

NOTE: This is a guide to be used in the preparation of an original petition.

APPEAL

TO: ZONING BOARD OF APPEALS
Central Permit Facility
Libertyville, IL 60048

Now come Goran + Aida Bosnjak and petitions the Lake County ^{Department}
(Name of Applicant) Zoning Board of Appeals to review the decision of Planning and Zoning Manager
(Name of Department rendering decision) which adversely affects petitioner and, in support of this appeal, alleges as follows:

1. That on April 22, 2019, Krista Barkley-Brown
(Date) (Name & Title of official being appealed) ^{has}
(Explain nature of decision) Planning and Zoning Manager

2. That this decision was issued relative to property legally described as:
(Insert legal description of the property) — see attached survey
Which is located at 11205 W. Melvin Dr Lake Bluff in Shields
Township, Lake County, Illinois, a map of which is attached.

3. That petitioner believes this decision is in error in that: —
(Explain reasons for disagreement with decision) see attached letter from owner's attorney

WHEREFORE, your petitioner prays that the Lake County Zoning Board of Appeals direct
Krista Barkley-Brown to interpret the provisions of
(Name of Department of official being appealed) (Insert action desired-example: issue its permit, approve petitioner's site plan, etc.)

Goran J Bosnjak
Name
715 W. Washington St.
Lake Bluff, IL 60044
Address
May 24, 2019
Date

Chapter 151 of the UCC
to allow them to build
a single family home
on the subject property
without making any
improvements to the
private roads.

Counsel for Petitioners:
Margaret M. Borcia
Morrison and Morrison, P.C.
32 N. West St.
Waukegan, IL 60088
847-284-2660
margaret@morrisonandmorrison.com

State of Illinois)

) SS

County of Lake)

I, Deborah A. Campbell, a Notary Public in and for the County and State aforesaid, do hereby certify that Goran Bosnjak, personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of May 24 2019, and appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of May, 2019.



(Seal)

My Commission expires 8-17-19.

Deborah A. Campbell

Note: It is solely the responsibility of the applicants to make sure that all information submitted, including the legal and general description of the property, is accurate as the information will be used for publication of the legal notice required by the Statutes. The County disclaims all responsibility if any of the information submitted by applicants is inaccurate.

The required filing fee (<http://lakecountyil.gov/DocumentCenter/Home/View/2693>) and the "court reporter acknowledgement" must accompany the Appeal.

Regardless of the final action on your appeal, all fees including application fee and publication costs are non-refundable.

COURT REPORTER ACKNOWLEDGEMENT

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

attorney for
Goran & Aida Bosnjak

THIS SIGNED ACKNOWLEDGEMENT MUST ACCOMPANY YOUR APPLICATION

**LAKE COUNTY ZONING BOARD OF APPEALS
PROCEDURE OF HEARING FOR AN ADMINISTRATIVE APPEAL**

1. Calling Meeting to order.
2. Roll call and determination of quorum.
3. Pledge of Allegiance (if flag is present).
4. Preliminaries by Chairman: acknowledge publication and posting of the property; stating purpose of hearing; administering oath to those who are to testify; explaining procedure to be followed the remainder of the hearing.
5. Comments received from the County departments are acknowledged.
6. Presentation of evidence by the Appellant or his representative.
 - Opening statement.
 - Testimony by the Appellant's witnesses.
 - Questioning of each witness by the Members of the Zoning Board.
 - Questioning of each witness by any person attending this hearing. (NOTE: This is an opportunity only to question the witnesses, not to make statements or offer personal testimony).
 - Close of Appellant's evidence.
7. Presentation of evidence of the administrative official.
 - Opening statement.
 - Testimony by witnesses.
 - Questioning of each witness by the Members of the Zoning Board.
 - Questioning of each witness by any person attending this hearing.
8. Statements or evidence by interested participants attending this hearing.
 - Presentation of statements, testimony or evidence by any witness.
 - Questioning of each witness by the Members of the Zoning Board.
 - Questioning of each witness by the Appellant or other persons attending this hearing.
9. Rebuttal by Appellant.
10. Closing statement by the Appellant or his representative if desired.
11. Closing statement by the Administrative Official or his representative if desired.
12. Closing of testimony.
13. Zoning Board recommendation.
14. Adjournment.

Zoning Application Similar Use Interpretation

COMMENTARY: This document has been created by the Lake County Planning, Building and Development Department as a tool to guide the applicant(s) through the written application process through which a similar use interpretation is made of Chapter 151: Unified Development Ordinance of the Lake County (UDO) Within 30 days of receipt of a completed application and the required fee¹, the Planning, Building and Development Director shall:

- Review and evaluate the application taking into account the standards found in (UDO). (<http://lakecountyil.gov/2051/Unified-Development-Ordinance>), the Official Zoning Maps and any relevant documentation provided by the applicant and otherwise available to the Department.
- Consult with other staff.
- Render a written decision.

If an application is submitted for a use type not listed in UDO section (151.111) Use Table, then according to UDO section (151.270(B)) "Similar Use Interpretations", the Planning, Building and Development Director is authorized to make a similar use interpretation.

1. Applicant Information

Name: Goran Bosnjak
Address: 715 W. Washington Ave
Lake Bluff, IL 60044
Telephone # (847) 668-1779

2. Property Information

Property Index Number(s): 12-17-211-008 and 12-17-211-009
Zoning District: R-1
Township: Shields
Existing Land Use: vacant subdivided lots

¹ Please refer to the current "Land Development Fee Schedule", accessible online at <http://lakecountyil.gov/DocumentCenter/Home/View/2693>, for the current fee, classified as a Zoning Interpretation, charged for this service. Please make checks payable to "Lake County Treasurer".

Morrison & Morrison, P.C.
Attorneys at Law



Joseph T. Morrison
Margaret Morrison Borcia
Donald J. Morrison
Donald T. Morrison (1928-2013)

32 N. West Street
Waukegan, Illinois 60085
847-244-2660
Fax 847-244-6817

March 28, 2019

Planning, Building and Development Director
Lake County Central Permit Facility
500 West Winchester Road,
Libertyville Illinois 60048

Re: Section 151.057 Interpretation Request regarding 11205
W. Melvin Drive, Lake Bluff, PIN 12-17-211-016

Dear Director:

I was given the form "Zoning Application Similar Use Interpretation" to use for a application for Written Interpretation of Chapter 151 of the UDO pursuant to Section 151.057 of the UDO. Pursuant to Section 151.032 (2), you have the authority to make interpretations of Chapter 151 of the UDO when called upon to do so.

I have been retained to represent Goran Bosnjak regarding his attempts to build a house on Block 16, Lots 12 and 13 of Arden Shore Estates in unincorporated Lake County. My client has consolidation these lots pursuant to Section 151.233(D)(2) of the UDO to allow the construction of a single family residence and a septic system on these lots. The new address for the combined lot is 11205 W. Melvin Drive, Lake Bluff, Illinois and the new PIN is 12-17-211-016 (the "Subject Property")

The Subject Property constitutes nonconforming lots pursuant to Section 151.233(A) of the UDO. Pursuant to Section 151.233(B)(1) and (2) of the UDO, the Subject Property may be developed with a detached single family house and a septic system.

The County staff has taken the position that pursuant to Section 151.169(C)(2) of the UDO, all lots shall take access to an improved, approved street and that the gravel roadways that provide access to the Subject Property do not meet the standards of Section 151.194 of the UDO. Thus, the County staff is requiring that my client build a road as described in the letter from Eric Tooke dated March 6, 2017.(A copy of the letter is enclosed)

The Subject Property fronts on W. Melvin Drive and North Shore Drive, nka Douglas Trace. A map showing W. Melvin Drive and Douglas is enclosed which shows the Subject Property in yellow, the gravel roadways in blue, two existing homes that have take access from the gravel roads are cross-hatched. There is a third house that gets access from the private gravel road located east of where this maps ends.

A plat of subdivision for Arden Shore Estates is also enclosed and shows the located of the Subject Property in yellow. I have also enclosed recorded documents that show only Louis Street (nka as Bay Shore Drive), Hillside Avenue, Glendell Avenue from RR right -of-way north to Broadway Avenue and Juneway Avenue from Glendell Avenue to the RR right-of-way have been dedicated and accepted as public streets under the jurisdiction of the Shields Township Highway Commission. The developer who made that dedication was required to pave the dedicated public streets. Those public streets are shown on the Plat of Subdivision in green.

The portion of W. Melvin Drive and North Shore Drive, nka Douglas Trace that provide access to the Subject Property are private gravel roads. My client has an implied easement to use these roads for access. The cost of maintaining the private gravel roads on the implied easement area is shared by client and the three other home owners.

