

**VILLAGE OF VERNON HILLS
RESOLUTION 2025-029**

**A RESOLUTION GRANTING A PERMANENT UTILITY EASEMENT TO THE LAKE
COUNTY DEPARTMENT OF PUBLIC WORKS ON VILLAGE OF VERNON HILLS
PROPERTY**

WHEREAS, the Village of Vernon Hills owns Lot 120 in Continental Executive Parke known as the Arbortheater, and

WHEREAS, Lake County Department of Public Works currently has a utility easement for their sanitary system through this lot; and

WHEREAS, in order to meet sewer capacity needs the Lake County Department of Public Works desires to install a new sanitary sewer in a different location, and

WHEREAS, it is in the best interest of the Village of Vernon Hills to grant this easement to allow utility upgrades for the community; and

NOW THEREFORE BE IT RESOLVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS:

That the Village President is hereby authorized to execute and the Village Clerk to attest to the Easement Agreement between the Village of Vernon Hills and Lake County Department of Public Works, that is in substantial conformity with the Easement Agreement that is attached hereto. The Easement Agreement is subject to final engineering and to the Village attorney's review.

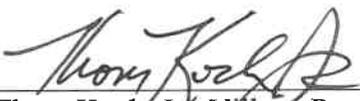
Dated the 3rd day of June, 2025.

Adopted by roll call vote as follows:

AYES: 6 - Marquardt, Oppenheim, Schenk, Forster, Lundeen, Koch

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Takaoka



Thom Koch, Jr., Village President

PASSED: 06/03/2025

APPROVED: 06/03/2025

ATTEST: 06/03/2025



Kevin Timony, Village Clerk



Owner: The Village of Vernon Hills
290 Evergreen Drive
Vernon Hills, IL 60061
County: Lake, IL
Project No.: PW 2022.116
P.I.N. No.: 15-04-303-158



PERMANENT EASEMENT (SANITARY)

The Village of Vernon Hills, (Grantor), for and in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, grants, reserves and conveys to the County of Lake, Department of Public Works (Grantee), its respective successors and assigns, jointly and severally, a permanent and perpetual, non-exclusive easement to install, renew, extend, operate, survey, maintain, repair, replace and remove, from time to time, facilities used in connection with the underground transmission, distribution and/or collection of sanitary sewage. This easement shall extend in, under, across, along and upon the surface of the following described real estate and as labeled "PROPOSED UTILITY EASEMENT" on the attached easement exhibit:

See attached easement exhibit and legal description

Address: 50 North Fairway Drive., Vernon Hills, IL 60061

situated in the County of Lake, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

This easement shall grant the right of unobstructed access for ingress and egress to the easement area described herein, the right to bore under pavement, the right to cut, trim or remove landscaping, trees, bushes and roots as may be reasonably required incident to the right herein given, and the right to enter upon the property for all these purposes.

No permanent structures or other obstructions shall be placed over Grantee's facilities or in, upon or over the easement.

The location of the facilities by Grantee shall not conflict or interfere with other previously installed public improvements and any conflicts in subsequent use shall be subject to formal resolution and approval by Grantee.

In the event the Grantee enters upon any easement for purposes herein stated, said Grantee shall be responsible only for restoring the grade of the property, any removed pavements and re-establishing grass in affected grassy areas.

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for the above referenced purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.



Department of Public Works

Austin McFarlane
Director

650 W. Winchester Road
Libertyville, Illinois 60048
Phone 847 377 7500
Fax 847 984 5665
PublicWorks@lakecountvil.gov

Letter of Transmittal

To: Chris Venatta, P.E.
Public Works Director – Village Engineer
Village of Vernon Hills
490 Greenleaf Drive
Vernon Hills, IL 60061

Date: August 22, 2025

Subject: West Pump Station Force Main Replacement – Plat of
Easement

Purpose: For Signature

Via: Messenger

Remarks:

As I mentioned in my email, the Recorder's Office is requiring a "wet" original signature on the plat of easement for the subject project. Please let me know when the Village Manager can resign the plat, and I will come back and pick it up. I apologize for the inconvenience. Thanks!

Feel free to call with any questions.

From:

Matt Emde, P.E.
Assistant Engineering Supervisor
Lake County Department of Public Works

Owner: The Village of Vernon Hills
290 Evergreen Drive
Vernon Hills, IL 60061
County: Lake, IL
Project No.: PW 2022.116
P.I.N. No.: 15-04-303-158



LakeCounty
Department of Public Works

PERMANENT EASEMENT (SANITARY)

The Village of Vernon Hills, (Grantor), for and in consideration of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, grants, reserves and conveys to the County of Lake, Department of Public Works (Grantee), its respective successors and assigns, jointly and severally, a permanent and perpetual, non-exclusive easement to install, renew, extend, operate, survey, maintain, repair, replace and remove, from time to time, facilities used in connection with the underground transmission, distribution and/or collection of sanitary sewage. This easement shall extend in, under, across, along and upon the surface of the following described real estate and as labeled "PROPOSED UTILITY EASEMENT" on the attached easement exhibit:

See attached easement exhibit and legal description

Address: 50 North Fairway Drive., Vernon Hills, IL 60061

situated in the County of Lake, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

This easement shall grant the right of unobstructed access for ingress and egress to the easement area described herein, the right to bore under pavement, the right to cut, trim or remove landscaping, trees, bushes and roots as may be reasonably required incident to the right herein given, and the right to enter upon the property for all these purposes.

