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MEMORANDUM

September 25, 2019

TO: Lake County Public Works, Planning and Transportation Committee

FR: Brad Denz, Senior Planner
Lake County Department of Planning, Building and Development

RE: Vacation Request #000511-2019– Antioch Township

Vacation of a portion of Woodland Avenue in J.L. Shaw's Subdivision on Fox Lake

Petitioners: TRLPS Real Estate, LLC, 38283 N. Bolton Place, Antioch, Illinois; 26570, 26562 and 26550 W. Woodland Avenue, Antioch, Illinois, and Ernie Lovas, 38235 N. Bolton Place, Antioch, Illinois.

A public hearing was held on August 28, 2019 before the Board of Vacations to consider a request to vacate a portion of unimproved Woodland Avenue, 50 feet wide, extending east towards Fox Lake 411 feet (average) and consisting of 0.48 acres.

It is the intent of the applicant TRLPS Real Estate, LLC, (owner of Captain's Quarters Tavern) to ultimately propose a rezoning of this area to Recreational Commercial and construct a parking lot to serve the establishment. If the vacation is approved, the applicant will request a rezoning of the south-half of the vacated right-of-way from Residential-1 (R-1) to Recreational Commercial (RC).

A copy of the Plat of Vacation, location map, and the minutes of the public hearing are attached.

Board of Vacations Recommendation:

After reviewing the petition and considering the testimony presented at the public hearing, the Board of Vacations unanimously recommends that the vacation request be granted for the following reasons:

1. Antioch Township has no objection to the request.
2. Without an active homeowner's association, there is no official oversight over the use of the right-of-way.
3. The vacation would relieve the County of any liability associated with the right-of-way.
4. The vacation would place the property in private ownership and on the tax rolls.

Upon Public Works, Planning, and Transportation Committee action, the petition will proceed to the County Board on October 8th for final action on the vacation request.