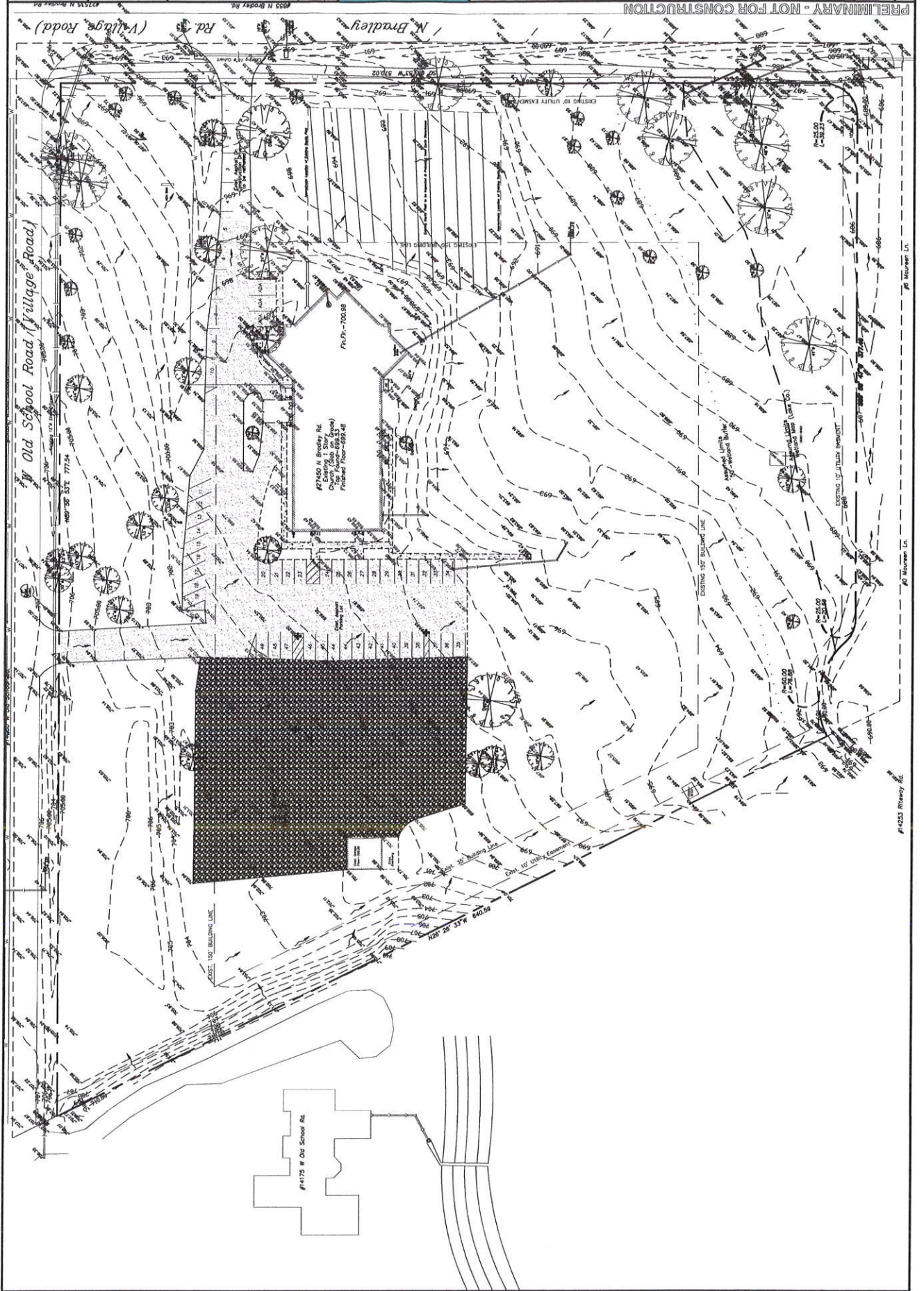
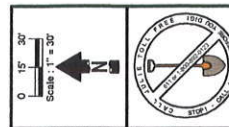
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APPROVED BY: [Signature]

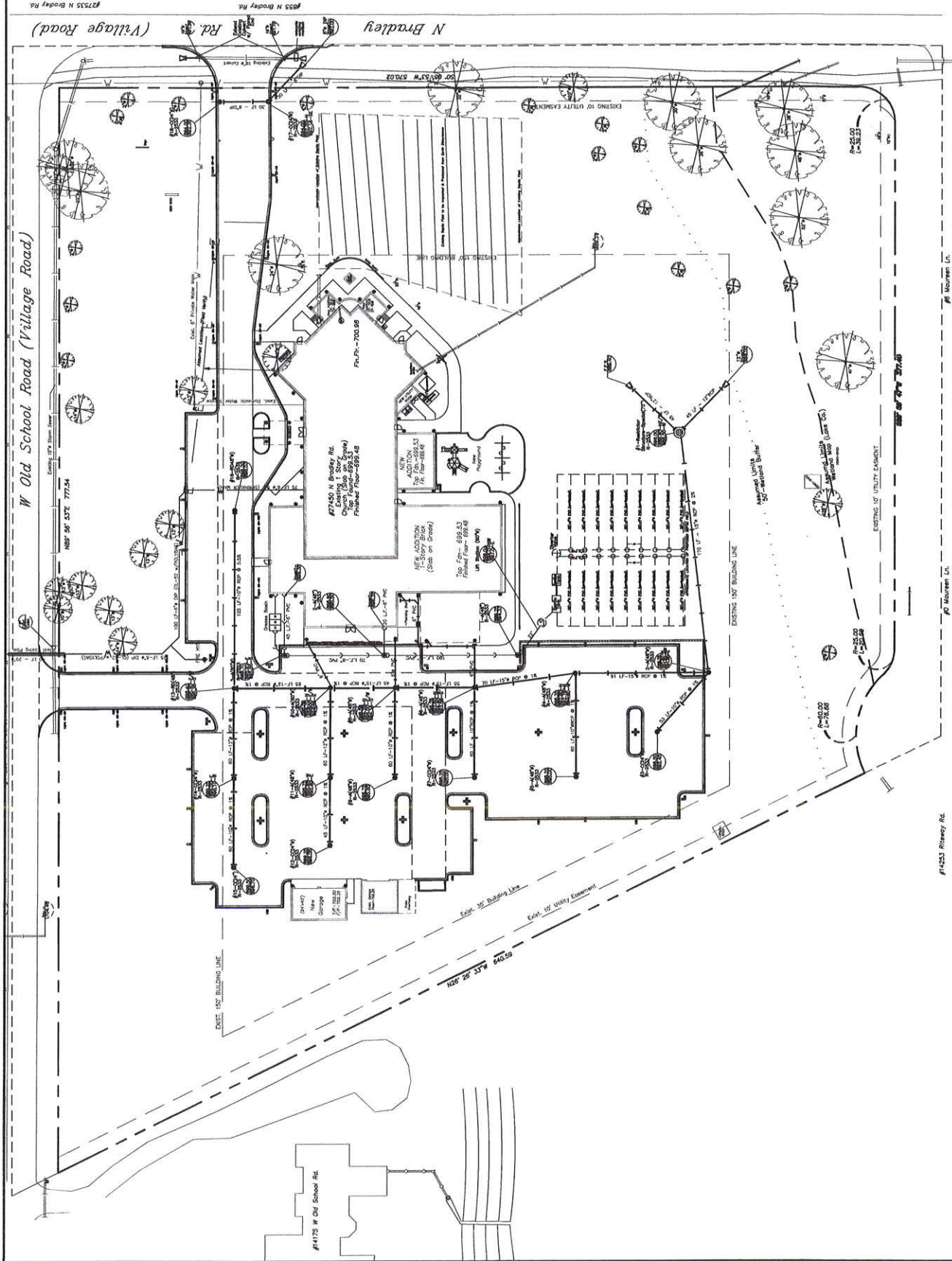


**EXISTING CONDITIONS
& DEMO PLAN**
CHURCH RENOVATION & ADDITION
27450 N BRADLEY ROAD
ST. BASIL OF OSTROG SERBIAN ORTHODOX CHURCH
METTAWA, IL 60045

**NORMAN J. TOBERMAN
& ASSOCIATES, LLC**
CIVIL ENGINEERING & SURVEYING
1515 N. WILSON ROAD, SUITE 100, JOLIET, IL 60431
TEL: 815.741.1234 FAX: 815.741.1235
WWW.NJTOBERMAN.COM

