

LAKE COUNTY ZONING BOARD OF APPEALS

VARIATION APPLICATION

Applicant(s): RR, LLC Bobbie Jackson
(please print) Owner(s)

Subject Present Zoning: General Contractor
Property: Present Use: General contractor
Proposed Use: Outside contractor storage, Equipment storage
PIN(s): 02-02-401-004 02-02-401-005
Address: 43420 & 43380 N US Highway 45
Antioch, Illinois 60002-7211

Legal description: _____
(see deed)

Request: The following variation(s) are requested:

1. Install a 5 foot high cedar fence along Route 45
2. Install a steel gate across the entire driveway
3. Remove the requirement: plants & shrubs from the proposed (UDO) compliance requirements
4. _____

Explain why this variation(s) is necessary:

The fencing and gate are necessary to protect the wellbeing of the property.

The fence and gate will act as a visual deterrent to any would be criminals.

The fence and gate will also prevent small debris from leaving the property and entering the highway or neighboring properties.

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:

1. Exceptional conditions peculiar to the applicant's property.

Response:

The suggested landscaping will not survive along Route 45.

Extreme winter conditions, snow plowing, and winter road treatment will damage landscaping.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation.

Response:

Landscaping is difficult to maintain, horticultural assistance by a licensed professional just to support plant growth, would be costly.

To continue plant growth, grounds would require years of amending the soil with chemicals for fertilization which could cause runoff into culvert and possibly contaminate surrounding natural wetlands.

3. Harmony with the general purpose and intent of the zoning regulations.

Response:

Installing a fence would be more visually appealing to motorists on Route 45

and would also deter would be criminals from attempting property theft or vandalism.

The fence and gate would comply with UDO compliance and prevent debris from leaving the property and entering the roadway and neighboring properties.

Four (4) trees along the fence would comply with UDO compliance.

The gate and fence will have a similar appearance to other business in the area.

All adjacent properties along Route 45 have security fences with gates and lack professional landscaping, trees, shrubbery and bushes.

APPLICANT INFORMATION

Applicant(s): RR LLC Bobbie Jackson
(Please Print) Owner(s)

Phone: [REDACTED]

43420 & 43380 N us highway 45

Address

Email: [REDACTED]

Contract purchaser(s) if any

Phone: _____

Address

Email: _____

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

Name

Phone: _____

Address

Email: _____

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

Signature

Signature(s) of contract purchasers

I, Debra A McKillip a Notary Public aforesaid, do hereby certify that Bobbie Jackson

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 10-12-21 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 12th day of October, 2021

My commission expires

[REDACTED]

[REDACTED]

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.



Please send the bill to:

Bob Jackson

Print Name

43420 W US Hwy 45

Street Address

Antioch IL 60002

City, State, Zip



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

AFTER RECORDING MAIL TO:

Demartini Legal Inc.
558 main Street
Antioch, IL 60002

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MAIL REAL ESTATE TAX BILL TO:

RR LLC
43420 N. US Highway 45
Antioch, IL 60002
20GNW471359GU

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THE GRANTOR: Alan W. Harrison, a

divorced man not since remarried, of 43420 N.

US Highway 45, Antioch, IL 60002, for

and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to RR LLC, an Illinois

Corporation, of 225 Oakwood Drive, Antioch, IL 60002, to have and to hold, the following described Real Estate, situated in the County of Lake, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 43380 N US Highway 45, Antioch, IL 60002 and
43420 N. US Highway 45, Antioch, IL 60002
PIN: 02-02-401-005 + 02-02-401-004-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



Image# 059723510003 Type: DW
Recorded: 09/04/2020 at 10:36:09 AM
Receipt#: 2020-00059856
Page 1 of 3
Fees: \$897.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderverter Recorder

File **7691405**

REAL ESTATE TRANSFER TAX



County: \$212.50
Illinois: \$425.00
Total: \$637.50
Stamp No: 0-932-514-272
Declaration ID: 20200804960920
Instrument No: 7691405
Date: 4-Sep-2020

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DATED this 6 day of August, 2020.

[Redacted Signature]

STATE OF IL)
COUNTY OF Lake)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alan W. Harrison**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 6th day of August, 2020.

[Redacted Notary Seal]

NAME AND ADDRESS OF PREPARER:
Judy K. Maldonado and/or Alicia Ayala
Attorney at Law

[Redacted Address]

[Redacted Address]

LEGAL DESCRIPTION

Order No.: 20GNW471359GU

For APN/Parcel ID(s): 02-02-401-004-0000 and 02-02-401-005-0000

LOTS 1 AND 2 IN CIMAGLIO SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 1 IN TILLOTSON'S SUBDIVISION IN THE EAST 1/2 OF GOVERNMENT LOT 2 IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1997 AS DOCUMENT 3941858, IN LAKE COUNTY, ILLINOIS.



