

**LAKE COUNTY ZONING NOTICE VAR-001027-2024**

**Antioch Township**

The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday November 14, 2024, at the Lake County Central Permit Facility, 500 W. Winchester Rd., Libertyville, IL on the petition of Robert L. Larsen and Karla Ann Larsen, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the ordinary high watermark setback for a retaining wall from 30 feet to 21 feet.
2. Reduce the side yard setback for a retaining wall from 4 feet to 0 feet.
3. Reduce the side yard setback for a patio from 6 feet to 2.4 feet.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 26044 W SPRING GROVE RD ANTIOCH, IL 60002 and is approximately 0.45 acres.

PIN:0111406036

This application is available for public examination online at <https://www.lakecountyil.gov/calendar.aspx?EID=11867> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120

**Gregory Koeppen  
Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Owner(s): \_\_\_\_\_ Robert and Karla Larsen \_\_\_\_\_

Applicant(s): \_\_\_\_\_  
(if other than owner)

Subject Property: Present Zoning:   R2    
Present Use:   Single Family Home    
Proposed Use:   Single Family Home    
PIN(s):   01-11-406-036    
Address:   26044 W Spring Grove Rd    
  Antioch, IL 60002  

Legal description: \_\_\_\_\_  
(    see deed)

The following variation(s) are requested:

1.    Retaining wall ordinary high water mark from 30 feet to 21 feet
2. Retaining wall side yard setback from 4 feet to 0.0 feet
3. Patio Side yard setback from 6 feet to 2.4 feet
4. \_\_\_\_\_

Explain why this variation(s) is necessary:   The property is in a neighborhood of estate-sized homes with steep slopes to the water front. The retaining wall setback from the high water mark corner is consistent with the bottom slope of the land and is setback further than the neighboring walls. The side wall setback is required to prevent further erosion to the neighboring land. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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 three criteria below. (Please refer to pages 8-9 of this packet for more information on how to address these criteria).

1. Exceptional conditions peculiar to the applicant's property: \_\_As can be seen from the survey, the setback is sharply pitched (almost a 1/1 pitch) such that the base of the tiered retaining walls needs to start at 21 feet setback rather than remove the hill. The setback is also consistent with the neighboring retaining walls if not setback further. The side yard setback of zero was requested by the neighbor to prevent further erosion. The neighbor impacted by the side yard setback and patio has provided an affidavit that they approve the location..\_\_\_\_\_

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2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation: \_\_To prevent further erosion and collapse of the hillside, it is requested to locate the base of the tiered wall at the base of the hill and to prevent from removing soil and further to retain the integrity of the current hillside.

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3. Harmony with the general purpose and intent of the zoning regulations: The project will be built in harmony with the purpose and intent of the zoning regulations. The nearby properties have similar if not less of a setback from the high-water mark. The subject property's retaining wall will be aesthetically pleasing and consistent with the neighboring retaining walls. The impact of the project will be an overall enhancement of the previous retaining walls and in approximatley the same location and this previous wall but built with better materials and higher standards. \_\_\_\_\_

**APPLICANT INFORMATION**

<p><b><u>Owner (include all fee owners listed on deed):</u></b></p> <p>Name: <u>Robert and Karla Larsen</u></p> <p>Address: <u>4450 6th street Ct</u></p> <p>State &amp; Zip: <u>East Moline Il 61244</u></p> <p>Daytime Phone: <u>563-340-0063</u></p> <p>Email: <u>larsenrobert@me.com</u></p>	<p><b><u>Authorized Agent:</u></b> I/we hereby authorize this person to represent me/us in all matters related to this application</p> <p>Name: _____</p> <p>Address: _____</p> <p>State &amp; Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>
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<p><b><u>Applicant (if other than owner):</u></b></p> <p>Name: _____</p> <p>Address: _____</p> <p>State &amp; Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>	<p><b><u>Contract Purchaser (if any):</u></b></p> <p>Name: _____</p> <p>Address: _____</p> <p>State &amp; Zip: _____</p> <p>Daytime Phone: _____</p> <p>Email: _____</p>
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I/We hereby attest that all information given above is true and complete to the

[Redacted Signature]

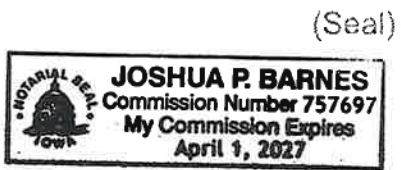
[Redacted Signature]

Owner's Signature

Owner's Signature

Signature(s) of contract purchasers (If applicable)

I, Joshua P. Barnes a Notary Public aforesaid, do hereby certify that Robert Larsen and Karla Larsen personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of Oct 22, 2024 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 22<sup>nd</sup> day of Oct, 2024.



My Commission expires [Redacted]  
April 1, 2027

**COURT REPORTER AGREEMENT**

**CHECK ONE OF THE FOLLOWING:**



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.



Signature

**Billing Contact Information:**

Robert Larsen

Print Name



Phone Number

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

REAL ESTATE TRANSFER TAX



County: \$339.50  
 Illinois: \$679.00  
 Total: \$1,018.50  
 Stamp No: 0-193-277-920  
 Declaration ID: 20201004927582  
 Instrument No: 7729067  
 Date: 17-Dec-2020



Image# 060153740004 Type: DW  
 Recorded: 12/17/2020 at 01:05:56 PM  
 Receipt#: 2020-00092854  
 Page 1 of 4  
 Fees: \$1,078.50  
 IL Rental Housing Fund: \$9.00  
 Lake County IL Recorder  
 Mary Ellen Vanderverter Recorder  
 File **7729067**

*4/ 206710530175SK 1/2*

WARRANTY DEED

The Grantor, **MICHAEL O'DONNELL, AS TRUSTEE UNDER THE PROVISIONS OF THE 26044 W. SPRING GROVE ROAD QUALIFIED PERSONAL RESIDENCE TRUST**, of Antioch, IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to ROBERT L. LARSEN AND KARLA ANN LARSEN**, husband and wife, not as joint tenants of tenants in common but as tenants by the entirety, of East Moline, Illinois, the following real estate situated in the County of Lake and State of Illinois, to wit:

THE WEST 92.5 FEET OF LOT 2 IN (LEES) A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1900 AS DOCUMENT 77857 IN BOOK "E" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS

ALSO

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN THE SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1900 AS DOCUMENT NUMBER 77857 IN BOOK "E" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS; THENCE NORTH ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, TO THE WATER'S EDGE OF CHANNEL LAKE; THENCE EASTERLY ALONG SAID WATER'S EDGE TO THE NORTHERLY EXTENSION OF THE WEST 92.5 FEET OF SAID LOT 2; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, TO THE NORTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

ALSO

THAT PART OF LOT "D" IN SMITH SECOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1914 AS DOCUMENT NUMBER 152537 IN BOOK "I" OF PLAT PAGE 91, IN LAKE

*13*  
*4*



Mary Ellen Vanderverter  
Lake County Recorder of Deeds

18 N. County Street  
Waukegan, IL 60085

(847)360-6673  
(FAX) (847)625-7200

PLAT ACT AFFIDAVIT

STATE OF IL

Document No.: \_\_\_\_\_

COUNTY OF LaSalle

Michael O'Donnell, as Trustee under the provisions of the 26044 W. Spring Grove Road Qualified Personal Residence Trust, being duly sworn on oath, states that he resides at 26044 W. Spring Grove Rd., Antioch, IL 60002, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provision of this Act do not apply and no plat is required due to the following exception:

1. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access;
2. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that this affidavit is made for the purpose of inducing the Recorder of Lake County, Illinois to accept the attached deed for recording.



PLAT ACT AFFIDAVIT  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Michael O'Donnell, as Trustee under the provisions of the 26044 W. Spring Grove Road Qualified Personal Residence Trust

BY: 