The Plat of Subdivision does not dedicate these roads. Although the County staff has informed me that the roads are Shield Township Highway Commission roads, I have not seen any document that dedicates these roads to Shield Township Highway Commission and I have not seen any document in which Shield Township Highway Commission accepted such a dedication. Furthermore, Shields Township Highway Commission does not maintain or plow these private gravel roadways.

If Shields Township Highway Commission accepted such a dedication, it accepted gravel roads since neither the County nor Shields Township Highway Commission required the developer who subdivided this property to put in paved roads (unlike the above referenced recorded dedication of public streets).

In addition, the County and/or Shields Township Highway Commission allowed three other lot owners to build residence with access to these gravel roads. Thus, Sections 151.169(C)(2) and Section 151.194 of the UDO as applied to the Subject Property is unconstitutional because it violates my client's constitutional right to due process.

Therefore, under existing case law in Illinois, these roads are considered private roads and neither the County nor Shield Township Highway Commission has the authority to allow or require improvements to these roads. Since these are legal nonconforming lots, my client has the right to build a detached single family home and septic system on the Subject Property without improving W. Melvin Road in this area and/or North Shore Drive, nka Douglas Trace.

In addition, Section 151.194 (D)(1) of the UDO states that "All land to be subdivided shall have access to a public street that has been improved in accordance with the standards of this chapter or standards provided by the relevant authority having jurisdiction over the street. My client is not seeking to subdivide his property. He is seeking to build a residence on a duly recorded subdivision that has private streets in the location of his lots. Therefore, this provision does not apply to the subject property and any attempt to apply this provision to the Subject Property is unconstitutional.

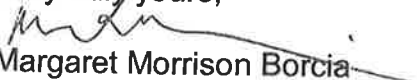
Furthermore, since the roads are private and have not been dedicated to any roadway authority, my client is not required to build a public road to get access to his property. He has the right to use the private roads in place like the other three homes in this area.

Also, the cost for one owner to improve these roads as described in the letter from Eric Tooke dated March 6, 2017, is prohibitive. My client will not be able to build a residence on the Subject Property if he is required to make these improvements.

In addition, the need for this type of road is not specifically and uniquely attributable to my client's construction of a single family home on the Subject Property because the other lots in the area will get access to improved roads without sharing in the cost. Therefore, Sections 151.169(C)(2) and Section 151.194 of the UDO as applied to the Subject Property are not a reasonable requirements, are unconstitutional, are not a valid exercise of the County's and/or Shields Township Highway Commission police power and amounts to a confiscation of private property in contravention of the constitutional prohibitions against taking private property without just compensation.

Therefore, my client is requesting an interpretation of the provisions of Chapter 151 of the UDO that allows him to build his house and septic system on the Subject Property without making any improvements to the private roads. Enclosed is a check for \$270 made payable to the Lake County Treasurer for this interpretation.

Very truly yours,


Margaret Morrison Borgia

cc. Goran Bosnjak



Lake County Central Permit Facility
500 West Winchester Road
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
E-mail: lcpermits@lakecountyil.gov

April 22, 2019

Morrison & Morrison, P.C.
Margaret Morrison Borcia
32 N. West Street
Waukegan, IL 60085

Subject: Zoning Interpretation for Improvement of North Shore Drive, a.k.a Douglas Trace
Property Index Number 12-17-211-016
11205 W. Melvin Drive, Lake Bluff

Dear Ms. Morrison Borcia,

This letter concerns your correspondence dated March 28, 2019 requesting an interpretation of the Lake County Unified Development Ordinance (UDO) road improvement requirements to allow your client, Goran Bosnjak, to construct a single-family dwelling on the subject property prior to improvement of the adjoining right of way (North Shore Drive a.k.a. Douglas Trace) to UDO public road improvement standards. Based on staff's analysis of your request, I offer the following response:

The subject property consists of lots 12 and 13 within the Arden Shore Estates subdivision, which was recorded on April 27, 1927. The property is fronted by North Shore Drive, a.k.a Douglas Trace (later referred to as "the adjoining road right-of-way") to the east and Melvin Drive to the north. The consolidated lots are considered legal nonconforming in the Residential-1 (R-1) zoning district due to insufficient lot area. Although the construction of a single-family dwelling is permitted by right on the subject property within the underlying zoning district, the County maintains the position that the adjoining road right-of-way must be improved to UDO public road standards and accepted/incorporated into the Township Highway System to provide access to the proposed single-family dwelling. This conclusion is based on the consideration of relevant sections of the Lake County Code as outlined below.

The Arden Shore Estates subdivision provided for the platting of North Shore Drive, a.k.a Douglas Trace, as a 66-foot wide right-of-way in 1927. The Lake County Code addresses improvement of unimproved rights-of-way in Section 151.194(R)/*Development standards for unimproved existing rights-of-way*. This section of the Lake County Code was intended to provide development standards and review procedures for the evaluation and construction of unimproved rights-of-way located in recorded subdivisions so they can be improved to an adequate standard and accepted/incorporated into a Township Highway System. Section 151.194(R)(1) states that the applicant for a building permit or site development permit is responsible to ensure that the street from which lot access will be taken meets the minimum requirements of this chapter. Further, Section 151.194(R)(2) indicates that this provision shall apply to unimproved rights-of-way that are contained within platted subdivisions existing prior to January 1, 1959. Section 151.169(C)(2) of the Lake County Code states that each lot shall take access to an improved, approved street and Section 151.233(D)(1)(b) of the Lake County Code indicates that each nonconforming lot shall have direct access to an improved street approved by the relevant highway authority (in this case the Shields Township Road District).

The construction standards in Lake County Code Section 151.194(R)(4)(a) indicate that applicants proposing to develop existing lots adjacent to unimproved rights-of-way shall be required to improve the road across the full width of the lot from which access will be taken. Section 151.194(R)(3) further states that unimproved

rights-of-way that satisfy the applicability standards of this section shall be constructed in accordance with the street design standards of subsection (L), the pavement structure requirements of subsection (M), and typical cross-sections specified in Appendix O of Chapter 151 of the Lake County Code (see enclosed). Based on these standards, the marginal gravel improvements of North Shore Drive a.k.a Douglas Trace, do not meet the minimum right-of-way improvements for the provision of lot access required by the Lake County Code.

Therefore, it is the decision of this Department that the applicant shall be responsible for all costs associated with engineering, construction, and bonding for improvements to the street according to Section 151.194 (R)(5)(c)2. of the Lake County Code and as detailed above

Pursuant to Article 151.058(C) of the Lake County Code, Appeals of Administrative Decisions must be submitted to the Lake County Planning, Building and Development Department within 35 days of the date of this decision. For your convenience, I have enclosed the Administrative Appeals Application form. Should you choose not to appeal this decision, I look forward to receiving Mr. Bosnjak's submittal to begin the road permit process.

If you should require any additional information, please your project manager, Eric Tooke, at (847) 377-2149.

Regards,

A handwritten signature in black ink, appearing to read "Krista Barkley-Braun". The signature is fluid and cursive, with a long horizontal line extending to the right.

Krista Barkley-Braun
Planning and Zoning Manager

Encl: Lake County Code Appendix O

C: Eric Waggoner, Director, Planning Building and Development
Lisle Stalter, State's Attorney's Office
Scott Anderson, Shields Township Highway Commissioner
Sandy Hart, County Board, District No. 13

Appendix O: Typical Cross-Sections for Local Streets

[Revised 09.10.02]

Figure 1: Typical Section: (60 foot right-of-way)

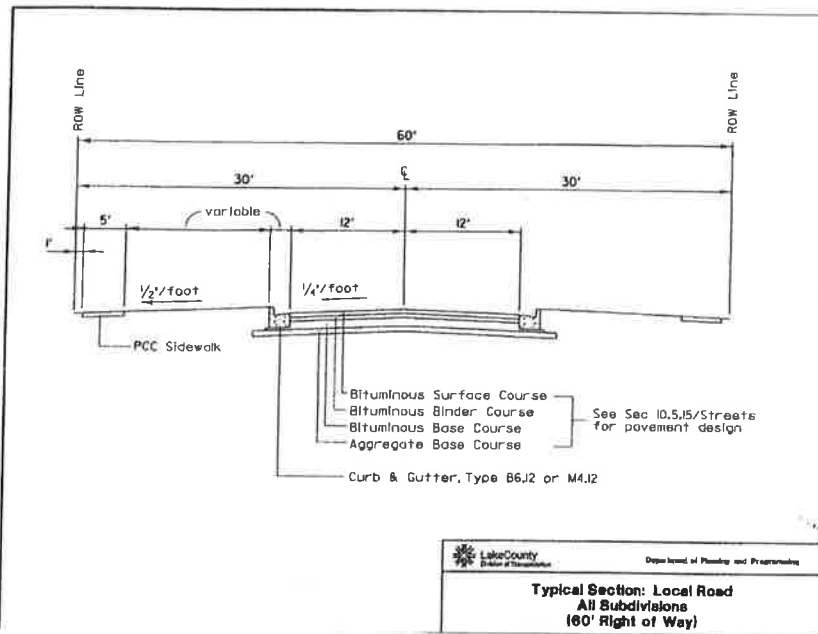


Figure 2: Typical Section: (66 foot right-of-way)

