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Request:

I/we request a conditional use permit be approved to allow:  
Boat & Contractor Storage

Explain why this conditional use permit is justified:  
The property is ideally located on a major route in very close proximity to Petite Lake making the boat storage use justified and convenient to local lake user residents. Contractors storage use is in line with other uses and types of storage along Rte 59.

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Approval  
Criteria:

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by explaining specifically how your proposed request relates to each of the following criteria:

- A. the use in its proposed location will be consistent with the stated purpose and intent of the Zoning Ordinance (see Sec. 1.5)

All Purposes & Intents outlined in Sec 1.5 except as noted below are either self referencing or not applicable to this property due to its historic development and current proposed use. Regarding Intent #5, the proposed use does not have adverse impacts on adjacent land owners. Since the proposed development does not put additional strain on existing infrastructure, Intent #11 is met. The passive nature of the use complies with Intent #18. Since this is a permitted Conditional Use Intent #19 is satisfied.

- B. the proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable Use Standards of Sec. 6.2.; and

The proposed use in the proposed location with current zoning is a permitted conditional use per Sec. 6.2. The proposed use meets the density and dimensional standards of Article 7 and meets the parking standards of Article 9.

- C. the proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Comprehensive Plan:

1. adjacent property,

Adjacent property is mostly developed. Existing uses and development are consistent with the requested conditional use.

2. the character of the neighborhood,

The existing character of the neighborhood is lake and boating oriented due to its proximity to Lake Petite, which is a good match for the use. The property is located within a stretch of commercial zoning along Rte. 59 and there is also boat storage located just north of the site at the northwest corner of Rte. 59 and West Highwoods Drive.

3. natural resources,

The existing trees on the subject property will not be impacted with this use as the lot has been in place since at least 1993.

4. infrastructure,

The proposed use does not require sewer or water. The proposed use does not have daily traffic resulting in minimal load on the adjacent roadways.

5. public site, or

The proposed use does not result in any additional population, therefore no additional pressure is placed on schools, libraries, parks, etc.

6. any other matters affecting the public health, safety, or general welfare.

The proposed use is a passive, low intensity use that will have minimal impact on public facilities and no negative impact on public health, safety and general welfare.

I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

Stanley Domanski Christine Domanski  
Signature of owner(s)

N/A  
Signature(s) of contract purchasers

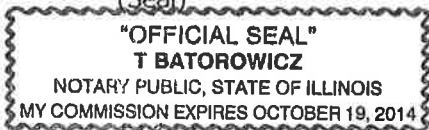
I, TERESA BATOROWICZ a Notary Public aforesaid, do hereby certify that CHRISTINE M. DOMANSKI AND STANLEY R. DOMANSKI

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 6/18/12 / 1/14/09 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27<sup>th</sup> day of MARCH, 2013

(Seal)

My Commission expires 10/19/14



T. Batorowicz

**WARRANTY DEED**

(Individual to Limited Liability Company)

THE GRANTOR, **FLORENCE E. GUIDO**, a widow, not since remarried of the County of Lake, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to

For Recorder's Use Only

**ROUTE 59 LLC, an Illinois limited liability company** created and existing under and by virtue of the a Laws of the

State of Illinois, having its principal office at 4238 N. Sayre, Norridge, Illinois 60634, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

~~Lots 57, 58, 59, 60 and 61 (except the East 6.3 feet taken for highway widening) in Petite Lake Park Subdivision, Lake County, Illinois.~~

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO, HOWEVER, THE FOLLOWING: SEE EXHIBIT "A" ATTACHED HERETO

Permanent Real Estate Index Number(s): 02-30-302-005; 02-30-302-004; 02-30-302-003;  
02-30-302-002; 02-30-302-001

Address(es) of Real Estate: Vacant Land, Route 59, Lake Villa, Illinois 60046

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 18<sup>th</sup> day of August, 2004

  
\_\_\_\_\_  
FLORENCE E. GUIDO

This instrument was prepared by: William A. Churchill, P. O. Box 284, Grayslake, Illinois 60030

Mail to:

  
Karen Osiecki Meehan  
Gould & Ratner  
222 N. LaSalle Street, 8th Floor  
Chicago, IL 60601

Send subsequent tax bills to:

Route 59, LLC  
4238 N. Sayre  
Norridge, IL 60634

State of Illinois )  
 ) SS  
County of Lake )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that FLORENCE E. GUIDO, a widow, not since remarried, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my-hand and official seal, this 18<sup>th</sup> day of August, 2004.

Impress  
Seal  
Here

William A. Churchill  
Notary Public

Commission expires \_\_\_\_\_, 20\_\_\_\_



EXHIBIT A

1. TAXES FOR THE YEARS 2003 AND SUBSEQUENT YEARS

2. ORDINANCES BY THE COUNTY OF LAKE, ONE RECORDED AS DOCUMENT NUMBER 03085277, AND OTHERS RECORDED FROM TIME TO TIME, RELATING TO PAYMENT OF CERTAIN CHARGES AS A CONDITION PRECEDENT TO PERMISSION TO TAP INTO A SEWER OR WATER SYSTEM. SAID INSTRUMENTS SHOULD BE CONSIDERED WHEN DEALING WITH THE LAND INSURED HEREIN.