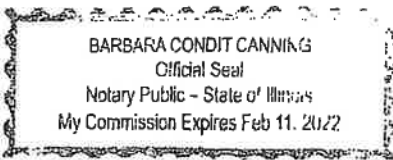
STATE OF IL

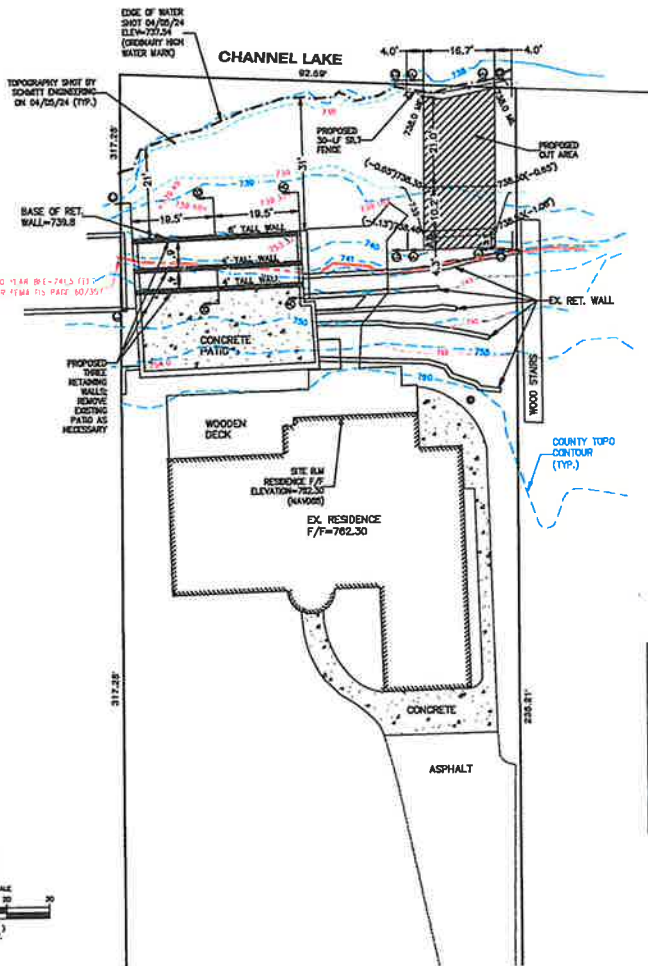
COUNTY OF COOK

Subscribed and sworn to before me this 5<sup>th</sup> of October, 2021



Notary Public



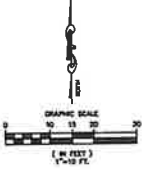
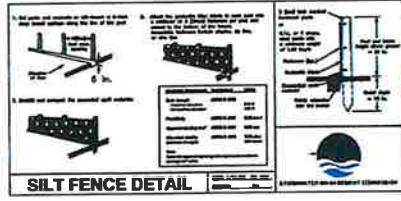


LEGEND

---	EXISTING DRIVE
---	PROPOSED DRIVE
○	WELL

IMPERVIOUS AND DISTURBANCE AREAS DATA

TOTAL LOT BID	544 ACRES
SEL. DISTURBED	1.00 ACRES



PLANS PREPARED FOR  
 DONALDSON  
 26244 W. SPRING GROVE RD.  
 ANTOCH, IL 60002  
 P.L.N. 01-11-406-038

REVISIONS

DATE	DESCRIPTION

PERMITTED BY HEALTH

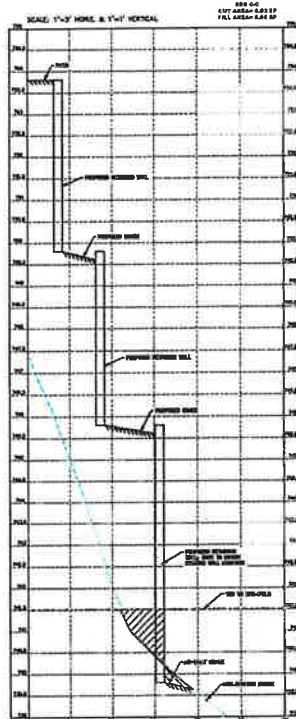
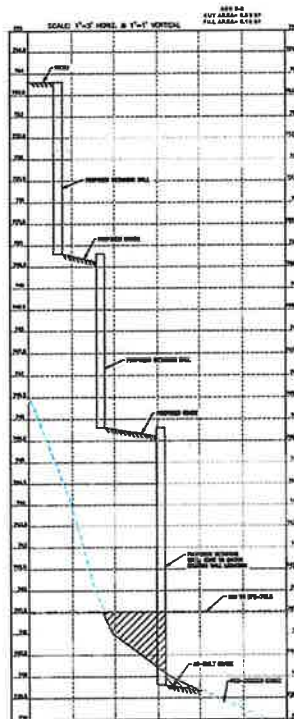
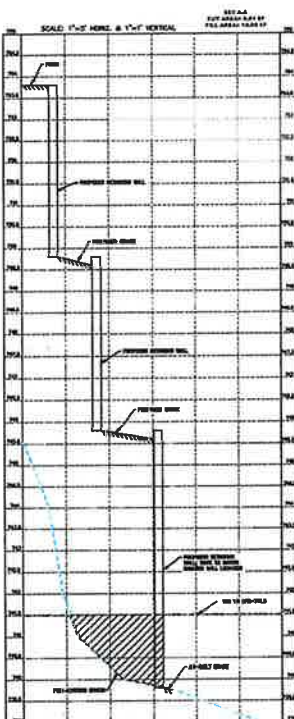
PERMITS/PLANS/REVIEWS

SITE PLAN

26244 W. SPRING GROVE RD.  
 ANTOCH, IL 60002  
 P.L.N. 01-11-406-038

SOMETT ENGINEERING

T.M.  
 04/05/24  
 04/05/24  
 1" = 10 FT.  
 8.00  
 240302



RETAINING WALL CROSS SECTIONS

FILL VOLUME  
COMPLETION OF STATIONS IN FLOOD ZONE

SECTION	LENGTH (FT)	FILL AREA (SQ FT)	FILL VOL. (CU FT)
D-D	0	13.00	0.0
E-E	16.3	5.16	84.1
F-F	16.3	2.00	26.7
<b>TOTAL</b>			<b>110.8</b>

CUT VOLUME  
COMPLETION OF STATIONS IN FLOOD ZONE

SECTION	LENGTH (FT)	CUT AREA (SQ FT)	CUT VOL. (CU FT)
A-A	0	0.01	0
B-B	16.3	0.77	7.8
C-C	16.3	0.23	3.7
<b>TOTAL</b>			<b>12.3</b>

CROSS SECTION LEGEND

[Symbol]	PROPOSED CUT AREA
[Symbol]	EXISTING GROUND SURFACE
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED FLOOD PLANE
[Symbol]	PROPOSED FLOOD ZONE
[Symbol]	PROPOSED FLOOD ZONE
[Symbol]	PROPOSED FLOOD ZONE

TOTAL FILL IN FLOODPLANE 110.8 CUBIC FEET  
TOTAL PROPOSED CUT IN FLOODPLANE 12.3 CUBIC FEET

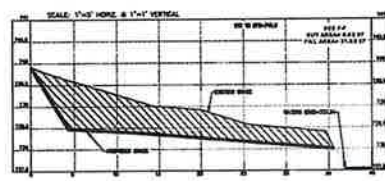
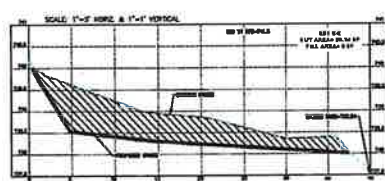
CUT VOLUME  
COMPLETION OF STATIONS IN FLOOD ZONE

SECTION	LENGTH (FT)	CUT AREA (SQ FT)	CUT VOL. (CU FT)
D-D	0	28.34	0
E-E	16.3	31.63	265.4
F-F	16.3	0	0
<b>TOTAL</b>			<b>265.4</b>

PROPOSED CUT AREA CROSS SECTIONS

CROSS SECTION LEGEND

[Symbol]	EXISTING GROUND SURFACE
[Symbol]	PROPOSED CUT AREA
[Symbol]	PROPOSED FLOOD PLANE
[Symbol]	PROPOSED FLOOD ZONE



PLANS PREPARED FOR  
SOUTH BAY  
AT THE  
FLOOD PLANE  
ELEVATION  
100.00

REVISIONS

NO.	DATE	DESCRIPTION
1		AS SHOWN
2		AS SHOWN
3		AS SHOWN
4		AS SHOWN
5		AS SHOWN
6		AS SHOWN
7		AS SHOWN
8		AS SHOWN
9		AS SHOWN
10		AS SHOWN