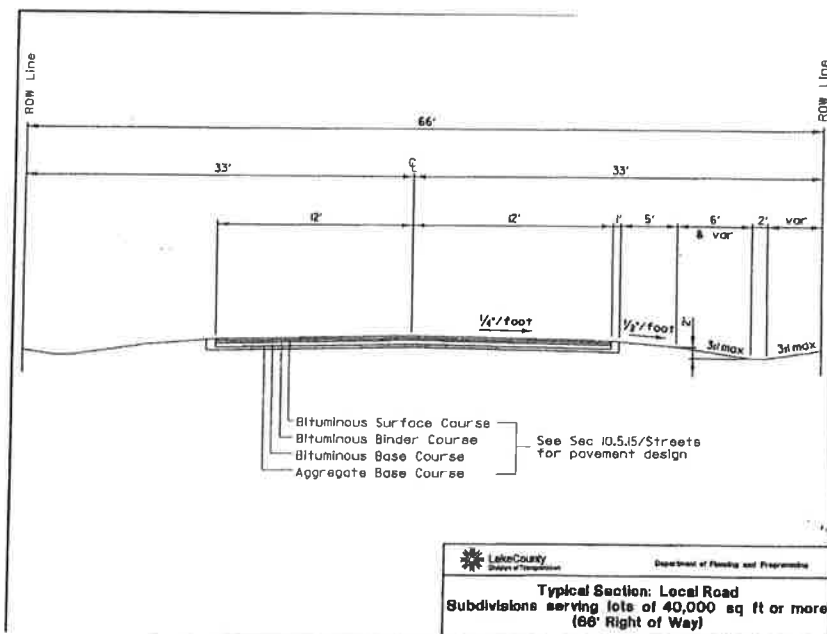
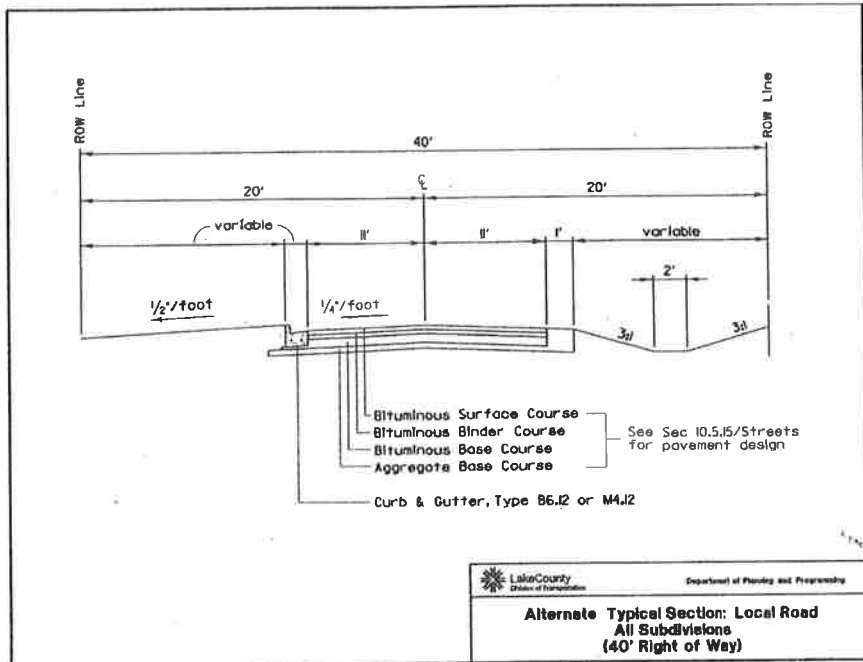


Figure 3: Alternate Typical Section: (40 foot right-of-way)



Morrison & Morrison, P.C.
Attorneys at Law



Joseph T. Morrison
Margaret Morrison Borcia
Donald J. Morrison
Donald T. Morrison (1928-2013)

32 N. West Street
Waukegan, Illinois 60085
847-244-2660
Fax 847-244-6817

May 24, 2019

HAND DELIVERED

Zoning Board of Appeals
Lake County Central Permit Facility
500 West Winchester Road,
Libertyville Illinois 60048

Re: Appeal from April 22, 2019 decision of Planning and Zoning Manager regarding a Section 151.057 Interpretation Request regarding 11205 W. Melvin Drive, Lake Bluff, PIN 12-17-211-016

Dear Board Members:

Enclosed please find the Appeal to the Zoning Board of Appeals on the County's form along with the Court Reporter Acknowledgment. This letter and the documents enclosed contain the reasons why client believe that the April 22, 2019 decision of Planning and Zoning Manager regarding a Section 151.057 Interpretation Request regarding 11205 W. Melvin Drive, Lake Bluff, PIN 12-17-211-016 was in error.

I represent Goran and Aida Bosnjak, the owners of a vacant parcel in unincorporated Lake County, commonly known as 11205 W. Melvin Drive, Lake Bluff, Illinois, PIN 12-17-211-016 (the "Subject Property"). A plat of survey of the Subject Property is enclosed. The Subject Property consists of Block 16, Lots 12 and 13 of Arden Shore Estates Subdivision in unincorporated Lake County. The Subject Property is unimproved with no significant natural resources such as wetlands or floodplain as shown on the County's GIS maps.

My client has consolidation two lots pursuant to Section 151.233(D)(2) of the UDO to allow the construction of a single family residence and a septic system on these lots. The old PINs for the two lots were 12-17-211-008 and 12-17-211-009.

The Plat of Survey contains a legal description of the Subject Property. The size of the Subject Property is 22,600 sq. ft. or 0.519 acres as shown on the Plat of Survey.

On March 28, 2019, Goran Bosnjak filed a Zoning Application - Similar Use Interpretation form with the Lake County Planning, Building and Development Director, Pursuant to Section 151.032 (2), Mr. Bosnjak requested that the Director make interpretations of Chapter 151 of the UDO. He requested an interpretation of the provisions of Chapter 151 of the UDO to allow him to build his house and septic system on the Subject Property without making any improvements to the private roads. A copy of the Application and accompanying letter from me dated March 28, 2019 are enclosed. .

In a letter dated April 22, 2019, the Director denied the request and decided that my clients shall be responsible for all costs associated with the engineering, construction and bonding for improvements to the street according to Section 151.194(R)(5)(c)2 of the Lake County Code. A copy of that letter is enclosed. The letter was post-marked April 24, 2019. A copy of the envelope is enclosed. The letter stated that my clients had 35 days from the date of the decision to file an appeal of that decision. This appeal is filed within 30 days of the mailing of the letter and within 35 days of the date of the decision as directed.

The basis for this Appeal is contained in my letter dated March 28, 2019. In addition, Section 151.194(R) including but not limited to, Section 151.194(R)(1) and (2), Section 151.233(D)(1)(b) and Section 151.169(C)(2) along with any other provision of the UDO that the County believes supports the Director's April 22, 2019 decision are unconstitutional as applied to the Subject Property because the need for this type of road is not specifically and uniquely attributable to my client's construction of a single family home and other lots in the area will be able to use the road for access without paying their share of the costs. The building the roads as required by the standards for a subdivision built today is unreasonable for this type of subdivision, is cost prohibitive and renders the Subject Property unbuildable. Therefore, these Sections of the UDO, as applied to the Subject Property, are not reasonable requirements, are unconstitutional, are not a valid exercise of the County's and/or Shields Township Highway Commission police power and amount to a confiscation of private property in contravention of the constitutional prohibitions against taking private property without just compensation.

In addition, three homes are already built and get access via these private gravel roads. I have enclosed a map showing their location and PINs. I have also enclosed an aerial photograph of this area showing the Subject Property and these homes. In addition, I enclosed the Property Tax Assessment Information by PIN and tax parcel maps for these three homes. These homes were built in 1986, 1970 and 1989. The County did not make any of these lot owners improve these private roads when it issued building permits for the construction of these single family homes. Therefore, requiring my clients to improve these roads to the standards of a subdivision being built to day is an unconstitutional violation of their rights to due process and equal protection.

In support of this appeal, the following other documents are enclosed:

The Plat of Subdivision for Arden Shore Estates
The Dedication and Acceptance of some of the roads within that subdivision

A map showing the Shields Township Roads in this area
The PIN map for the Subject Property
The Property Tax Assessment Information by PIN for the Subject Property.
The March 6, 2017 letter to my client from Eric Tooke
The March 24, 2017 letter from me to Eric Tooke, Scott Anderson and Karen Fox
The April 26, 2017 letter to me from Eric Tooke.

