

LAKE COUNTY ZONING NOTICE
#000487-2019, #000488-2019
ANTIOCH TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on May 30, 2019, at 1:00 p.m. at the Antioch Township Hall, 1625 Deep Lake Road, Lake Villa, Illinois on the application of TLT Financial LLC, record owner, who seeks the following request from the requirements of the Lake County Code and any other zoning relief as required:

1. A Conditional Use Permit to allow a Contractor's Equipment Storage (Outdoor);
2. A rezoning from the Residential-1 (R-1) zoning district to the General Commercial (GC) zoning district.

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 40881 N. Illinois Route 83, Antioch, Illinois and is approximately 0.89 acres.

PIN 02-20-200-051

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

George Bell
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

CONDITIONAL USE PERMIT APPLICATION

Applicant(s):
(please print)

TLT Financial
Owner(s)

Phone:

40881 N. W. Rt. 83

Fax:

Antioch, Ill. 60002

Email:

Address

Trent Tobias

Phone:

Contract purchaser(s) if any

Fax:

Email:

Address

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Trent Tobias

Phone:

Name

Cell:

Po Box 616

Fax:

Antioch, Ill. 60002

Email:

Address

Subject
Property:

Present Zoning:

R-1

Present Use:

vacant w/ garage

Proposed Use:

contractors equipment storage (outdoor)

PIN(s):

02-20-200-051

Address:

40881 N. W. Rt 83

Antioch, Ill.

Legal description:

(X see deed)

Request:

I/we request a conditional use permit be approved to allow:

Contractor Equipment Storage

Explain why this conditional use permit is justified:

A predominance of nonresidential
uses and zoning in area

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 Lake County Code ("Purpose and Intent", section 151.005)

(See Attached)

- B. the proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

(See Attached)

- 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,

2. the character of the neighborhood,

(See Attached)

3. natural resources,

See Attached

4. infrastructure,

See Attached

5. public site, or

See Attached

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

See Attached

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



Signature of owner(s)

✓

Signature(s) of contract purchasers

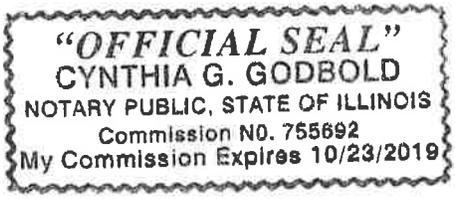
I, Cynthia G. Godbold a Notary Public aforesaid, do hereby certify that TRENT TOBIAS

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 4-29-19 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 29th day of April, 2019

(Seal)

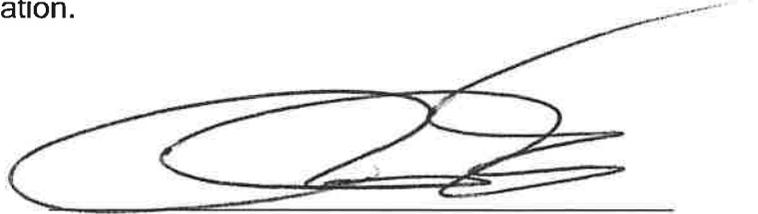
My Commission expires 10-23-19
Cynthia G. Godbold



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.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Signature

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Attachment to CUP request @ 40881 North II RT. 83 Antioch

- A. the use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", section 151.005)

The site plan shall meet the Lake County Code Requirements.

- B. the proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

The site plan shall meet the Lake County PB&D Review requirements.

- 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,

The property to the north is zoned GL and vacant. The property abuts railroad to the east and state highway to the west. The property to the south is R-1 with a single-family dwelling, however the property owner agreed to a property line landscape waiver agreement.

2. the character of the neighborhood,

With the exception of the property to the south, the area is predominate, non-residential uses or zoning.

3. natural resources,

Wetlands are present on the east side of the property. The site plan with improvements shall meet the Lake County code requirements.

