

Transition Yard Agreement


This agreement is made this 18th day of September, between Timothy James (owner) of the property described as 25250 W. Old Rand Rd. Wauconda, IL 60084 pin # 09-36-400-009 and Michelle Antonucci, title holder (owner) of the property described as 25005 W. Ivanhoe Rd. Wauconda, IL 60084, Pin # 09-36-400-010.

WHEREAS, the Department of Planning, Building and Development determined that a transition yard is required to be installed along the **(described area subject to agreement)** to meet the requirements of Section 151.167(J) of the Unified Development Ordinance of the County Code; and

WHEREAS, Timothy James has approached Michelle Antonucci to determine her willingness to exercise the provisions of Section 151.167(M) of the Unified Development Ordinance of the Lake County Code regarding entering into a Transition Agreement between the 25250 W. Old Rand Rd. Wauconda, IL property and the 25005 W. Ivanhoe Rd. Wauconda, IL property.

WHEREAS, Michelle Antonucci has evaluated the proposed use and its impact on the health, safety, and enjoyment of this property and has agreed to modify waive the Transition Yard requirement established in Section 151.167(J) of the Unified Development Ordinance of the Lake County Code in accordance with the provisions contained in Exhibit "A" **(Exhibit "A" may be eliminated if the transition agreement calls for a waiver of all landscape standards).**

NOW, THEREFORE, the owners of 25005 W. Ivanhoe Rd. Wauconda, IL 60084 and 25250 W. Old Rand Rd. Wauconda, IL 60084 have agreed that because of their relationship and nature of the use of both properties, that the strict application of the transition yard standards are unnecessary and have agreed to modify waive the required standards.


Timothy James, Owner of Pin # 09-36-400-009

9/23/2020
Date

I, Michelle Antonucci, agree with all the trees and shrubs proposed to block the view of the structure by Timothy James and would like to waive the six-foot high fence and 3-foot berm


Michelle Antonucci, Owner of Pin # 09-36-400-010

9/23/2020
Date

STATE OF ILLINOIS)

)SS

COUNTY OF LAKE)

I, the undersigned Notary Public in the State aforesaid, DO HEREBY CERTIFY THAT
Timothy James and Michelle Antonucci personally known to me to be the same persons
whose names subscribed to the instrument and acknowledged that they signed, sealed,
and delivered the said instruments as their free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and notary seal, this 23rd day of September, 2020


NOTARY PUBLIC 

The terms of said agreement are approved:

Director

Lake County Department of Planning, Building and Development

Return Address/addressee:
Address:

Preparer Name and