Based upon all this information, my clients are requesting that the Zoning Board of Appeals grant this Appeal and find that the subject provisions of the UDO should not be applied to the Subject Property and that my clients are allowed to obtain a building permit to build a single family residence and septic system on the Subject Property without making any improvements to the private roads.

Enclosed is a check for \$562.00 made payable to the Lake County Treasurer for this appeal..

Very truly yours,


Margaret Morrison Borcia

cc. Goran Bosnjak



LakeCounty

500 W. Winchester Road, Unit #101
Libertyville, Illinois 60048-1331

Planning Building & Development
Lake County Central Permit Facility

2019-25-2019 AURORA 60085

PRESORTED
FIRST CLASS



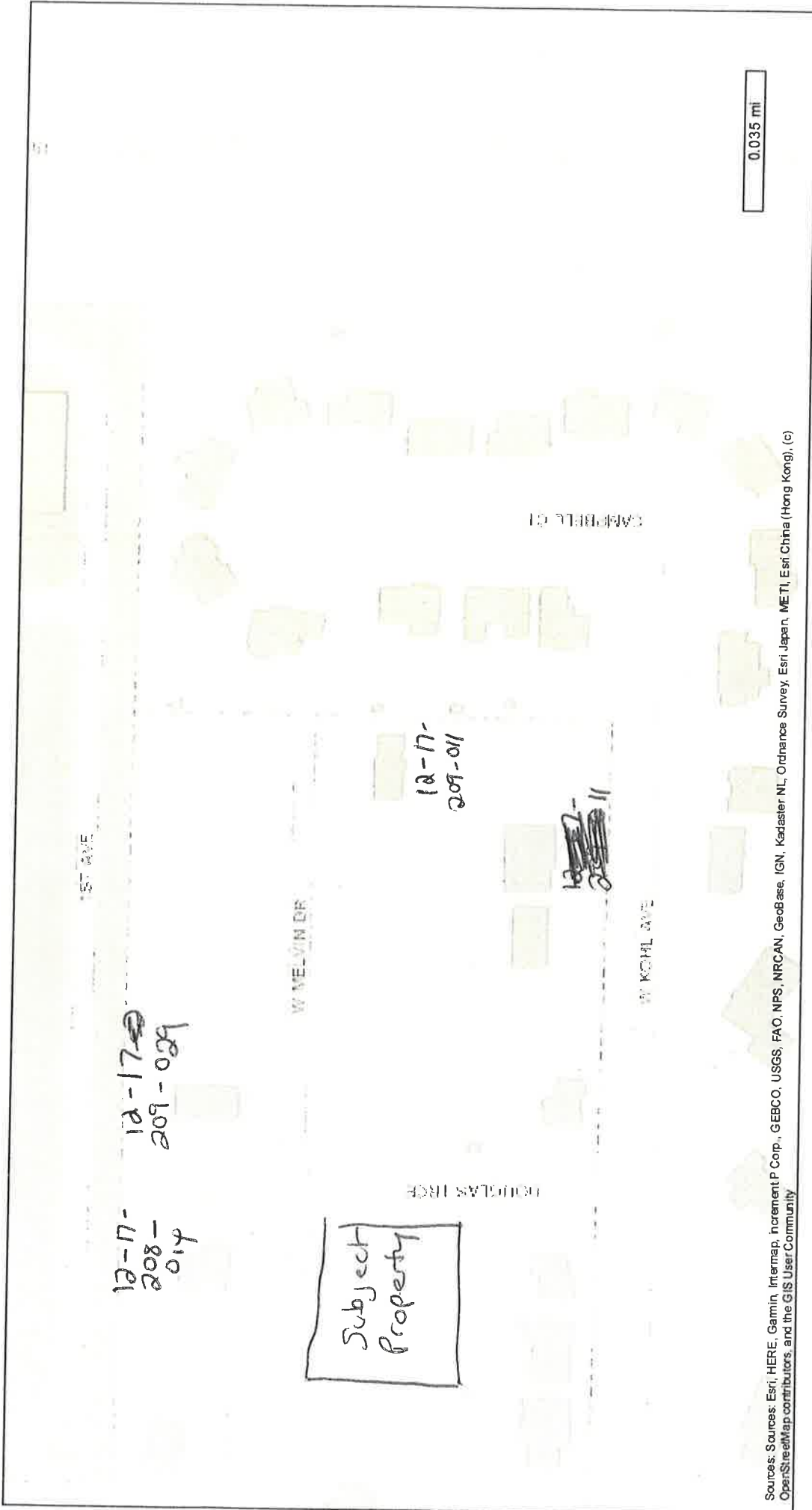
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Morrison & Morrison, P.C.
Margaret Morrison Borcia
32 N. West Street
Waukegan, IL 60085

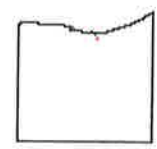
CWV-SAB 60085



Lake County, Illinois



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Lake County, Illinois



Map Printed on 5/24/2019



Tax Parcel Information

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



Imagery ©2019 Google, Map data ©2019 Google 50 ft



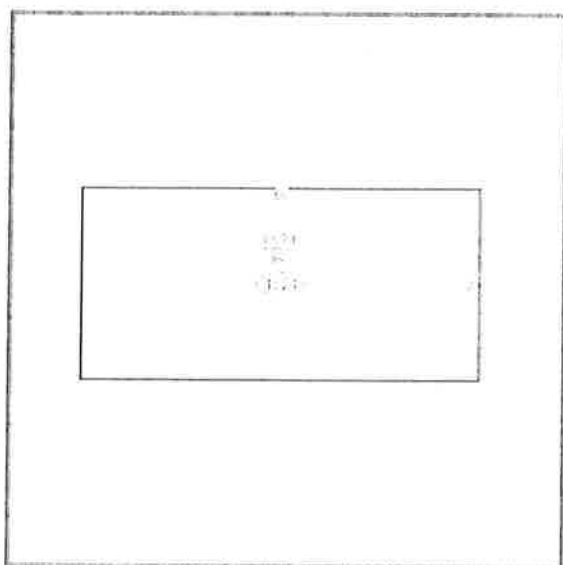
Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	12-17-209-029	Neighborhood Number:	1017600
Street Address:	11176 W MELVIN DR	Neighborhood Name:	Arden Shore North/South
City:	LAKE BLUFF		1sty
Zip Code:	60044	Property Class:	104
Land Amount:	\$49,461	Class Description:	Residential Improved
Building Amount:	\$58,901	Total Land Square Footage:	18172
Total Amount:	\$108,362	House Type Code:	44
Township:	Shields	Structure Type / Stories:	1.0
Assessment Date:	2018	Exterior Cover:	Wood siding
		Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1986 / 1986
		Condition:	Average
		Quality Grade:	Avg+
		Above Ground Living Area (Square Feet):	1624
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	1624
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.



Property Sales History

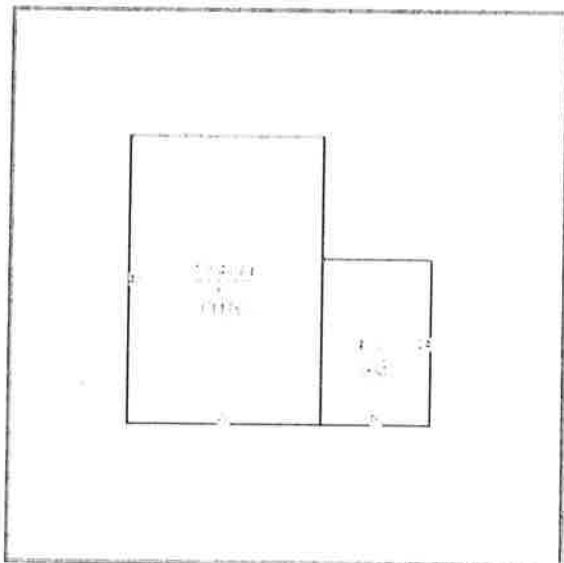
 **Lake County, Illinois**

Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	12-17-208-014	Neighborhood Number:	1017500
Street Address:	11204 W MELVIN DR	Neighborhood Name:	Arden Shore N/S Multi Sty
City:	LAKE BLUFF	Property Class:	104
Zip Code:	60044	Class Description:	Residential Improved
Land Amount:	\$36,530	Total Land Square Footage:	10732
Building Amount:	\$52,862	House Type Code:	74
Total Amount:	\$89,392	Structure Type / Stories:	1.75
Township:	Shields	Exterior Cover:	Wood siding
Assessment Date:	2018	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	1970 / 1970
		Condition:	Average
		Quality Grade:	Avg+
		Above Ground Living Area (Square Feet):	2116
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	2
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	1 / 0 / 0
		Garage Attached / Detached / Carport Area:	384 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0