CROSS SECTIONS  
28044 W. SPRING GROVE RD.  
ANTIOCH, IL 60002  
P.O. # 911-1488-850



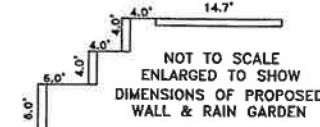
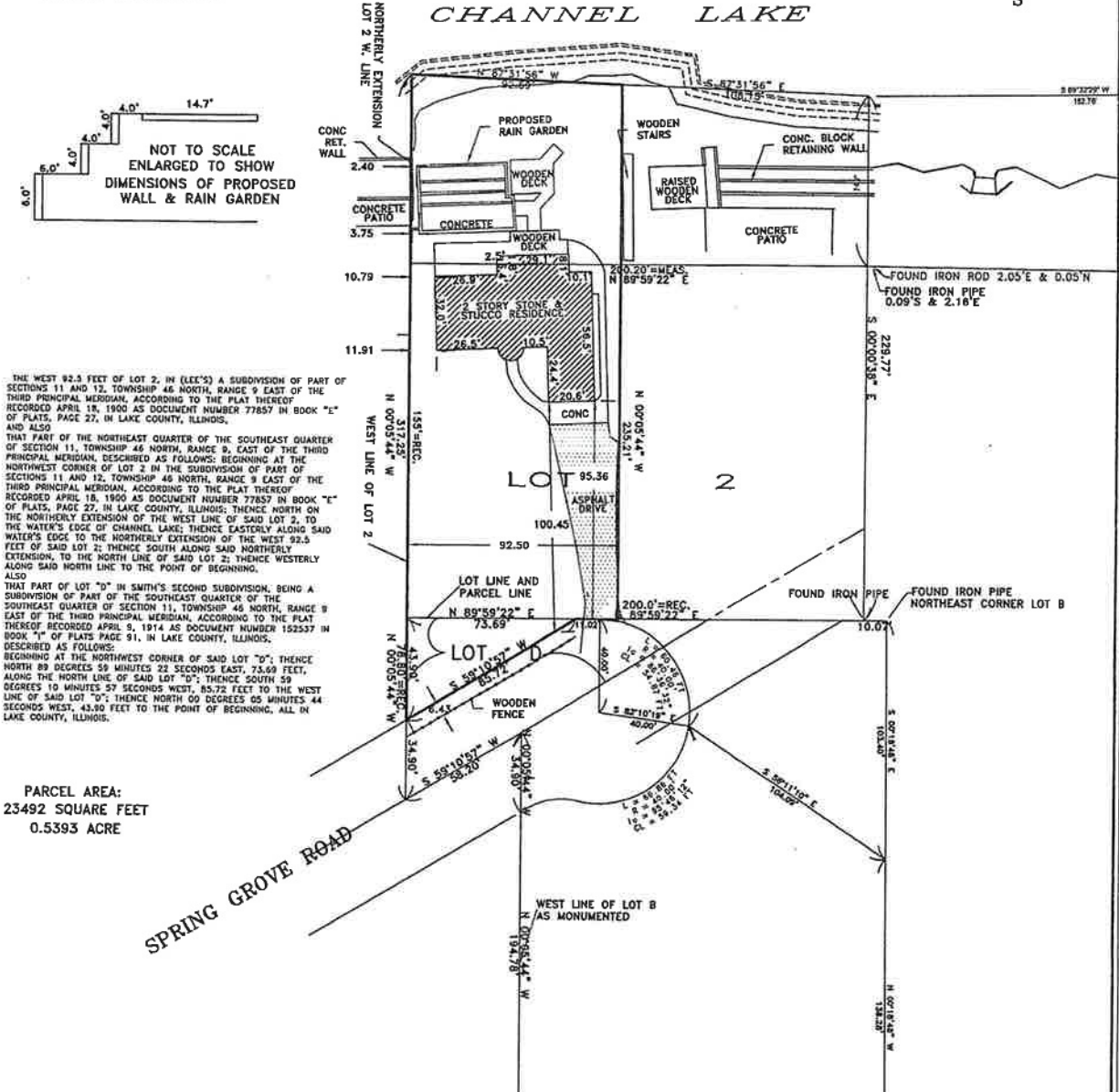
T.J.M.  
Checked by  
AMS  
09/23/24  
RVA  
2 of 3

240302

**ZAHN & ASSOCIATES**  
**LAND SURVEYORS**

7514 BEVERLY WAY  
 SPRING GROVE, IL 60081  
 (815)675-2774  
 D.F.P.R. #184003386

**PLAT OF SURVEY**



THE WEST 92.5 FEET OF LOT 2, IN (L&L)'S) A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1900 AS DOCUMENT NUMBER 77857 IN BOOK "E" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS, AND ALSO THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN THE SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1900 AS DOCUMENT NUMBER 77857 IN BOOK "E" OF PLATS, PAGE 27, IN LAKE COUNTY, ILLINOIS; THENCE NORTH ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, TO THE WATER'S EDGE OF CHANNEL LAKE; THENCE EASTERLY ALONG SAID WATER'S EDGE TO THE NORTHERLY EXTENSION OF THE WEST 92.5 FEET OF SAID LOT 2; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION, TO THE NORTH LINE OF SAID LOT 2; THENCE WESTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALSO THAT PART OF LOT "D" IN SMITH'S SECOND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1914 AS DOCUMENT NUMBER 152537 IN BOOK "F" OF PLATS, PAGE 91, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "D"; THENCE NORTH 89 DEGREES 59 MINUTES 22 SECONDS EAST, 73.69 FEET, ALONG THE NORTH LINE OF SAID LOT "D"; THENCE SOUTH 59 DEGREES 10 MINUTES 57 SECONDS WEST, 85.72 FEET TO THE WEST LINE OF SAID LOT "D"; THENCE NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST, 43.90 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL AREA:  
 23492 SQUARE FEET  
 0.5393 ACRE

**SURVEY NOTES:**  
 ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTION ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.  
 \*NO DISTANCE SHOULD BE ASSUMED BY SCALING.  
 \*NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.  
 \*COMPARE DESCRIPTION, MEASUREMENTS AND BOUNDARY CORNERS BEFORE BUILDING AND IMMEDIATELY REPORT ANY APPARENT DISCREPANCY TO THE SURVEYOR.  
 \*THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT EMBOSSED SEAL AND SIGNATURE.  
 \*LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TCP1203 ROBOTIC TOTAL STATION AND/OR LEICA RTK GPS.

**LEGEND**  
 R=RECORD  
 D=DEED  
 M=MEASURED  
 FIP=FOUND IRON PIPE  
 FIR=FOUND IRON ROD  
 SQ. FT.=SQUARE FEET  
 P.O.C.=POINT OF COMMENCEMENT  
 P.O.B.=POINT OF BEGINNING  
 BSL=BUILDING SETBACK LINE  
 SRL=SEPTIC RESTRICTION LINE  
 CL=CENTERLINE  
 R/W=RIGHT OF WAY  
 ○=IRON PIPE FOUND  
 ●=IRON BAR FOUND  
 ⊙=IRON PIN SET



AMENDED: 9/13/2024

PROPERTY ADDRESS: 26044 W. SPRING GROVE RD  
 ANTIOCH, IL 60002

CLIENT: **ROBERT LARSON**

DRAWN BY: KCC CHECKED BY: FWZ

SCALE: 1" = 50'

JOB NUMBER: **2023-116**

PH: 01-11-406-036

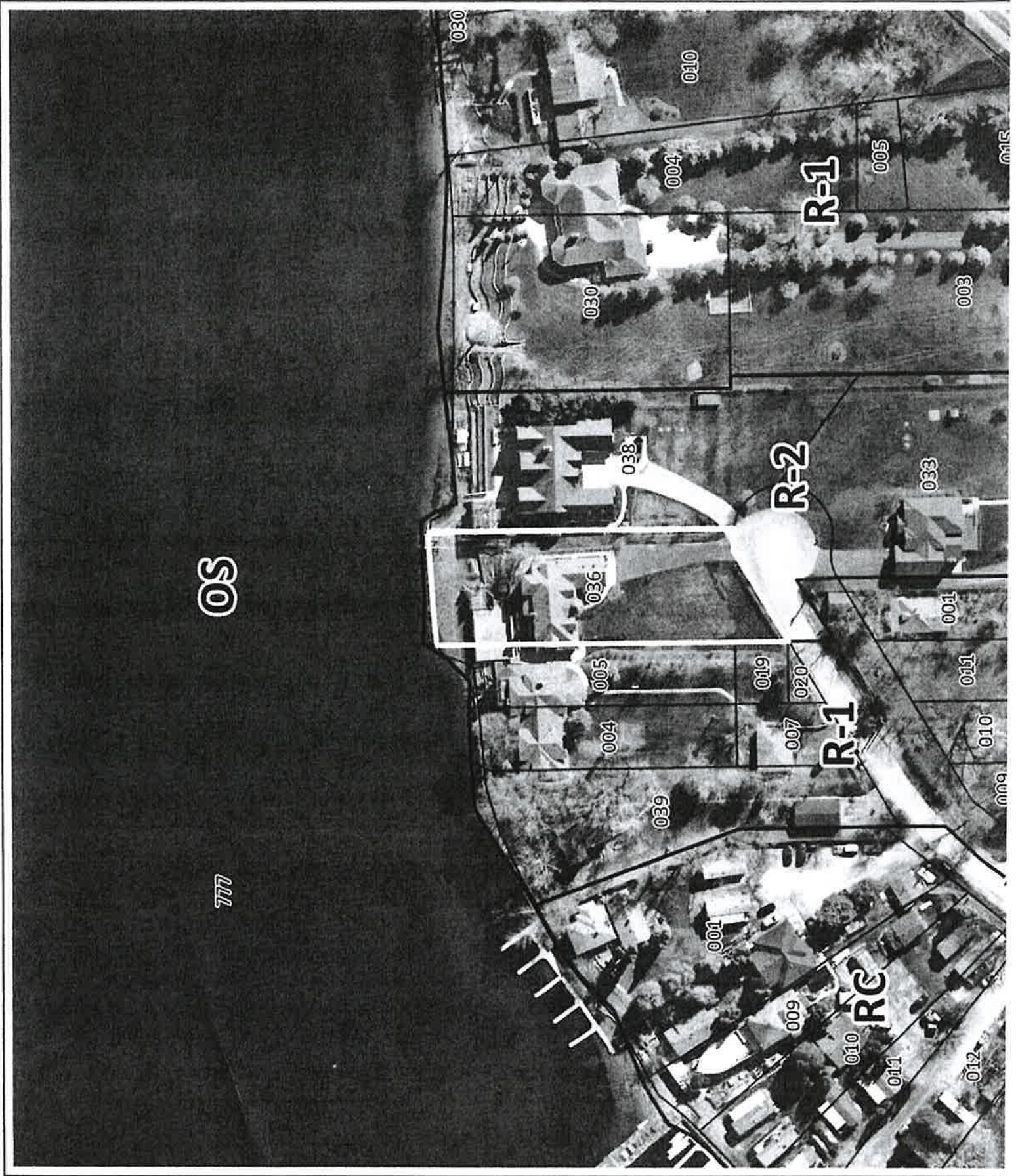
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 COUNTY OF McHENRY ) S.S.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE OFFICIAL RECORDS, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY, SIGNED AND SEALED AT SPRING GROVE, McHENRY COUNTY, ILLINOIS THIS 22ND DAY OF NOVEMBER, 2023.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2623