4. infrastructure

There will be no impact on existing infrastructure.

5. public site, or

There will be no impact upon public sites.

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

The proposed improvements in the proposed location will meet the Lake County code requirements and will not adversely affect adjacent properties.

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s):
(please print)

TLT Financial
Owner(s)

Phone:

40881 N. W. Rt. 83
Antioch Il. 60002
Address

Fax: N/A

Contract purchaser(s) if any

Phone:

Address

Fax:

I/we hereby authorize the following person to represent me/us in all matters related to this application:

Trent Tobias
Name

Phone:

Cell:

Po Box 616
Antioch Il. 60002
Address

Fax:

Email:

Subject
Property:

Present Zoning: R-1
Present Use: Vacant with garage
Proposed Use: Contractors equipment storage (outside)
PIN(s): 02-20-200-1056
Address: 40881 N. W. Rt. 83
Antioch, Il.

Legal description:
(see deed)

Request: I/we request the property be rezoned to the [REDACTED] zoning district.

I/we believe this rezoning is justified because:

See attached

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

1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (UDO Section 151.005);

See attached

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;

See attached

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

See attached

4. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

See attached

5. The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

See attached

6. The subject property is suitable for the proposed zoning classification.

See attached

Attachment to Rezoning Application request @ 40881 North II RT. 83 Antioch

I/we request the property be rezoned to the **GL** zoning district.

I/we believe this rezoning is justified because:

Predominant non residential usage and zoning in area.

1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (UDO Section 151.005)

The rezoning meets this intent as it is consistent with predominant adjacent uses and zoning

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;

The use to the north is vacant and zoned GL, railroad tracks to the east, a state highway to the west and a landscape transition yard waiver agreement is proposed with property to the south.

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

Predominance's of non-residential uses and zoning in area

4. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

The property can be adequately serviced by public facilities.

5. The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

The rezoning will not have an adverse impact upon the criteria.

6. The subject property is suitable for the proposed zoning classification.

The property previous contained a dilapidated single-family dwelling which has been removed. Given the predominate non residential uses and zoning, the GL zoning is consistent with the area.

April 29, 2019

TLT Financial LLC

To Whom it may Concern,

Trent Tobias + Lauri Tobias
are the sole managing partners
and owners of TLT Financial.

Trent Tobias



Lauri Tobias
Trent Tobias

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



Signature of owner(s)

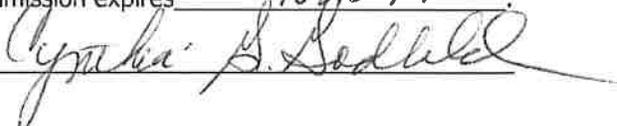
Signature(s) of contract purchasers

I, Cynthia G. Godbold, a Notary Public aforesaid, do hereby certify that
TRENT TOBIAS personally known to
me is (are) the person(s) who executed the foregoing instrument bearing the date of
4-29-19 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.

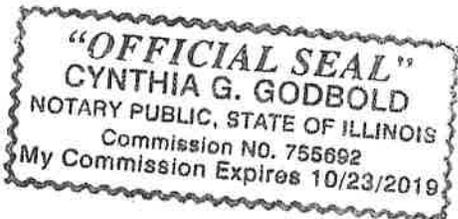
Given under my hand and Notarial Seal this 29th day of April

2019 (Seal)

My Commission expires 10-23-19



Cynthia G. Godbold





Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



Image# 057481820005 Type: DW
Recorded: 07/11/2018 at 11:09:08 AM
Receipt#: 2018-00036440
Page 1 of 5
Fees: \$112.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7497314**

(111)

CF-18NW2B4766W

THE GRANTOR, Donald F. Debello, divorced and not since remarried, of the Village of Lake Villa, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants to TLT Financial, LLC of 41072 N. Westlake, Antioch, Illinois 60002 of the County of Lake, all interest in the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

A-40881 N. Rt. 83, a series of a Limited Liability Company

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the second installment of 2017 and subsequent years not yet due or payable.