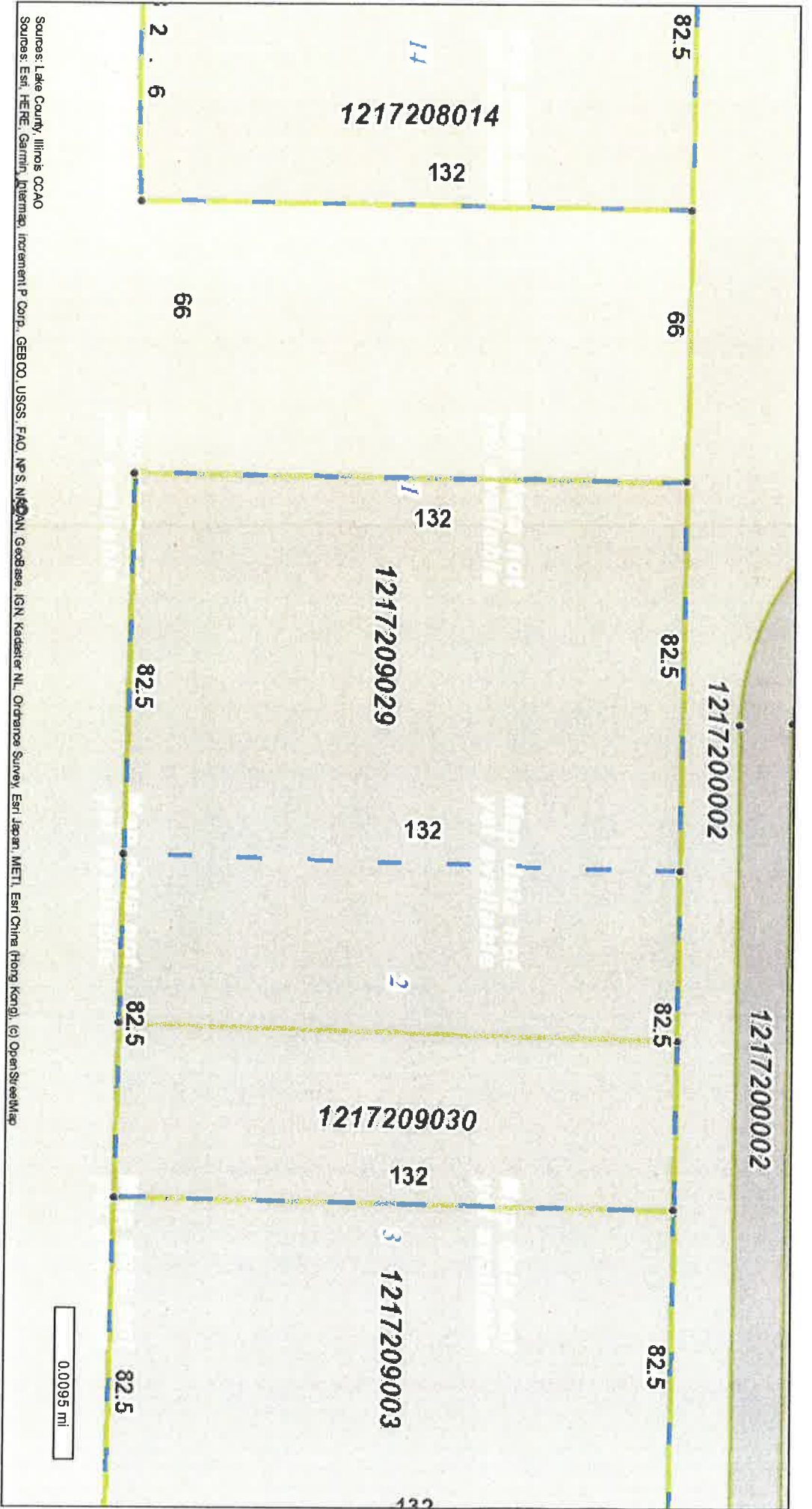
[Click here for a Glossary of these terms.](#)



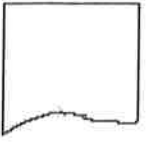
Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Lake County, Illinois



Sources: Lake County, Illinois CCAO
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NGA, Swatch, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Lake County, Illinois



Map Printed on 5/24/2019



- Parcel Points
- ▭ Private Road ROW
- ▭ Public Road ROW
- ▭ Lots
- ▭ Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



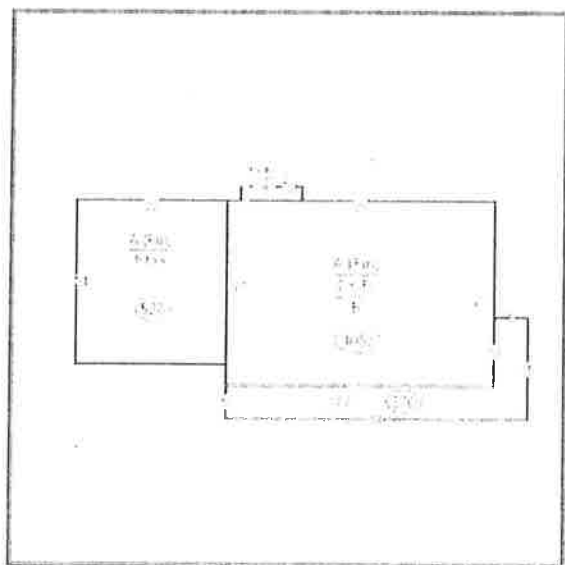
Property Tax Assessment Information by PIN

Property Address	
Pin:	12-17-209-011
Street Address:	11115 W MELVIN DR
City:	LAKE BLUFF
Zip Code:	60044
Land Amount:	\$37,067
Building Amount:	\$156,995
Total Amount:	\$194,062
Township:	Shields
Assessment Date:	2018

Property Characteristics	
Neighborhood Number:	1017500
Neighborhood Name:	Arden Shore N/S Multi Sty
Property Class:	104
Class Description:	Residential Improved
Total Land Square Footage:	10890
House Type Code:	63
Structure Type / Stories:	2.25
Exterior Cover:	Wood siding
Multiple Buildings (Y/N):	N
Year Built / Effective Age:	1989 / 1989
Condition:	Average
Quality Grade:	VGd
Above Ground Living Area (Square Feet):	2519
Lower Level Area (Square Feet):	
Finished Lower Level (Square Feet):	
Basement Area (Square Feet):	1053
Finished Basement Area (Square Feet):	803
Number of Full Bathrooms:	3
Number of Half Bathrooms:	1
Fireplaces:	2
Garage Attached / Detached / Carport:	1 / 0 / 0
Garage Attached / Detached / Carport Area:	528 / 0 / 0
Deck / Patios:	0 / 0
Deck / Patios Area:	0 / 0
Porches Open / Enclosed:	1 / 0
Porches Open / Enclosed Area:	270 / 0
Pool:	0



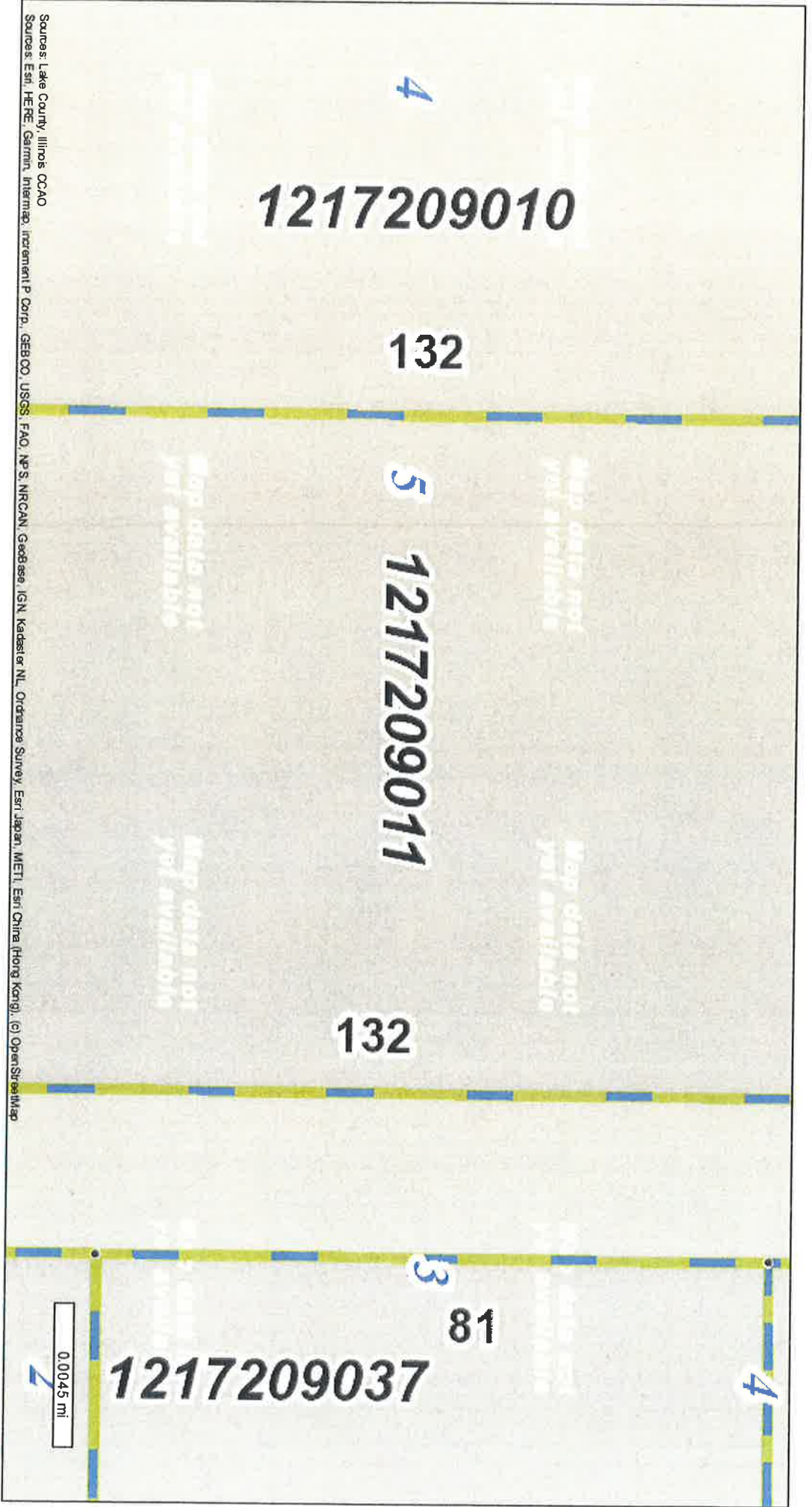
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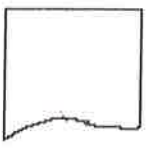
Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Lake County, Illinois