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R-1

R-2

R-1

RC

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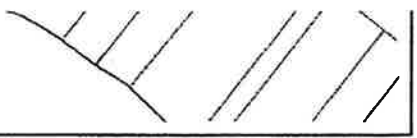
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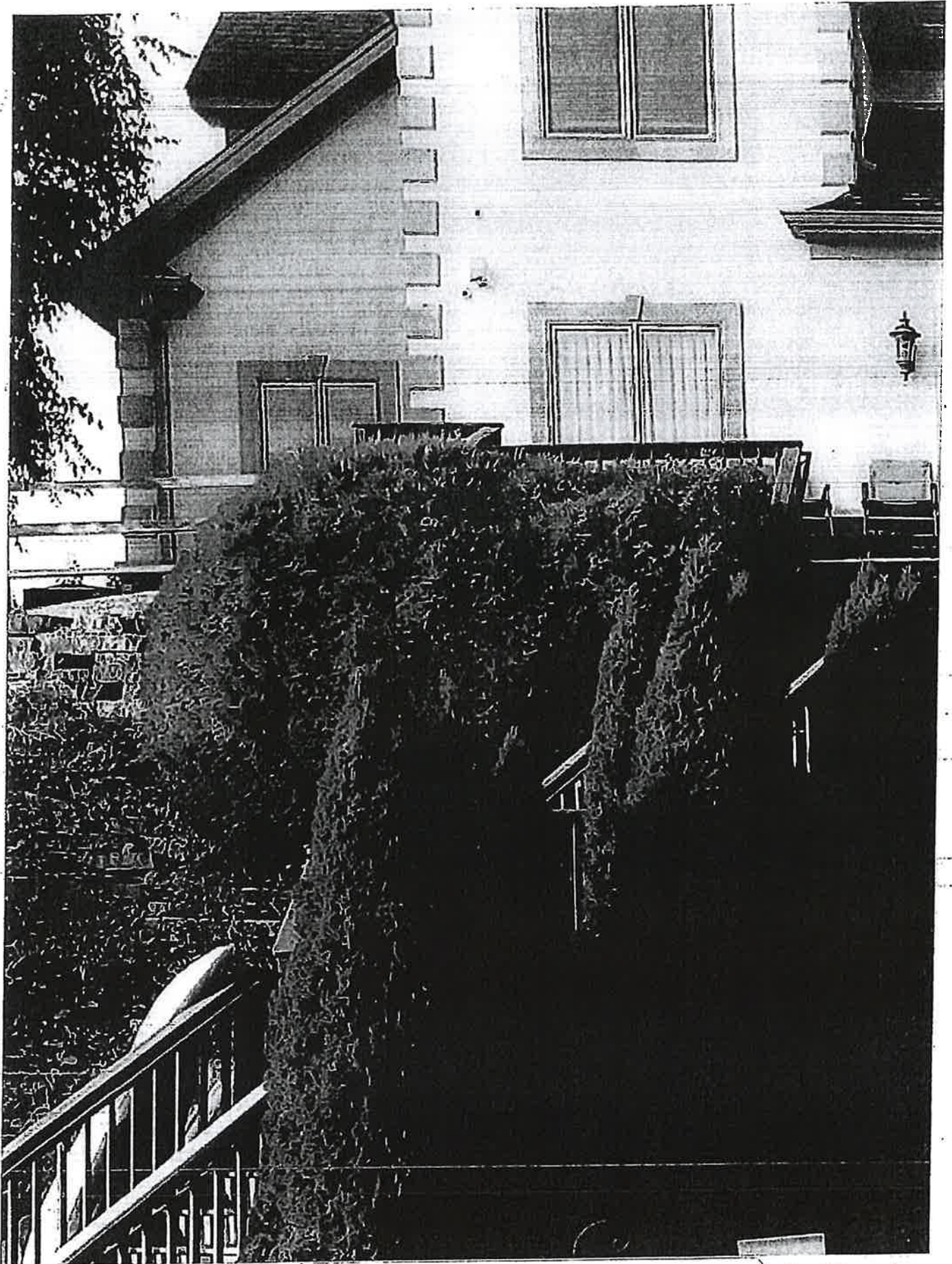
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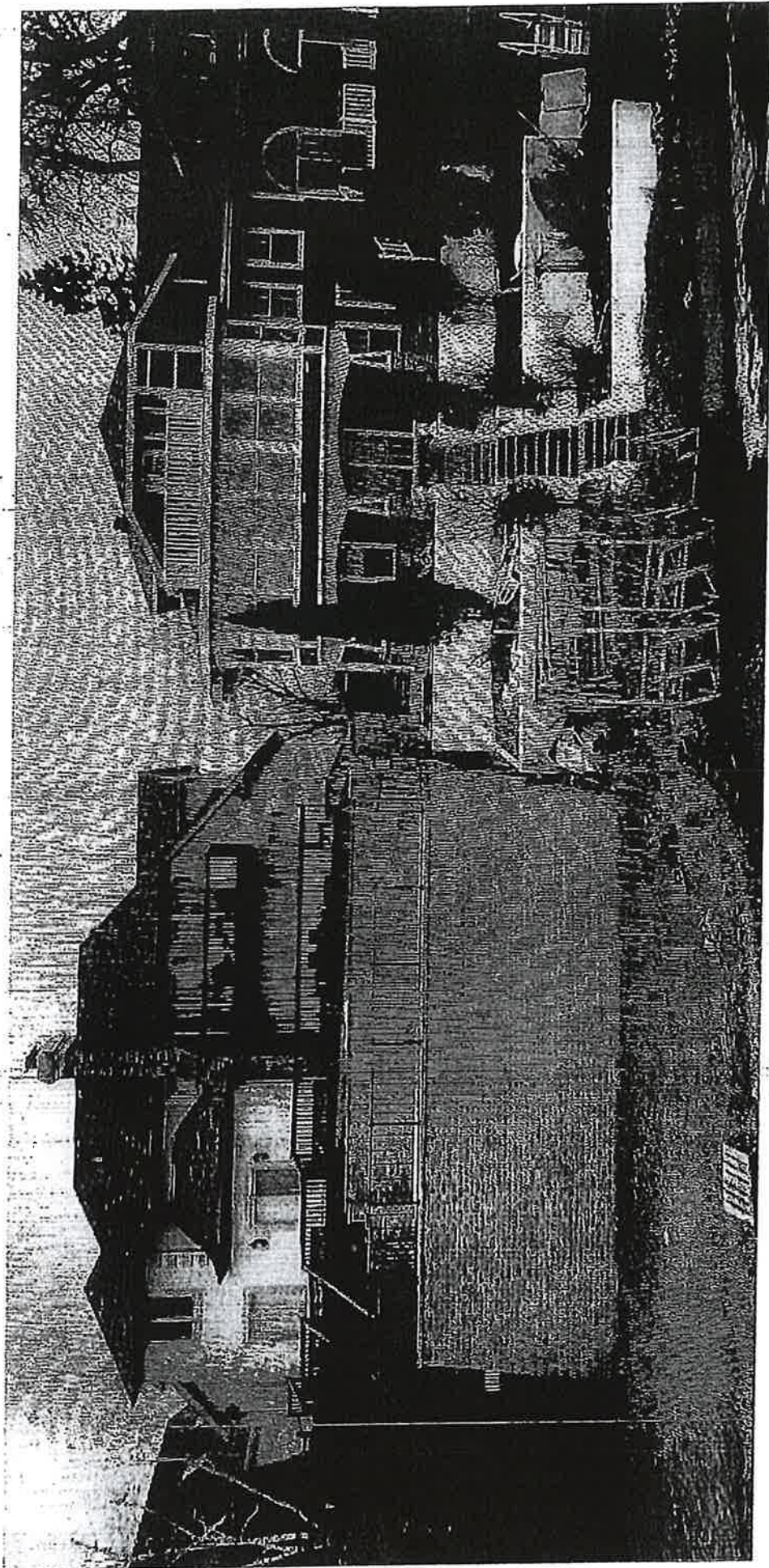