NO.	DATE	REVISION
1	11/20/21	ISSUED FOR PERMIT
2	11/20/21	REVISED TO ADD DEMO PLAN
3	11/20/21	REVISED TO ADD EXISTING CONDITIONS
4	11/20/21	REVISED TO ADD UTILITY EASEMENTS
5	11/20/21	REVISED TO ADD EXISTING BUILDING FOOTPRINT
6	11/20/21	REVISED TO ADD EXISTING LOT LINES
7	11/20/21	REVISED TO ADD EXISTING ELEVATIONS
8	11/20/21	REVISED TO ADD EXISTING TREES
9	11/20/21	REVISED TO ADD EXISTING FENCES
10	11/20/21	REVISED TO ADD EXISTING DRIVEWAYS
11	11/20/21	REVISED TO ADD EXISTING SIDEWALKS
12	11/20/21	REVISED TO ADD EXISTING STREETS
13	11/20/21	REVISED TO ADD EXISTING UTILITIES
14	11/20/21	REVISED TO ADD EXISTING LANDSCAPE
15	11/20/21	REVISED TO ADD EXISTING ROADS
16	11/20/21	REVISED TO ADD EXISTING FIELDS
17	11/20/21	REVISED TO ADD EXISTING WOODS
18	11/20/21	REVISED TO ADD EXISTING WATERBODIES
19	11/20/21	REVISED TO ADD EXISTING AIRWAYS
20	11/20/21	REVISED TO ADD EXISTING POWER LINES
21	11/20/21	REVISED TO ADD EXISTING TELEPHONE LINES
22	11/20/21	REVISED TO ADD EXISTING CABLE LINES
23	11/20/21	REVISED TO ADD EXISTING GAS LINES
24	11/20/21	REVISED TO ADD EXISTING OIL LINES
25	11/20/21	REVISED TO ADD EXISTING SEWER LINES
26	11/20/21	REVISED TO ADD EXISTING WATER LINES
27	11/20/21	REVISED TO ADD EXISTING DRAINAGE
28	11/20/21	REVISED TO ADD EXISTING EROSION
29	11/20/21	REVISED TO ADD EXISTING FLOODING
30	11/20/21	REVISED TO ADD EXISTING WEATHER
31	11/20/21	REVISED TO ADD EXISTING CLIMATE
32	11/20/21	REVISED TO ADD EXISTING SOILS
33	11/20/21	REVISED TO ADD EXISTING ROCKS
34	11/20/21	REVISED TO ADD EXISTING VEGETATION
35	11/20/21	REVISED TO ADD EXISTING ANIMALS
36	11/20/21	REVISED TO ADD EXISTING PLANTS
37	11/20/21	REVISED TO ADD EXISTING TREES
38	11/20/21	REVISED TO ADD EXISTING SHRUBS
39	11/20/21	REVISED TO ADD EXISTING HERBS
40	11/20/21	REVISED TO ADD EXISTING FLOWERS
41	11/20/21	REVISED TO ADD EXISTING FRUITS
42	11/20/21	REVISED TO ADD EXISTING SEEDS
43	11/20/21	REVISED TO ADD EXISTING SPORES
44	11/20/21	REVISED TO ADD EXISTING BACTERIA
45	11/20/21	REVISED TO ADD EXISTING VIRUSES
46	11/20/21	REVISED TO ADD EXISTING FUNGI
47	11/20/21	REVISED TO ADD EXISTING INSECTS
48	11/20/21	REVISED TO ADD EXISTING MAMMALS
49	11/20/21	REVISED TO ADD EXISTING BIRDS
50	11/20/21	REVISED TO ADD EXISTING REPTILES
51	11/20/21	REVISED TO ADD EXISTING AMPHIBIANS
52	11/20/21	REVISED TO ADD EXISTING MOLLUSCS
53	11/20/21	REVISED TO ADD EXISTING ARACHNIDS
54	11/20/21	REVISED TO ADD EXISTING NEMATODES
55	11/20/21	REVISED TO ADD EXISTING PROTISTS
56	11/20/21	REVISED TO ADD EXISTING PLANTS
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98	11/20/21	REVISED TO ADD EXISTING PLANTS
99	11/20/21	REVISED TO ADD EXISTING ANIMALS
100	11/20/21	REVISED TO ADD EXISTING PLANTS





UTILITY PLAN

CHURCH RENOVATION & ADDITION

ST. BASIL OF SERBIAN ORTHODOX CHURCH

27450 N BRADLEY ROAD

METAWA, IL 60045

CIVIL ENGINEERS & SURVEYORS

NORMAN J. TOBERMAN & ASSOCIATES, LLC

1111 N. WILSON ROAD, SUITE 200, METAWA, IL 60045

TEL: 815.486.1111

FAX: 815.486.1112

WWW.NJTOBERMAN.COM

19-69980

C-3P

DATE: 11/20/21

DESIGN BY: [Signature]

APPROVED BY: [Signature]

EXPIRES: 11/20/21

SCALE: 1" = 30'

0 15' 30'

N

1111 N. WILSON ROAD, SUITE 200, METAWA, IL 60045

TEL: 815.486.1111

FAX: 815.486.1112

WWW.NJTOBERMAN.COM

PRELIMINARY - NOT FOR CONSTRUCTION

19-6980

C-4P

DATE: 11/26/21
DESIGN BY: [Signature]
APPROVED BY: [Signature]



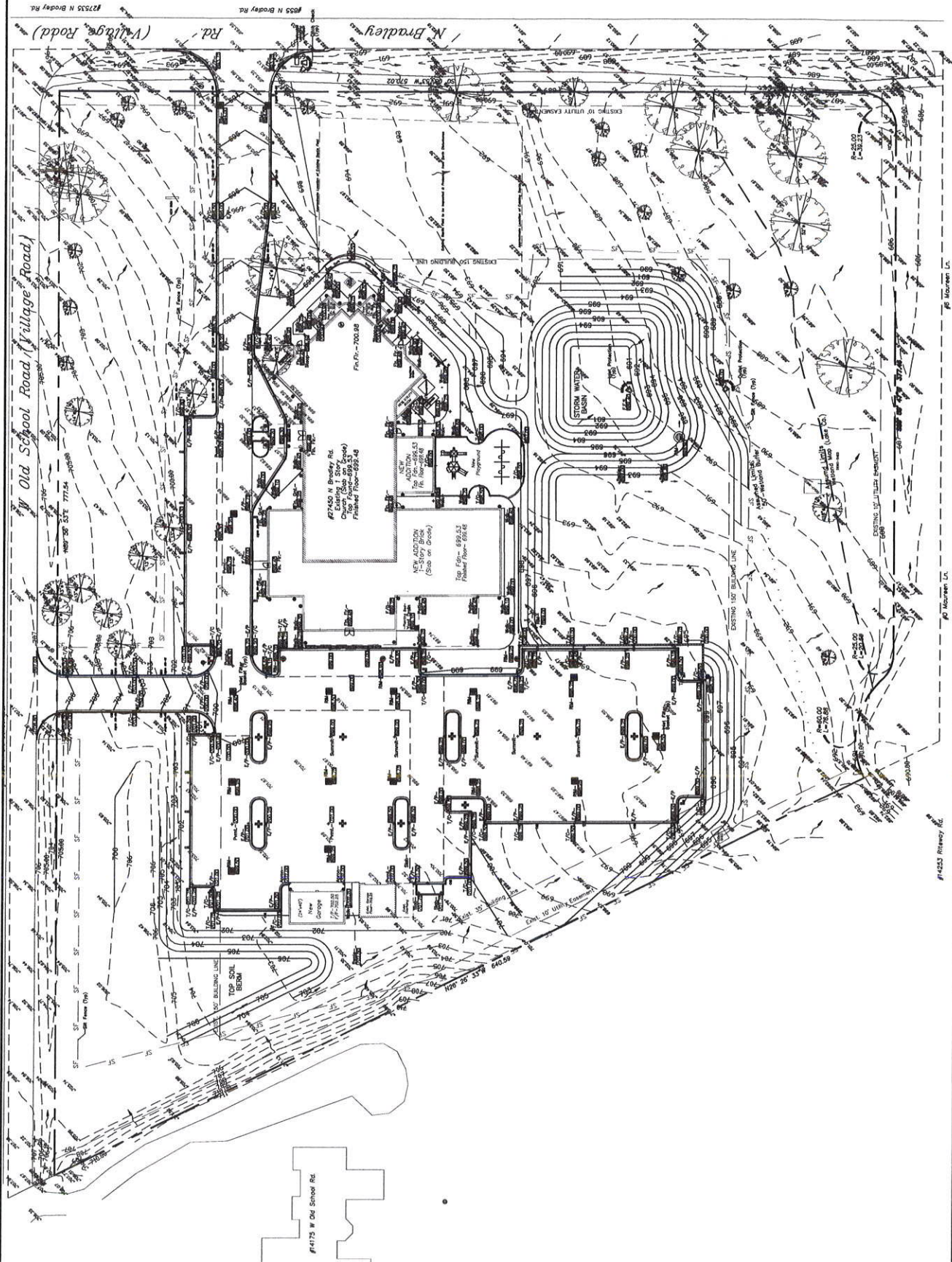
GRADING & EROSION PLAN
CHURCH RENOVATION & ADDITION
ST. BASIL OF OSTROG SERBIAN ORTHODOX CHURCH
27450 N BRADLEY ROAD
METTAWA, IL 60045