3. RESTRICTIONS, COVENANTS AND CONDITIONS RELATING TO USE OR THE PREMISES IN QUESTION AND TO NUMBER, LOCATION, COST, KIND, CHARACTER, CONSTRUCTION, AND USE OF BUILDINGS TO BE ERECTED THEREON; AND SALE OF INTOXICATING LIQUORS, CONTAINED IN THE DEED FROM HERMAN T. MEINERSMANN AND MARGARET MEINERSMANN, HIS WIFE, DATED SEPTEMBER 10, 1924 AND RECORDED SEPTEMBER 13, 1924 AS DOCUMENT NUMBER 245636

SAID INSTRUMENT PROVIDES FOR REVERSION OF TITLE IN EVENT OF BREACH THEREOF, BUT THE REVERTER IS NOT ENFORCEABLE DUE TO AGE OF THE DOCUMENT.  
(AFFECTS LOTS 58 AND 59)

4. PROVISIONS THAT THE RIGHT TO USE THE STREETS AND PARKS IN COMMON WITH OTHERS IN SAID SUBDIVISION SHALL BE SUBJECT TO SUCH RESTRICTIONS AND CONTROL AS SHALL BE IMPOSED BY A VOLUNTARY ASSOCIATION TO BE MADE UP OF LOT OWNERS IN THE SUBDIVISION; ONE VOTE TO BE DISTRIBUTED TO EACH LOT AND THAT SAID ASSOCIATION OF PROPERTY OWNERS MAY PROVIDE FOR THE MAINTENANCE AND CARE OF SAID STREETS AND PARKS AS THEY DEEM NECESSARY FOR SAID PURPOSE AND TO DEFRAY THE EXPENSE THEREOF MAY ANNUALLY ASSESS EACH LOT FOR SUCH PRIVILEGE EQUALLY TO COVER SAID EXPENSE AND CARE FOR EACH SEASON AND THAT THE PRIVILEGE OR EASEMENT APPURTENANT TO EACH LOT SHALL CEASE OR TERMINATE AT THE END OF THE CALENDAR YEAR FOR WHICH SAID ASSESSMENT IS UNPAID, BUT SAID ASSESSMENT SHALL NOT EXCEED THE SUM OF \$15.00 CONTAINED IN SAID DEED ABOVE NOTED, RECORDED AS DOCUMENT 245636 . (AFFECTS LOTS 58 AND 59)

5. RESTRICTIONS, COVENANTS AND CONDITIONS RELATING TO USE OF THE PREMISES IN QUESTION AND TO NUMBER, LOCATION, COST, KIND, CHARACTER, CONSTRUCTION, AND USE OF BUILDINGS TO BE ERECTED THEREON; AND SALE OF INTOXICATING LIQUORS, RECORDED JANUARY 16, 1933, AS DOCUMENT 388102.

SAID INSTRUMENT PROVIDES FOR REVERSION OF TITLE IN EVENT OF BREACH THEREOF BUT IT IS UNENFORCEABLE DUE TO THE AGE OF THE DOCUMENT.  
(AFFECTS LOTS 58 AND 59)

6. RIGHTS OF PUBLIC AND OF THE STATE OF ILLINOIS, IN AND TO SO MUCH OF THE PREMISES IN QUESTION AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT NOTED DATED AND RECORDED JUNE 25, 1927, AS DOCUMENT 301172.

(AFFECTS THE EAST 6.3 FEET OF LOT 57).

7. ENCROACHMENT OF A FENCE LOCATED ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING AND ONTO THE PROPERTY EAST AND ADJOINING AS DISCLOSED BY SURVEY MADE BY R.E. DECKER, P.C. DATED AUGUST 10, 2004

8. RIGHTS ADJOINING OWNERS TO MAINTAIN MAILBOSES ON THE LAND HEREIN AS DISCLOSED BY SURVEY MADE BY R.E. DECKER, P.C. DATED AUGUST 10, 2004