Roberts Restorations inc [REDACTED]

43420 rt us 45 CUP permit

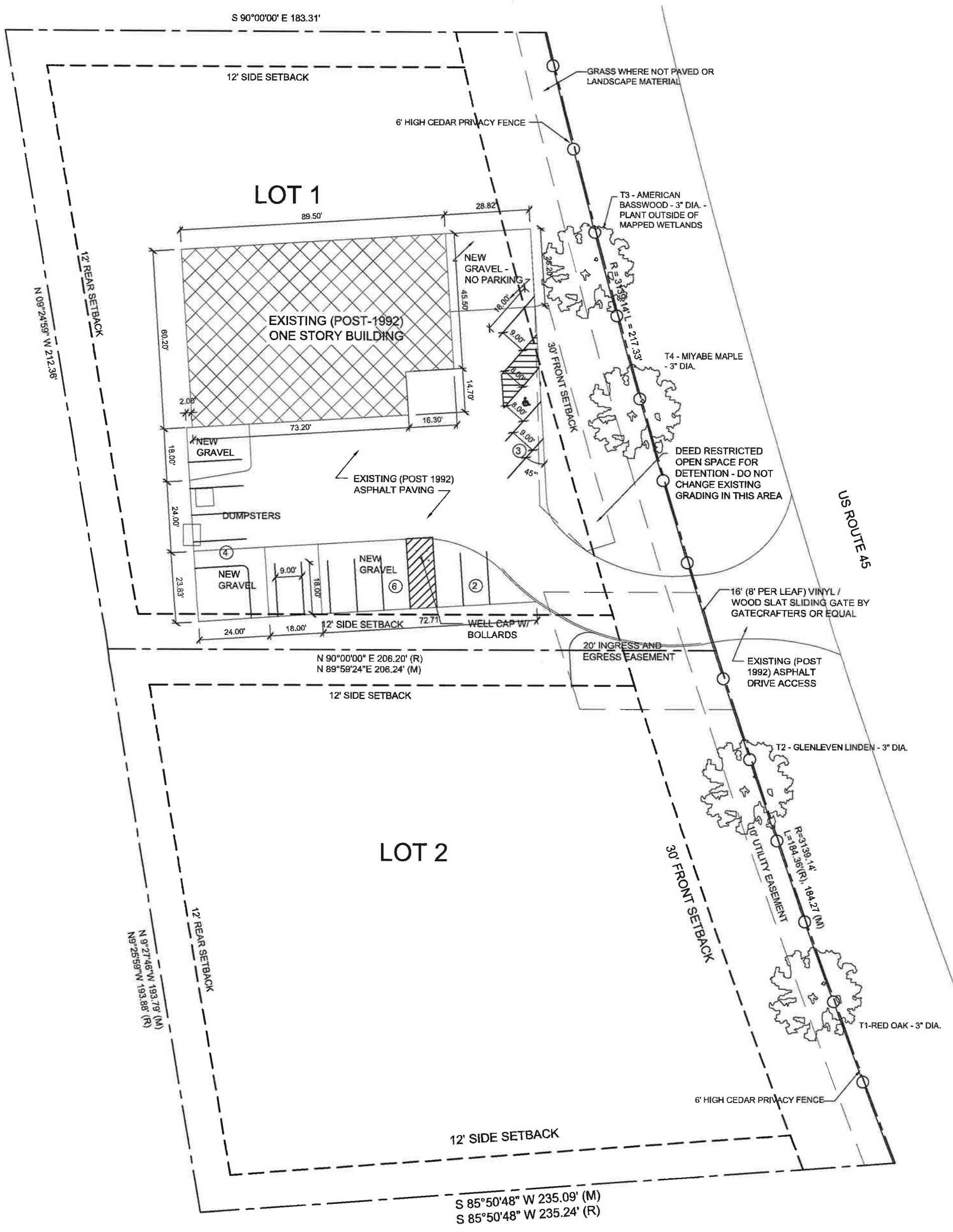
Shirani, Roozbeh <[REDACTED]>

To: Roberts Restorations inc [REDACTED]

Tue, Nov 2, 2021 at 1:27 PM

As long as the fence is in your property and not in the State right of way, I don't have any issue. Please coordinate with Village for approval as well.

[Quoted text hidden]



ROBERTS RESTORATION

SCALE : 1:20

DATE: 10-6-2021

REV	DATE
-	-

DESIGN STUDIO C, Ltd.