NORMAN J. TOBERMAN
& ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
1115 N. WILSON ROAD, SUITE 300, ARMINGTON, IL 60004
TEL: 630-255-1234
FAX: 630-255-1235
WWW.NJTOBERMAN.COM

NO.	DATE	REVISION
1	11/26/21	ISSUED FOR PERMIT
2	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
3	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
4	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
5	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
6	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
7	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
8	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
9	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP
10	11/26/21	REVISED TO REFLECT COMMENTS FROM METTAWA TOWNSHIP



Scale: 1" = 30'
0 15' 30'



#14253 Rite-way Rd.
#0 Mowen Ln.
#0 Mowen Ln.
#14253 Rite-way Rd.

#27555 N Bradley Rd.
#27555 N Bradley Rd.
#27555 N Bradley Rd.

Old School Road/Village Road

#14175 W Old School Rd.

ALL DIMENSIONS IN MILLIMETERS
© 2014
REVISIONS
NO. DESCRIPTION
1. -
2. -
3. -
4. -
5. -

RENOVATION / ADDITION EXIST'G CHURCH BUILDING

ST. BASIL OF OSTROG SERBIAN ORTHODOX CHURCH
17100 N. BROADWAY AVE
LAKE FOREST, IL 60045

arketset
ARCHITECTURE
OF DESIGN

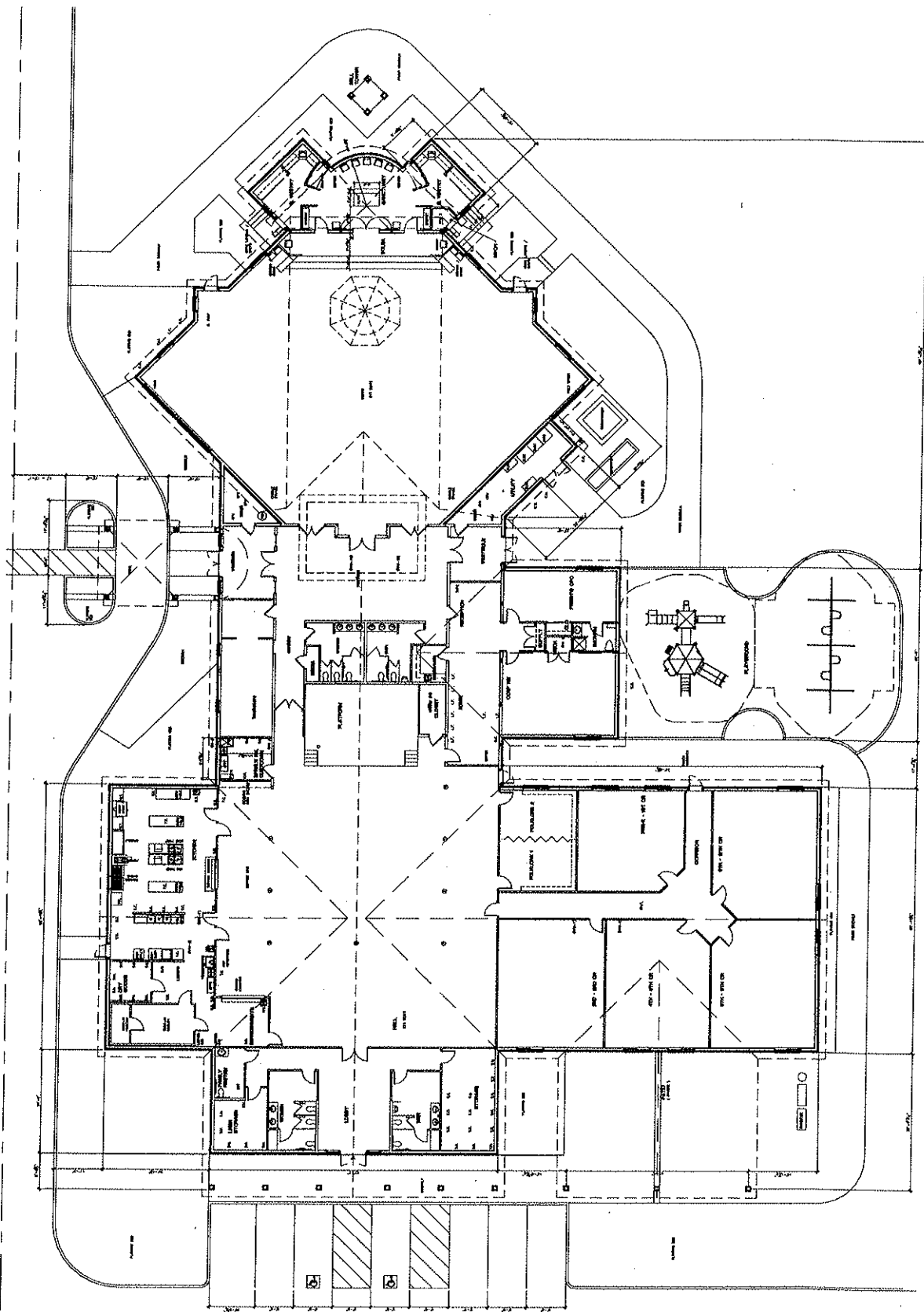
2011 Summer
2012 Winter
2013 Spring
2014 Fall
2015 Summer
2016 Winter
2017 Spring
2018 Fall
2019 Summer