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

Permanent Real Estate Index Number: 02-20-200-051
Address of Real Estate: 40881 N. Route 83, Antioch, Illinois 60002

Dated this 25 day of June, 2018

Donald F. Debello

\$ 35,000.00

REAL ESTATE TRANSFER TAX



County: \$17.50
Illinois: \$35.00
Total: \$52.50
Stamp No: 0-176-884-512
Declaration ID:
Instrument No: 7497314
Date: 11-Jul-2018

*K3
5*

STATE OF ILLINOIS, COUNTY OF lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Donald F. Debello, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of June, 2018



Margarita D. Mares (Notary Public)

Prepared By: Todd R. Bergling
P.O. Box 582
Antioch, Illinois 60002

Mail To:
Ment Law Group
505 Orchard #200
Antioch IL 60008

Name & Address of Taxpayer:
TLT Financial, LLC
40881 N. Route 83 41072 N. Westlake
Antioch, Illinois 60002

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
COUNTY OF Lake

Document No.: _____

Donald F. DeBello, being duly sworn on oath, states that _____ resides at 40881 N Route 83, 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.

Donald F. Debello, Notary Public in fact
Donald F. Debello

STATE OF IL

COUNTY OF Lake

Subscribed and sworn to before me this 6/26/18 of _____.

Dorette Jandura
Notary Public



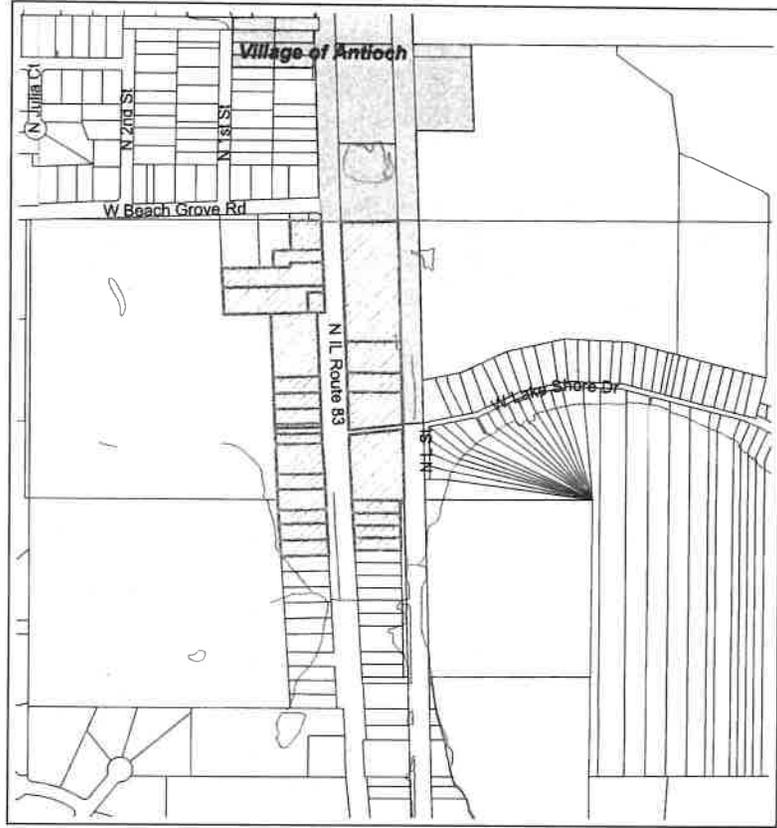
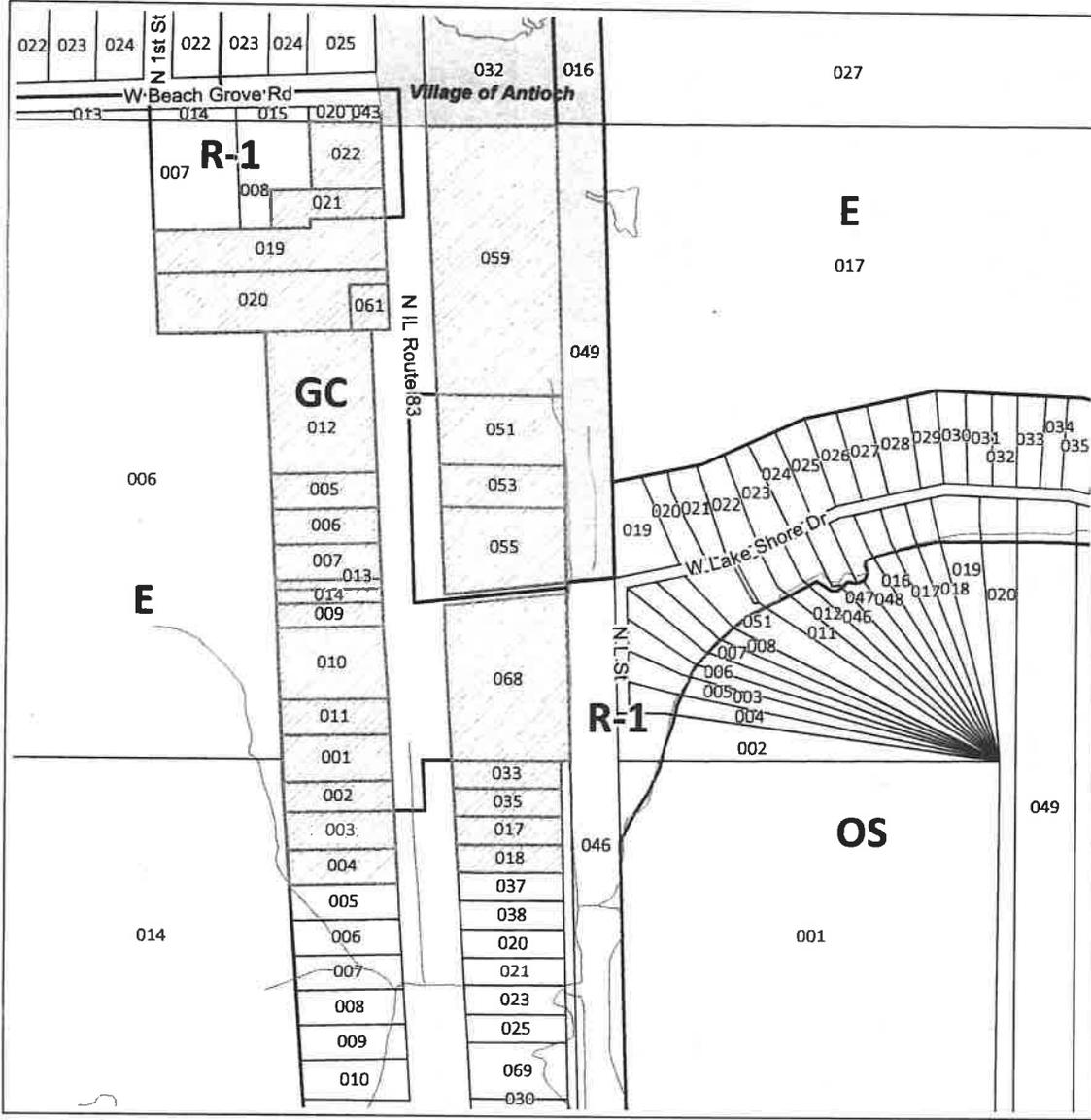
Exhibit "A"

