

MEMORANDUM

July 8, 2024

TO: Thomas Chefalo, Division of Planning and Development Services
Eric Steffen, Division of Building and Engineering
Betsy Duckert, 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 #000978-2024 – Antioch Township
Hearing Date: July 11, 2024

REQUESTED ACTION: Vacation of all of the following:
That part of Asbury Avenue lying between lots 58 through 62 (both inclusive) on the west and lots 63 and 90 on the east and lying south of the south right of way line of Elm Tree Road and north of the north right of way line of Lotus Road, all in Asbury Terrace, being a subdivision of all that part of the north 867.24 feet of section 26, township 46 north, range 9, east of the third principal meridian, lying east of Grass Lake and that part of the northwest ¼ of the northwest ¼ of section 25, township 46 north, range 9, east of the third principal meridian, lying west of the center of Grass Lake Road, Lake County, Illinois.

APPLICANTS' PROPERTY, LOCATION, AND SIZE: The properties adjacent to the unimproved section of Asbury Avenue that is to be vacated are under the sole ownership of Michael A. and Sharon A. Madsen, they are located at 39845 N Lakeview Road, Antioch, Illinois (PINs 01-26-205-001, 01-26-205-002, 01-26-205-003, & 01-26-205-004); 26157 W Elm Tree Road, Antioch, Illinois (PIN 01-26-206-001); and 26156 W Lotus Road, Antioch, Illinois (PIN 01-26-206-015). The proposed area to be vacated consists of approximately 0.28 acres.

LAKE COUNTY CORRESPONDENCE

Lake County Division of Transportation: Joe Meyer

- There appears to be overhead utilities within the old ROW, and at least one utility pole.
- No evidence of underground utilities, though a majority of the ROW is overgrown.
- There are private improvements in the southern half of the ROW which includes: a driveway, motorized vehicles, a shed, and other miscellaneous materials and equipment.

Lake County Stormwater Management Commission: Brian Frank

- No objection to the street vacation.

Lake County Health Department: Jeff Schrei

- The street vacation does not appear that it would affect any septic systems or wells.
- No objection to the street vacation.

Lake County Engineering Division: Joel Krause

- The Engineering Division has no objection to the street vacation. However, based upon a review of historical aerial photography, it appears that recently there was impervious surface (gravel) added to the southern portion of the area to be vacated, along with what appears to be a gravel access from W Lotus Road. In addition, there appears to be several small sheds and a trailer that are being stored within this area.
- A site development permit will be required for the after-the-fact additional impervious surface area and gravel access drive from W. Lotus Road, which were completed without a permit.
- Written approval from the Antioch Township Highway Commissioner will be required for the site access from W Lotus Road, a Township roadway. It will need to be ensured that existing drainage patterns are being maintained; this area drains to the west towards Grass Lake. The after-the-fact gravel access cannot impede the natural drainage within the roadway ditch along the north side of W Lotus Road.

OUTSIDE AGENCY CORRESPONDENCE RECEIVED

Commonwealth Edison (ComEd): Katie Bengson

- ComEd has no objection to the street vacation and ComEd wishes to retain its rights within the right of way per its Franchise Agreement with the Village.

Comcast Cable: Ted Wyman

- Comcast Cable has no objection to the street vacation.
- Comcast Cable requests a 10-foot easement to access equipment located on ComEd infrastructure within the subject unimproved right of way.

Nicor Gas: Rebecca Luginibill

- Nicor Gas has no objection to the street vacation.

Antioch Township Highway Department: Eric Ring

- Antioch Township Highway Department has no objection to the street vacation.

ADJACENT PROPERTY OWNER CORRESPONDENCE RECEIVED

- None

Site Photos for Vacation #000978-2024



Looking East – Elm Tree Road and Unimproved Asbury Avenue



Looking West – Elm Tree Road and Unimproved Asbury Avenue



Looking South – Elm Tree Road and Unimproved Asbury Avenue



Looking North - W Lotus Road and Unimproved Asbury Avenue



Looking East – W Lotus Road and Unimproved Asbury Avenue



Looking West – W Lotus Road and Unimproved Asbury Avenue