

MEMORANDUM

April 15, 2025

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: Melanie Comer, Hearing Officer, Lake County Department of Planning, Building and Development

RE: Vacation Petition #001054 – Antioch Township
Hearing Date: April 21, 2025

REQUESTED ACTION: Vacation of all of the following:

The right-of-way sought to be vacated is all that part of the unnamed - unimproved road lying between North Lee Avenue (a.k.a. Watts Avenue) and North Dewey Street, also lying and between blocks 24 and 25 in Fox Lake Vista Unit Number One, described as follows: Commencing from the southeast corner of lot 11 in block 25 in Fox Lake Vista Unit Number One, being a subdivision of the southwest quarter of Section 33 all in Township 46 north, Range 9 east of the third principal meridian, according to the plat thereof recorded January 11, 1928 in book "s" of plats, pages 47, 48 and 49, as document number 311410, in Lake County, Illinois; thence north 33 degrees 46 minutes 14 seconds east on the northwesterly right of way line of North Dewey Street for a distance of 400.50 feet (400.60 feet measured) to the northeasterly corner of lot 18 in block 25 in Fox Lake Vista Unit One, for the point of beginning; thence north 33 degrees 46 minutes 14 seconds east on the northwesterly right of way line of North Dewey Street for a distance of 50.00 feet; thence north 56 degrees 16 minutes 03 seconds east on the southerly line of lots 11 and 10 in block 24 of Fox Lake Vista Unit Number One for a distance of 250.00 feet (249.87 feet measured) to the southwesterly corner of lot 10 block 24 in Fox Lake Vista Unit One; thence south 33 degrees 46 minutes 30 seconds west on the southeasterly right of way line of North Lee Street (a.k.a. Watts Avenue) for a distance of 50.00 feet to the northwesterly corner of lot 1 block 25 in said Fox Lake Vista Unit One; thence south 56 degrees 16 minutes 04 seconds east on the northerly line of lots 1 and 18 in block 25 in Fox Lake Vista unit one for a distance of 250.00 feet (249.87 feet measured) to the point of beginning all in Lake County, Illinois

APPLICANTS' PROPERTY,

LOCATION, AND SIZE: The properties adjacent to the unimproved right-of-way between N Lee Avenue and N Dewey Street that is to be vacated are under the ownership of Gordon & Nannette Kiesgen – 38054 & 38078 N Dewey Street (PINs 01-33-326-011 & 01-33-321-026), Anthony Wilson & Deborah C. Fredericks – 38081 N Lee Avenue (PIN 01-33-326-001), and Thomas Filler – 38119 N Lee Avenue (PIN 01-33-321-013). The proposed area to be vacated consists of approximately 0.29 acres.

LAKE COUNTY STAFF CORRESPONDENCE

Lake County Division of Transportation: Sebastian Stankiewicz

1. The Antioch Township Highway Commissioner has no initial comments.
2. There is no evidence of underground or overhead utilities.
3. Northernmost adjacent property has a drainage pipe outletting into the lot.
4. A private animal pen was observed to be on the unimproved ROW.
5. A narrow footpath was observed in the unimproved ROW.
6. Unimproved ROW is filled with old brush and trees.

Lake County Stormwater Management Commission: Brian Frank

1. 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 given the surrounding area is all unincorporated Lake County (Antioch Twp). No objection to street vacation.

Lake County Health Department: Miriam Vega

1. No objections.

Lake County Engineering Division: Joel Krause

1. The Engineering Division has no objection to the requested Street Vacation. This property currently drains to the northwest, towards the drainageway that is west of Lee Avenue. It will need to be ensured that existing drainage patterns are maintained.

OUTSIDE AGENCY CORRESPONDENCE RECEIVED

Comcast Cable: Ted Wyman

- Comcast Cable has no objection to the street vacation.

ComEd: Katie Bengson

- ComEd has no objection to the street vacation.

Fox Lake Fire Protection District: Ed Lester

- Fox Lake Fire Protection District has no objection to the street vacation.