Sources: Lake County, Illinois COAO
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geodase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Lake County, Illinois



Map Printed on 5/24/2019



- Parcel Points
- Private Road ROW
- Public Road ROW
- Lots
- Tax Parcels

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

The within petition was received by me this 10th day of November A. D. 1958

The undersigned, Commissioner of Highways of said Town of Shields

does hereby fix the 21st day of November A. D. 1958 at the hour of 10 o'clock P. M. on said day, at Green Bay Road and Louis Street

where he will examine the route of such road and hear reasons for or against the laying out of the same.

Given under my hand this 21st day of November A. D. 1958

Albert E. Kelly, Commissioner of Highways

The undersigned, Commissioner of Highways of said Town of Shields does hereby

certify that on the 10th day of November A. D. 1958, he put up and posted

notices in three of the most public places in said Town of Shields, to wit:

Green Bay Road Five Points Elodgett Ave

and that the following is a true and exact copy of said notices so put up and posted:

"HIGHWAY NOTICE"

A petition having been presented to the Commissioner of Highways of the Town of Shields

in the County of Lake, to lay out a certain road described as follows:

Louis Street, Hillside Avenue, Glendell Avenue from the E.J.&E. RR.

Right-of-Way North to Broadway Avenue.

Juneway Terrace from Glendell Avenue to the E.J.&E. RR. Right of Way.

The Commissioner hereby gives notice that he has fixed upon the 21st day of November A. D. 1958, at the hour of 10 o'clock in the P.M. noon at the Louis Street & Green Bay Rd in said Town of Shields as the time and place he will meet to examine the route of such road and to hear any reasons that may be offered for or against the laying out of said road, when and where all persons interested can be heard.

Dated at this 21st day of November A. D. 1958.

Albert E. Kelly, Commissioner of Highways.

Given under my hand this 21st day of November A. D. 1958

Albert E. Kelly, Commissioner of Highways.

The undersigned, Commissioner of Highways of the Town of Shields, having met at the time and place and for the purpose stated in the above and foregoing notice and having personally examined the route of said road and having heard such reasons as were offered for and against the laying out of the same: Ordered that the prayer of said petition should be which decision was publicly announced.

Given under my hand this 21st day of November A. D. 1958

Albert E. Kelly, Commissioner of Highways.

Town of Road District

County of State of Illinois

PETITION TO LAY OUT NEW ROAD

FILED IN 10-25080

of Illinois on 10.25.58

MAR 30 1959

RECORDED 6934

Handwritten signature

Filed this day of

A. D. 19

Albert E. Kelly

115 Washington St

Shields, Ill.

Handwritten signature

20

RECEIVED MAR 04 2019 COUNTY CLERK & ENGINEERING

MAR 04 2012

STATE OF ILLINOIS, COUNTY OF LAKE, Town of SHIELDS, To the Commissioner of Highways of the TOWN OF SHIELDS in the County of LAKE and State of Illinois:

The undersigned, legal voters, residing in said TOWN OF SHIELDS do hereby petition you to lay out a new road as follows, Commencing at the following streets in Arden Shore Estates in Section 17, Township 44 North, Range 12, East of the Third Principal Meridian:-

- LOUIS STREET (now known as BAY SHORE DRIVE)
HILLSIDE AVENUE
GLENDELL AVENUE FROM THE E.J.& E. RR. RIGHT-OF-WAY NORTH TO BROADWAY AVENUE
JUREWAY TERRACE FROM GLENDELL AVENUE TO THE E.J.& E. RR. RIGHT-OF-WAY

The owners of land over which said proposed road will pass are as follows:

Table with 2 columns: NAMES, RESIDENCE. Includes a section for STREETS HAVE HERETOFORE BEEN DEDICATED.

And your Petitioners pray that you will proceed and lay out said road accordingly.

Dated at this day of A. D. 19

Table with 2 columns: NAMES, NAMES. Contains handwritten signatures of petitioners.

Shield Twp Roads



Subject property

X - single family homes on the gravel private roads



Property Tax Assessment Information by PIN

Property Address		Property Characteristics	
Pin:	12-17-211-016	Neighborhood Number:	1017500
Street Address:	11205 W MELVIN DR	Neighborhood Name:	Arden Shore N/S Multi Sty
City:	LAKE BLUFF	Property Class:	103
Zip Code:	60044	Class Description:	Residential Vacant
Land Amount:	\$55,208	Total Land Square Footage:	21549
Building Amount:	\$0	House Type Code:	
Total Amount:	\$55,208	Structure Type / Stories:	
Township:	Shields	Exterior Cover:	
Assessment Date:	2018	Multiple Buildings (Y/N):	N
		Year Built / Effective Age:	/
		Condition:	
		Quality Grade:	
		Above Ground Living Area (Square Feet):	0
		Lower Level Area (Square Feet):	
		Finished Lower Level (Square Feet):	
		Basement Area (Square Feet):	0
		Finished Basement Area (Square Feet):	0
		Number of Full Bathrooms:	0
		Number of Half Bathrooms:	0
		Fireplaces:	0
		Garage Attached / Detached / Carport:	0 / 0 / 0
		Garage Attached / Detached / Carport Area:	0 / 0 / 0
		Deck / Patios:	0 / 0
		Deck / Patios Area:	0 / 0
		Porches Open / Enclosed:	0 / 0
		Porches Open / Enclosed Area:	0 / 0
		Pool:	0

NO IMAGE
AVAILABLE

NO SKETCH
AVAILABLE

[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.

Property Sales History

Sale valuation definitions

Date of Sale	Sale Amount	Sales Validation	Compulsory Sale
No Previous Sales Information Found.			

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.



Lake County Central Permit Facility
500 West Winchester Road
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
E-mail: lcpermits@lakecountyil.gov

March 6, 2017

Goran Bosnjak
715 W. Washington Ave.
Lake Bluff, IL 60044-1643

VIA email & U.S. Mail

RE: Early Assistance #6130
Two-phase project to improve a portion of Douglas Trace and construct a single-family dwelling on PIN 12-17-211-009
Early Assistance Meeting Notes
P.I.N 12-17-211-008, 12-17-211-009
11205 W. Melvin Drive Lake Bluff IL 60044

Dear Mr. Bosnjak:

Thank you for attending the January 18, 2017 and February 8, 2017 meetings relating to the construction of Douglas Trace with a t-turnaround at the driveway that will be located on the south side of PIN -009 and a new single-family dwelling on PIN -009. The enclosed report represents a summary of the discussions provided by staff during the meeting. The determinations made by staff were based on evidence presented during the meetings and, if more information would yield a different conclusion, do not constitute a final decision. If you have any questions regarding the content of the enclosed report, or if you identify additional information that is relevant to a final determination, please contact me or the team member that made the comment.

At this time, I suggest that you review the items listed under "Next Steps" in the information literature below. As always, if you have any questions on any issue or would like to discuss any aspect of the project, contact me directly at (847) 377-2149 or at etooke@lakecountyil.gov.

