

**MEMORANDUM**

November 3, 2025

TO: Thomas Chefalo, Division of Planning and Development Services  
Eric Steffen, Division of Building and Engineering  
Tom Bennecke, Lake County Division of Transportation  
Dan Brown, State's Attorney's Office

FR: Melanie Comer, Hearing Officer, Lake County Department of Planning, Building and Development

RE: Vacation Petition #001124 – Antioch Township  
Hearing Date: November 5, 2025

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**REQUESTED ACTION:** Vacation of all of the following right of way (ROW):  
That Part of the 40 Foot Public Right of Way lying East of and contiguous to Lots 43 and 44, further described as follows: Beginning at the Southeast Corner of Lot 44, thence South 87 Degrees 51 Minutes East (record) 40.03 Feet to a Point on the East Line of the unimproved 40 Foot Right of Way; thence North 0 Degrees 3 Minutes West (record), parallel with the East Line of said Lots 43 and 44 to a Point of the extension of the South Line of Chicago Avenue Extended East; thence Northwesterly along the extension of the South Line of Chicago Avenue 40.03 Feet to the Northeast Corner of Lot 43; Thence Southerly to the Southeast Corner of Lot 44 and the Point of Beginning, all in Pickeral Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 45 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.

**APPLICANTS'  
PROPERTY,  
LOCATION, AND SIZE:**

The properties adjacent to the unimproved section of Hickory Avenue that is to be vacated are under the ownership of Denise Winkowski – 25175 W Chicago Ave (PIN 05-24-210-004) and Robert & Shirley Lugo – 25182 W Stoughton St (PIN 05-24-210-006), both of which are in Ingleside, Illinois.

The proposed area to be vacated is approximately 40 feet wide and extending 200 feet between Chicago Avenue and W. Stoughton Street and is comprised of approximately 0.18 acres.

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**LAKE COUNTY STAFF CORRESPONDENCE**

Lake County Division of Transportation: Sebastian Stankiewicz

1. The Grant Township Highway Commissioner opposes the proposed vacation.
2. A utility pole and associated guy wires appear to be located within the Unimproved ROW.
3. A sanitary sewer manhole appears to be located within the unimproved ROW.
4. An access to the southeast from Chicago Ave. will be affected by the unimproved ROW.
5. A majority of the unimproved ROW is filled with brush and trees, while a portion of the unimproved ROW appears to be used as storage.

Lake County Stormwater Management Commission: Brian Frank

1. Proposed street vacation does not appear to impact the surrounding area regarding its interjurisdictional needs or other development related aspects of SMC's WDO jurisdiction, given the surrounding area is all unincorporated Lake County. No objection to street vacation.

Lake County Department of Public Works: Sarah Heischberg

1. According to our GIS records, a portion of an 8-inch sanitary sewer main and manhole that is owned, operated, and maintained by Lake County's Department of Public Works (LCPW) appears to be located partially within the open ROW area proposed for vacation. Please note that GIS data may contain a margin of error. A survey should be conducted to establish and mark the intended property boundaries. Once complete, contact Sarah Heischberg with LCPW at (847) 377-7124 to coordinate a field locate. If the survey confirms that the sewer main and/or manhole lies within the area to be vacated, an easement must be granted to LCPW for the affected portion (see comments 2-3 below). However, if the infrastructure is found to be outside the intended boundary of the street vacation, an LCPW easement will not be required.
2. Easements shall be provided when watermain or sanitary sewer crosses private property. Where such improvements are located within the right-of-way and are situated close to private property lines, an additional easement area will be required adjacent to the right-of-way. The standard acceptable width of an easement allows for 7.5 feet on either side of the installed facilities. When pipes are greater than 14 feet deep, additional easement width will be required.
3. Standard easement language is available on our website at <https://www.lakecountyil.gov/4176>.

Lake County Health Department: Miriam Vega

1. No objections.

Lake County Engineering Division: Joel Krause

1. The Engineering Division has no objection to the request street vacation of Hickory Avenue. Please be advised that the southeastern portion of the existing unimproved Right-of-Way (ROW) contains mapped regulatory floodplain and a small portion of mapped regulatory floodway, in association with Manitou Creek. The regulatory floodway shall remain unobstructed and available for floodway conveyance and storage. Any development within the regulatory floodway will need to meet the required criteria for Appropriate Uses of the regulatory floodway. Any development within the regulatory floodplain will require a Site Development Permit.