NOVEMBER 4, 2019

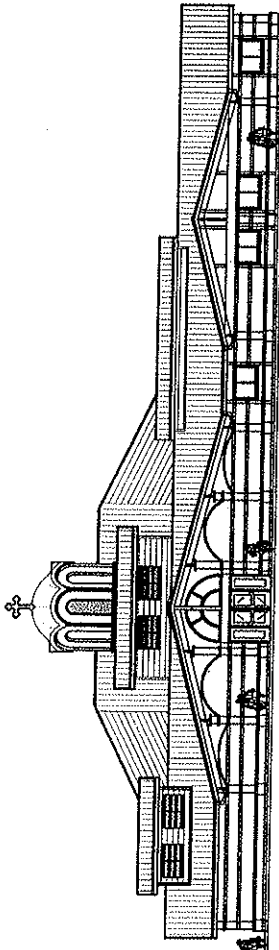
ES
FLOOR
PLAN

SD-1

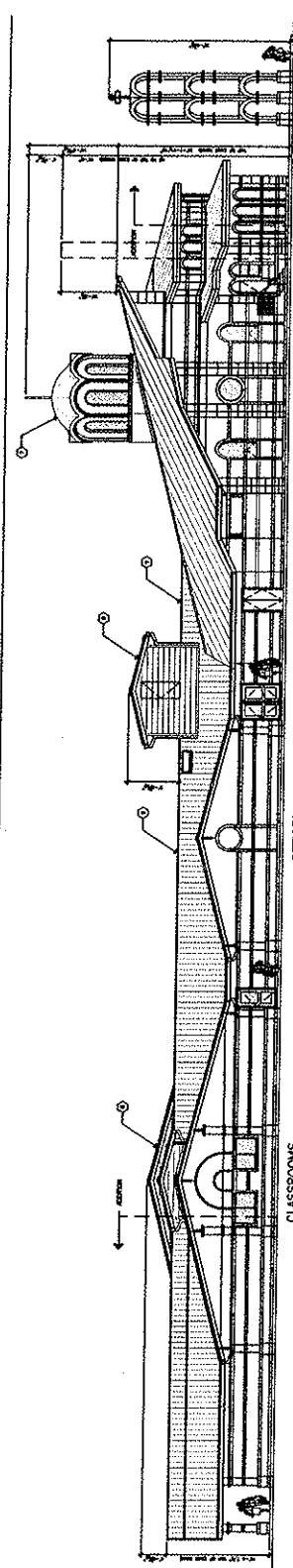
1402



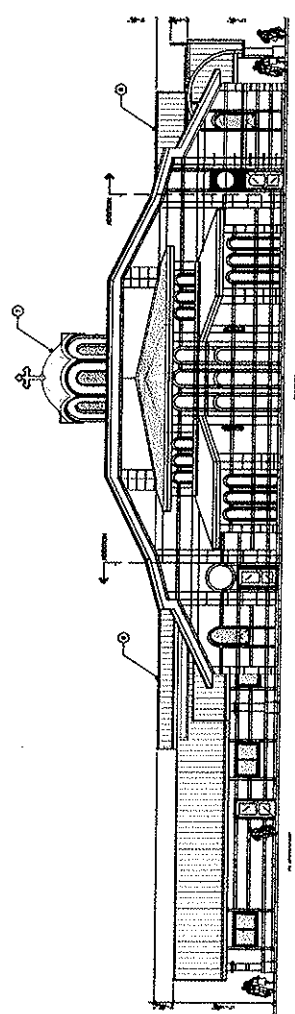
FLOOR PLAN
3/32" = 1'-0"



17 WEST ELEVATION
3/32" = 1'-0"

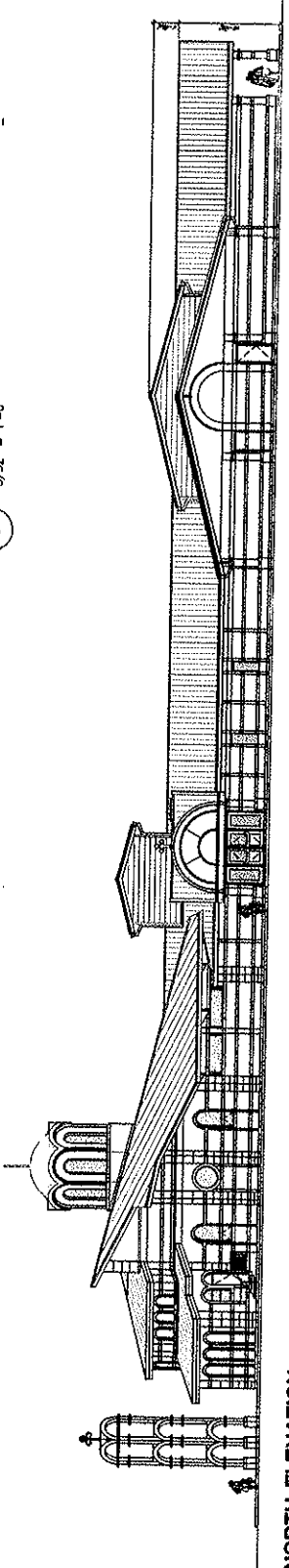


18 SOUTH ELEVATION
3/32" = 1'-0"



19 EAST ELEVATION
3/32" = 1'-0"

7 PARTIAL EAST ELEVATION - BELL TOWER SUPERIMPOSED
3/32" = 1'-0"



20 NORTH ELEVATION
3/32" = 1'-0"

RENOVATION / ADDITION
EXIST'G CHURCH BUILDING
ST. BASIL OF OSTROG SERBIAN ORTHODOX CHURCH
27450 N. 29400TH AVE
LAKE FOREST, IL 60045

arketset
ARCHITECTURE
BY DESIGN

2401 Sunnyside Drive
Crown Point, IN 46037
425 - 738 2018
arketsetinc.com

NOVEMBER 4, 2019

DATE: 11/14/19

BY: EB

FOR: ARCHITECT

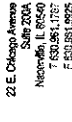
PROJECT: EXTERIOR BUILDING ELEVATIONS

SD-3.3

1402

REVISIONS	DATE	BY	REASON
1	11/14/19	EB	ISSUED FOR PERMIT
2	11/14/19	EB	ISSUED FOR PERMIT
3	11/14/19	EB	ISSUED FOR PERMIT
4	11/14/19	EB	ISSUED FOR PERMIT
5	11/14/19	EB	ISSUED FOR PERMIT
6	11/14/19	EB	ISSUED FOR PERMIT
7	11/14/19	EB	ISSUED FOR PERMIT
8	11/14/19	EB	ISSUED FOR PERMIT
9	11/14/19	EB	ISSUED FOR PERMIT
10	11/14/19	EB	ISSUED FOR PERMIT

ELI BULACH, ARCHITECT
© 2014



22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
7630.951.1767
F 630.951.9925

blackbackdesigngroup.com

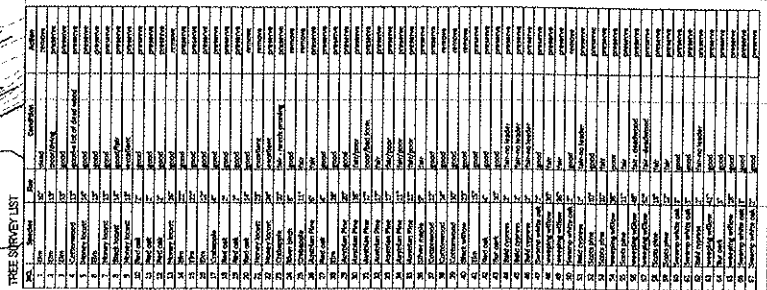
PREPARED FOR
St. Basil of Ostrog
Serbian Orthodox
Church
27450 N Bradley Road
Nashville, IL 60045

Church Renovation & Addition

27450 N Bradley Road
Mettawa, IL 60045

[illegible]

	Iron protection fence
	Tree to be removed



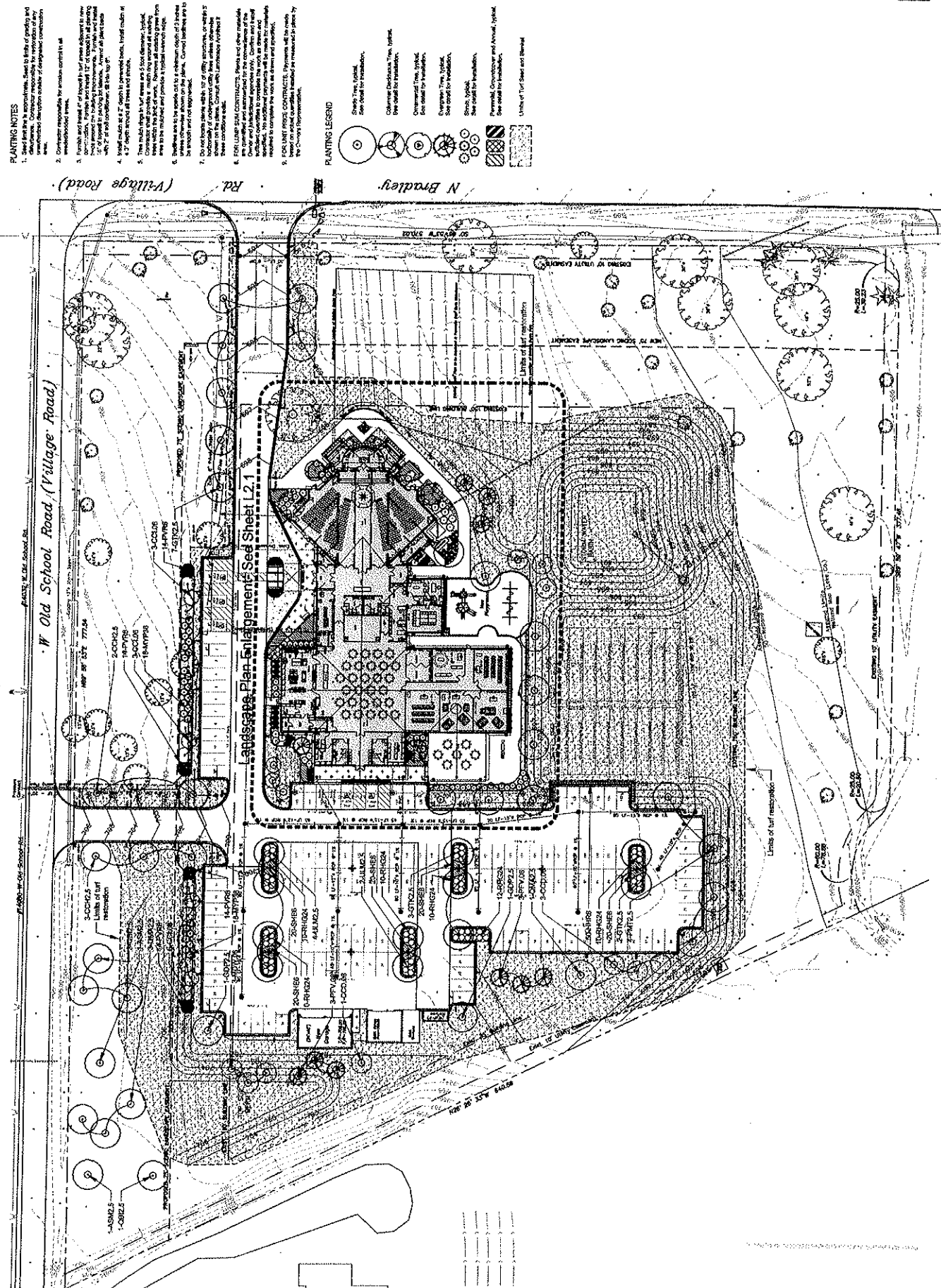
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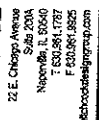
PROJECT
Renovation
& Addition

