

Agenda Item # 27

Distribution
Div. Development Review (4)
Div. of Transportation
Map Services

STATE OF ILLINOIS)
) SS #07 -05
COUNTY OF LAKE)

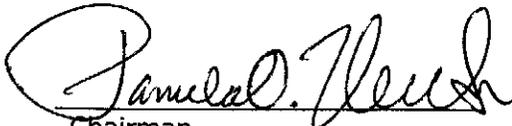
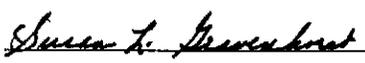
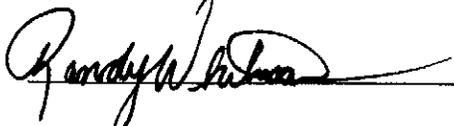
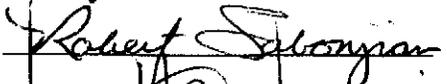
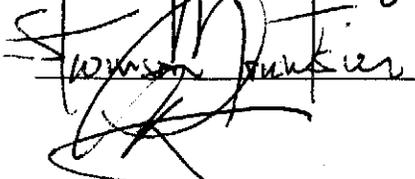
COUNTY BOARD, LAKE COUNTY, ILLINOIS
OCTOBER 9, 2007

MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning and Financial and Administrative Committees herewith present a Joint Resolution in the matter of the petition of FANOULA LAMPROS, as RECORD OWNER, to vacate a portion of Daisy Lane adjacent to Lots 60 and 61 in Crane's Villa Subdivision, Libertyville Township, Lake County, Illinois. The Board of Vacation by a vote of 3 "Ayes" and 0 "Nays" recommends that the vacation request be approved subject to the condition expressed in Exhibit "A" attached. On the motion "to approve" the prayer of the petitioner your Planning, Building and Zoning Committee, and Financial and Administrative Committee votes are: Planning, Building and Zoning Committee: 6 "Ayes", 1 "Nays"; Financial and Administrative Committee: 5 "Ayes", 0 "Nays".

An affirmative vote of at least two-thirds of the members of the County Board is required to grant this resolution.

Respectfully Submitted,

	Aye	Nay		Aye	Nay
 Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
Planning, Building, & Zoning Committee			Financial & Administrative Committee		

RESOLUTION

WHEREAS, on September 20, 2007 a public hearing was held before the Board of Vacation pursuant to Article 3, Section 3.12 of the Lake County Unified Development Ordinance, as amended, on the petition of FANOULA LAMPROS, as RECORD OWNER, to vacate a portion of Daisy Lane adjacent to Lots 60 and 61, in Crane's Villa Subdivision, Libertyville Township, Lake County, Illinois. More fully described as follows:

All that part of Daisy Lane lying east of and adjoining the east line of Lots 60 and 61, in Crane's Villa Subdivision, being part of the southwest quarter of Section 31, Township 44 North, Range 11 East of the Third Principal Meridian, as recorded September 29, 1926 as document number 287118 in Book "Q" of Plats, page 53, in Lake County, Illinois and as more fully set forth on the plat attached.

WHEREAS, the petitioner is the owner of the following parcel(s) of real estate, to-wit:

Lots 60 and 61 in Crane's Villa Subdivision, being a subdivision of the southwest quarter of Section 31, Township 44 North, Range 11 East of the Third Principal Meridian, as recorded September 29, 1926 as document number 287118 in Book "Q" of Plats, page 53, in Lake County, Illinois and as more fully set forth on the plat attached.

WHEREAS, after reviewing the testimony presented at the aforementioned public hearing of the Board of Vacation, said Board has submitted its recommendation and report to the Planning, Building and Zoning Committee and the Financial and Administrative Committee; and

WHEREAS, the Board of Vacation recommends by a vote of 3-0 that the vacation request described above be granted subject to the condition expressed in Exhibit "A" attached; and

WHEREAS, on October 2, 2007, the Planning, Building and Zoning Committee of the said County Board duly considered the petition and report, and by a vote of ____ "Ayes", ____ "Nays" recommend that above-described street vacation request be granted subject to the condition expressed in Exhibit "A" attached; and

WHEREAS, on October 3, 2007, the Financial and Administrative Committee of the said County Board duly considered the petition and report, and by a vote of ____ "Ayes", ____ "Nays" recommend that above-described street vacation request be granted subject to the condition expressed in Exhibit "A" attached.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the public right-of-way, as described above, is hereby vacated and those portions of said plat of subdivision is hereby revoked, annulled and set aside subject to the condition expressed in Exhibit "A" attached to this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect and be in force for and after its passage provided that said petitioner shall after the passage of this resolution, file for recording in the office of the County Recorder of Deeds, a certified copy of this resolution, the Deeds of Vacation and the proper vacation instrument(s) that combine the vacated right of way to adjacent parcels owned by the petitioner in accordance with the provisions of the Unified Development Ordinance.