No permanent structures or other obstructions shall be placed over Grantee's facilities or in, upon or over the easement.

The location of the facilities by Grantee shall not conflict or interfere with other previously installed public improvements and any conflicts in subsequent use shall be subject to formal resolution and approval by Grantee.

In the event the Grantee enters upon any easement for purposes herein stated, said Grantee shall be responsible for restoring all areas disturbed or damaged to their existing conditions, including but not limited to restoring the grade of the property, any removed pavements and re-establishing grass in affected grassy areas.

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises for the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for the above referenced purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this 26th day of August, 2025.

Village of Vernon Hills

By: *Thom Koch Jr.*
Signature

Thom Koch Jr. Village President
Print Name and Title

State of ILLINOIS)
County of Mc Henry) ss

I, Elizabeth Koehl, a Notary Public in and for said County and State aforesaid, do hereby certify that Thom Koch Jr.

personally known to me to be the same person whose name 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, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of August, A.D., 2025.

(SEAL)



Elizabeth Koehl
Notary Public

My Commission Expires: July 22, 2027

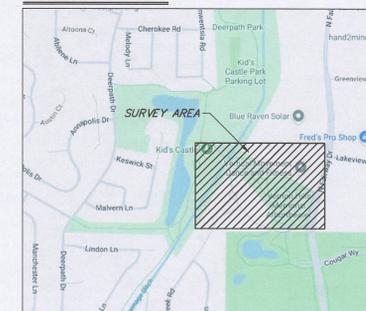
This instrument was prepared by and after recording, mail this instrument to:

Lake County Department of Public Works
Attn: Engineering Department
650 W. Winchester Rd
Libertyville, IL 60048

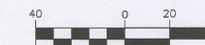
EASEMENT EXHIBIT B

FOR UTILITY PURPOSES

LOCATION MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

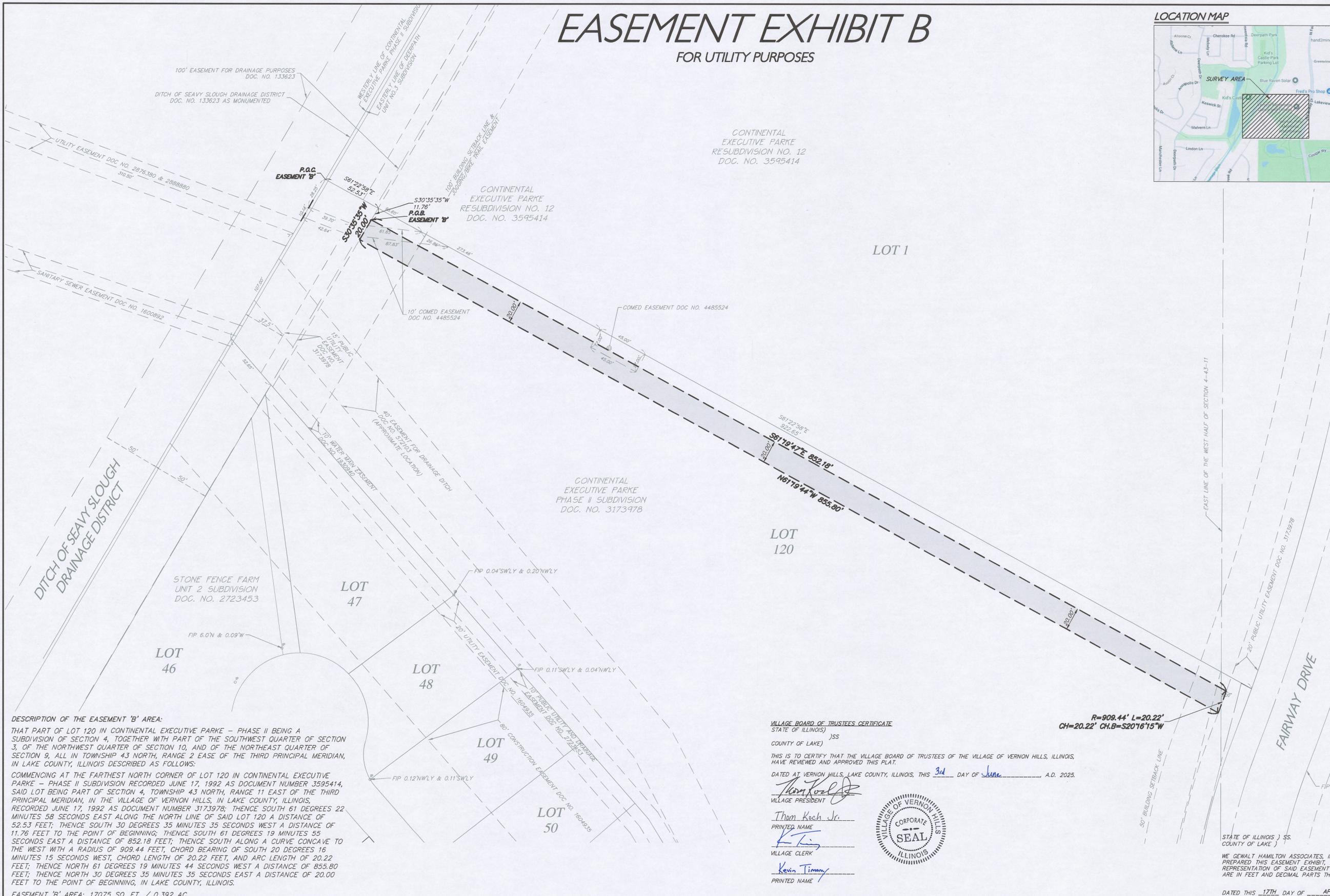
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983 EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES ESTABLISHED BY GPS METHODS FROM THE TRIMBLE VIRTUAL REFERENCE NETWORK.

