

**LAKE COUNTY ZONING NOTICE #000211-2017**

**ANTIOCH TOWNSHIP**

The Lake County Zoning Board of Appeals has scheduled a public hearing on Tuesday, June 27, 2017, at 1:00 p.m. in the Antioch Township Hall, 1625 N. Deep Lake Road, Lake Villa, Illinois on the application of Steven and Barbara Gunderson, record owners, who seek a Conditional Use Permit to allow Self-Service Storage, Vehicle Repair, and Contractor's Equipment Sales and Storage (Outdoor).

The subject property is located at 43441 N. Hwy 45, Antioch, Illinois and contains approximately 7.85 acres. PIN: 02-02-400-006. Please note, quantitative values may be subject to minor alterations due to surveyed conditions.

This application is available for public examination at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Hannah Mulroy, (847) 377-2187.

George Bell  
Chairman

LAKE COUNTY ZONING BOARD OF APPEALS

## CONDITIONAL USE PERMIT APPLICATION

Applicant(s):  
(please print)

Steve Gunderson  
Owner(s)

Phone:  
847-395-8417

19595 W. Pedersen Dr Fax: 847-395-8429  
Antioch, IL 60002

Address

Email: gundersoncon  
struction@gmail.com

Phone: \_\_\_\_\_

Contract purchaser(s) if any

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Address

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

\_\_\_\_\_  
Name

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Address

Subject

Present Zoning: General Commercial

Property:

Present Use: Vacant Farmland

Proposed Use: Vehicle Repair and Self Service Storage and  
Outside Contractor Equipment Storage

PIN(s): 02-02-400-006

Address: 43441 N. Hwy 45, Antioch, IL 60002

Legal description: ( see deed)

PT GOVT LOT 2 OF E1/2 FRACL SECTION 2 DAFS, COM AT NE COR, W 9.34 CHS TO CEN OF HWY AS LOCATED ON 3/28/1887,  
S22D45'E ALG SD CEN OF HWY 10.73 CHS, E TO E LN SD GOVT LOT 2, N TO POB IN TOWNSHIP 46  
RANGE 10

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Request: I/we request a conditional use permit be approved to allow:  
Vehicle Repair and Self Service Storage and 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 properties are commercial or vacant land and there is a need for vehicle repair and self service storage for the residents of Lake County, Illinois.

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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:

- A. the use in its proposed location will be consistent with the stated purpose and intent of the Zoning Ordinance ("Purpose and Intent", section 151.005)

We propose to carry out the stated purpose and intent of the Lake County Code by protecting the health, safety, and general welfare of existing and future residents of the unincorporated area of Lake County by following all codes and working with our project team at the Lake County Planning, Building and Development Department.

- B. the proposed use in its proposed location complies with all applicable standards of this Ordinance, including any applicable of section 151.111; and

According the Use Standards of Section 151.111, both the proposed self-service storage and vehicle repair and Outside Contractor Equipment Storage require a Conditional Use Permit (CUP) within the General Commercial (GC) zoning. We are working with staff to develop site and building plans that comply with all applicable standards of the Lake County Code to present as part of our 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 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 are vacant agricultural lands containing wetlands and/or forest preserve. By complying with all Lake County codes and regulations, we will not adversely impact neighboring properties and will maintain the existing commercial makeup of the area.

2. the character of the neighborhood,

We feel that we will enhance the character of the neighborhood by establishing successful businesses that will bring in tax revenue and provide services that are currently lacking in the area. There is a well established pattern of commercial development up and down Hwy 45 and we feel our businesses will fit in with nearby properties.

3. natural resources,

We have been working with the project team to ensure that we are protecting the natural resources on our land, and those on surroundings properties. Our aim is to be great stewards of the land, as we have been with our property.

4. infrastructure,

Our project will not adversely impact public infrastructure. Our property is located on two highways, and should not have a negative impact on neighboring properties because our business model should not generate an unmanageable amount of traffic. The proposed buildings will be connected to our existing septic system, which was sized with the intention of expanding the commercial use of the site.

5. public site, or

The land to the directly east of our property is owned Metra and used as mitigated wetlands and further east property is owned by the Lake County Forest Preserve. We have worked with staff to ensure 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.