LEGAL DESCRIPTION

Order No.: 18NW7134766LV

For APN/Parcel ID(s): 02-20-200-051-0000

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING IN THE CENTER OF THE FOX RIVER ROAD SOUTH 3 DEGREES EAST 565.60 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE NORTH LINE OF SAID SECTION 20, WHICH POINT IS 99.8 FEET EAST FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4, SECTION 20, THENCE SOUTH 3 DEGREES EAST ALONG THE CENTERLINE OF SAID ROAD 150.12 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, SECTION 20, A DISTANCE OF 300.7 FEET TO THE WEST LINE OF THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY; THENCE NORTHERLY ALONG SAID WEST LINE OF RAILROAD 150.0 FEET; THENCE WEST 301.95 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS. (EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN DOCUMENT RECORDED MAY 15, 2001 AS DOCUMENT 4692184, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF ILLINOIS ROUTE 83 THAT IS 715.72 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4, AS MEASURED ON SAID CENTERLINE; THENCE ON AN ASSUMED BEARING OF NORTH 02 DEGREES 29 MINUTES 23 SECONDS WEST, ON SAID CENTERLINE, 150.12 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 50.04 FEET TO A POINT 50.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE SOUTH 2 DEGREES 29 MINUTES 23 SECONDS EAST, PARALLEL WITH SAID CENTERLINE, 150.12 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST, 50.04 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