Sincerely,

Eric Tooke
Senior Planner

Meeting Date: January 18, 2017 and February 8, 2017

Early Assistance Meeting Summary Report Form

Project Manager/Organizer: Eric Tooke

Other MDT Members: Brian Frank, Bob Springer, Jeff Bixler, Betsy Duckert, Joe Meyer, Brittany Albrecht-Sloan, Eric Waggoner

Client/Customer Participants: Goran Bosnjak

PIN(s): 12-17-211-008, 12-17-211-009

Project Description/Discussion Summary: the construction of Douglas Trace with a t-turnaround at the driveway that will be located on the south side of PIN -009 and a new single-family dwelling on PIN -009.

Staff Comments:

Zoning Administration/Development Services – Eric Tooke – (847) 377-2149

Background

The property is currently zoned Residential-1 (R-1) and consists of 2 parcels that are unimproved. The parcels are fronted by Melvin Drive along the north and Douglas Trace along the east which are privately maintained with a gravel drive. In accordance with Section 151.169(C)(2) of the Lake County Code, all lots shall take access to an improved, approved street. The current condition of the roadways does not meet this standard, and street improvements are required.

The previous proposal for road improvements included the improvement along the full frontage of both lots. Previous action was taken by the Planning, Building and Zoning (PB&Z) Committee in the form of modifications to reduce the road standards of Section 151.194 of the Lake County Code (LCC). The approved modifications included the elimination of curb, gutter and sidewalk improvements, eliminating the street lights requirement, and terminating the improvements at the south right-of-way line of Melvin Drive. These modifications were approved in June 24, 2008.

Review the “Next Steps” section of this letter for the timing of submittal documents.

Street Standards Modification Procedure

Mr. Bosnjak is interested in further modifications to Section 151.194 of the LCC for the improvement of Douglas Trace, which are identified in comments provided by Joe Meyer of the Lake County Division of Transportation. The following major modification request procedure must be adhered to per Section 151.192(C):

1. Application filing. Major modification requests shall be submitted to the Director and shall include: a request from the applicant describing the specific provisions of this subchapter to be modified; the reasons and justifications for the requested modifications, in light of the approval criteria of this section; and any plans, reports, or other support information that the applicant deems necessary for the county to evaluate the request.
2. Multi-Disciplinary Team Recommendation. Upon receipt of a request for a major modification, the Director shall distribute copies to the Multi-Disciplinary Team. The Multi-Disciplinary Team shall have ten days to review the request and submit a recommendation to the Director. The Multi-Disciplinary Team's recommendation shall state the reasons for the recommendation and any suggested conditions of approval. Upon receipt of the Multi-Disciplinary Team's recommendation, the Director shall prepare a report and recommendation for presentation to the Planning, Building and Zoning Committee and schedule the application for consideration on the next regular agenda of the Planning, Building and Zoning Committee. The Director shall also notify the developer of the time and place of the meeting so he or she can present his or her arguments and all related information to the Planning, Building and Zoning Committee prior to the Committee acting on the request.
3. Planning, Building and Zoning Committee action; approval criteria. The Director shall present the major modification request to the Planning, Building and Zoning Committee. The Planning, Building and Zoning Committee shall act to approve, approve with conditions, or deny the modification, based on the following factors:
 - a. The granting of the major modification shall not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located;
 - b. Unique conditions exist with the property to be developed that require the modification, and that these conditions are not self-created, and that the applicant had no knowledge of the impact of the regulations on the development of the property at the time of the property's purchase;
 - c. The major modification is the least deviation from this chapter that will mitigate the hardship or practical difficulty that exists on the subject property;
 - d. Absent the requested modification, the applicant will be deprived of the ability to develop the property to the full extent otherwise allowed for in this chapter;
 - e. The modification shall not in any manner vary any other provisions of this chapter; and
 - f. The standard sought to be modified serves no public or private interest.

4. Notification. Following the Planning, Building and Zoning Committee's action, the Director shall provide written notification to the applicant as follows:
 - a. If the modification is approved, the modification shall list any and all conditions of approval.
 - b. If the modification is denied, the notification shall list all reasons for denial and notify the applicant of his or her right to appeal the decision of the Planning, Building and Zoning Committee in accordance with this section.

The total fee for the modification requests is 300.00. The road improvement fee is \$2,310.00

Density and Dimensional Standards for the New Single-Family Dwelling

Single family home construction may commence upon acceptance of the roadway improvements to Douglas Trace.

1. If the single family home and all associated improvements (including well and septic) are contained on PIN -009, the following standards shall apply:
 - a. North setback: 26.8 feet
 - b. East Setback: 30 feet
 - c. West Setback: 8.26 feet
 - d. South Setback 8.26 feet
 - e. Impervious Surface Ratio: 0.50
 - f. Height: 40 feet

If the single family home and associated improvements (including well and septic) are installed on both properties, a Declaration of Covenant will be required which will combine the parcels in perpetuity for the purposes of the single family dwelling. The fee for the Declaration of Covenant is \$89.00 plus an additional \$39.00 to record. Upon recordation of the Declaration of Covenant the following standards shall apply:

- a. North setback: 27.6 feet
- b. East Setback: 30 feet
- c. West Setback: 13 feet
- d. South Setback: 16.5 feet
- e. Impervious Surface: 8,000 square feet
- f. Height: 40 feet

Engineering & Environmental Services – Brian Frank (847) 377-2086

Required Documents for Project Submittals

The following documentation is required for proposed projects, as applicable, at the time of submittal for the Lake County Engineering and Environmental Services Division:

1. The following consultants maybe required to prepare the necessary submittal documents:
 - a. Illinois Licensed Professional Engineer (P.E.)
 - b. Illinois Licensed Professional Land Surveyor (P.L.S.)
2. Please review Chapter 151 of the Lake County Code of Ordinances (151.145 SITE DEVELOPMENT PERMITS et seq.) when preparing the required documents.
3. A Site Development permit will be required for the proposed roadway improvements. A second Site Development permit will be required for the proposed house and associated improvements.
4. Engineering Improvement Plans must be prepared, signed, and sealed by a Licensed Professional Engineer for these projects. Including existing and proposed topographic information prepared, signed, and sealed by a Licensed Professional Land Surveyor or Licensed Professional Engineer for the entire project areas, all elevations shall reference the North American Vertical Datum of 1988 (NAVD 88). Plans shall include erosion and sediment control measures. Soil Erosion/Sediment Control (SE/SC) notes should be added to the plans. SE/SC notes can be found on Lake County Stormwater Management Commission's website: <http://www.lakecountyl.gov/Stormwater/Documents/Regulatory/SESC%20Construction%20Notes%202013.pdf>
5. Standard silt fence detail:
http://www.lakecountyl.gov/Stormwater/Documents/Regulatory/SiltFence5_0408.pdf
6. The northern portion of this lot is adjacent and/or part of a flood prone area (also considered an overland flow path). The engineering improvement plans must properly locate the proposed improvements to be reasonably safe from flooding. Site drainage shall be designed and conveyed in a manner that will not increase flood and drainage hazards to others.
7. An Engineer's Opinion of Probable Cost must be submitted for all Public Improvements, including roadway improvements.
8. A Stormwater Management Report may need to be submitted. If required, the report must include all applicable design calculations for storm sewer and all stormwater management devices.
9. Submittal requirements are based on existing site conditions, project type and size. Any additional documents which may be needed will be requested following each review by the Building and Engineering Division.

The Lake County Code of Ordinances is available online at:
http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:lakecounty_il

If there are any questions regarding submittal requirements, please contact Brian Frank.

