

LEGAL DESCRIPTION OF
 LOTS 26, 27 AND 34 IN CHICAGO HIGHLANDS SUBDIVISION BEING A SUBDIVISION OF PARTS OF SECTION 26, 27, 34 AND 35, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1901 AS DOCUMENT 81144 IN LAKE COUNTY, ILLINOIS, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AND LYING NORTHERLY AND EASTERLY OF THE EASTERLY AND NORTHERLY RIGHT OF WAY OF HART ROAD EXCEPT THAT PART OF LOTS 26 CONVEYED TO THE COUNTY OF LAKE PER DOCUMENT 7461083 RECORDED JANUARY 31, 2018.

TOGETHER WITH LOT 33 IN SAID CHICAGO HIGHLANDS SUBDIVISION EXCEPT ALL THAT PART FALLING WITHIN PUBLIC RIGHT OF WAY AND ALSO EXCEPT ALL THAT PART THEREOF FALLING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY AND ALSO EXCEPT THAT PART RECORDED AS FOLLOWS TO WITH BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 33 AND SAID SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE FOR 302.89 FEET, THENCE SOUTHERLY 53.0 FEET TO AN EXISTING IRON ROD, THENCE SOUTHEASTERLY FOR 265.1 FEET TO THE EAST LINE OF SAID LOT 33, THENCE NORTH 448.09 FEET TO THE POINT OF BEGINNING OF SAID EXCEPTED.

TOGETHER WITH LOT 42 IN SAID CHICAGO HIGHLANDS SUBDIVISION EXCEPT ALL THAT PART FALLING WITHIN PUBLIC RIGHT OF WAY.

TOGETHER WITH LOTS 14, 24, 25, 26, AND 27 IN WALNUT GROVE SUBDIVISION BEING A SUBDIVISION OF A PART OF LOT 2 IN THE COUNTY CLERK'S DIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35 IN TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1924 AS DOCUMENT 244450, ALL IN LAKE COUNTY, ILLINOIS.

ADDRESS: 616 W. MAIN STREET
 PIN: 13-35-104-022, 13-35-303-001, 13-35-401-068, 13-35-401-069, 13-35-401-016 (LOT 14)
 AREA: 3,024,206 SQ. FT. / 69.426 AC.

ADDRESS: 112 N HAGER AVENUE
 PIN: 13-35-401-026
 AREA: 7150 SQ. FT. / 0.164 AC.

ADDRESS: 510 W MAIN STREET
 PIN: 13-35-401-027
 AREA: 6975 SQ. FT. / 0.160 AC.

ADDRESS: 506 W MAIN STREET
 PIN: 13-35-401-028
 AREA: 7500 SQ. FT. / 0.172 AC.

ADDRESS: 502 W MAIN STREET
 PIN: 13-35-401-029
 AREA: 6975 SQ. FT. / 0.160 AC.

TOTAL AREA: 3,052,808 SQ. FT. / 70.082 AC.

EXISTING PARKING SPACE DATA:

ZONE	EXISTING SPACES		
	STANDARD	A.D.A.	BUSES
ZONE A	2	0	27
ZONE B	269	7	0
ZONE E	470	0	0
ZONE H	33	14	0
ZONE I	58	2	0
ZONE K	66	2	0
ZONE M	118	3	0
TOTAL	1016	28	27

Site Characteristics

Existing Conditions			
Main Campus	Acquired Residential Lots	Total	
(Acres)	(Acres)	(Acres)	(Acres)
Parcel Area	69.426	0.656	70.082
Building Area	8,420	0.069	8,489
Impervious Area	26,660	0.151	26,841
Pervious Area	34,318	0.436	34,762
Open Space	49.43%	66.40%	49.59%
Lot Coverage	12.13%	10.58%	12.11%

PROPOSED PARKING SPACE DATA:

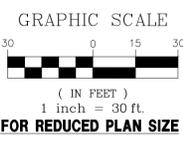
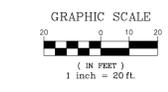
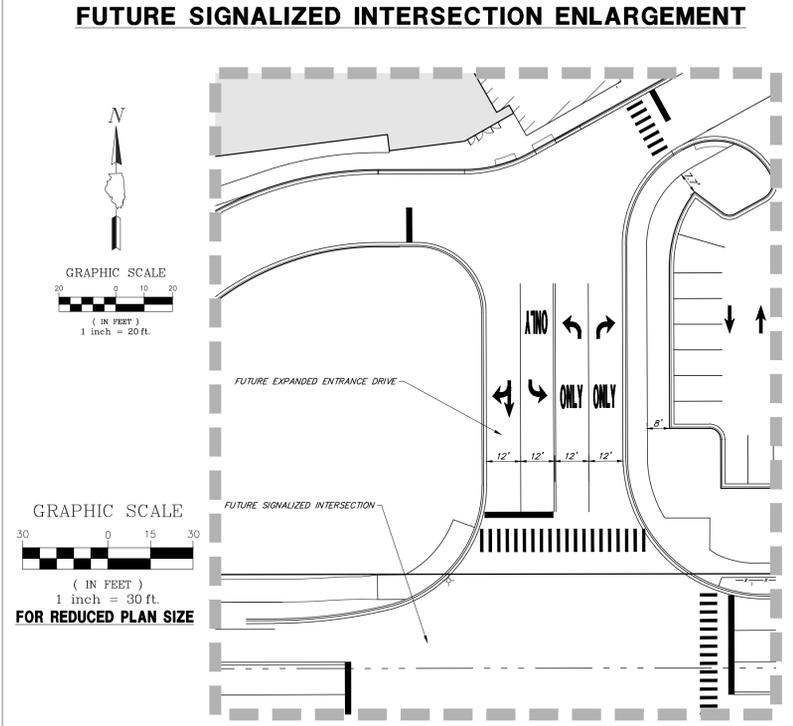
ZONE	PROPOSED SPACES		
	STANDARD	A.D.A.	BUSES
ZONE A	54*	0	27
ZONE B	358	15	0
ZONE E	470	0	0
ZONE H	33	14	0
ZONE I	58	2	0
ZONE K	66	2	0
ZONE M	116	3	0
TOTAL	1155	36	27

Proposed Conditions

Main Lot Parcel	Acquired Residential Lots	Total	
(Acres)	(Acres)	(Acres)	(Acres)
Parcel Area	69.426	0.656	70.082
Building Area	9,030	0.000	9,030
Impervious Area	28,870	0.385	27,265
Pervious Area	33,526	0.271	33,797
Open Space	48.29%	41.34%	48.23%
Lot Coverage	13.01%	0.00%	12.88%

*OVERFLOW/EVENT PARKING ONLY
 TOTAL SPACES GAINED 139
 TOTAL SPACES GAINED (EXCL. ZONE A OVERFLOW) 87

PARKING ZONES:
 ZONE A: MAINTENANCE BUILDING EAST PARKING LOT & MAIN DRIVE
 ZONE B: W MAIN STREET PARKING LOTS
 ZONE E: HART ROAD PARKING LOT
 ZONE H: STADIUM PARKING LOT
 ZONE I: LOADING DOCK REAR PARKING LOT
 ZONE K: REMOTE JV BASEBALL PARKING LOT
 ZONE M: REMOTE FOOD PARKING LOT



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BARRINGTON SCHOOL DISTRICT 220
 BHS FINE ARTS SITE IMPROVEMENTS
 616 W MAIN ST., BARRINGTON, IL 60010

DATE	DESCRIPTION
07.18.2023	25% CD
08.15.2023	50% CD
09.06.2023	75% CD
09.28.2023	PUB. SUBMISSION

PROJECT # 2024-135
 DATE SEPTEMBER 28, 2023
 SHEET TITLE
 SITE PLAN
 SHEET EXH-7