ISSUED	REVISIONS
November 3, 2019	
	Issue

SHEET TITLE
Overall
andscape Plan

© 2016 Michels + Design Group





PREPARED FOR
Basil of Ostrog
Serbian Orthodox
Church
27450 N Bradley Road
Morton, IL 60045

PROJECT
Church Renovation
& Addition

27450 N Bradley Road
Mettawa, IL 60045

PLANTING LEGEND

- [illegible]

APPENDIX A NATURAL MATERIAL LIST

Serial Name	Serial No	Serial No	Serial No
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ALICE	10001	10001	10001
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ALICE	10003	10003	10003
ALICE	10004	10004	10004
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ALICE			

SHEET TITLE
andscape Plan
Enlargement

SCALE IN FEET
1" = 20'

20' 10' 20'

NORTH

SHEET NUMBER
L2.1

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22 E. Chicago Avenue
Suite 200
Niles, IL 60067
T 630-361-1767
F 630-361-5525
hitchcockdesigngroup.com

PREPARED FOR
St. Basil of Ostrog
Serbian Orthodox
Church
27450 N Bradley Road
Mettawa, IL 60045

PROJECT
Church Renovation
& Addition
27450 N Bradley Road
Mettawa, IL 60045

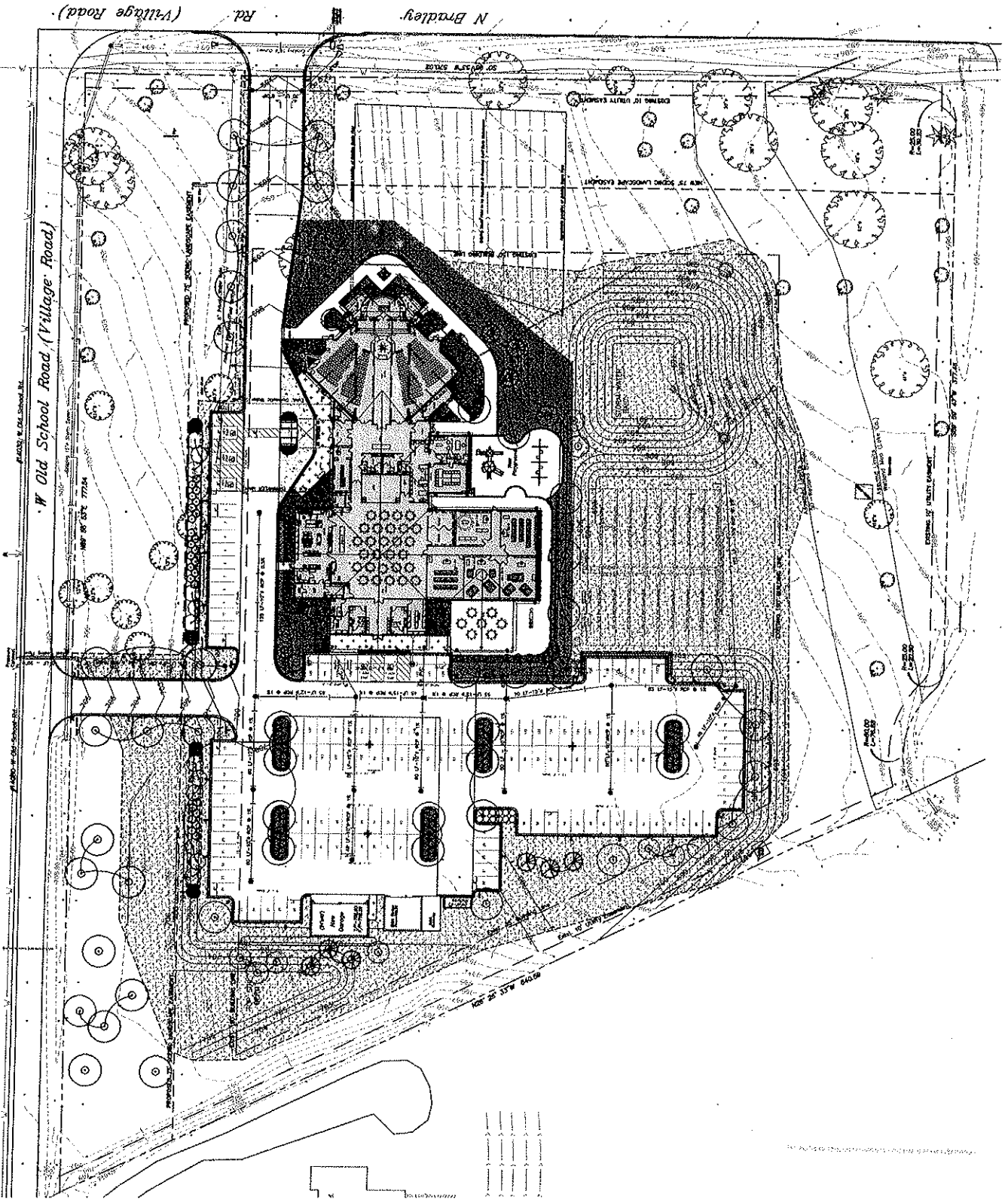
ISSUED		
November 3, 2019	REVISIONS	
No	Date	Issue

CHECKED BY	DATE	DESIGNED BY	DATE

SHEET TITLE
Irrigation Areas

SCALE IN FEET
1" = 30'
0' 15' 30'

NORTH
SHEET NUMBER
L3.0



8501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447
CHICAGOLANDSURVEY@SBCGLOBAL.NET

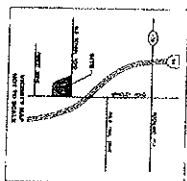
PROFESSIONAL DESIGN FIRM LICENSE NO: 184-004102 EXPIRES 04/30/2025

CONFIDENTIAL: GLOBALBANK

TOPOGRAPHIC SURVEY

PROPERTY KNOWN AS 27420 NORTH MADISON ROAD, METTAWA, OLMONT.
P.L.L. 44-74-40-028

P.L.L. 44-38-602-0325



ONADONAL PROPERTY AREA: 435,507 SQ.FT.
OR 9.8937 ACR.

RESULTING PROPERTY AREA: 372,543 SQ.FT.

PROPERTY AREA

12,312 SQ.FT.

REACTIVATING
THE CATALYST OF ANALYTICAL RESEARCH IN THE FUTURE

THE COMPANY HAS PROJECT



4/26/2002, 2:13 PM
11/26/2004

Comments:

[illegible]

[illegible]

Species	Spawning	Incub	Hatch	Survival	Age/sex	Length	Weight
1. Bluegill	+	1.5-2	3.7-4.5	0.0-0.5	1-2	1.5-2	1.5-2
2. Rock Bass	+	1.5-2	3.7-4.5	0.0-0.5	1-2	1.5-2	1.5-2
3. White Crayfish	+	1.5-2	3.7-4.5	0.0-0.5	1-2	1.5-2	1.5-2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
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CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE A

POLICY NO.: 1409 000628630 NSC

DATE OF POLICY: SEPTEMBER 24, 1999

AMOUNT OF INSURANCE: \$1,600,000.00

1. NAME OF INSURED:

SAINT BASIL SERBIAN ORTHODOX CHURCH, AN ILLINOIS RELIGIOUS CORPORATION

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A
FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED
AND ASSIGNMENTS:

MORTGAGE DATED SEPTEMBER 20, 1999 AND RECORDED SEPTEMBER 24, 1999 AS DOCUMENT NO.
4425025, MADE BY SAINT BASIL SERBIAN ORTHODOX CHURCH, AN ILLINOIS RELIGIOUS
CORPORATION, TO LABE FEDERAL BANK, TO SECURE A NOTE FOR \$900,000.00.