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OUTSIDE AGENCY CORRESPONDENCE RECEIVED

Comcast Cable: Ted Wyman

- Comcast Cable has no objection to the street vacation.

ComEd: Katie Bengson

- ComEd has requested a utility easement on the plat for the existing utility lines located within the right-of-way.

Grant Township Highway Department: James Smak

- Grant Township has objected to the proposed street vacation due to the presence of a drainage system that exists in the unimproved right-of-way.

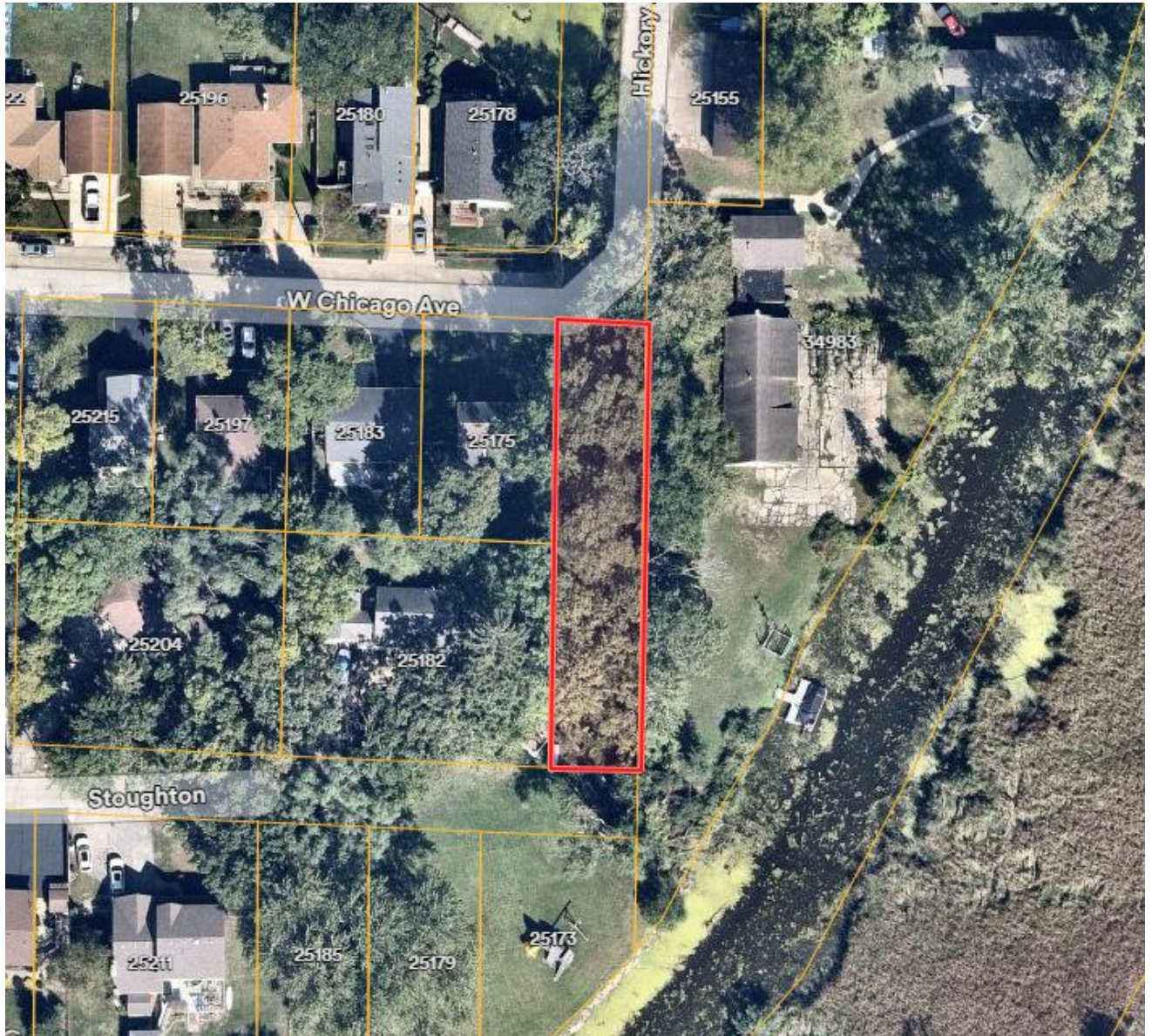
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NEIGHBORHOOD PROPERTY OWNER CORRESPONDENCE RECEIVED:

Cheeman & Chiewhui Yu – 34983 W Hickory Ave, Ingleside

- The owner of the property adjacent to the right-of-way to the east (34983 W Hickory Ave, Ingleside) has expressed his objection to the requested street vacation unless a 20ft-wide access easement is provided to the neighbor for ingress/egress to their existing driveway.

