

VILLAGE OF ANTIOCH

11-12-25

***AN ORDINANCE AMENDING SEVERAL SECTIONS OF TITLE 10 CHAPTER 6
OF THE MUNICIPAL CODE OF ANTIOCH ALLOWING DAY CARE OPERATIONS
WITHIN BUSINESS DISTRICTS***

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 19, 2011

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 20th day of December, 2011**

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ORDINANCE NO. 11-12-25

**AN ORDINANCE AMENDING SEVERAL SECTIONS OF TITLE 10
CHAPTER 6 OF THE MUNICIPAL CODE OF ANTIOCH
ALLOWING DAY CARE OPERATIONS WITHIN BUSINESS DISTRICTS**

WHEREAS, John Lavelle is an owner of certain property located within the Village of Antioch, situated upon the southwest corner of Illinois Route 173 and Deep Lake Road, which property is legally described as set forth on Exhibit A hereto, and which property is hereafter described as the "Subject Property", and

WHEREAS, the said property is currently zoned B-3 under the Antioch Zoning Code, Title 10, Chapter 6 of the Municipal Code of Antioch, and

WHEREAS, among other things, the provisions of said Chapter 6 regulate the types and kinds of businesses that may be established and operated within the three business districts (B-1, B-2 and B-3) described in that Chapter, and

WHEREAS, the said regulations of Chapter 6 do not currently allow the establishment or operation of a day care facility within any of the three business zones, and

WHEREAS, Mr. Lavelle has filed a petition with the Village, seeking an amendment to the text provisions of said Chapter 6 so as to allow the establishment and operation of a day care facility upon the Subject Property, which petition was docketed as PZB 11-06, and which was duly published, noticed and called for a hearing before the Antioch Combined Planning and Zoning Board ("PZB") on August 11, 2011, and

WHEREAS, the PZB conducted required and appropriate public hearings, accepted oral and written testimony under oath and deliberated openly concerning the propriety of making such a text amendment, and ultimately, upon a proper motion made and seconded, voted unanimously to recommend such an amendment to the Village Board, and

WHEREAS, following the said recommendation of the PZB, the Village Board did duly consider the petition in open meetings and has concluded that the PZB's recommendation was well taken and that there should be provisions made within the text of said Chapter 6 to allow the use of business property for the establishment and operation of day care facilities, and

WHEREAS, the Village Board does further find that the petition itself was inspecific on whether it was seeking a global text amendment applicable to all three business districts regulated thereunder or only the B-3 business district that is applicable to the Subject Property, and

WHEREAS, the Village Board finds that allowing day care facilities as a matter of right within B-3 business zones is appropriate, particularly since the amount of land that is currently zoned B-3 is relatively limited, and

WHEREAS, the Village Board finds that allowing day care facilities as special uses within the B-1 and B-2 business district is more appropriate than allowing them as a matter of right, as the overall goal of business districts are to promote retail sales rather than service businesses (including day care facilities) and imposing special use requirements upon day care facilities within these two districts will serve to ensure that the stated overall goal is not subsumed by the growth of service businesses, and

NOW THEREFORE, BE IT ORDAINED by the Village of Antioch, Lake County, Illinois, as follows:

SECTION ONE: Section 10-6-A2 of the Antioch Municipal Code is hereby amended by the addition of the following provision which shall hereafter read as follows:

Day care facilities which are duly licensed and regulated by the State of Illinois.

SECTION TWO: Section 10-6-B2 of the Antioch Municipal Code is hereby amended by the addition of the following provision which shall hereafter read as follows:

Day care facilities which are duly licensed and regulated by the State of Illinois.

SECTION THREE: Section 10-6-C1 of the Antioch Municipal Code is hereby amended by the addition of the following provision which shall hereafter read as follows:

Day care facilities which are duly licensed and regulated by the State of Illinois.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, ON THIS
19 DAY OF DECEMBER, 2011.

AYES: 5: Pierce, Sakas, Crosby, Dominiak and Jozwiak.

NAYS: 0.

ABSENT: 1: Poulos.


LAWRENCE M. HANSON, MAYOR

ATTEST:


CANDI L. ROWE, VILLAGE CLERK



