

MEMORANDUM

March 17, 2026

TO: Thomas Chefalo, Division of Planning and Development Services
Eric Steffen, Division of Building and Engineering
Tom Bennecke, Lake County Division of Transportation
Dan Brown, State's Attorney's Office

FR: Frank Olson, Hearing Officer
Lake County Department of Planning, Building and Development

RE: Vacation Petition #001128-2025 – Shields Township
Hearing Date: March 23, 2026

REQUESTED ACTION: Vacation of all of the following:
Beginning at the Northwest corner of Lot 49 in the Resubdivision of Lots 28-41 in Rockland Manor, recorded September 10, 1925 as Document no. 264728; thence North 00 Degrees, 05 Minutes, 34 Seconds East, 16.01 feet to the Southwest corner of Lot 42 in said Rockland Manor; thence South 88 Degrees, 16 Minutes, 20 Seconds East, along the South line of said Lot 42, 175.00 feet to the Southeast corner of said Lot 42; thence South 00 Degrees, 05 Minutes, 34 Seconds, West, 16.01 feet to the Northeast corner of Lot 43 in said Resubdivision; thence North 88 Degrees, 16 Minutes, 20 Seconds West, 175.00 feet to the point of beginning, all in Lake County, Illinois

**APPLICANTS'
PROPERTY**

LOCATION, AND SIZE: Pendulum 655 Lake Bluff, LLC. (Jason Smith, Manager), 655 Rockland Road, Lake Bluff, Illinois (PINs 12-19-203-013, 12-19-203-010, 12-19-203-011, 12-19-203-012).
The proposed area to be vacated is a portion of a 16' wide public alley that extends west from Thorntree Lane for approximately 175 feet to an unimproved alley and consists of approximately 0.06 acres.

LAKE COUNTY STAFF CORRESPONDENCE

Lake County Division of Transportation: Sebastian Stankiewicz

1. The Shields Township Highway Commissioner opposes the proposed vacation.
2. There are utility poles and guy wires located within the unimproved right-of-way (ROW).
3. A swale has been developed in the unimproved ROW at the east to drain storm water into the Thorntree Lane ROW.
4. A small swale appears to have developed in the unimproved ROW at the west to drain storm water further north into the unimproved ROW perpendicular to subject property.

5. There appears to be an abandoned storm sewer inlet filled with dirt and sediment that has a pipe leading back to the existing building.
6. The unimproved ROW appears to be in use with a picnic table and cigarette disposal bin present.

Lake County Stormwater Management Commission: Kelcey Traynoff

1. The proposed street vacation does not appear to impact the surrounding area regarding its interjurisdictional needs or other development related aspects of SMC's WDO jurisdiction.
2. Given that the surrounding area is all unincorporated Lake County, SMC has no objection to the street vacation.

Lake County Public Works (LCPW): Matt Emde

1. Lake County Department of Public Works (LCPW) does not object to the vacation of the portion of unimproved public alley that is 16 feet wide.
2. In the immediate area, LCPW provides water service to the area and the North Shore Sanitary District provides sanitary sewage service.
3. LCPW does not have any facilities within the 16-foot wide unimproved public alley area. However, our records show that the North Shore Sanitary District owns and operates a sanitary sewer line and manholes within this area. Other utilities are also present within the area. These utility service providers should be contacted for their input.

Lake County Engineering Division: Joel Krause

1. The Engineering Division has no objection to the requested vacation of the alley. Please be advised that the alley has a high point near the existing picnic table (i.e. middle of the subject portion of the alley) and runoff drains to the west and east of the high point, respectively. It will need to be ensured that any future development in this area maintains existing drainage patterns such that overland runoff does not flow to the north towards the adjacent residential property.

OUTSIDE AGENCY CORRESPONDENCE RECEIVED

Comcast Cable: Ted Wyman

- Comcast Cable has no objection to the street vacation as long as a public utility easement is granted for the dimensions of the alleyway.

Commonwealth Edison: Katie Bengson

- ComEd has no objection to the street vacation as long as an easement is granted where the existing facilities are currently located.

North Shore Gas: Jay Hammer

- North Shore Gas has no objection to the street vacation.

Shields Township: Dan Rogers

- Shields Township opposes this street vacation, The alleyways' located behind these commercial properties designed purpose includes but is not limited to:

- a. Access for emergency services (fire, police, and medical),
- b. Utility maintenance and service access, and
- c. Commercial deliveries and general property access.
- Allowing the vacation of any portion of this alley would disrupt full-length access for all properties. This could potentially compromise safety and service operations, and negatively impact the surrounding businesses and infrastructure and future development.

NEIGHBORHOOD PROPERTY OWNER CORRESPONDENCE RECEIVED

- None
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Site Photos for Vacation #001128-2025



Aerial imagery of the vacation location.



View of the Alley from Thorntree Lane facing west



View of the alley facing northwest.



View of the alley from unimproved Northern Ave facing East



View of the alley facing northeast



View of the improved area in the alley facing northwest



View of the alley facing northeast