

VILLAGE OF ANTIOCH

12-12-28

**AN ORDINANCE ANNEXING CERTAIN PROPERTY
AND AMENDING THE ZONING MAP OF THE VILLAGE OF ANTIOCH
REGARDING CERTAIN PROPERTY LOCATED WEST OF
OF TIFFANY ROAD NORTH OF ILLINOIS ROUTE 173**

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 3, 2012

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 13th day of December, 2012.

LAWRENCE M. HANSON	President	DENNIS B. CROSBY	Trustee
LORI K. FOLBRICK	Clerk	MARY C. DOMINIAK	Trustee
ROBERT J. LONG	Attorney	JAY JOZWIAK	Trustee
		SCOTT A. PIERCE	Trustee
		TED P. POULOS	Trustee
		GEORGE C. SAKAS	Trustee

ORDINANCE 12-12-28

**AN ORDINANCE ANNEXING CERTAIN PROPERTY
AND AMENDING THE ZONING MAP OF THE VILLAGE OF ANTIOCH
REGARDING CERTAIN PROPERTY LOCATED WEST OF
OF TIFFANY ROAD NORTH OF ILLINOIS ROUTE 173**

WHEREAS, Synergy Property Holdings (hereinafter described as “Owner”) is the record owner of property located on the west side of Tiffany Road and North of Illinois Route 173, which property is currently contiguous to property within the Village of Antioch, but is not currently part of the Village, and

WHEREAS, the subject property is in two parcels legally described as set forth on Exhibit A hereto, which are designated as Property Index Numbers 02-07-400-007, and

WHEREAS, the Owner has recently submitted petitions in proper form to the Village Board of Trustees and to the Planning and Zoning Board (“PZB”), for the annexation of the subject property and amendment of the existing official Zoning Map of the Village essentially seeking to change the subject property from the Village’s default RE-1 zoning district to the B-3 commercial zoning district, and

WHEREAS, the legal notice involving the petitions was duly published and notice properly given to all adjoining and abutting property owner as required by the Illinois Municipal Code and by the Antioch Zoning Code, and

WHEREAS, both the PZB and the Village Board duly convened public hearings and public meetings, during which evidence was presented and considered, and

WHEREAS, the subject property is located in an area that is designated as intended for uses compatible with the B-3 zoning district in the Village’s current comprehensive plan, and is located along a state highway primarily fronted by commercial uses both within the Village and in unincorporated areas that are fully compatible with the B-3 zoning district, and

WHEREAS, the PZB did, upon a motion duly made and seconded, vote to approve the proposed zoning map amendment, and

WHEREAS, the Village Board has received the recommendation of the PZB to approve the petition upon certain conditions and requirements, the said recommendation being incorporated herein as Exhibit B hereto, and

WHEREAS, the site development plan described in Exhibit B hereto and being a part of the petition is incorporated herein as Exhibit C, and

WHEREAS, the owner have previously entered into an annexation agreement with the Village, in which they expressed their intentions of developing the property in conformity therewith, including Exhibit C hereto, a true copy of which is attached hereto and incorporated herein as Exhibit D, and

WHEREAS, the Village Board does find as follows:

- a) that the petitions are well-taken;

- b) that they meet all the necessary prerequisites imposed by the Illinois Municipal Code and the Zoning Code of the Village of Antioch;
- c) that the annexation of the property is consistent with the Village's comprehensive plan and will materially benefit the logical and orderly growth of the Village of Antioch;
- d) that the proposed intended use is compatible with the adjoining properties;
- e) that the proposed commercial / office use will be properly buffered by the site improvements set forth in the annexation agreement and the site plans and will materially improve the aesthetic aspects of the site as a whole;
- f) that the site plan set forth in the petition will provide for appropriate use of the land, including preservations of natural vegetation and wetlands as well as minimizing the impact on adjoining properties.

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

SECTION ONE: The property legally described in Exhibit A hereto be and is hereby annexed into and made a part of the territory of the Village of Antioch;

SECTION TWO: The property legally described in Exhibit A hereto be and is hereby rezoned and reclassified from the RE-1 zoning district to the B-3 zoning district;

SECTION THREE: The Annexation Agreement, attached hereto as Exhibit D, and including Exhibit C therein be and the same is adopted as a substantive part of this Ordinance, and the Owner shall be required to develop the property in accordance with that Annexation Agreement, which requirement shall run with the land;

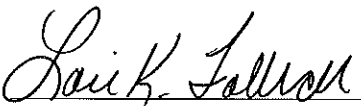
SECTION FOUR: The Owner shall further be obligated to make such payments to the Village and to pay for recording of this Ordinance and the Plat of Annexation, together with any and all such miscellaneous expenses as are required by the Annexation Agreement, this Ordinance and the Municipal Code of Antioch;

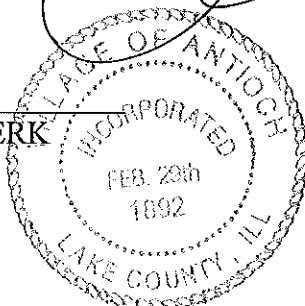
SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, ON THIS 3rd DAY OF DECEMBER, 2012.

ATTEST:


LAWRENCE M. HANSON, MAYOR


LORI K. FOLBRICK, VILLAGE CLERK



STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

I, Lori K. Folbrick, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on December 3, 2012, the Corporate Authorities of such municipality passed and approved Ordinance No. 12-12-28, entitled ***“AN ORDINANCE ANNEXING CERTAIN PROPERTY AND AMENDING THE ZONING MAP OF THE VILLAGE OF ANTIOCH REGARDING CERTAIN PROPERTY LOCATED WEST OF OF TIFFANY ROAD NORTH OF ILLINOIS ROUTE 173”*** which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 12-12-28, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December 13, 2012 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this 13th day of December, 2012


Lori K. Folbrick, RMC/CMC
Village Clerk