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.: 1409 000628630 NSC

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: LOT 1 IN CHURCH OF THE REDEEMER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN ROLLING MEADOWS OF METTAWA SUBDIVISION, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 24, 1999 AS DOCUMENT 4425023, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER MAUREEN LANE, (EXCEPT FOR THAT PART IN PARCEL 1) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 10, 1979 AS DOCUMENT 1987676

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE B

1409 000628630 NSC

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 6. TAXES FOR THE YEAR 1999.

1999 TAXES ARE NOT YET DUE OR PAYABLE

INFORMATION ONLY: THERE WERE NO GENERAL TAXES ASSESSED AGAINST THE LAND FOR THE YEAR 1998, SAME BEING MARKED "EXEMPT-CHURCH OF THE REDEEMER", PURSUANT TO DOCKET NO. 8549-127. THE LAND IS ASSESSED \$48.80 FOR PERMANENT ANNUAL DRAINAGE ASSESSMENT.

PERMANENT INDEX NUMBER: 11-26-402-016

- D 7. UTILITY EASEMENT OVER THE SOUTHERLY 10 FEET OF THE LAND HEREIN, AS CREATED BY THE PLAT OF ROLLING MEADOWS OF METTAWA RECORDED AS DOCUMENT 1987676 AND AS DEPICTED ON THE PLAT OF CHURCH OF THE REDEEMER SUBDIVISION.
- E 8. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, NORTH SHORE GAS COMPANY, AMERITECH TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO AS CREATED BY THE PLAT OF ROLLING MEADOWS OF METTAWA RECORDED AS DOCUMENT 1987676 AND AS DEPICTED ON THE PLAT OF CHURCH OF THE REDEEMER SUBDIVISION, AFFECTING THE SOUTHERLY 10 FEET OF THE LAND.
- F 9. BUILDING SETBACK LINE 150 FEET SOUTH OF THE NORTH LINE, WEST OF THE EAST

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE B

1409 000628630 NSC

EXCEPTIONS FROM COVERAGE
(CONTINUED)

LINE, NORTH OF THE SOUTH LINE AND 35 FEET EAST OF THE WEST LINE OF UNDERLYING LOT 1 IN ROLLING MEADOWS OF METTAWA; AND 35 FEET WEST OF THE EAST LINE, EASTERLY OF THE WESTERLY LINE AND 150 FEET SOUTH OF THE NORTH LINE AND NORTH OF THE SOUTH LINE AND BACK FROM THE CUL-DE-SAC OF UNDERLYING LOT 2 IN ROLLING MEADOWS OF METTAWA.

- G 10. EASEMENT FOR FUTURE HIGHWAY PURPOSES OVER THE EAST 10 FEET OF LOT 1, AS CREATED BY THE PLAT OF ROLLING MEADOWS OF METTAWA RECORDED AS DOCUMENT 1987676 AND AS DEPICTED ON THE PLAT OF CHURCH OF THE REDEEMER SUBDIVISION.
- H 11. NOTATION ON THE PLAT OF SAID SUBDIVISION: INGRESS AND EGRESS TO ALL LOTS WILL BE LIMITED TO MAUREEN LANE.
- Q 12. RESTRICTION CONTAINED IN DEEDS FOR LOT 1 RECORDED AS DOCUMENT 2047283 AND LOT 2 RECORDED AS DOCUMENT 2078034 THAT THE GRANTEE IS 'TO USE BRADLEY ROAD AND OLD SCHOOL ROAD FOR INGRESS AND EGRESS AND NOT ANY PRIVATE ROAD', AND AS NOTED ON THE PLAT OF RESUBDIVISION.
- I 13. NOTATION ON THE PLAT OF ROLLING MEADOWS OF METTAWA SUBDIVISION: AN EASEMENT FOR DRAINAGE PURPOSES AND WATER MAIN OPERATION AND MAINTENANCE IS RESERVED OVER MAUREEN LANE.
- J 14. EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF THE LAND FALLING IN MAUREEN LANE, AS SHOWN ON PLAT OF ROLLING MEADOWS OF METTAWA SUBDIVISION.
- O 15. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
- S 16. UNRECORDED EASEMENTS, IF ANY, IN FAVOR OF THE VILLAGE OF METTAWA AND AMERITECH.
- T 17. UNRECORDED EASEMENT FOR FIRE HYDRANT AS DISCLOSED BY LETTER FROM THE LAKE COUNTY DEPARTMENT OF PUBLIC WORKS DATED SEPTEMBER 7, 1999.
- U 18. DRAINAGE AND UTILITY EASEMENT OVER THE SOUTHWESTERLY 10 FEET, AS SHOWN ON PLAT OF RESUBDIVISION.
- V 19. BUILDING LINE 150 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, 150 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, 150 FEET NORTHERLY OF THE SOUTHERLY LOT LINE, AND 35 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LOT LINE, AS SHOWN ON PLAT OF RESUBDIVISION.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE B

1409 000628630 NSC

EXCEPTIONS FROM COVERAGE
(CONTINUED)

- W 20. VIOLATION OF THE UNDERLYING 35 FOOT SETBACKS NOTED AT EXCEPTION LETTER "F",
AS SHOWN ON PLAT OF RESUBDIVISION.
- Z 21. ASSIGNMENT OF RENTS DATED SEPTEMBER 20, 1999 AND RECORDED SEPTEMBER 24, 1999
AS DOCUMENT NO. 4425026, MADE BY SAINT BASIL SERBIAN ORTHODOX CHURCH, AN
ILLINOIS RELIGIOUS CORPORATION, TO LABE FEDERAL BANK.

CHICAGO TITLE INSURANCE COMPANY
POLICY SIGNATURE PAGE

POLICY NO. : 1409 000628630 NSC

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY _____
AUTHORIZED SIGNATORY

ENDORSEMENT
ATTACHED TO AND FORMING A PART OF
POLICY NUMBER: 1409 - 000628630 - NSC

ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

RESTRICTIONS ENDORSEMENT 4

THE COMPANY HEREBY INSURES THE INSURED AGAINST LOSS OR DAMAGE WHICH THE INSURED SHALL SUSTAIN BY REASON OF THE ENTRY OF ANY COURT ORDER OR JUDGMENT WHICH CONSTITUTES A FINAL DETERMINATION AND DENIES THE RIGHT TO MAINTAIN THE EXISTING IMPROVEMENTS ON THE LAND BECAUSE OF THE VIOLATION OR VIOLATIONS SPECIFICALLY SET FORTH AT EXCEPTION LETTER(S) "H" IN SCHEDULE B OF THE COVENANTS, CONDITIONS OR RESTRICTIONS.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF

POLICY NUMBER: 1409 - 000628630 - NSC

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBER(S) 1, 3, 4 & 5 OF SCHEDULE B OF THIS POLICY ARE HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

This document was prepared by and
after recording return to:
Klein Thorpe and Jenkins, Ltd.
20 N. Wacker Drive, Suite 1660
Chicago, Illinois 60606
Attn: Gregory T. Smith

Image# 055660320010 Type: EAS
Recorded: 10/31/2016 at 09:39:18 AM
Receipt#: 2016-00067736
Page 1 of 10
Fees: \$45.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File# 7342718

GRANT OF DRAINAGE EASEMENT

This GRANT OF DRAINAGE EASEMENT (the "Easement") is made and entered into this 22 day of September, 2016, by and between SAINT BASIL SERBIAN ORTHODOX CHURCH, an Illinois religious corporation, of 27450 North Bradley Road (the "GRANTOR"), and the VILLAGE OF METTAWA, an Illinois municipal corporation, of 26225 North Riverwoods Boulevard, Box M, Mettawa, Illinois 60045 (the "GRANTEE").

