

VILLAGE OF ANTIOCH

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12-12-29

***AN ORDINANCE AMENDING 10-6C-2 OF THE VILLAGE CODE  
REGARDING OUTDOOR STORAGE AND SALES AS A PERMITTED USE.  
(FILE NO. PZB 12-08)***

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ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 3, 2012

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

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LAWRENCE M. HANSON

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**ORDINANCE NO. 12-12-29**

**AN ORDINANCE AMENDING 10-6C-2 OF THE VILLAGE CODE REGARDING  
OUTDOOR STORAGE AND SALES AS A PERMITTED USE.  
(FILE NO. PZB 12-08)**

**WHEREAS**, Synergy Property Holdings LLC, is an owner of certain property located within the Village of Antioch, situated upon the northwestern corner of Illinois Route 173 and Tiffany 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**, Synergy Property Holdings LLC (“Petitioner”), has petitioned the Village for approval the Annexation and Rezoning of the Subject Property with the intention of using it for development of a Contractor Sales Facility and Commercial Space, and

**WHEREAS**, the said Petition included requests for a amendment to section 10-6C-2 of the Village Code to allow for outside storage and sales by special use , and

**WHEREAS**, the Combined Planning Commission and Zoning Board (“PZB”) conducted a public hearing to consider the applicant request, following notification as required by law, on August 16<sup>th</sup> and October 11<sup>th</sup>, 2012, and

**WHEREAS**, following testimony from the petitioner, Staff and the public, the PZB concluded with a positive recommendation, with conditions that technical issued to be addressed, and

**WHEREAS**, the Village Board has received the recommendations of the PZB, and has duly deliberated upon the issues and it thereupon makes the following factual findings:

1. The vacant site and building and do not constitute the highest and best use of the property;
2. The adjoining property to the north is in a residential zoning district, and the applicant has provided sufficient buffering in the form of walls, berms, fencing, and landscape to buffer the use from possible offsite impacts. ;
3. The proposed plans for the site development and the physical structure of the site mark an improvement to the overall aesthetics of the site and demonstrate how the necessary buffering, on appropriate sites, can allow for this particular class of use to be conducted without liability to the surrounding properties.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, AS FOLLOWS:**

**SECTION ONE.** The Mayor and Board of Trustees of the Village of Antioch hereby find the facts as stated in the preamble hereof are true and correct and said findings are made a part of this Ordinance.

**SECTION TWO.** That section 10-6C-2 of the Village Code, be amended to include the following text within the schedule of special uses.

Outside Sales and Storage of Merchandise and non mechanical rental equipment when accessory to a principal and permitted use with the B-3 zoning District under the following conditions.

- A. Sites shall be a minimum of 3.5 acres
- B. Sites shall include 300 lineal feet of frontage along a State Highway
- C. Sites shall meet the Landscaping and Lighting Standards Pursuant to Title 10 of the Village Code.
- D. Sites shall be contained on the same parcel and zone lot as the principal use, which shall include a structure of not less than 20, 000 square ft.
- E. Sites shall comply with the outside sales and storage requirements found within the village Zoning Code regarding screening, paved surface, heights.

**SECTION THREE.** Penalty. Any person violating any of the provisions of this Ordinance shall be fined as provided in the general penalty in Section 1-3-1 of the Village Code for each offense and a violation shall be deemed to exist for each day during which violations of this Ordinance continue.

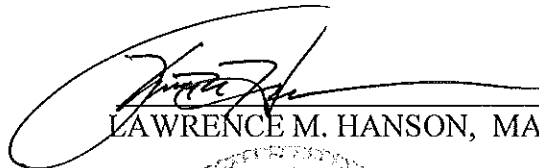
**SECTION FOUR.** This Ordinance shall be in full force and effect from and after the passage and approval and publication in pamphlet form, as provided by law.

YEAS: 6: Pierce, Sakas, Poulos, Crosby, Dominiak and Jozwiak.

NAYS: 0.

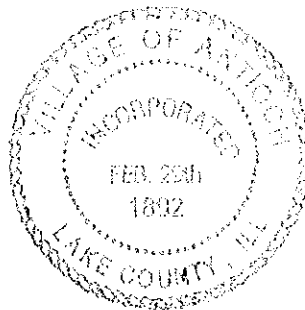
ABSENT: 0.

PASSED and APPROVED this 3<sup>rd</sup> day of December, 2012.

  
LAWRENCE M. HANSON, MAYOR

ATTEST:

  
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. 12-12-29, entitled "AN ORDINANCE AMENDING 10-6C-2 OF THE VILLAGE CODE REGARDING OUTDOOR STORAGE AND SALES AS A PERMITTED USE. (FILE NO. PZB 12-08)" which provided by its terms that it should be published in pamphlet form.*

The pamphlet form of Ordinance No. 12-12-29, 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 13<sup>th</sup> day of December, 2012

*Lori K. Folbrick*  
Lori K. Folbrick, RMC/CMC  
Village Clerk