NICOR Gas: Rebecca Luginbill

- NICOR Gas has no objection to the street vacation.

ADJACENT PROPERTY OWNER CORRESPONDENCE RECEIVED

- None

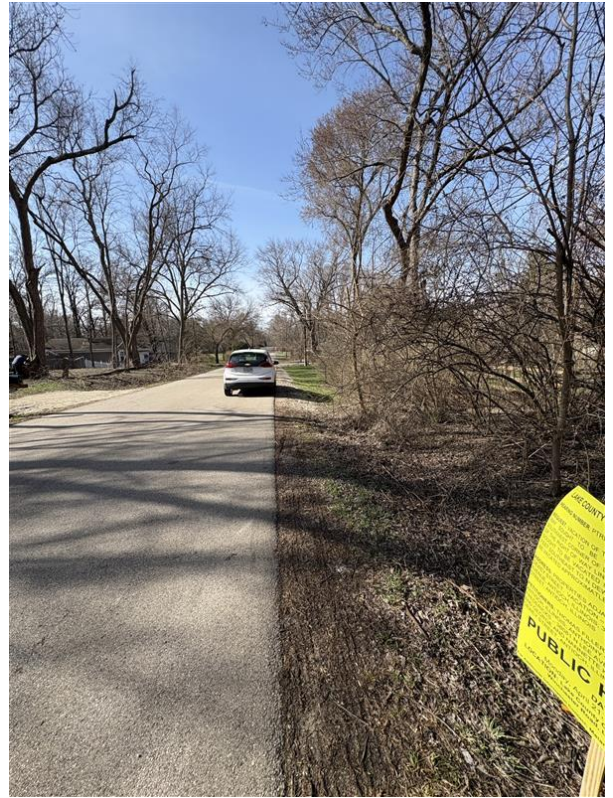
Site Photos for Vacation #001054-2025



Aerial imagery of the vacation location.



Dewey St – Looking Northwest



Dewey St – Looking Southwest



Dewey St – Looking Southeast



Dewey St – Looking Northeast



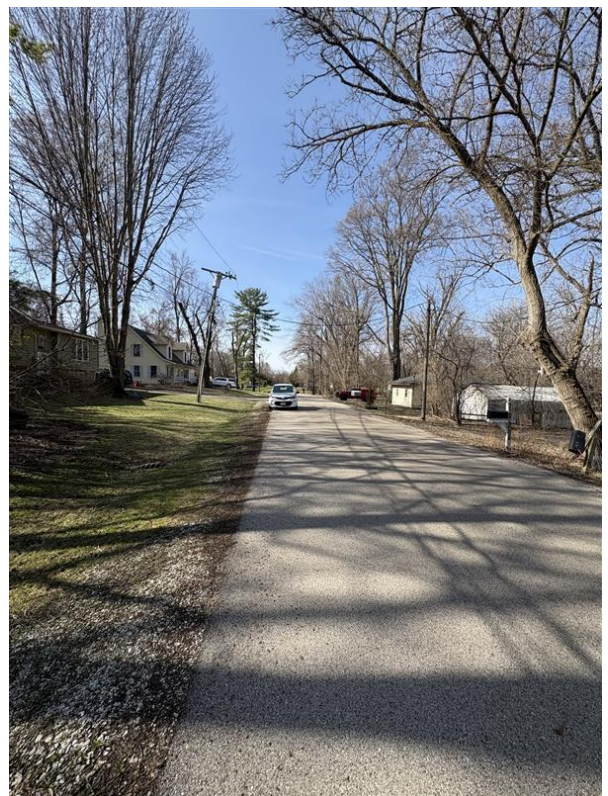
Lee Avenue – Facing Southeast



Lee Avenue – Facing Northeast



Lee Avenue – Facing Northwest



Lee Avenue – Facing Southwest



Dewey Street – Utility Pole Facing North



Lee Avenue – Utility Drain



Lee Avenue – Utility Pole Facing South



Lee Avenue – Utility Wire