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

Barbara Gunderson Steve Gunderson  
Signature of owner(s)  
[Signature] Bg  
Signature(s) of contract purchasers

I, CHARLES M. CERMAK a Notary Public aforesaid, do hereby certify that BARBARA & STEVE GUNDERSON

personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of MAY 18, 2017 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 18<sup>th</sup> day of MAY, 2017.

(Seal)

My Commission expires March 14, 2021.

Charles M. Cermak



## 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.



Signature

**THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION**

## TRUSTEE'S DEED

The above space is for the recorder's use only

The Grantor, **WAYNE HUMMER TRUST COMPANY, N.A f/k/a Wintrust Asset Management CO., N.A.** successor Trustee to State Bank of the Lakes, f/k/a State Bank of Antioch, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 12<sup>th</sup> day of April 2004 and known as Trust No. 2004-117, party of the first part, for an in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to **Steven H. Gunderson and Barbara J. Gunderson, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, parties of the second part whose address is (Address of Grantee) 19595 W. Pederson Dr. Antioch, IL 60002 the following described real estate situated in the County of **McHenry** the State of Illinois to wit:

THAT PART OF GOVERNMENT LOT 2 OF THE EAST FRACTIONAL HALF OF SECTION 2, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2, RUNNING THENCE WEST ON THE NORTH LINE OF SAID SECTION 2, 9.34 CHAINS TO THE CENTER OF PUBLIC HIGHWAY AS LOCATED ON MARCH 28, 1887, THENCE RUNNING SOUTH 22 DEGREES 45 MINUTES EAST ALONG THE CENTER OF SAID HIGHWAY, 1073. CHAINS, THENCE EAST TO THE EAST LINE OF SAID GOVERNMENT LOT 2 AND THENCE NORTH ON SAID EAST LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

SUBJECT TO: usual covenants, conditions and restrictions of record

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. TO HAVE AND TO HOLD the same unto said parties of the second part.

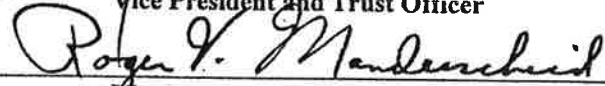
PIN: 02-02-400-006

said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and Trust Officer and attested by its Vice President and Trust Officer, this 27th day of June 2006.

**WAYNE HUMMER TRUST COMPANY, N.A., f/k/a Wintrust Asset Management Co., N.A. Successor Trustee to State Bank of the Lakes, as Trustee aforesaid, and not personally.**

BY:   
Vice President and Trust Officer

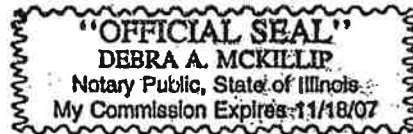
ATTEST:   
Vice President and Trust Officer

STATE OF ILLINOIS )  
 )SS,  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do  
HEREBY CERTIFY that the above named Vice President and Trust Officer of  
WAYNE HUMMER TRUST COMPANY, N.A., Grantor, personally  
known to me to be the same persons whose names are subscribed to the foregoing  
instrument as such, Vice President and Trust Officer respectively, appeared before me  
this day in person acknowledged that they signed and delivered the said instrument as  
their own free and voluntary acts, and as the free and voluntary act of said Bank, for the  
uses and purposes, therein set forth and the said Vice President then and there  
acknowledged and that said Trust Officer as custodian of the corporate seal of said Bank  
caused the corporate seal of said Bank to be affixed to said instrument as said Vice  
President's own free and voluntary act, and as the free and voluntary act of said Bank for  
the uses and purposes therein set forth. Given under my hand and notarial seal this 27th  
day of June , 2006.

*Debra A McKelip*  
Notary Public

My Commission Expires: 11-18-07



**ADDRESS OF PROPERTY**

43441 N. Highway 45,  
Antioch, IL 60002

(The above address is for information only and is not part of this deed.)

This instrument was prepared by:  
WAYNE HUMMER TRUST COMPANY, N.A.,  
440 Lake St.  
Antioch, IL 60002

Mail subsequent tax bills to:



