

**VILLAGE OF VERNON HILLS  
ORDINANCE 2022-015**

**AN ORDINANCE AMENDING THE DEVELOPMENT PERMIT FOR POD 18-  
RIVIERA ESTATES IN GREGG'S LANDING IN THE VILLAGE OF VERNON HILLS,  
LAKE COUNTY, ILLINOIS**

**WHEREAS**, on June 3, 2003 the Village Board approved Ordinance 2003-35 entitled an "Ordinance Granting Approvals of the Final Site and Landscaping Plans, Final Plat of Subdivision and Development Agreement for POD 18-Riviera Estates, legally described in **Exhibit A** attached hereto and located in Gregg's Landing, in the Village of Vernon Hills, Lake County, Illinois; and

**WHEREAS**, Ordinance 2003-35 approved a Development Permit for Gregg's Landing, which Permit required Architectural Review of homes to be approved by an Architectural Review Committee to be formed by the Developer of Gregg's Landing; and

**WHEREAS**, an Architectural Review Committee ("ARC") was appointed by the Gregg's Landing North Homeowner's Association ("HOA") in 2021, which, at the request of the HOA was deemed independent of the HOA; and

**WHEREAS**, the ARC on July 28, 2021 approved Custom Home Construction Standards to be applied to all empty lots in the following custom home pods within Gregg's Landing: Pebble Beach, Royal Birkdale, Sawgrass and Riviera Estates; and

**WHEREAS**, the HOA has taken the position that the ARC is independent of the HOA and has refused to provide the members of the ARC insurance coverage; and

**WHEREAS**, as a result of the lack of insurance coverage and protection from personal liability, the members of the ARC have resigned and as of the passage of this Ordinance there is no longer an ARC in existence; and

**WHEREAS**, as a direct result of the lack of an ARC, the owner and developer of multiple lots within Riviera Estates has been unable to obtain building permits from the Village and construction has been halted; an

**WHEREAS**, in order to allow construction to proceed in Riviera Estates, the Village Board finds that it is in the best interest of the Village for the Village's Community Development Department to assume the role of the ARC in the application of the Custom Home Construction Standards to Riviera Estates.

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

**SECTION I.** The Development Permit for Riviera Estates approved by Ordinance 2003-35 is amended as shown in **Exhibit B** attached hereto. The First Amended Development Permit will only become effective upon the execution of the Consent and Waiver, attached hereto as **Exhibit C** by the title holders of record of Lots 13, 32, 35, 37, 38, 40, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61 in Riviera Estates.

**SECTION II. SEVERABILITY.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part

of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

**SECTION III. REPEAL AND SAVINGS CLAUSE.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this Ordinance.

**SECTION IV. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Adopted by roll call vote as follows:

AYES: 6 – Marquard, Forster, Oppenheim, Koch, Schenk, Takaoka

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Byrne

ABSTAIN: 0 - None



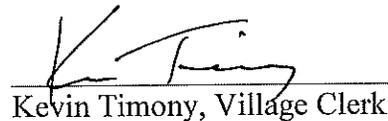
Thom Koch Jr., Village President Pro Tem

PASSED: 02/01/2022

APPROVED: 02/01/2022

PUBLISHED IN PAMPHLET FORM: 02/01/2022

ATTEST: 02/01/2022



Kevin Timony, Village Clerk



POD 18 Riviera Estates

**EXHIBIT A**

**PLAT OF RESUBDIVISION**

OF LOT 18 IN GREGG'S LANDING NORTH, BEING A SUBDIVISION OF PARTS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MARCH 31, 1997, AS DOCUMENT NUMBER 3950268, IN LAKE COUNTY, ILLINOIS.

**EXHIBIT B**

**Gregg's Landing R.P.U.D.**

**First Amended Development Permit POD 18 Riviera Estates**

**WHEREAS**, on April 9, 1996, the Village of Vernon Hills (“the Village”) enacted Resolution No. 96-06 granting final R.P.U.D. Development Plan Approval, Final Site and Landscape Approval, Final Subdivision Plat Approval, and Final Resubdivision Plat Approval (the “Resolution”) for the Gregg’s Landing Development of the Cuneo Property (“Gregg’s Landing”); and

**WHEREAS**, the Resolution, in Section 2, paragraph 5, sets forth the requirements for the issuance of a Development Permit (“Development Standards”) for the development of individual pods within Gregg's Landing; and

**WHEREAS**, the Village Board has reviewed the proposed single- family custom housing development of POD 18, and has taken into account the recommendations of the Village Staff and Planning and Zoning Commission; and

**WHEREAS**, on June 3, 2003, the Village Board approved the original Development Permit for POD 18 – Riviera Estates; and

**WHEREAS**, the Greggs Landing North Homeowner’s Association has failed to appoint an Architectural Review Committee (“ARC”) for the purpose of reviewing architectural plans for new homes in Riviera Estates; and

**WHEREAS**, the property owners in Riviera Estates have been unable to obtain permits and construct new homes due to the lack of an Architectural Review Committee.