Zoning Board of Appeals
Case #000487-2019



DOUGLAS R KNIGGE
40958 N IL ROUTE 83
ANTIOCH IL 60002-1918

CUP AND REZONING
CASE 000487 AND CASE 000488

MELISSA MALIN
37929 N DEWEY ST
SPRING GROVE IL 60081-9417

TIMOTHY B PEARSON
26076 W SPRING GROVE RD
ANTIOCH IL 60002-2821

ANTIOCH AUTOMOTIVE INC
40854 N IL ROUTE 83
ANTIOCH IL 60002-2116

DANIEL & SHEILA LEACH
40838 N IL ROUTE 83
ANTIOCH IL 60002-2116

GREEN HOLDINGS I LLC
N IL ROUTE 83
LAKE VILLA IL 60046-9169

GARY A MANUEL & KAREN E
KUZMICKI
9715 HILLANDALE RD
RICHMOND IL 60071-9800

GREG J GUGEL
40930 N IL ROUTE 83
ANTIOCH IL 60002-1918

R HAUTZINGER
PO BOX 326
ANTIOCH IL 60002-0326

TLT FINANCIAL LLC
41072 N WESTLAKE AVE
ANTIOCH IL 60002-8603

LYLE C FERRIS
493 LAKE ST
ANTIOCH IL 60002

RAYMOND HENRY
40731 N IL ROUTE 83
ANTIOCH IL 60002-2100

DONALD L ELSTROM
110 OAKWOOD DR
ANTIOCH IL 60002

VICKIE L WALLACE
35805 89TH PL
TWIN LAKES WI 53181-9507

TERRY UPTON
PO BOX 899
ANTIOCH IL 60002

40949 ROUTE 83 ENTERPRISES LLC
40949 N IL ROUTE 83
ANTIOCH IL 60002-1917

GREG J GUGEL
40930 N IL ROUTE 83
ANTIOCH IL 60002-1918

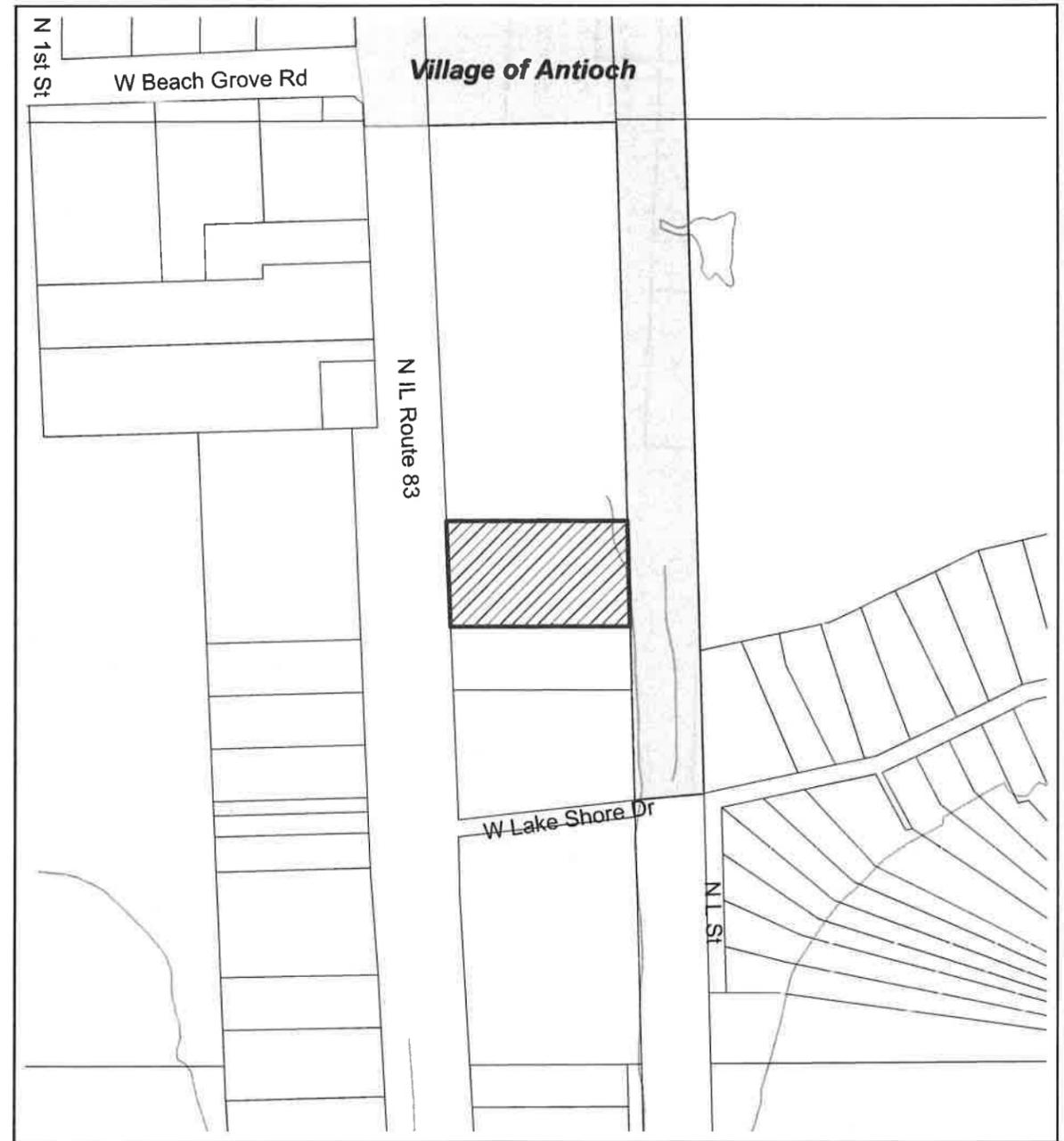
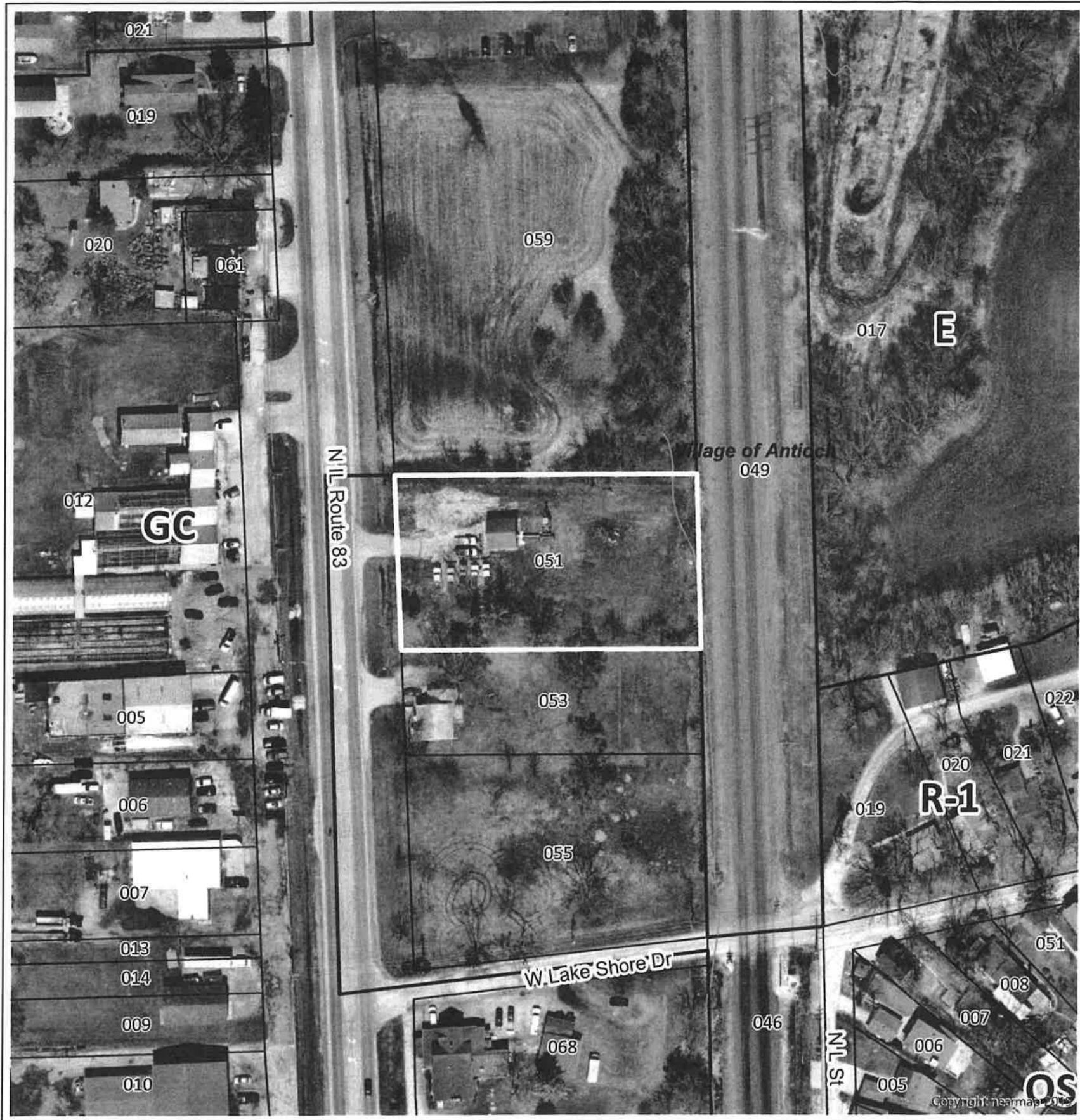
UPTON PROPERTIES INC
PO BOX 899
ANTIOCH IL 60002-0899