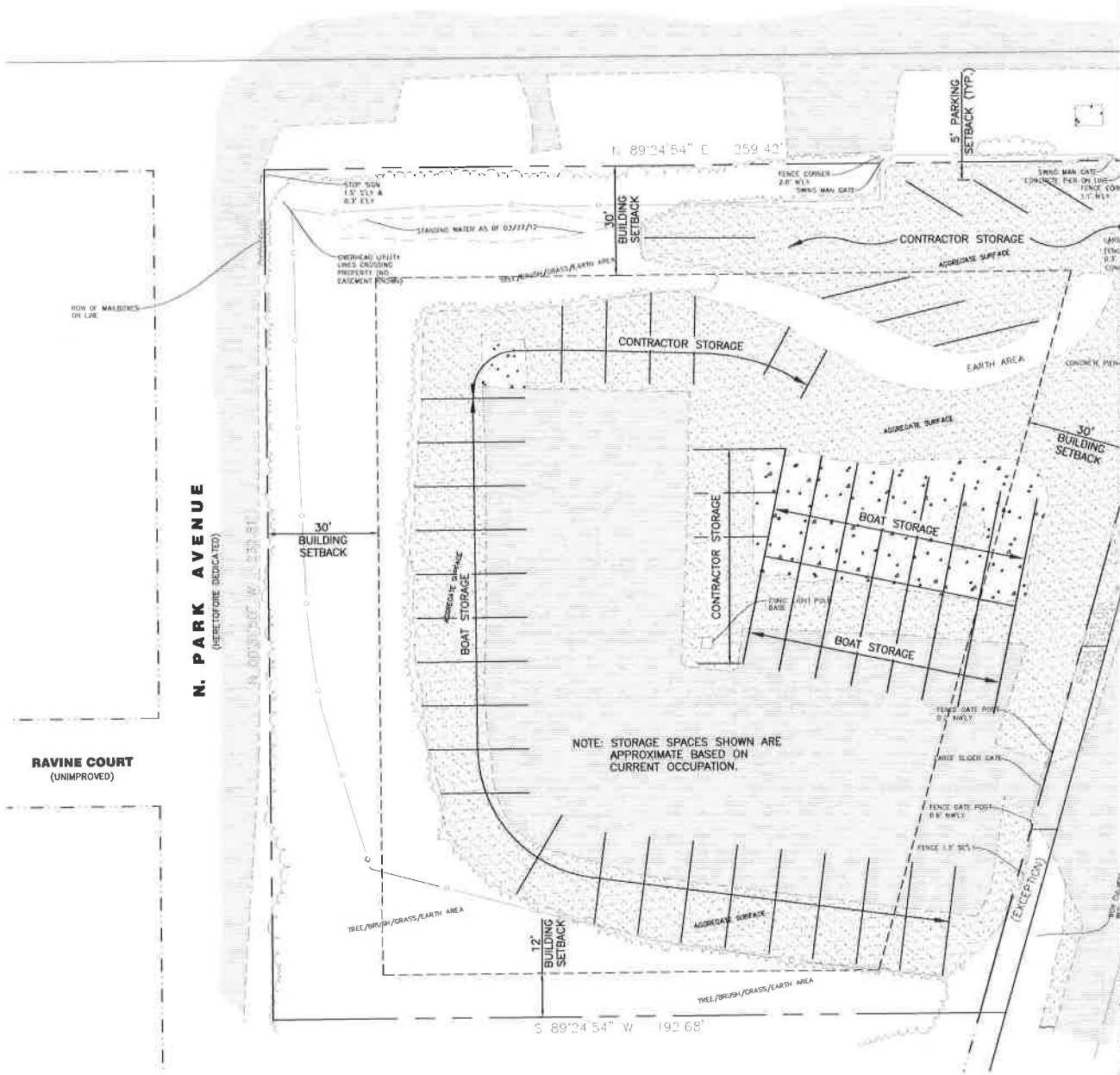
9. RIGHTS OF THE PUBLIC AND OF THE STATE OF ILLINOIS IN AND TO THE EAST 6.3 FEET OF LOTS 58, 59, 60 AND 61 AS SHOWN ON THE PLAT RECORDED AS DOCUMENT NUMBER

STREET ADDRESS: 39460 N. ROUTE 59  
CITY: LAKE VILLA COUNTY: LAKE  
TAX NUMBER: 02-30-302-001-0000

**LEGAL DESCRIPTION:**

LOTS 57, 58, 59, 60 & 61 (EXCEPT THE EAST 6.3 FEET TAKEN FOR HIGHWAY WIDENING) IN PETITE LAKE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1921 AS DOCUMENT NUMBER 206438, IN BOOK K OF PLATS, PAGE 87 (EXCEPT THAT PART THEREOF DEDICATED FOR ROAD PURPOSES) LAKE COUNTY, ILLINOIS.

**W. HIGHWOODS DRIVE**  
(HEREFORE DEDICATED)



**RAVINE COURT**  
(UNIMPROVED)

**N. PARK AVENUE**  
(HEREFORE DEDICATED)

NOTE: STORAGE SPACES SHOWN ARE APPROXIMATE BASED ON CURRENT OCCUPATION.

S 89°24'54" W 192.68'

TREE/BRUSH/GRASS/EARTH AREA

TREE/BRUSH/GRASS/EARTH AREA

FENCE GATE POST  
6.0' W.I.L.

FENCE GATE  
1.5' W.I.L.

5' PARKING SETBACK (TYP.)

30' BUILDING SETBACK

EARTH AREA

AGGREGATE SURFACE

AGGREGATE SURFACE

AGGREGATE SURFACE

CONTRACTOR STORAGE

CONTRACTOR STORAGE

CONTRACTOR STORAGE

CONTRACTOR STORAGE

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