In consideration of the foregoing as set forth herein, the Village grants to G.A.Z, Inc. a Final Development Permit for POD 18, subject to the following conditions:

1. The “WHEREAS” clauses set forth above are hereby incorporated as part of the terms and conditions of this agreement.
2. G.A.Z, Inc, the Developer of POD 18 (the “Developer”) shall be allowed to commence construction of the infrastructure of POD 18.
3. Compliance with all ordinance and standards if the Village except as otherwise noted.
4. Conditions of approval:
  - a) Individual mailboxes shall be of similar design, installed in accordance to Department of Public Works specifications.

- b) Residential Chimney and Vent Enclosure, Flashing, & Spark Arrestor/Rain Cap Specifications for Gregg's Landing shall be provided as follows:
1. All chimneys and vents used for venting wood burning appliances or gas-fueled fireplaces shall be enclosed in a chimney chase. Exterior finish materials shall match or compliment the predominant exterior finish material of the dwelling except as other provided for within this Agreement. All portions of the venting system including termination spark arrestors and rain caps that penetrate through the chimney chase shall be black in color.
  2. All intake and exhaust vents used for venting water heaters, furnaces and similar appliances that penetrate through the roof shall be installed at the minimum height allowed by the manufacturer specifications. Ideally, vents shall be installed below the ridge of the roof so the vent is not visible when viewed from the front property line. All portions of the venting system, including termination rain caps, may remain their natural color when installed through the roof.
  3. If manufacturer specifications require an intake or exhaust vent to terminate more than three feet above the roof, said vent shall be enclosed in a chimney chase. All portions of the vents, including termination rain and spark arrestor caps that penetrate a chimney chase shall be black in color. It is preferred that all intake or exhaust vents are grouped within the same enclosure when more than one is present.
  4. For framed chimney chases, the metal flashing that is placed on the top of the chase and that extends two (2) to three (3) inches around all sides, shall be copper-colored.
- c) Parkway trees, trees required in rear yards of golf course lots, and lots adjacent to common open space areas shall be three (3) inch caliper.
- d) Use of wolmanized lumber on decks and appurtenances in the rear yards of golf course lots and lots adjacent to common open space areas shall be limited to components not visible from the golf course and common open space areas.
- e) Use of "synthetic stucco" and two (2) inch cultured stone (typical) is permitted.
- f) ~~Architectural Review of the homes shall be approved by an Architectural Review Committee formed by G.A.Z., as called out for in Resolution 96-06. Evidence of approval by the Architectural Review Committee shall be furnished to the Village at the time a Building Permit is applied for.~~ Architectural Review of the homes shall be completed by the Village of Vernon Hills Community Development Director. The Village will issue a permit for construction if it determines that the Architectural Plans conform to the Greggs Landing Custom Home Architectural Standards adopted by the Gregg's Landing Architectural Review Committee on July 28, 2021 as set forth below:

1. Review of Standards: Any new home construction (empty lot and/or re-build after majority demolition) will need to follow the below standards below in order to receive a building permit from the Village. If approval is not recommended by the Village Community Development Department, comments will be submitted back to the Architect/ Builder for changes to be made.
2. Definition of Exterior Surface Square Footage (ESSF): The total "Exterior Surface Square Footage" (ESSF) of home is determined based on the following calculation:
  - a) Determine total square footage of all exterior surfaces of a new structure as measured between structure foundation and roof line (including all peaks). Subtract the total square footage of all doors, windows, chimney extensions beyond the roofline, and roofs. Note: Trim materials around windows and doors are not included in window and doors square footage.
  - b) The remaining square footage total is the ESSF that will be used in this document.
  - c) A clear breakdown of this calculation needs to be included on all submittals.
3. Masonry Exterior
  - a) A minimum 75% of the ESSF shall be masonry as defined below:
    - i. Brick
    - ii. Natural Stone
    - iii. Masonry stucco only (cement based). Synthetic Stucco (EIFS, Dryvit, or similar products/ techniques) is not allowed.
  - b) Chimney exterior must be masonry.
  - c) Masonry must remain in its original, natural appearance and should not be painted, covered, or otherwise altered from the selection approved by the Village.
  - d) Exterior masonry must be full dimensional brick and/or natural stone. Artificial/ manufactured stone and/ or veneer brick shall not be allowed.
  - e) Home must have unique masonry detailing (accents, keystones, patterns) to break up large surfaces and provide additional architectural interest.
  - f) House number must be engraved into masonry on street facing side of house. Architect/ Builder is encouraged to exceed the minimum standards listed above.
4. Non-Masonry Exterior
  - a) This is the ESSF that is not a masonry surface.
  - b) Materials to be architectural shingle, natural shingle, or painted trim.
  - c) Horizontal siding of any type is not allowed.
  - d) Aluminum and/or vinyl materials (including similar products) are not allowed. This includes exterior siding, trim, posts, and roof eaves.
5. General Exterior Items (Home)
  - a) Size
    - i. 2 story home finished square footage (excluding basements & walkouts) must be a minimum of 3,500 square feet.

- ii. Ranch home finished square footage (excluding basements & walk outs) must be a minimum of 3,100 square feet.
- b) Layer Cake Appearance
- i. Horizontal separation of masonry and non-masonry materials should be staggered and fall at different heights around the home. This helps to eliminate the "Layer Cake" appearance.
  - ii. Architect/ Builder is encouraged to take masonry materials vertical up to the roof line (including "A" shaped peaks) - this is especially important on the street facing side of the home.
- c) Roofs & Chimneys
- i. Custom lot neighborhoods require natural cedar shake roofs.
  - ii. Multiple roof angles/peaks are required to provide a unique custom appearance.
    - a. Minimum of eight (8) different horizontal roof ridges as defined by direction and/or elevation.
    - b. Large, uninterrupted roof surfaces are not allowed.
    - c. Steep roof angles provide for a more unique appearance. Roofs should have a minimum pitch of 8:12 (rise: run).
  - ii. Clay or decorative chimney pots are recommended on chimneys. Decorative shields/ covers are required if metal exhaust pipe is used instead of chimney pot(s).
- d) Front Door
- i. Front doors are the primary entry point to the home and are located at the front of the home - generally facing the street.
  - ii. Front doors should be either a single oversized door (minimum 36" wide 42" or greater preferred), or double doors.
  - iii. Front doors should be solid wood.
    - a. No metal doors allowed.
    - b. Glass/ windows within or adjacent to front door are optional, but encouraged.
    - c. Front doors should be natural (sealed and/or stained). Doors should not be painted or otherwise covered.
- e) Garage Doors
- i. Garage doors to be a solid color or wood stain. Multiple colors, logos, and designs are not allowed.
  - ii. Minimum openings to accommodate three (3) vehicles.
- f) Exterior Colors
- i. Exterior colors must be neutral and complementary to the surrounding neighborhood. An "earth-tone" color palette is encouraged.

- ii. Bright colors are not in character with the surrounding neighborhood and thus are not allowed.
- iii. No color scheme (including masonry selections and styles) should be repeated in a neighboring home (in any direction).
- iv. Architect/ Builder to provide the Village Building Commissioner with samples of all exterior materials for review. Final selection approval is by the Village Building Commissioner.

g) Driveway & Entry Walks

- i. Driveways & entry walks should be concrete or "better" (aggregate, paver blocks or similar).
- ii. Asphalt and/or gravel driveways and entry walks are not allowed.

6. General Exterior Items (Landscape)

a) Trees

- i. A minimum of five (5) trees must be planted on each lot (not including the Village parkway trees).
- ii. If the lot abuts the golf course, two (2) of the five (5) trees must be planted on the property within ten (10) feet of the rear lot line.
- iii. A minimum tree size:
  - a. Shade trees shall be 2" caliper or greater
  - b. Evergreen trees shall be 6 foot in height (or greater)
  - c. Ornamental trees (single trunk) shall be 2" caliper or greater
  - d. Ornamental trees (clump form) shall be 6 foot in height (or greater)

b) Foundation Plantings & Yard

- i. Plantings are required to be established along the entire perimeter of the home, except where interrupted by hardscape features such as walks, driveways, patios, and decks.
- ii. Plantings to include a combination of deciduous shrubs, evergreen shrubs, ornamental grasses, perennials, and evergreen groundcovers.
- iii. Minimum of 25% of foundation beds to be evergreen shrubs.
- iv. Quantity and spacing for plants will depend on species used but shall be sufficient to form a continuous bed along exterior wall.
- v. All landscape beds to be finished with a layer of natural shredded hardwood mulch.
- vi. A minimum size for foundation plantings:
  - a. Shrubs shall be minimum 3 gallon (container) or 18" (ball & burlap)
  - b. Ornamental Grasses/ Perennials to be minimum 1 Gallon (container)
  - c. Evergreen groundcovers to be minimum 4" pots (10/ flat).
- vii. All remaining areas of lot (yard) to be covered with turf. Sod must be used to establish turf (no seed).

c) Landscape Plan:

- i. All applicants to submit a landscape plan for review.
- ii. Landscape plans must be sufficient to clearly and accurately indicate the location of planting relative to the constructed home and surrounding lot.
- iii. Landscape design must use a variety of plantings that will provide seasonal interest and that are adapted to local climate conditions.
- iv. No invasive plant varieties may be used.
- v. When landscape design is created, care should be taken to avoid selecting plant species that will extend into adjacent lots and/or public walks causing a nuisance.
- vi. All landscaping should be fully installed no later than the first available planting season following completion of exterior construction and must be approved by Village prior to issuance of a Full Certificate of Occupancy.

d) All dwellings shall have cedar shake roofs, slate, or tile.

e) The front, sides, and rear elevations of all dwellings shall incorporate a minimum of  ~~fifty percent (50%)~~ seventy five percent (75%) masonry or “synthetic stucco”. Gable-ends and surfaces above the second floor ceiling line will ~~not~~ be included in determining surface area covered with masonry. The use of single-story masonry on the first floor (i.e. in the “layer cake look” with masonry on the first floor and siding on the second floor) is prohibited

f) No home model currently being constructed in any production home pod shall be permitted to be constructed in POD 18.

g) Monotony: The front elevation on any model shall not be duplicated anywhere within the Pod as determined by the Building Commissioner. Care should be taken to eliminate the monotony of appearance for the rear elevations of those homes which abut Gregg's Parkway and Lake Charles Park. The use of identical rear elevation is prohibited.

h) All dwellings built adjacent to the golf course, Gregg's Parkway, or dedicated open space shall have at least one of the following dimensional features incorporated into the rear elevation:

- |   |                         |
|---|-------------------------|
| Custom windows (i.e. bays, bows, boxes) | Three-season rooms      |
| Balconies                               | Octagon extensions      |
| Double bays at corner                   | Two-story double bays   |
| Room extensions                         | Full masonry fireplaces |
| Floor extensions/overhangs              |                         |

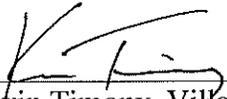
Other architectural off-sets & features as determined by the Building Commissioner

This Development Permit (“Permit”) was originally granted to G.A.Z. Inc. on June 3, 2003, and amended as of February 1, 2022 subject to the terms and conditions contained herein. This Permit is transferable to any individual lot owner.

The Board of Trustees of the Village of Vernon Hills on February 1, 2022, has authorized the Village President to execute this Amended Development Permit.

  
Thom Koch Jr., Village President Pro Tem

ATTEST: 02/01/2022

  
Kevin Timony, Village Clerk





## **LEGAL DESCRIPTIONS OF SUBJECT PROPERTY**

Lot 32 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 35 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 38 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 40 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 49 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 51 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 52 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 53 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 54 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 55 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 56 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 57 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 58 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 59 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 60 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 61 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

**CONSENT AND WAIVER OF CLAIMS**

IBG Devco, LLC ("IBG"); located at 2413 W. Algonquin Road, Suite 247, Algonquin, Illinois 60102, the titleholder of record of Lots 37 and 13 ("Second Subject Property") hereby acknowledges the reasonableness of the terms of the First Amended Development Permit for POD 18/ Riviera Estates and consents to the procedures and requirements set forth therein. IBG further waives and releases the Village of Vernon Hills, its officers, employees and agents from any and all claims, demands, causes of action or suits at law relating to or arising from the process used to amend the Riviera Estates Development Permit, the content of the First Amended Development Permit and the future application of the First Amended Development Permit to the Second Subject Property, with the exception of those claims relating to the alleged willful and wanton conduct of any member of the Village staff in completing the architectural reviews. IBG further agrees to allow Ordinance 22-015 and the First Amended Development Permit to be recorded against title of each of the individual lots constituting the Second Subject Property.

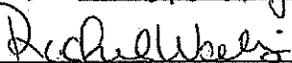
IBG Devco, LLC titleholder of record of the Subject Property

By:   
Charlie Murphy-Its Manager

Dated: 2/2/22

State of Illinois                    )  
  ) SS  
County of Lake                    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Charlie Murphy, personally known to me to be the Manager IBG Devco, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing Consent and Waiver of Claims, appeared before me this day in person and acknowledged that, as such Manager, he is duly authorized to execute said Consent and Waiver of Claims.

Given under my hand and official seal this 2<sup>nd</sup> day of February, 2022.  
  
Notary Public



**LEGAL DESCRIPTIONS OF LOTS 13 AND 37 TO BE ATTACHED**

**LEGAL DESCRIPTIONS OF SECOND SUBJECT PROPERTY**

Lot 13 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.

Lot 37 in Riviera Estates Plat of Resubdivision of Lot 18 in Gregg's Landing North Subdivision, being a Subdivision of parts of sections 28, 29, 32, and 33, Township 44 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 15, 2003 as document 5366448, in Lake County, Illinois.