**Site Photos for Vacation #001124-2025**



*Aerial imagery of the vacation location.*





Facing West from Unimproved Hickory Ave



Unimproved Hickory Ave Facing South

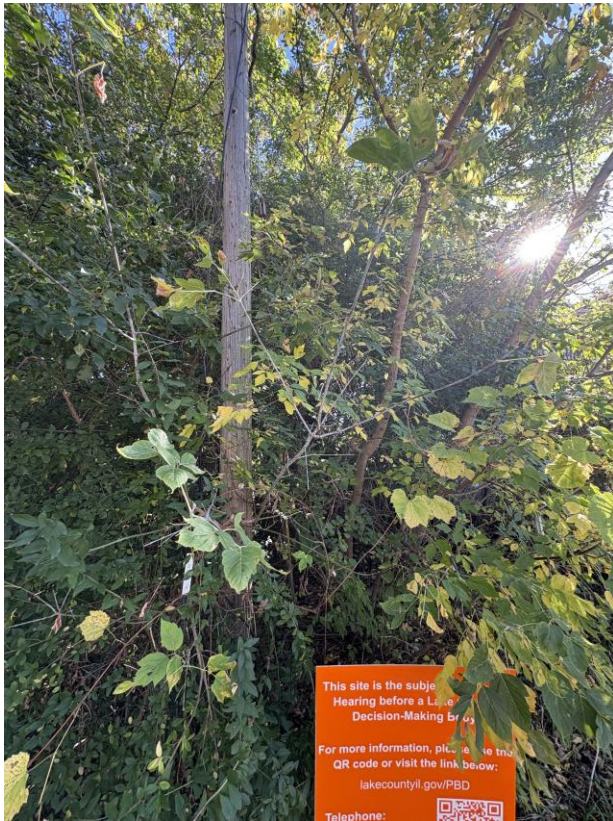


Facing North Opposite Unimproved Hickory Ave



Facing East from Unimproved Hickory Ave





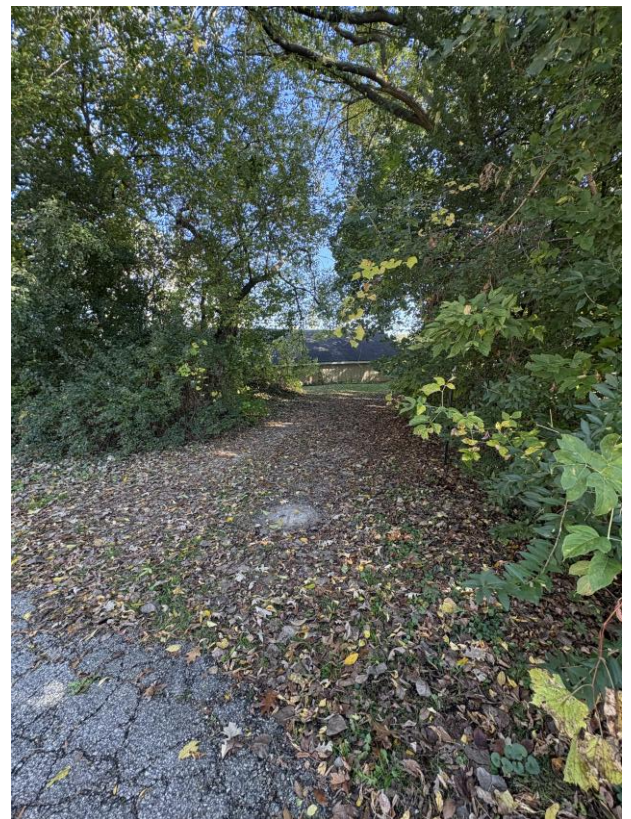
Chicago Ave – Utility Pole



Chicago Ave – Utility Cover



Chicago Ave – Utility Pole



Chicago Ave – 34983 N Hickory Ave's access drive