Exhibit "A"

1. The vacation shall be granted subject to Lots 60 and 61 being combined with the vacated portion of Daisy Lane into one parcel.

MEMORANDUM

October 2, 2007

TO: Lake County Planning, Building and Zoning Committee

FR:  Patrick S. Tierney, Principal Planner

Lake County Department of Planning, Building and Development

RE: Vacation Request 07-05 – Libertyville Township
Petitioner: Fanoula Lampros
Request: To vacate a portion Daisy Lane located in Crane's Villa Subdivision

A public hearing was held on September 20, 2007, relative to a petition to vacate the portion of Daisy Lane located east of and adjacent to lots 60 and 61 in Crane's Villa Subdivision in Libertyville Township (see attached location map). A copy of the petition, Plat of Vacation, location map, and the minutes of the public hearing are attached.

Recommendation:

After reviewing the petition and considering the testimony presented at the public hearing, the Board of Vacation unanimously recommends that the vacation request be granted subject to the condition that Lots 60 and 61 be combined with vacated Daisy Lane into one parcel.

Reasons for Board of Vacation's recommendation:

1. There is no current or future need for the public to utilize the alley for access purposes.
2. The property will be placed on the tax rolls.
2. The vacation will remove any liability the County has over the right-of-way.

Real Estate Area: 4,456 square feet (.10 acres)**Cost of Real Estate Purchase:** \$10,909.00

Minutes
Vacation Petition # 07-05
A petition to vacate a portion of Daisy Lane located in Crane's Villa
Subdivision – Libertyville Township
Public Hearing Conducted on September 20, 2007

Petitioner: Fanoula Lampros

Board Members Present

*Pat Tierney – Development Review Division
Steve Crivello – Engineering Division
Paula Trigg – LCDOT
Robert Mosteller - Development Review Division

Others in Attendance

Tatiana Czaplicki
Bill Sentzos

* Denotes Vacation Officer and non-voting member

Mr. Tierney opened the hearing at 10:09 a.m. and reviewed the petition with those in attendance. The petitioners were sworn in. Mr. Tierney explained that the petition was legally advertised in the News Sun on September 4, 2007 and that the affidavit was available for review if anyone was interested in reviewing the document.

Mr. Tierney stated that he had received correspondence from Comcast Cable Communications, Inc. regarding the petition. Comcast indicated that they had no facilities within the area to be vacated and that they had no objection to the vacation.

Mr. Tierney stated that he had met with an adjacent property owner regarding the petition, and that person did not express an objection to the petition but she was curious in the vacation process. Mr. Tierney stated that Daisy Lane extended adjacent to her property south of Rose Avenue and she expressed an interest in possibly petitioning to vacate that portion of Daisy Lane. Mr. Tierney stated that he informed her that she would likely be notified of the rezoning petition for Ms. Lampros' property. He stated that he received no other communications from any individual or agency he contacted concerning the petition.

Petitioner's Testimony

Ms. Tatiana Czaplicki, representing the petitioner, stated that her client was interested in vacating the street so the land within the right-of-way could be included in the plan for a 3-unit townhouse development that her client planned for the property. She believed that the vacation would not negatively impact the area, and that the eventual development of the property would be consistent with adjacent properties.

Board Comments/Questions

Mr. Tierney asked the petitioner if she had checked to make sure there would be sufficient area following the vacation to obtain 3 dwelling units for the property. Ms. Czaplicki stated her client would have more than enough room.

Member Crivello asked Ms. Czaplicki if she planned on combining the two lots because the vacation would render the northern most lot (61) nonconforming because it would eliminate the road frontage.

Mr. Tierney stated as a normal course for all vacations, the vacated right-of-way gets combined with the adjacent properties so the right-of-way is not left as an independent parcel. He stated the Board could make this a condition of approval if they so desired.

Member Trigg asked if the petitioner would be required to improve Rose Avenue as part of the development process.

Mr. Tierney stated that as part of the application process for a building permit, the owner would need to apply for site plan approval with the Staff Review Committee. As part of that process, both LCDOT and the Libertyville Township Highway Commissioner would be notified of the application and they would have an opportunity to ask for improvements to Rose Avenue as part of the review process. The Libertyville Township Highway Commissioner will need to grant access approval to Rose Avenue as part of the permit process for the development.