GREEN HOLDINGS I LLC
35220 N IL ROUTE 83
LAKE VILLA IL 60046-9169

TODD M STOLARIK
PO BOX 281
GURNEE IL 60031-0281

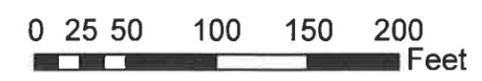
GREGORY M & LISA M BURCH
602 MAIN ST
ANTIOCH IL 60002-1320

DONALD L ELSTROM
110 OAKWOOD DR
ANTIOCH IL 60002



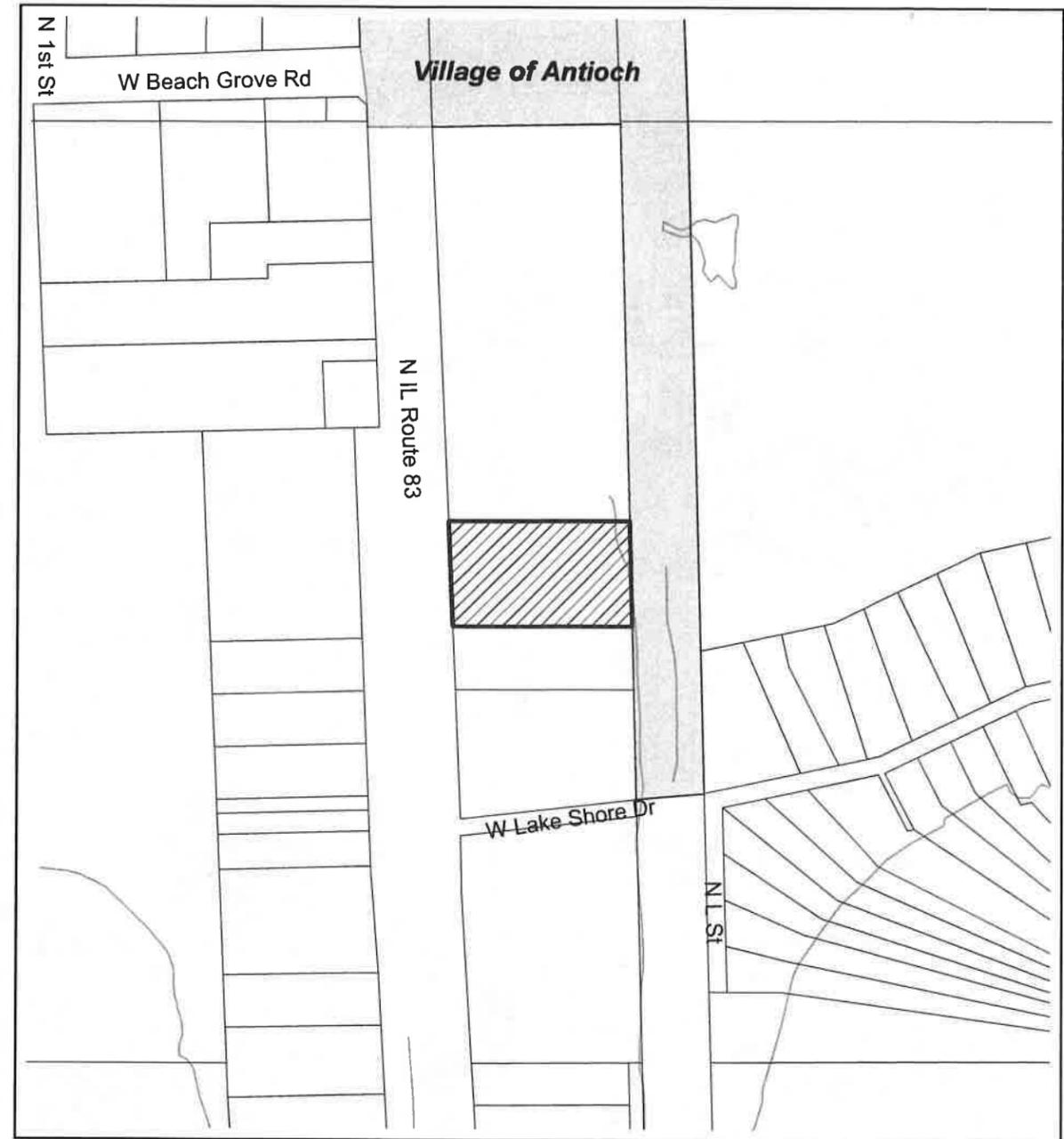
Zoning Board of Appeals
Case #000487-2019

Incorporated Lake County
 Subject Parcel





Incorporated Lake County
 Subject Parcel



Zoning Board of Appeals
Case #000487-2019