**Subject property  
showing deterioration  
of prior retaining wall**

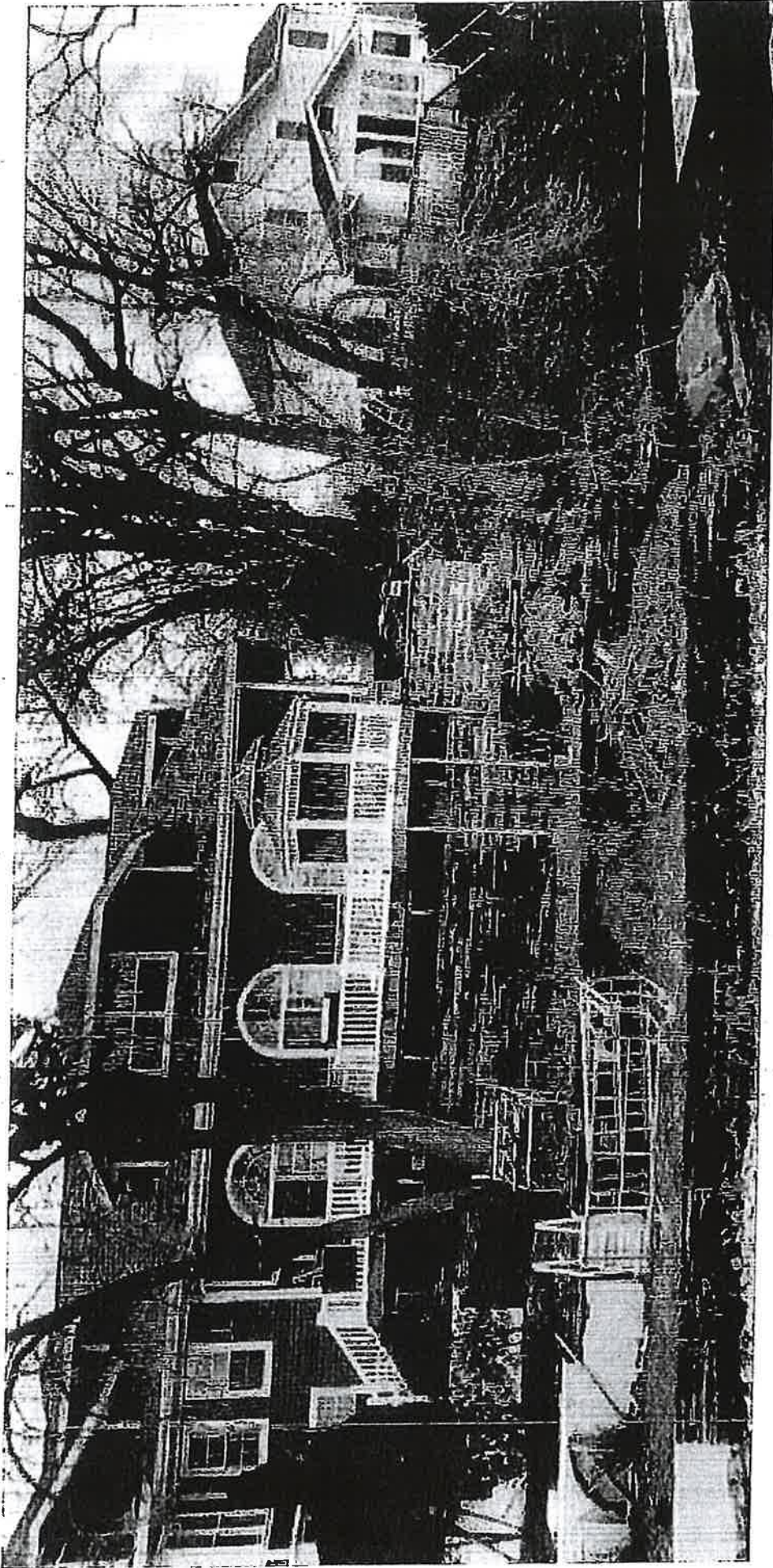


**Subject property showing  
nitch of stone**

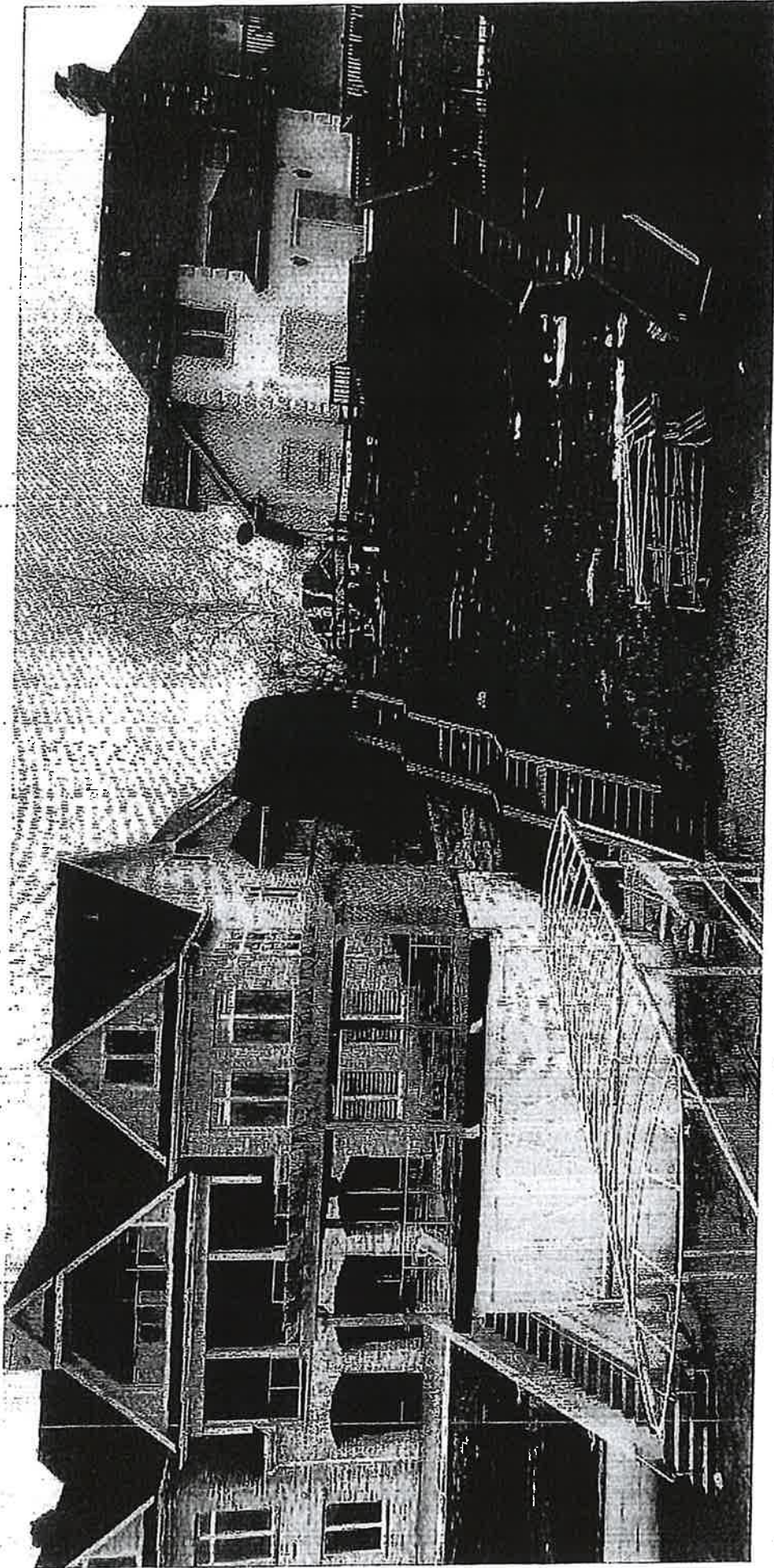


**Subject property and neighbor  
to west showing proximity to  
water**

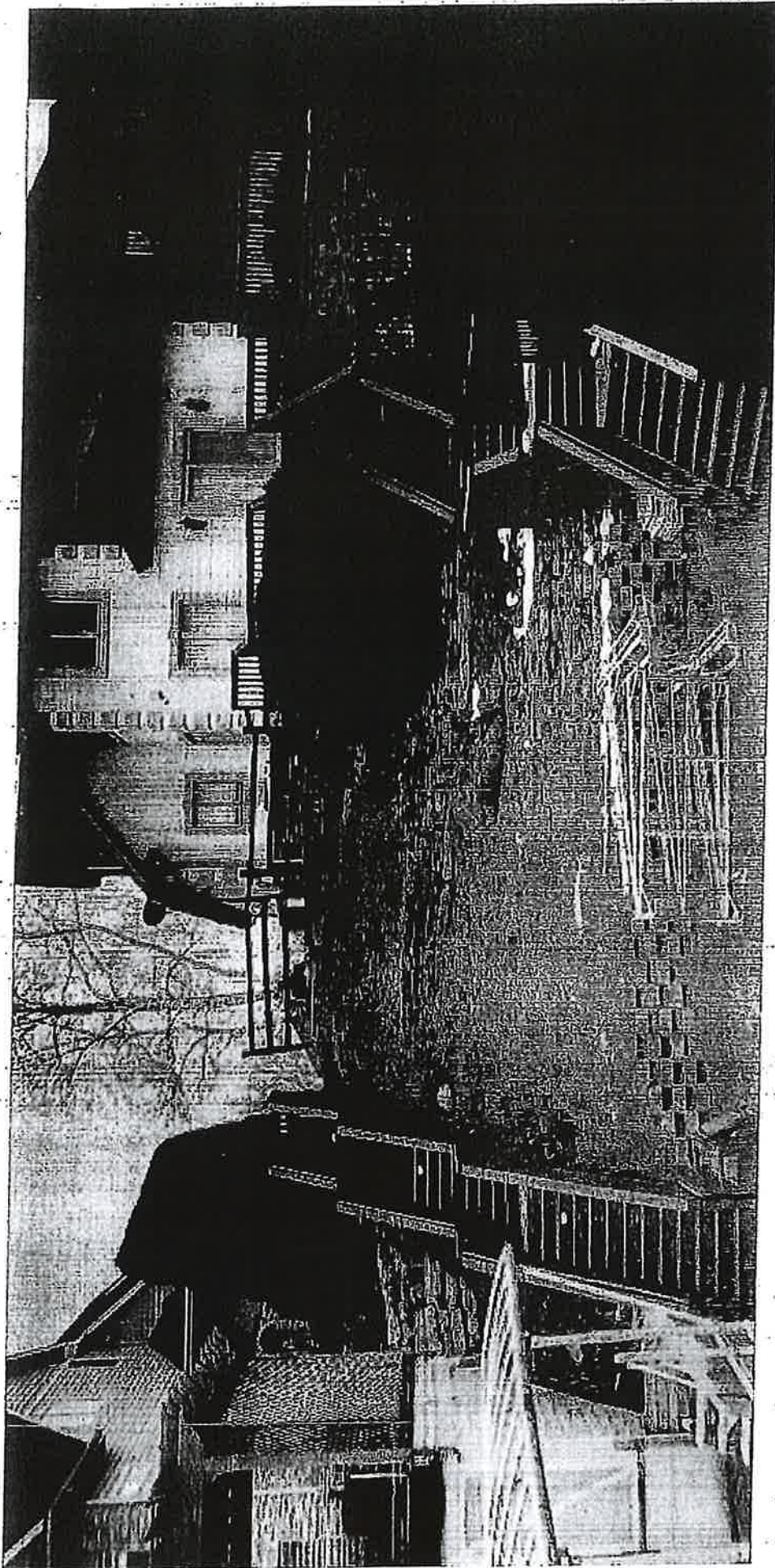




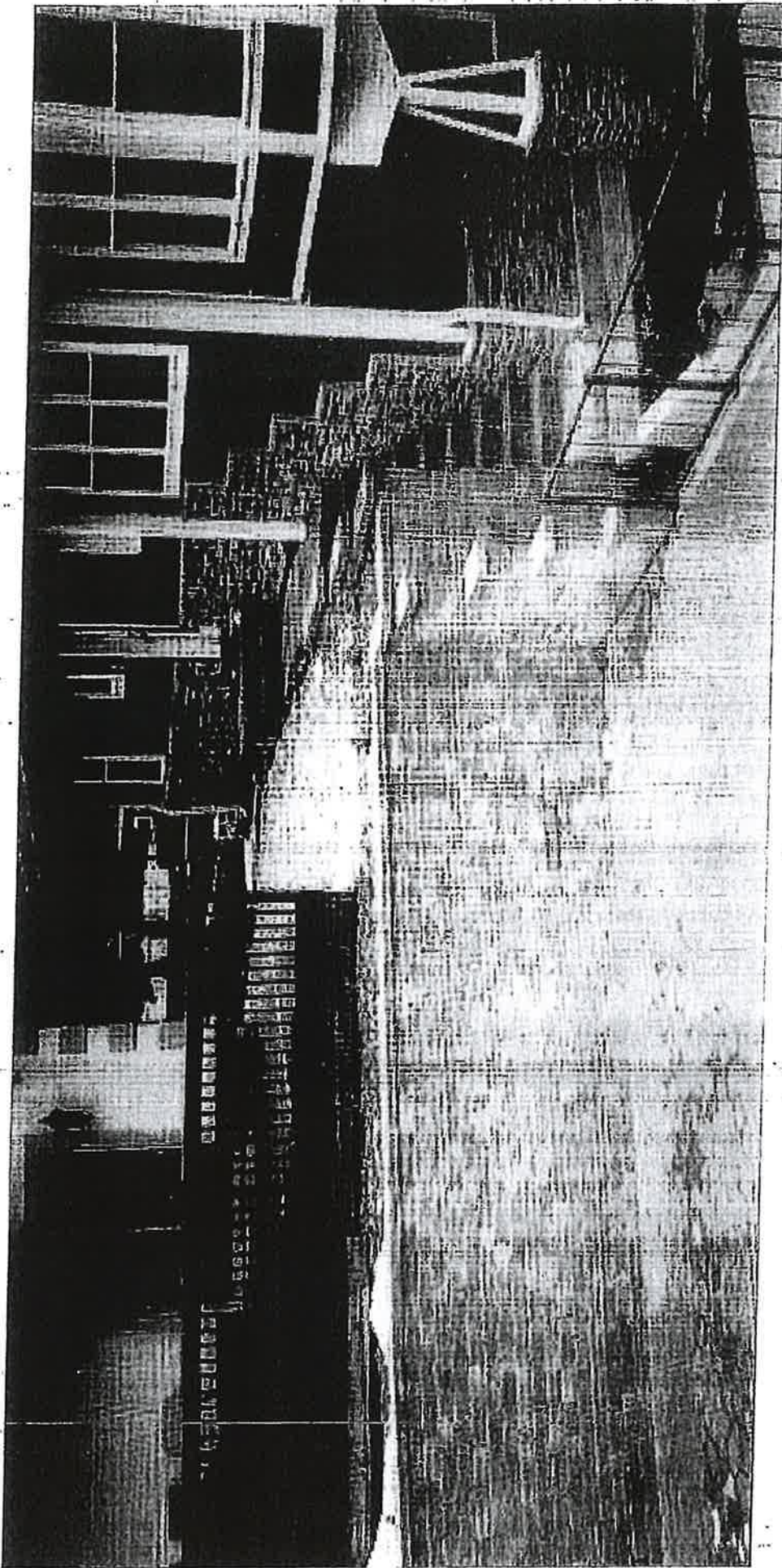