Building Division – Erik McCormick – 847-377-2115

1. Building plans for this project must be prepared in accordance with the following codes:
 - a. 2012 International Residential Code
 - b. 2012 International Mechanical Code
 - c. Illinois State Plumbing Code
 - d. 2011 National Electric Code
 - e. 2015 International Energy Conservation Code
 - f. Lake County amendments to the above codes
2. Plans must be drawn to a minimum 1/8" scale and include the following information:
3. Floor plan, cross section, electrical layout, HVAC layout including the location of existing or new furnace, and plumbing isometrics. Plans must be detailed and have all necessary dimensions.
4. Per Illinois State law, all new homes must have a passive radon mitigation system.
5. A blower door and duct leakage report must be submitted to your project manager for review and approval prior to scheduling a final inspection.
6. As of January 1, 2014 if your project is of 1,500 square feet or greater of gross floor area, a Construction and Demolition (C&D) Debris Recycling Plan, that demonstrates your plan for diverting at least 75% of the C&D debris from landfills, will be required with your permit application. Not less than ten (10) days prior to your final inspection, you will also be required to submit a C&D Debris Compliance Report, along with receipts, that shows that you have met the 75% C&D debris diversion requirement. Failure to comply with 75% diversion requirement and/or submit a C&D debris recycling report will result in an enforcement action.
7. If roof or floor trusses are to be used, original drawings prepared by a design professional registered in the State of Illinois must be submitted before a permit can be issued. Roof truss top chord live load must be a minimum of thirty pounds per square foot. Floor truss live loads must be a minimum of forty pounds per square foot.
8. All building permit applicants are advised to check with their local fire protection district for additional fire prevention code requirements. Other fire prevention code requirements may apply to your construction. For example, a number of fire protection districts have joined

local Municipalities in adopting fire prevention codes requiring residential sprinkler systems for new single family homes. Your project is located within the Arden Shores Fire Protection District which is served by the Lake Bluff Fire Department. The Lake Bluff Fire Department contact information is as follows:847-234-5158

Health Department – Jeff Bixler – 847-377-7791

1. Contact North Shore Sanitary District (NSSD) to determine the availability of sanitary sewer/community water to this parcel PRIOR to soil testing/plan design; The phone number is 847-623-6060; If sanitary sewer is determined to be available per Lake County Code 171 then an onsite wastewater treatment system approval will NOT be granted for this parcel; The same applies to community water.
2. The applicant will need to contact a Lake County licensed septic designer (a list of names can be found on line @ lakecountyl.gov) to begin the process of soil testing and plan design. A plat of survey for this parcel should be obtained to determine if there are deed restricted open spaces or other limitations recorded on this parcel.
3. The Health Department has no record of a soil evaluation for this property. In order to determine if the parcel is suitable for on-site wastewater disposal a soil evaluation is required. Obtaining a soil evaluation can be accomplished by contacting:
 - a. A privately employed Certified Professional Soil Classifier, or
 - b. A Certified Professional Soil Classifier who is employed by the Lake County Health Department. The current fee for this evaluation is \$185.00, and arrangements must be made with a backhoe operator to dig test pits on the site by appointment only.
4. Once the soil evaluation has been completed, please consult with a licensed septic designer. A listing of privately employed soil classifiers and licensed septic designers is available on our website: www.lakecountyl.gov/health.

Department of Transportation – Joe Meyer – 847-377-7437

1. Douglas Trace and Melvin Drive are private roads not maintained by any public agency at this time. Building on the subject vacant lots will require improvement of the roads to the County's public road standards. Detailed standards for streets can be found in Section 151.194 of the Lake County, IL Code of Ordinances. Based on previous meetings with the property owner and County staff, the applicant may pursue modifications consisting of the following:
 - a. Use of the County's alternative public road cross-section to eliminate requirements for curb & gutter and sidewalk.

- b. Pavement width. Reduce the pavement width to 20 feet with 2-foot gravel shoulders. Gravel shoulders may be composed of recycled asphalt pavement (RAP).
 - c. Length of street extension. Minimum extension of Douglas Trace is recommended to adequately provide access to the lot. The public street must have an end treatment. A "T" turnaround is acceptable. The "T" turnaround would be installed at the location of the future driveway.
 - d. Pavement structure. The County's standard for public streets is 4-inches of gravel, 7-inches of binder course, and 2-inches of surface course. A new pavement structure with equivalent strength to the County's standard will be acceptable.
2. The Shields Township Highway Commissioner must accept the street improvements for inclusion into the Road District. Since the Highway Commissioner will maintain the new public street, the County will require his approval on the project.
 3. Kohl Avenue is a Village of Lake Bluff street. Any proposed work within the Village's road right-of-way will require their approval.

Next Steps:

1. Review staff comments from our early assistance meeting and consult staff if there are any questions about the information contained in the comments.
2. Contact me or appropriate staff member if there are any questions regarding these comments.
3. Have an Engineering Improvement Plan prepared by a licensed professional engineer for the construction of Douglas Trace.
4. Create the major modification request and schedule a meeting with staff for completeness check in of the requests and submitted documentation:
 - a. Prior to approval of the roadway design, you must update your proposed engineering plan set. This can be submitted at the time of roadway modification request.
 - b. In order for staff to consider your modification request, at a minimum, you must submit an exhibit outlining the extent of roadway improvements and a pavement design cross section. Full engineering of grading and drainage may follow.
5. Contact the Village of Lake Bluff to discuss their requirements for work within the Kohl right-of-way easement.

Morrison & Morrison, P.C.
Attorneys at Law



Joseph T. Morrison
Margaret Morrison Borcia
Donald J. Morrison
Donald T. Morrison (1928-2013)

32 N. West Street
Waukegan, Illinois 60085
847-244-2660
Fax 847-244-6817

March 24, 2017

Eric Tooke
Senior Planner Lake County Central Permit Facility
500 West Winchester Road,
Libertyville Illinois 60048

Scott V. Anderson
Sheilds Township Highway Commissioner
svanderson@sheildstownship.com

Karen Fox
Chief Civil Division
Lake County State's Attorney Office
18 N. County Street
Waukegan Illinois 60085

Re: 11205 W. Melvin Drive, Lake Bluff

Lady and Gentlemen:

I have ben retained to represent Goran Bosnjak regarding his attempts to build a house in Block 16, Lots 12 and 13 of Arden Shore Estates in unincorporated Lake County. The County has taken the position that pursuant to Section 151.169(c)(2) of the UDO, all lots shall take access to an improved, approved street and that the current roadway does not meet this standard. Thus, the County is requiring that mu client build a road as described in the letter from Eric Tooke dated March6, 2017.

The two lots in question front on Melvin Drive and North Shore Drive, nka Douglas Trace. A plat of subdivision for Arden Shore Estates is enclosed and shows the located of my client's property in yellow. I have also enclosed recorded documents that show only Louis Street (nka as Bay Shore Drive), Hillside Avenue, Glendell Avenue from RR right -of-way north to Broadway Avenue and Juneway Avenue from Glendell Avenue to the RR right-of-way have bee dedicated and accepted as public streets under the jurisdiction of the Sheilds Township Highway Commission. The public streets are shown on the Plat of Subdivision in green.

Therefore, Melvin Drive and North Shore Drive, nka Douglas Trace are private roadways and neither the Lake County Department of Transportation nor the Sheilds Township Highway Commission have jurisdiction over these roads. Thus, neither entity can require or accept a public road to be built on Douglas Trace.

In addition, Section 151.194 (D)(1) states that "All land to be subdivided shall have access to a public street that has been improved in accordance with the standards of this chapter or standards provided by the relevant authority having jurisdiction over the street. My client is not seeking to subdivide his property. He is seeking to build a residence on a duly recorded subdivision that has private streets in the location of his lots. Therefore, this provision does not apply to the subject property.

Furthermore, since the road are private and have not been dedicated to any roadway authority, my client is not required to build a public road to get access to his property. He has the right to use the private roads in place like the other homes in this area.

Therefore, my client is requesting that the County allow him to build his house without making any improvements to the private roads. If you have any questions, please contact my office.

Very truly yours,


Margaret Morrison Borgia



April 26, 2017

Morrison & Morrison, P.C.
Margaret Morrison Borcia
32 N. West Street
Waukegan, IL 60085

Lake County Central Permit Facility
500 West Winchester Road
Libertyville, Illinois 60048-1331
Phone: 847.377.2600
E-mail: lcpermits@lakecountyil.gov

Subject: 11205 W. Melvin Drive, Lake Bluff

Dear Ms. Morrison Borcia,

This letter is in response to your correspondence dated March 24, 2017 regarding the proposed new single-family dwelling project proposed by Goran Bosnjak. In response to your inquiry, staff offers the following comments:

The map provided by your office highlighting the streets dedicated to the Shields Township Highway Commission reflects only those streets listed on document number 1025080. I have enclosed an updated map provided by the Lake County Division of Transportation indicating the streets dedicated to the Shields Township Highway Commission in green. Please note that the portion of Kohl Avenue not highlighted in green is dedicated to and maintained by the Village of Lake Bluff.

The County's position is that North Shore Drive, a.k.a Douglas Trace, must be improved to provide access to the proposed single-family dwelling in accordance to Section 151.169(C)(2) of the Lake County Code. In addition, both Melvin Drive and North Shore Drive are recorded as 66-foot-wide right-of-way easements on the Arden Shores Plat of Subdivision, which is the standard width for a public-right-of-way. These roads are not indicated on the Plat of Subdivision as private roads. As such, the road in question, must be improved to the public road standards of Section 151.194 of the Lake County Code in order to construct a home on the subject property.

Please review the attached Early Assistance meeting comments, which outline a more complete list of submittal considerations. I look forward to receiving Mr. Bosnjak's submittal to begin the approval process.

Regards,

Eric J. Tooke
Senior Planner/Project Manager

C: Eric Waggoner, Director, Planning Building and Development
Lisle Stalter, State's Attorney
Karen Fox, State's Attorney
Scott Anderson, Shield's Township Highway Commissioner
Sandy Hart, County Board, District No. 13