Member Trigg stated that the Township Highway Commissioner was not opposed to the vacation.

Member Mosteller asked why Rose Avenue was gated east of the subject vacation site.

Mr. Tierney stated that the road located east of the site was a private road that was planned in association with the townhouse development for that property. He stated that Rose Avenue was likely gated to keep the general public out of the development.

Public Statements

No member representing the public was in attendance to provide comments.

Closing Statement

Ms. Czaplicki did not make a closing statement.

Announcement of Land Cost

Mr. Tierney announced that the cost to vacate the right-of-way was \$10,909.00, and the petitioner would be responsible for these charges prior to placing the item on the agenda for the County Board.

Board Discussion

The Board agreed that that clearly there was no need to preserve the right-of-way for access purposes and they were ready for a motion.

Motion

Member Crivello made a motion, which was seconded by Member Trigg, to grant the petition to vacate Daisy Lane as proposed with the condition that Lots 60 and 61 along with the vacated Daisy Lane be combined into one parcel. The reasons to justify the vacation are: 1.) there is no current or future need for the right-of-way; 2.) the vacation

would relieve the County of any liability associated with the alley; 3.) the vacation would place the property on the tax rolls.

Action

The motion passed unanimously.

Adjournment

Member Mosteller moved to adjourn the meeting. This motion was seconded by member Crivello and passed unanimously. The meeting was adjourned at 10:25 a.m.

5-A 5-B 5-C 5-D

"C-2"

Portion of Daisy Lane proposed for vacation

3-A, 3-B, 3-C, 3-D
3-E & 3-F

R

EASTERN

AND

586.6

521.48

145.83

209.06

639.6

26195 N

105.6

26234N

26228 N

74.27

60

035

86

61

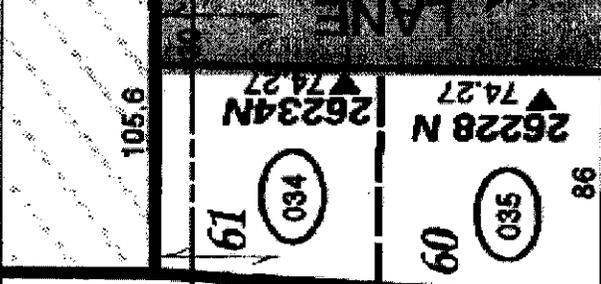
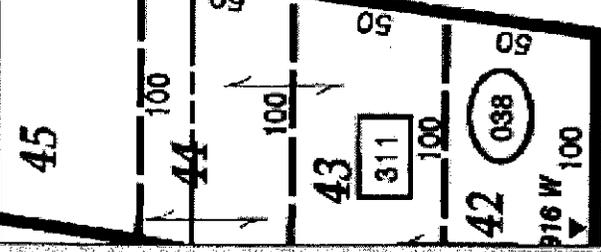
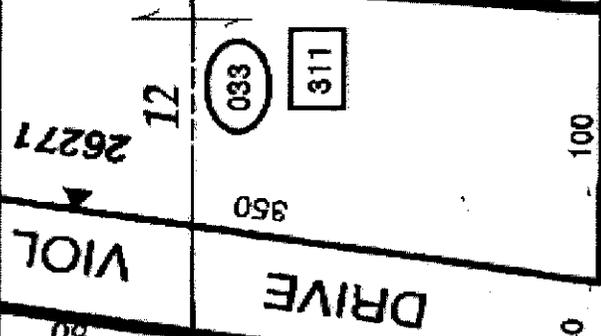
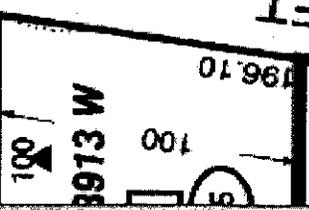
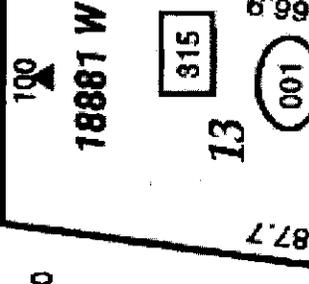
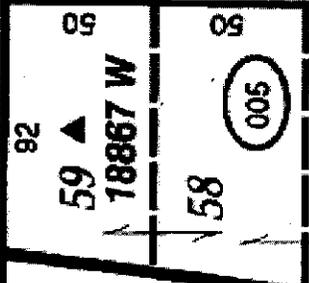
034

74.27

AVENUE "A"

DAISY

30



416 23 75 x 17 75 in 102 41