**Neighboring properties to west showing decline of wall and erosion**



**East neighboring property and  
subject property showing equal  
size retention walls**



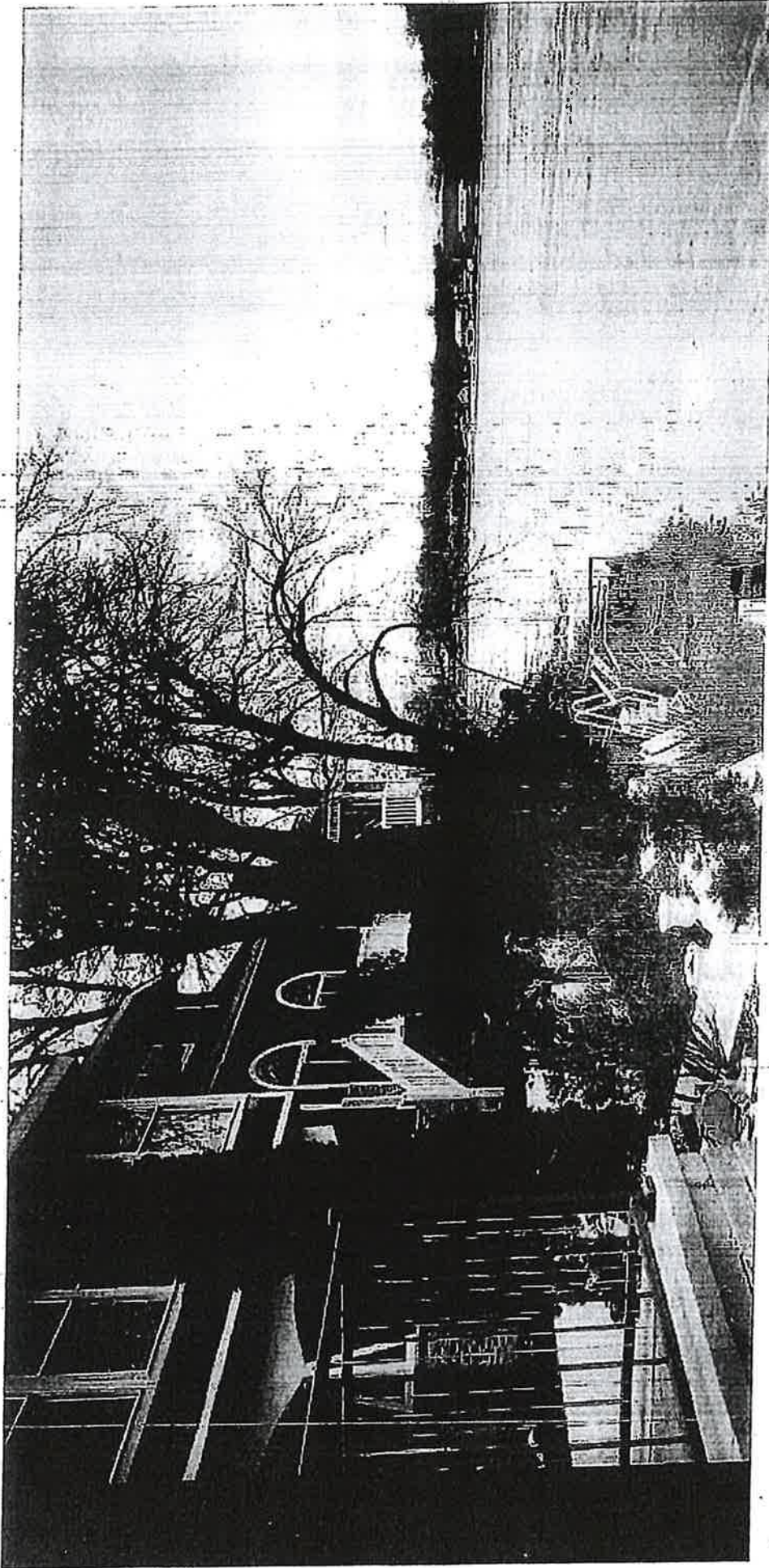
**Property to east showing no side setback and showing erosion and deterioration on east side of subject property**



