

LAKE COUNTY ZONING BOARD OF APPEALS

CONDITIONAL USE PERMIT APPLICATION

Applicant(s): Bobbie jackson
(please print) Owner(s)

Subject Present Zoning: General contractor
Property: Present Use: Occupied
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 IL 60002

Legal description:
(see deed)

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

Outside contractor Equipment storage

Explain why this conditional use permit is justified:

The conditional use permit is justified due to the fact that we are consistent with our surrounding areas, all of our neighboring properites are commercial properties and or vacant land, and there is aneed for outdoor contractor storage for the residents of lake county, Illinois

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 specifically explaining 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);

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

according to the use standards of section 151.111

Outside contractor equipment storage requires a conditional use permit (CUP) within the General Commercial (CG) zoning. We are working with the staff to develop sita and building plans to comply with all aplicable standards of the lake County code to present as apert of the application for a CUP.

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 the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

All adjacent properties are zoned General Commercial (GC) and/or vacant agricultural containing wetlands and/or forest preserve by complying with all Lake county codes and regulations, We will not be adversely impact neighboring properties and will maintain the existing commercial makeup of the area.

2. the character of the neighborhood,

We feel we will enhance the charachter of the neighborhood by establishing a succesfull business that will bring in tax revenue and provide services that are currently lacking in the area. There is a well-established patterof commercial developepment up & down 45 and we feel our business will fit in the nearby properties.

3. natural resources,

There are no natural resources on the subject property, and we will not impact its natural resources to our south.

4. infrastructure,

Our Project wil not adversely impact public infrastructure. Our property is located on a highway and should not have a negative impact on the neighboring properties because our business model should not generate an unmanagable amount of traffic. Infrastructure on the site will not be impacted and will remain as is.

5. public site, or

The land to the West and North of our property is Farmland and the property to the South is woods & wetlands. There will be no negative impact to these properties or their sensitive natural resources.

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

We do not plan on adversely affecting any other matters of public Health, safety or general welfare and are excited to work with the project team to create a successful and long lasting relationship.

APPLICANT INFORMATION

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

Phone: _____

43420 & 43380 N us highway 45

Address

Email: _____

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: _____

Email: _____

Address

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

S

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

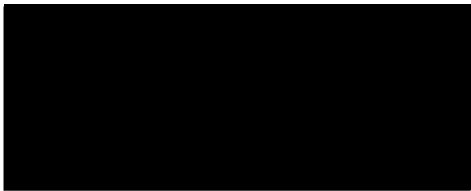
Commission expires

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.



THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

WARRANTY DEED

AFTER RECORDING MAIL TO:

Demartini Legal Inc.
558 main Street
Antioch, IL 60002

MAIL REAL ESTATE TAX BILL TO:

RR LLC
43420 N. US Highway 45
Antioch, IL 60002
20GNW471359GV

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: \$697.50
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer 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

(3)

DATED this 6 day of August, 2020.



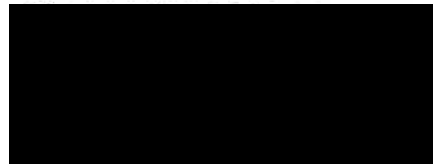
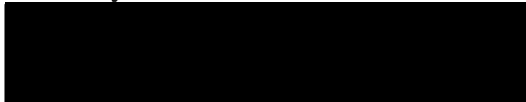
STATE OF IL)
COUNTY OF Lake)SS

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.



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



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.

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

July 24, 2020

Bobbie Jackson
285 Oak Wood Dr.
Antioch, IL 60002

Re: Parcel # 02-02-401-004, 02-02-401-005
Common Location: 43420 N. U.S. Route 45, Antioch, IL
NRI# L20-037-4302
Zoning Change: Commercial Construction (No zoning change specified.)

Dear Mr. Jackson:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Bobbie Jackson property as applied for in Report #20-037-4302. The SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, although we would caution the following about the parcel:

The Lake County Wetland Inventory Map identified possible wetlands within the northeastern portion of your property. Because we were not provided with a proposed site plan, we are unable to comment if the proposed construction will impact this area. Our wetland inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and the Lake County Stormwater Management Commission for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. Consultation in this matter is considered by the District to be terminated. The District does reserve the right to re-open consultation should new information be brought to our attention. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Spring M. Duffey
Resource Analyst

Resources for the Future



Roberts Restoration, Inc.

Roof and Siding Contractors ☺

LICENSED • BONDED • INSURED

IL Licensed Roofer / WI Licensed Contractor
IL 104-018072 WI 1414034

www.robertsrestorations.com

RobertsRestorations11@gmail.com

1600 N. Milwaukee Ave. Ste 605, Lake Villa, IL 847-838-6125
1020 Cedar Ave. Ste 210B, St. Charles, IL 630-340-8026
1213 55th St. Ste 101, Kenosha, WI 53140 262-612-0763

July 7, 2020

Lake County Zoning Board of Appeals
500 W. Winchester Road
Libertyville, IL 60048

Attn: Eric Tooke and Roozbeh Shirani

Dear Sirs:

In response to your email of May 6, 2020 requesting details of usage at 43420 North U.S. Route 45, Antioch, IL 60002

We have 3 employees.

There are 3 trucks that are periodically parked on the property

There are 3 trailers that are periodically parked on the property

Our hours are 8:00 AM – 5:00 PM Monday – Saturday

Roberts Restorations stores no hazardous materials or roof products

All left over job materials are returned to supply houses immediately

All waste material is disposed of in job site dumpsters

Please contact the owner, Bobbie Jackson at [REDACTED] or by email at [REDACTED]

Thank you for your consideration.

Bobbie B. Jackson
Owner, Roberts Restoration, Inc.

cc: Eric Tooke
Roozbeh Shirani