

INFORMATION PAPER



January 31, 2024
Planning, Building and Development
Eric Waggoner, Director

SUBJ: VACATION REQUEST #000911-2023 – ANTIOCH TOWNSHIP

Vacation of an unimproved right-of-way, east of Drexel Boulevard in the J.L. Shaw's Subdivision on Fox Lake.

Petitioners: 1100 Douglass, LLC, as the sole owner of one-half of Lot 40 and all of Lot 41, 38397 N. Drexel Boulevard, Antioch, Illinois; and Chicago Title Land Trust Company, as Successor Trustee to Trust #1871, the sole beneficiary of this land trust being Robert W. Conforti, Jr. of 38383 N. Drexel Blvd., Antioch, Illinois, as the sole owner of Lot 42.

Summary:

Public hearings were held on December 4, 2023 and December 19, 2023, before the Board of Vacations to consider a request to vacate an unimproved right-of-way located east of Drexel Boulevard, 50 feet wide, extending 278 feet east (average), and consist of 0.32 acres. It is the intent of both property owners to obtain an equal half of the vacated right-of-way. A ten foot wide utility easement will be placed within the vacation area, located on the northwest side of the vacated area (adjacent to Lot 41) for the benefit of Commonwealth Edison.

A copy of the Plat of Vacation, location map, and the minutes of the public hearing are attached.

Board of Vacations Recommendation:

After reviewing the petition and considering the testimony presented at the public hearing, the Board of Vacations unanimously recommends that the vacation request be granted for the following reasons:

1. There is no current or future public need for the platted right-of-way evident;
2. No objection was received from the Antioch Township Highway Commissioner, adjacent property owners, or utility service companies;
3. The vacation will be a benefit to the adjacent property owners and the neighborhood;
4. The applicant agreed to record a 10 foot utility easement as requested by Commonwealth Edison.

Next Steps:

Upon Planning, Building, Zoning and Environment Committee action, the petition will proceed to the County Board on February 20 for final action on the vacation request.