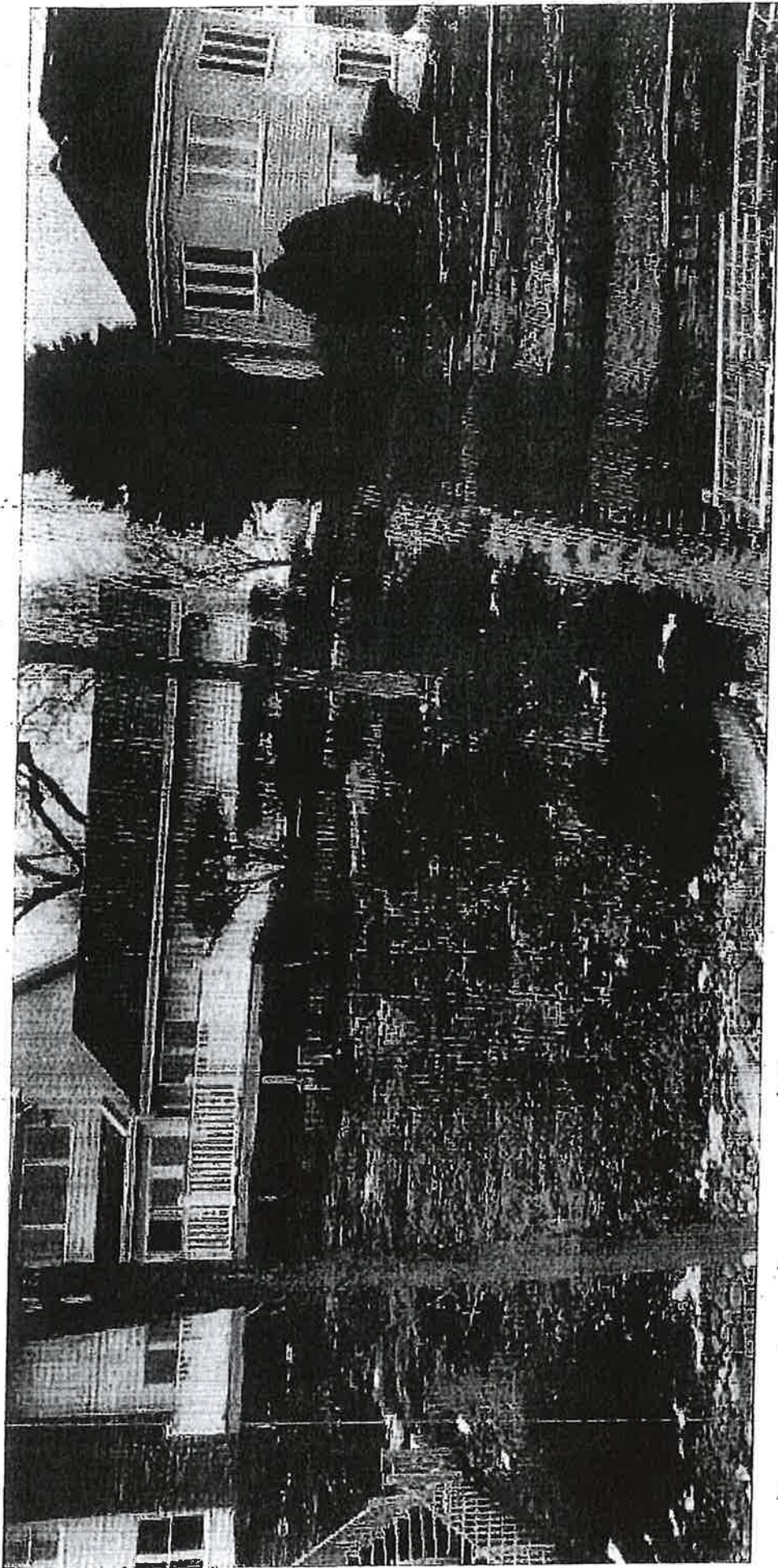
**Subject property showing owner's  
matching of walls to neighbor's  
property on the west**



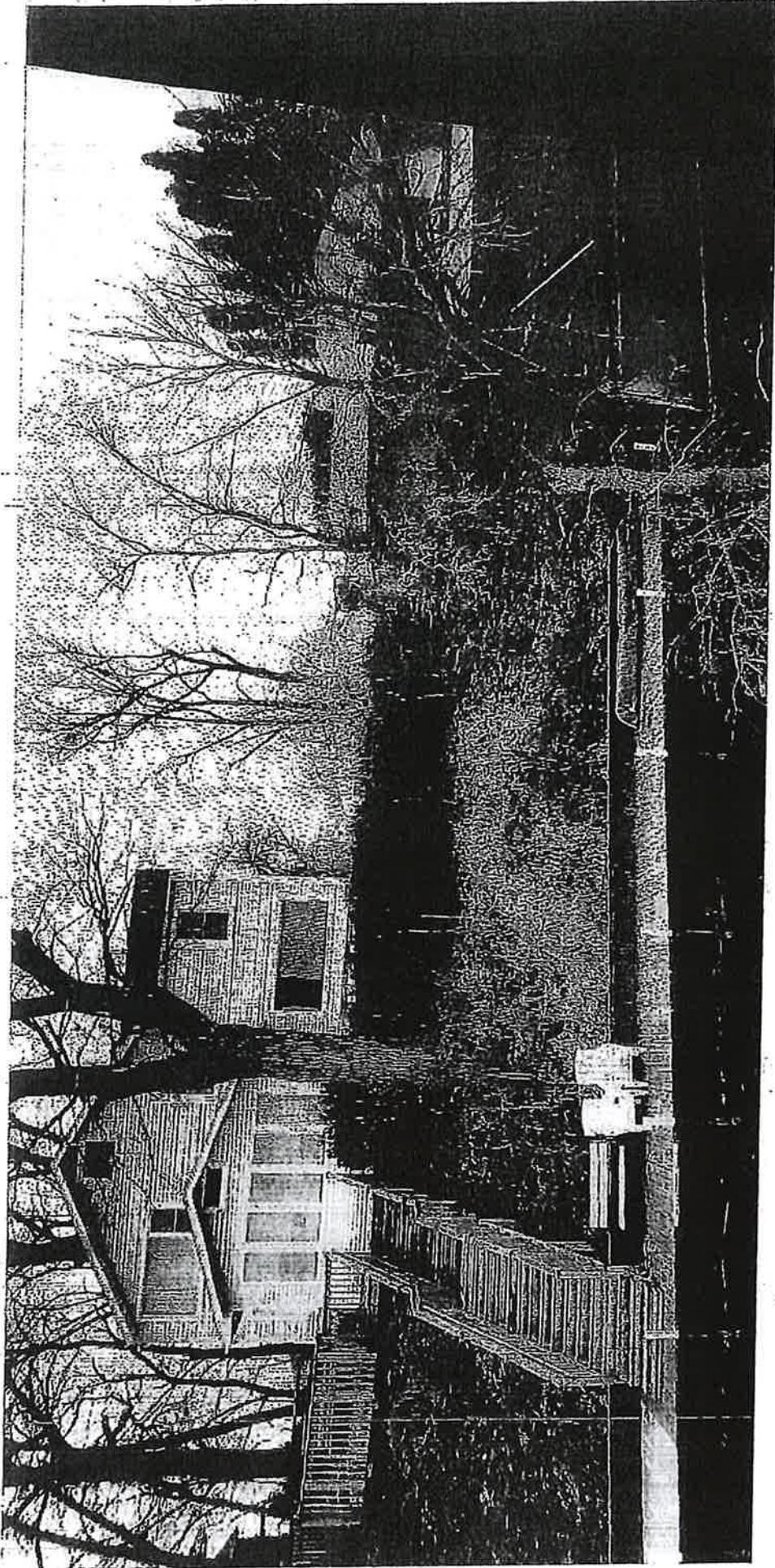
**Side view of neighbor's  
property showing steep  
drop to waterline**