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
100.00 N00°00'00"E MEASURED DATUM
(100.00 N00°00'00"E) RECORD DATUM

LEGEND

- PROPOSED UTILITY EASEMENT
- RIGHT OF WAY LINE
- BOUNDARY LINE
- PROPOSED EASEMENT LINE
- LOT LINE
- EXISTING EASEMENT LINE



DESCRIPTION OF THE EASEMENT 'B' AREA:
 THAT PART OF LOT 120 IN CONTINENTAL EXECUTIVE PARKE - PHASE II BEING A SUBDIVISION OF SECTION 4, TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF SECTION 3, OF THE NORTHWEST QUARTER OF SECTION 10, AND OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 43 NORTH, RANGE 2 EASE OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE FARTHEST NORTH CORNER OF LOT 120 IN CONTINENTAL EXECUTIVE PARKE - PHASE II SUBDIVISION RECORDED JUNE 17, 1992 AS DOCUMENT NUMBER 3595414, SAID LOT BEING PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF VERNON HILLS, IN LAKE COUNTY, ILLINOIS, RECORDED JUNE 17, 1992 AS DOCUMENT NUMBER 3173978; THENCE SOUTH 61 DEGREES 22 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 120 A DISTANCE OF 52.53 FEET; THENCE SOUTH 30 DEGREES 35 MINUTES 35 SECONDS WEST A DISTANCE OF 11.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 19 MINUTES 55 SECONDS EAST A DISTANCE OF 852.18 FEET; THENCE SOUTH ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 909.44 FEET, CHORD BEARING OF SOUTH 20 DEGREES 16 MINUTES 15 SECONDS WEST, CHORD LENGTH OF 20.22 FEET, AND ARC LENGTH OF 20.22 FEET; THENCE NORTH 61 DEGREES 19 MINUTES 44 SECONDS WEST A DISTANCE OF 855.80 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 35 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.
 EASEMENT 'B' AREA: 17075 SQ. FT. / 0.392 AC

VILLAGE BOARD OF TRUSTEES CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF LAKE)
 THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.
 DATED AT VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS 3rd DAY OF June, A.D. 2025.
Thom Koch Jr.
 VILLAGE PRESIDENT
 Thom Koch Jr.
 PRINTED NAME
Kevin Timony
 VILLAGE CLERK
 Kevin Timony
 PRINTED NAME



R=909.44' L=20.22'
CH=20.22' CH.B=S20°16'15"W

GHA GEWALT HAMILTON ASSOCIATES, INC.
 625 Forest Edge Drive ■ Vernon Hills, IL 60061
 TEL 847.478.9700 ■ FAX 847.478.9701

COPYRIGHT NOTICE
 This drawing is the property of Gewalt-Hamilton Assoc., Inc. and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from Gewalt-Hamilton Associates, Inc.

NO.	BY	DATE	REVISION

FILE: 5600.015_EXHIBIT B.dwg	SHEET NUMBER: 1
DRAWN BY: CJ	GHA PROJECT #: 5600.015
DATE: 05.02.25	
CHECKED BY: MMH	SCALE: 1"=40'
DATE:	OF 1 SHEETS

SURVEY PREPARED FOR:
 LAKE COUNTY PUBLIC WORKS
 650 W. WINCHESTER RD.
 LIBERTYVILLE, IL 60048

DATED THIS 17TH DAY OF APRIL, 2025 AD.
 GEWALT HAMILTON ASSOCIATES, INC.
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000922
Mark M. Hamilton
 MARK M. HAMILTON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4038
 MY LICENSE EXPIRES NOVEMBER 30, 2026