RECITALS

WHEREAS, GRANTOR is the owner of fee simple title to a parcel of real property located in Lake County, Illinois, as legally described and depicted in GROUP EXHIBIT A, respectively, attached hereto and made a part hereof (the "Property"), and is in possession thereof; and

WHEREAS, GRANTEE proposes to construct a storm sewer across the north east corner of the property and improve the grading along Bradley Road on the Property; and

366675_2

WHEREAS, GRANTOR has agreed to grant to GRANTEE a permanent non-exclusive easement for drainage purposes consisting of five hundred square feet (500') area on that portion of the Property depicted and legally described in GROUP EXHIBIT A, labeled as the "storm sewer easement" (the "Permanent Easement Premises"), subject to the terms and conditions set forth herein; and

WHEREAS, GRANTOR has agreed to grant to GRANTEE a temporary non-exclusive easement for grading purposes consisting of twenty seven thousand six hundred ten square feet square feet (27,610') area on that portion of the Property depicted in GROUP EXHIBIT A, labeled as the "20 foot temporary grading easement" (the "Temporary Easement Premises"), subject to the terms and conditions set forth herein; and

NOW, THEREFORE, for and in consideration of the premises and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR does hereby grant easements to GRANTEE as follows:

1. RECITALS. GRANTOR and GRANTEE acknowledge that the foregoing recitals are true and correct and hereby incorporated into this Paragraph 1 as though fully set forth herein.

2. GRANT OF PERMANENT DRAINAGE EASEMENT. GRANTOR hereby grants and conveys to GRANTEE and its elected officials, employees, licensees, agents, independent contractors, successors and assigns, a permanent non-exclusive easement, in, over, upon, across and through the Permanent Easement Premises, for constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting a storm sewer, as well as ingress and egress in, over, under, upon, across and

through the Property with full rights and authority to enter upon and excavate the Property and to cut, trim and remove trees, bushes, roots and saplings and to clear obstructions from the surface and sub-surface on and in the vicinity of the Permanent Easement Premises, so that the Permanent Easement Premises may be maintained in a condition suitable for the purposes set forth herein.

3. **GRANT OF TEMPORARY GRADING EASEMENT.** GRANTOR hereby grants and conveys to GRANTEE and its elected officials, employees, licensees, agents, independent contractors, successors and assigns, a temporary non-exclusive easement, in, over, upon, across and through the Temporary Easement Premises, constructing, reconstructing, laying, installing, operating, maintaining, relocating, repairing, replacing, improving, removing and inspecting drainage swale improvements, as well as ingress and egress in, over, under, upon, across and through the Property with full rights and authority to enter upon and excavate the Property and to cut, trim and remove trees, bushes, roots and saplings and to clear obstructions from the surface and sub-surface on and in the vicinity of the Temporary Easement Premises, so that the Temporary Easement Premises may be maintained in a condition suitable for the purposes set forth herein.

4. **USE OF EASEMENT.** GRANTEE shall have the right to do all things necessary, useful or convenient for the purposes outlined in Paragraphs 1, 2 and 3, above. GRANTOR hereby covenants that GRANTEE shall have quiet and peaceful possession, use and enjoyment of the Permanent Easement Premises and Temporary Easement Premises granted herein. GRANTOR shall maintain at its sole cost the Property and the Permanent Easement Premises and the Temporary Easement Premises, with the exception of the storm sewer on the Permanent Easement Premises, which shall be maintained by GRANTEE at its sole cost.

5. **COVENANTS RUNNING WITH THE LAND.** This Easement, and all the rights, conditions, covenants and interests set forth herein and created hereby are intended to and shall run with the land and shall be binding upon and inuring to the benefit of the GRANTOR and GRANTEE and their respective successors and assigns.

5. **TERM OF EASEMENT.** This Easement shall be perpetual in duration with respect to the Permanent Easement Premises. This Easement shall be temporary in duration with respect to the Temporary Easement Premises, and this Easement shall terminate with respect to the Temporary Easement Premises until the earlier of completion of landscape restoration or January 1, 2019.

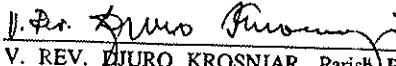
6. **RIGHTS RESERVED.** GRANTOR shall have the right to use the Property, or any portion thereof, or any property of GRANTOR adjoining the Property for any purpose not inconsistent with the full use and enjoyment of the rights granted herein in favor of GRANTEE. However, obstructions shall not be placed over, in, or upon the Permanent Easement Premises or the Temporary Easement Premises without the prior written consent of GRANTEE, except that once the term of this Easement has terminated with respect to the Temporary Easement Premises, obstructions shall not be placed over, in, or upon the Temporary Easement Premises.

7. **MISCELLANEOUS.** No modification or amendment of this Easement shall be of any force or effect unless in writing executed by both GRANTOR and GRANTEE and recorded in the public records of Lake County, Illinois. If GRANTOR or GRANTEE obtains a judgment against the other party by reason of breach of this Easement, attorneys' fees and costs shall be included in such judgment. This Easement shall be interpreted in accordance with the laws of the State of Illinois.

IN WITNESS THEREOF, GRANTOR and GRANTEE have caused these presents to be executed as of the day and year first above written.

GRANTOR:

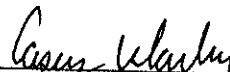
ST. BASIL SERBIAN ORTHODOX CHURCH,
an Illinois religious corporation

By: 
V. REV. DJURO KROSNJAR, Parish Priest and
President of Board of Trustees

Date: 9-22-2016

GRANTEE:

VILLAGE OF METTAWA,
an Illinois municipal corporation

By: 
CASEY URLACHER, Village President

Attest: 
BOB IRVIN, Deputy Village Clerk

Date: 9/22/16

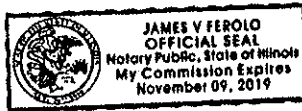
ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that CASEY URLACHER, personally known to me to be the President of the Village of Mettawa, and BOB IRVIN, personally known to me to be the Deputy Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Deputy Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of SEPTEMBER, 2016.

James V Feroio
Notary Public



Commission expires: Nov. 9, 2019

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that V. REV. DJURO KROSNJAR, personally known to me to be the Parish Priest and President of Board of Trustees of St. Basil Serbian Orthodox Church, an Illinois religious corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and caused the corporate seal of said religious corporation to be affixed thereto, pursuant to authority given to him as a result of his position, as prescribed by his Diocese Bishop, as the free and voluntary act of said religious corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of September, 2016.

Carol A Metivier
Notary Public



Commission expires: 10/3/16

[illegible]

100-443887-100
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GROUP EXHIBIT A

**DEPICTION AND LEGAL DESCRIPTION OF THE PROPERTY, THE PERMANENT
EASEMENT PREMISES AND THE TEMPORARY EASEMENT PREMISES**

(attached)

EXHIBIT A-1

LEGAL DESCRIPTIONS

The Property is legally described as:

Parcel 1: Lot 1 in Church of the Redeemer Subdivision, being a Resubdivision of Lots 1 and 2 in Rolling Meadows of Mettawa Subdivision, according to the Plat of Resubdivision recorded September 24, 1999 as Document 4425023, in Lake County, Illinois.

Parcel 2: Easement for ingress and egress over Maureen Lane, (except for that part in Parcel 1) as shown on the plat of Subdivision recorded April 10, 1979 as Document 1987676.

The Real Property or its address is commonly known as 27450 N. Bradley Rd., Lake Forest, IL.
The Real Property tax Identification number is 11-26-402-016-0000 & 11-26-402-025.

The Permanent Easement Premises is legally described as:

A storm sewer easement hereby granted over part of Lot 1 in Church of the Redeemer Subdivision according to the plat thereof recorded as Document No. 4425023 on September 24th, 1999, in the south east 1/4 of Section 26, Township 44 North, Range 11 East of the 3rd Principal Meridian, Village of Mettawa, Lake County, Illinois described as follows: beginning at the north east corner of said Lot 1; thence west along the north line of said Lot 1 50.00 feet; thence southeasterly 53.80 feet, more or less, to a point on the east line of said Lot 1 20.00 feet south of said north east corner of Lot 1; and thence north along said east line of Lot 1 20.00 feet to the point of beginning.

The Real Property or its address is commonly known as 27450 N. Bradley Rd., Lake Forest, IL.
The Real Property tax Identification number is 11-26-402-016-0000 & 11-26-402-025.

The Permanent Easement Premises consist of five hundred square feet (500').

