

MEMORANDUM

March 14, 2019

TO: Brad Denz, Division of Planning and Development Services
Matt Meyers, Division of Building and Zoning
Betsy Duckert, Lake County Department of Transportation
Lisle Stalter, State's Attorney's Office

FR: Krista Barkley Braun, Hearing Officer, Lake County Department of Planning, Building and Development

RE: Vacation Petition #000328-2018 - Antioch Township
Hearing Date: March 21, 2019

REQUESTED ACTION: Vacation of all that part of Crescent Place beginning at the northwest corner of Lot 102 in Golf View Manor, Unit 3, Lakes Center Subdivision, a subdivision of the northwest quarter of the northeast quarter of Section 25, and part of the northeast quarter of Section 24, Township 46 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded April 25, 1928 as document 316674 in Book "S" of Plats, pages 74, 75, and 76 in Lake County, Illinois. Thence north to the southwest corner of Lot 101 in said subdivision, for a distance of 40.00 feet; thence east along the southerly lines of Lots 100 through 95 in said subdivision, for a distance of 398.7 feet to the southeast corner of Lot 95 in said subdivision; thence southerly to the northeast corner of Lot 108 in said subdivision, for a distance of 40.00 feet; Thence west along the north lines of Lots 108 through 102 in said subdivision, for a distance of 397.2 feet to the point of beginning, all in Lake County, Illinois.

APPLICANTS'
PROPERTY,

LOCATION AND SIZE: Cheryl and Kevin Arion: 40035 N. Rena Avenue, 25471-25441 W. Crescent Place, Antioch, IL, and 40042 N. Circle Avenue;
Mary Johnson: 40058-40068 N. Circle Avenue, 25440-25470 W. Crescent Place Antioch, IL;
Marcelina Kempf: 25482-25492 W. Crescent Place, Antioch, IL

The portion of right-of-way to be vacated is 40 feet wide extending approximately 398 feet between Rena Avenue and Circle Avenue, and lying northerly and adjacent 40035 N. Rena Avenue, 25461, 25451, & 25441 W. Crescent Place, and 40042 N. Circle Avenue and consists of approximately 0.37 acres.

LAKE COUNTY STAFF CORRESPONDENCE:

- Lake County Health Department:

The Health Department has no objections to this request.

- Lake County Environmental Engineering Division:

The Engineering Division has no objection to the proposed street vacation. It should be noted that per the Lake County topographic information, the unimproved right-of-way (to be vacated) contains a depressional storage area and possible wetlands. Any proposed development/improvements within this area will require a Site Development Permit.

- Lake County Division of Transportation:

1. The Highway Commissioner has no objection to the proposed street vacation.
2. There is no visible evidence of utilities, though snow cover made surface observations difficult.
3. There is a private underdrain that outlets into the unimproved ROW, north to south.
4. There are several private improvements/items in the northern portion of the unimproved ROW that include the following: shed, two boats, a small garden, and a portion of a garage.
5. The property at 40058 N Circle Ave has been accessing the Township Road without a proper permit resulting in minor damage to the edge of pavement.

- Lake County Map Services: No comments regarding legal description.

OUTSIDE AGENCY CORRESPONDENCE RECEIVED:

- Commonwealth Edison Company: ComEd has no objection to the aforesaid vacation, subject to the inclusion of the “non-exclusive” easement reservation stipulated as follows. (see attached letter).
 - Comcast Cable: After review of the proposed Crescent Place right-of-way vacation, the closest facilities Comcast has aerial cable attached to ComEd power poles along the east R.O.W. of Rena Ave. However, our cable does not extend into the Crescent Place right-of-way and therefore Comcast has no objection to the vacation of said right-of-way.
 - First Fire Protection District of Antioch: The First Fire Protection District of Antioch has no objections to this street vacation.
 - Antioch Township Highway Department: Antioch Township has no objection to the proposed street vacation.
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NEIGHBORHOOD PROPERTY OWNER CORRESPONDENCE RECEIVED:

- None

Site Photos for Vacation #000328-2018



View of Crescent Place Looking East



N. Rena Avenue



View of Crescent Place Looking West



N. Circle Avenue