

## RESOLUTION

### AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY AND GRANT OF TEMPORARY CONSTRUCTION EASEMENT TO THE LAKE COUNTY DIVISION OF TRANSPORTATION

**WHEREAS**, the Board of Education of Antioch Community Consolidated School District No. 34, Lake County, Illinois (“**Board**”) is the owner of real property adjacent to the intersection of North Deep Lake Road and East Depot Street, commonly known as 433 East Depot Street, Antioch, Illinois 60002 (hereinafter referred to as the “**Real Estate**”); and

**WHEREAS**, the Lake County Division of Transportation desires to acquire fee simple title to approximately 2.730 acres of the Real Estate legally described on Exhibit A attached hereto, for highway purposes (the “**Subject Property**”); and

**WHEREAS**, approximately 2.488 acres of the Subject Property was previously dedicated as an existing right of way; and

**WHEREAS**, the Lake County Division of Transportation further desires to acquire a five-year temporary construction easement on two portions of the Real Estate situated adjacent to the Subject Property (one portion with an area of 0.384 acres and another portion with an area of 0.113 acres, which portions are legally described on Exhibit B attached hereto) for the use by the Lake County Division of Transportation for grading and related highway purposes (the “**Temporary Construction Easement**”); and

**WHEREAS**, the Lake County Division of Transportation has offered to pay the Board \$12,300 to acquire the Subject Property and \$2,700 for the granting of the Temporary Construction Easement, for a total offer of \$15,000 to acquire the Subject Property and for the granting of the Temporary Construction Easement; and

**WHEREAS**, the Board has determined that it is in the best interest of the School District to accept the Lake County Division of Transportation’s offers for the Subject Property and Temporary Construction Easement; and

**WHEREAS**, the Board has the authority to sell the Subject Property and grant the Temporary Construction Easement described above to the Illinois Division of Transportation in accordance with Sections 5-22 and 5-29 of the *School Code* (105 ILCS 5/5-22 and 105 ILCS 5/5-29) and Section 2 of the *Local Government Property Transfer Act* (50 ILCS 605/2).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Education of Antioch Community Consolidated School District No. 34, Lake County, Illinois, as follows:

**Section 1:** The Board finds that the Subject Property is unnecessary, unsuitable, and inconvenient for the uses of the School District.

**Section 2:** The Board authorizes sale of the Subject Property and grant of the Temporary Construction Easement to the Lake County Division of Transportation for the above offers. The Board further authorizes the execution and delivery of such other instruments as may be necessary or convenient to consummate such transfer, subject to the approval of the Board's legal counsel.

**Section 3:** The President of the Board is authorized to sign the deed of conveyance for the Subject Property on behalf of the Board, and the Superintendent or her designee is authorized to sign any other documents necessary to complete the sale of the Subject Property and grant of the Temporary Construction Easement contemplated by this Resolution.

**Section 4:** All resolutions or parts of resolutions in conflict with this Resolution are repealed, and this Resolution shall be in full force and effect immediately and forthwith upon its passage.

***[The remainder of this page is left intentionally blank. Signature page follows.]***

**ADOPTED** this 15th day of July, 2025, by at least two-thirds of its members, in the following vote:

AYES:

NAYS:

ABSENT:

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President, Board of Education

ATTEST:

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Secretary, Board of Education

**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Route : Deep Lake Road (County Highway 36)  
Section : 19-0132-05-CH  
County : Lake  
Job No. :  
Parcel : 0004  
Sta. : 241+62.01 to 253+85.82 (Deep Lake Road)  
Sta. : 93+99.45 to 109+99.06 (Depot Street)

Index No. 02-09-200-022, 02-09-200-021,  
02-09-200-024

That part of the Northeast Quarter of Section 9, Township 46 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD83(2011) East Zone, with a combination factor of 0.9999472582, described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence South 89 degrees 54 minutes 27 seconds West along the South line of said Northeast Quarter, 1,599.61 feet to the Southerly extension of the Easterly line of Outlot B in Windmill Creek Unit 1, according to the plat thereof recorded February 13, 1990 as Document No. 2877944; thence North 00 degrees 05 minutes 33 seconds West along said Easterly line, 33.00 feet to the Northerly line of Depot Street as monumented and occupied, said line being 33.00 feet Northerly of and parallel with said South line of said Northeast Quarter; thence North 89 degrees 54 minutes 27 seconds East along said parallel line, 1,229.75 feet; thence North 00 degrees 00 minutes 00 seconds West, 10.00 feet; thence North 89 degrees 54 minutes 27 seconds East, 251.45 feet; thence North 67 degrees 56 minutes 10 seconds East, 80.18 feet to a non-tangent curve; thence 262.92 feet Northerly along a curve to the left, having a radius of 14,268.60 feet, a chord bearing of North 01 degrees 56 minutes 04 seconds West and a chord length of 262.92 feet to a non-tangent point; thence North 87 degrees 32 minutes 15 seconds East, 15.00 feet to a non-tangent curve and the West line of Deep Lake Road per Document No. 1138163; thence 4.01 feet Northerly along said West line, being a curve to the left, having a radius of 14,283.60 feet, a chord bearing of North 02 degrees 28 minutes 14 seconds West and a chord length of 4.01 feet to a point of reverse curvature; thence 433.39 feet Northerly along said West line, being a curve to the right, having a radius of 14,363.60 feet, a chord bearing of North 01 degrees 36 minutes 51 seconds West and a chord length of 433.37 to a non-tangent point; thence South 89 degrees 55 minutes 30 seconds West, 19.00 feet to a non-tangent curve; thence 70.00 feet Northerly along a curve to the right, having a radius of 14,382.60 feet, a chord bearing of North 00 degrees 36 minutes 34 seconds West and a chord length of 70.00 feet to a non-tangent point; thence North 89 degrees 55 minutes 30 seconds East, 19.00 feet to a non-tangent curve and said West line of Deep Lake Road; thence 174.54 feet Northerly along said West line, being a curve to the right, having a radius of 14,363.60 feet, a chord bearing of North 00 degrees 07 minutes 21 seconds West and a chord length of 174.54 feet; thence North 00 degrees 13 minutes 33 seconds East, 205.47 feet to the South line of the North 100 feet of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 55 minutes 30 seconds East along said South line, 55.76 feet to the East line of said Northeast Quarter; thence South 00 degrees 14 minutes 08 seconds West along said East line, 1,323.63 feet to the Point of Beginning.

Said parcel containing 2.730 acres, more or less, of which 2.488 acres, more or less, was previously dedicated or used for highway purposes.

**EXHIBIT B**

**LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT**

Route : Deep Lake Road (County Highway 36)  
Section : 19-0132-05-CH  
County : Lake  
Job No. :  
Parcel : 0004TE-A  
Sta. : 242+46.14 to 249+36.61 (Deep Lake Road)  
Sta. : 106+29.23 to 109+55.04 (Depot Street)

Index No. 02-09-200-022

That part of the Northeast Quarter of Section 9, Township 46 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD83(2011) East Zone, with a combination factor of 0.9999472582, described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence South 89 degrees 54 minutes 27 seconds West along the South line of said Northeast Quarter, 369.86 feet; thence North 00 degrees 05 minutes 33 seconds West, 43.00 feet to the Point of Beginning; thence North 00 degrees 05 minutes 33 seconds West, 7.00 feet; thence North 89 degrees 54 minutes 27 seconds East, 215.55 feet; thence North 70 degrees 45 minutes 15 seconds East, 99.53 feet to a non-tangent curve; thence 252.60 feet Northerly along a curve to the left, having a radius of 14,252.60 feet, a chord bearing of North 01 degrees 57 minutes 17 seconds West and a chord length of 252.60 feet to a non-tangent point; thence South 87 degrees 31 minutes 06 seconds West, 10.00 feet to a non-tangent curve; thence 439.04 feet Northerly along a curve to the right, having a radius 14,404.60 feet, a chord bearing of North 01 degrees 37 minutes 16 seconds West and a chord length of 439.02 feet to a non-tangent point; thence North 89 degrees 55 minutes 30 seconds East, 41.00 feet to a non-tangent curve; thence 433.39 feet Southerly along a curve to the left, having a radius of 14,363.60 feet, a chord bearing of South 01 degrees 36 minutes 51 seconds West and a chord length of 433.37 feet to a point of reverse curve; thence 4.01 feet Southerly along a curve to the right, having a radius of 14,283.60 feet, a chord bearing of South 02 degrees 28 minutes 14 seconds East and a chord length of 4.01 feet to a non-tangent point; thence South 87 degrees 32 minutes 15 seconds West, 15.00 feet to a non-tangent curve; thence 262.92 feet Southerly along a curve to the right, having a radius of 14,268.60 feet, a chord bearing of South 01 degrees 56 minutes 04 seconds East and a chord length of 262.92 feet to a non-tangent point; thence South 67 degrees 56 minutes 10 seconds West, 80.18 feet; thence South 89 degrees 54 minutes 27 seconds West, 251.45 feet to the Point of Beginning.

Said parcel containing 0.384 acres, more or less.

Route : Deep Lake Road (County Highway 36)  
Section : 19-0132-05-CH  
County : Lake  
Job No. :  
Parcel : 0004TE-B  
Sta. : 250+06.01 to 253+85.52

Index No. 02-09-200-022

That part of the Northeast Quarter of Section 9, Township 46 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD83(2011) East Zone, with a combination factor of 0.9999472582, described as follows:

Commencing at the intersection of the East line of said Northeast Quarter with the South line of the North 100 feet of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 55 minutes 30 seconds West along said South line, 55.76 feet to the West line of Deep Lake Road per Document No. 1138165 and the Point of Beginning; thence South 00 degrees 13 minutes 33 seconds West along said West line, 205.47 feet; thence 174.54 feet Southerly along a curve to the left, having a radius of 14,363.60 feet, a chord bearing of South 00 degrees 07 minutes 21 seconds East and a chord length of 174.54 feet to a non-tangent point; thence South 89 degrees 55 minutes 30 seconds West, 13.00 feet to a non-tangent curve; thence 174.62 feet Northerly along a curve to the right, having a radius of 14,376.60 feet, a chord bearing of North 00 degrees 07 minutes 20 seconds West and a chord length of 174.62 feet; thence North 00 degrees 13 minutes 33 seconds East, 205.40 feet to said South line of the North 100 feet of the Southeast Quarter of said Northeast Quarter; thence North 89 degrees 55 minutes 30 seconds East along said South line, 13.00 feet to the Point of Beginning.

Said parcel containing 0.113 acres, more or less.



STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF LAKE        )

**SECRETARY’S CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting Secretary of the Board of Education of Antioch Consolidated School District No. 34, Lake County, Illinois (“**School District**”), and, as such Secretary, I am the keeper of the records and files of the Board of Education and the School District.

I do further certify that attached hereto is a true and accurate copy of the Resolution of the Board of Education of Antioch Community Consolidated School District No. 34, Lake County, Illinois, authorizing the transfer of certain real property and the execution of documents related thereto, which was adopted by two-thirds of the Board on July 15, 2025.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature at Antioch, Illinois, this 15<sup>th</sup> day of July, 2025.

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Secretary, Board of Education