**Additional view to west  
showing lack of room to put  
stacked retaining walls**

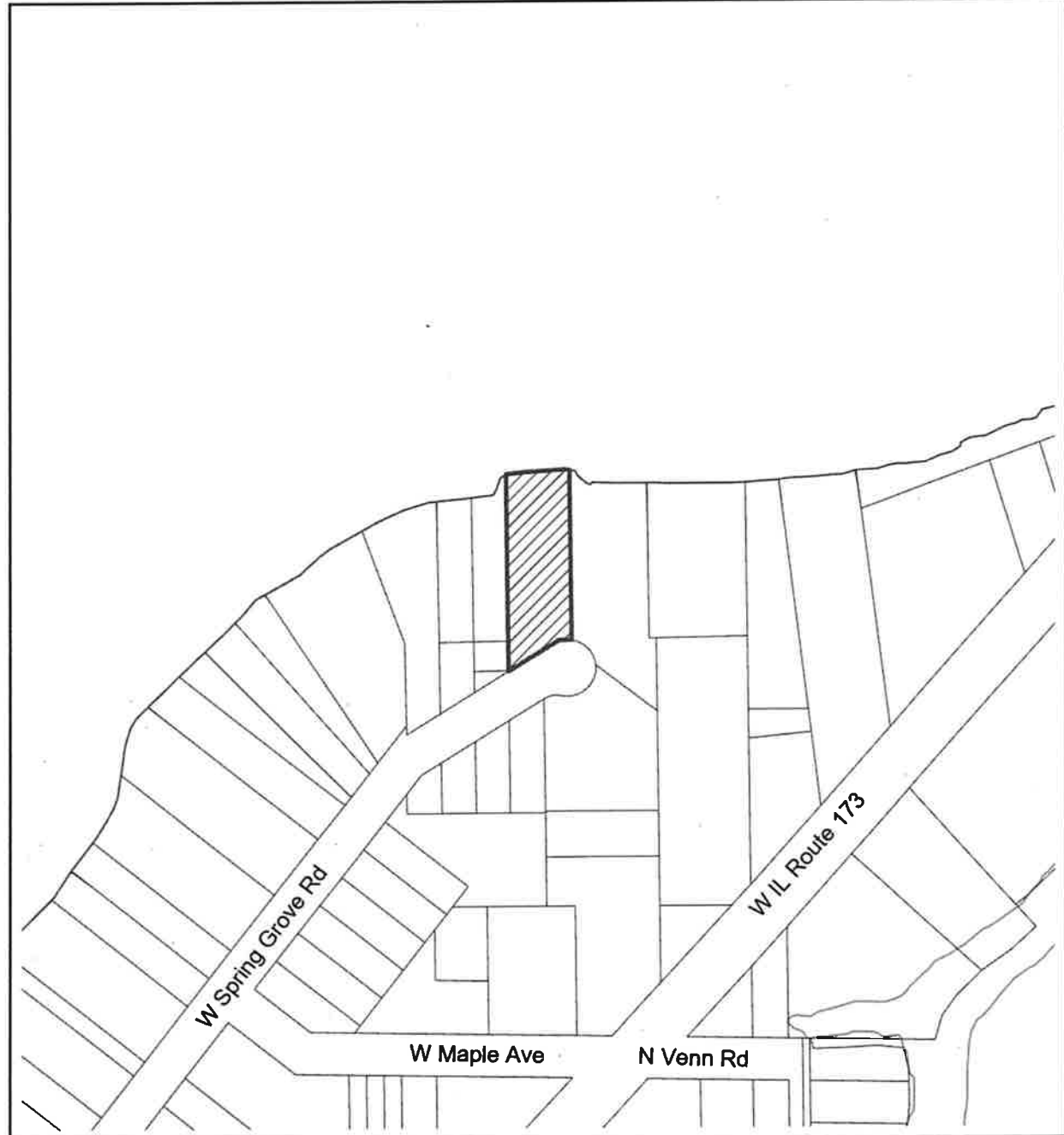


**View of property a few  
houses west showing  
erosion problems**



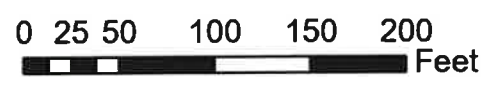
**View of property two homes  
east of subject property showing  
erosion and loss of mature trees**





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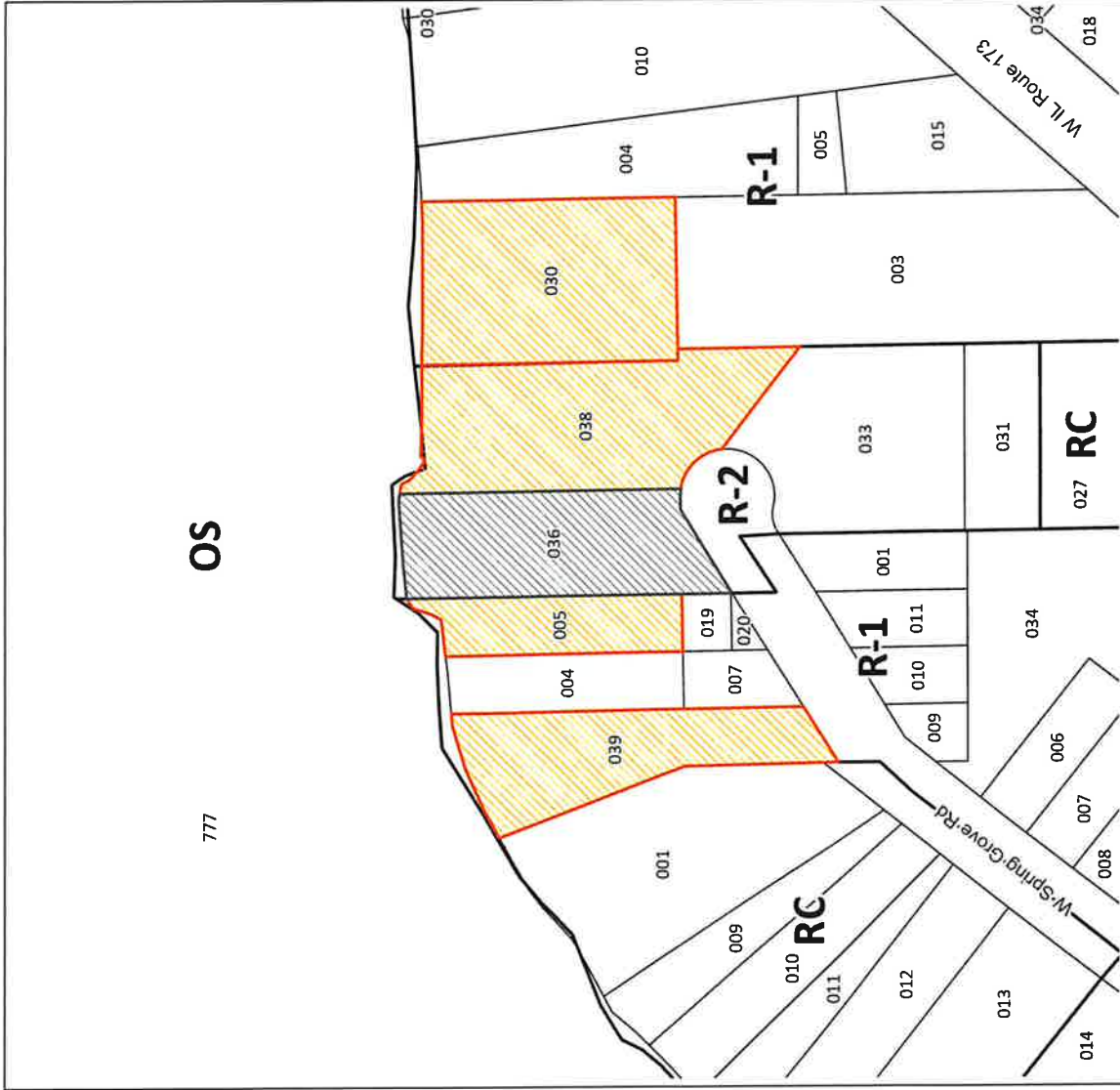
 Incorporated Lake County      Subject Parcel





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Mailing Parcel



Subject Parcel



Incorporated Lake County