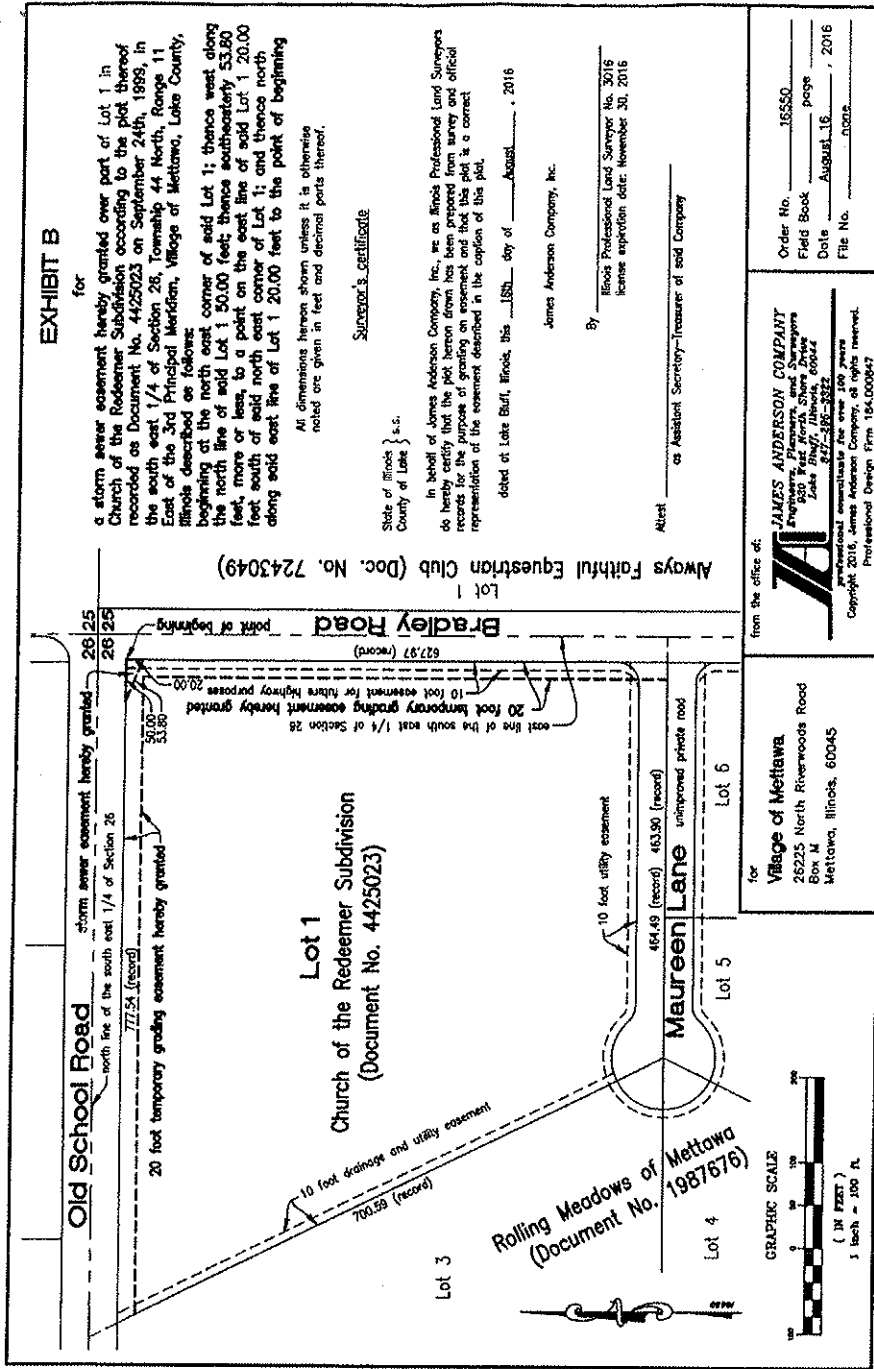
The Temporary Easement Premises is legally described as:

The northerly 20 feet and the easterly 20 feet of Lot 1 in Church of the Redeemer Subdivision according to the plat thereof recorded as Document No. 4425023 on September 24th, 1999, in the south east 1/4 of Section 26, Township 44 North, Range 11 East of the 3rd Principal Meridian, Village of Mettawa, Lake County, Illinois

The Real Property or its address is commonly known as 27450 N. Bradley Rd., Lake Forest, IL.
The Real Property tax Identification number is 11-26-402-016-0000 & 11-26-402-025.

The Permanent Easement Premises consist of five hundred square feet (500').

The Temporary Easement Premises consist of twenty seven thousand six hundred ten square feet (27,610').



② 628630
WARRANTY DEED

Statutory (Illinois)
(Corporation to Corporation)

4425024

MAIL TO: NICHOLAS M. DURIC
4849 N. MILWAUKEE #300

Filed for Record in:
LAKE COUNTY, IL
MARY ELLEN VANDERVENTER - RECORDER
On Sep 24 1999
At 4:21pm
Receipt #: 193051
Doc/Type: WD
Deputy - Cashier #1

CHICAGO, IL 60630

NAME & ADDRESS OF TAXPAYER:

ST. BASIL SERBIAN
ORTHODOX CHURCH
14077 W. OLDSCHOOL Rd
LIBERTYVILLE, IL 60048

RECORDER'S STAMP

THE GRANTOR CHURCH OF THE REDEEMER, an Illinois ^{religious} corporation
a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to
transact business in the State of Illinois for and in consideration of TEN and NO/100 (\$10.00)--- DOLLARS
and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of
Directors of said corporation, religious
CONVEYS AND WARRANTS to SAINT BASIL SERBIAN ORTHODOX CHURCH, an Illinois ~~not-for~~
profit corporation

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its
principal office at the following address: 825 S. Waukegan Rd., PMB A8-207, Lake Forest, IL 60045
all interest in the following described Real Estate situated in the County of Lake, in the State of
Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

Permanent Real Estate Index Number(s): 11-26-402-016

Property Address: 14077 W. Old School Road, Mettawa, Illinois 60048

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed
to these presents by its Director President, and attested by its Director Secretary, this 20 day of
September, 1999.

IMPRESS
CORPORATE
SEAL HERE

Name of Corporation: CHURCH OF THE REDEEMER
By *[Signature]* (SEAL)
Directors
ATTEST: *[Signature]* (SEAL)
Director Secretary

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

755.0 94

STATE OF ILLINOIS
County of } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
James A. Skinner and David R. Leigh personally known to me to be the
Directors of the Church of the Redeemer Corporation, and Kent S. Street personally known to
me to be the Director of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged
that as such authorized President and Directors + Secretary, they signed and delivered the said instrument
and caused the corporate seal of said Corporation to be affixed thereto, pursuant to the authority given by the Board of
Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed
of said corporation, for the uses and purposes therein set forth.
Given under my hand and notarial seal, this 30 day of September, 1999

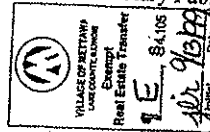
My commission expires on _____, 19____

David G. Erickson

Notary Public

OFFICIAL SEAL
DAVID G. ERICKSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/19/00

IMPRESS SEAL HERE



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
b SECTION 4, REAL ESTATE
TRANSFER ACT

DATE: David G. Erickson
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:
David G. Erickson
1625 Shermer Road
Northbrook, IL 60062

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55
ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER, PLEASE CALL
MID AMERICA TITLE COMPANY
(708) 249-4041

4425024

TO

FROM

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

8

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOTS 1 AND 2 IN ROLLING MEADOW OF METTAWA, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1979 AS DOCUMENT 1987676, IN BOOK 69 OF PLATS, PAGE 46, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER MAUREEN LAKE, (EXCEPT FOR THAT PART IN PARCEL 1) AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED APRIL 10, 1979 AS DOCUMENT 1987676, IN LAKE COUNTY, ILLINOIS.

~~ALTERNATIVE LEGAL DESCRIPTION FOR PARCEL 1,~~ ^{NOW KNOWN} AS FOLLOWS: LOT 1 IN CHURCH OF THE REDEEMER SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN ROLLING MEADOWS OF METTAWA SUBDIVISION, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED 9-24-99, 1999 AS DOCUMENT 4425023, IN LAKE COUNTY, ILLINOIS.

SUBJECT TO:

- (i) GENERAL TAXES NOT YET DUE AND PAYABLE AS OF THE DATE HEREOF;
- (ii) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE ROLLING MEADOW OF METTAWA SUBDIVISION AS MODIFIED BY THE CHURCH OF THE REDEEMER SUBDIVISION.
- (iii) ACTS DONE OR SUFFERED BY, OR JUDGMENTS AGAINST, PURCHASER.

CAAh9903.log

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