

VILLAGE OF ANTIOCH

15-11-17

***AN ORDINANCE ZONING APPROXIMATELY 16 ACRES AT THE
NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND DEEP LAKE
ROAD IN THE B-2 GENERAL RETAIL BUSINESS DISTRICT
(FILE NO. PZB 15-05)***

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

NOVEMBER 16, 2015

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 23rd day of November, 2015.**

LAWRENCE M. HANSON

President

MARY C. DOMINIAK

Trustee

LORI K. FOLBRICK

Clerk

JERRY T. JOHNSON

Trustee

ROBERT J. LONG

Attorney

JAY JOZWIAK

Trustee

ED MACEK

Trustee

SCOTT A. PIERCE

Trustee

TED P. POULOS

Trustee

ORDINANCE NO. 15-11-17

**AN ORDINANCE ZONING APPROXIMATELY 16 ACRES AT THE
NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND DEEP LAKE
ROAD IN THE B-2 GENERAL RETAIL BUSINESS DISTRICT
(FILE NO. PZB 15-05)**

WHEREAS, Devon Bank, as Trustee Under Trust No. 467, ("Trust") is the legal title holder of approximately 16 acres of property located at the northeast corner of Illinois Route 173 and Deep Lake Road and legally described in Exhibit A, which is attached hereto and incorporated herein (hereinafter referred to as "Property"); and

WHEREAS, 2011 Antioch, LLC, is the beneficiary of the Trust; and

WHEREAS, the Trust and 2011 Antioch, LLC, are hereinafter together referred to as "Owner"; and

WHEREAS, the Property is currently zoned in the R-1 One-Family Dwelling District; and

WHEREAS, Owner has filed with the Village of Antioch, Illinois (hereinafter referred to as "Village") a Petition for Zoning Amendment (hereinafter referred to as "Petition") to zone the Property in the B-2 General Retail Business District pursuant to the Zoning Ordinance of the Village of Antioch (hereinafter referred to as the "Zoning Ordinance"); and

WHEREAS, on August 13, 2015, and continued to October 8, 2015, a public hearing was held on the Petition, designated as PZB 15-05, before the Combined Plan Commission and Zoning Board of the Village of Antioch (hereinafter referred to as the "Plan Commission"); and

WHEREAS, the Plan Commission has submitted its report recommending approval of the Petition, which report is hereby incorporated into this ordinance; and

WHEREAS, the current zoning of the Property in the R-1 District is not appropriate, due to the difficulty of developing and marketing the Property for residential purposes, its location in close proximity to commercial uses to the west, such as Walmart, Menard's and Aldi's, and to the Red Wing Slough to the east, and its proximity to two arterial roads; and

WHEREAS, the Mayor and the Board of Trustees of the Village of Antioch have determined that the best interests of the Village will be attained by zoning the Property in the B-2 General Retail Business District.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The foregoing recitals are incorporated herein as though they were fully set forth herein.

SECTION 2: The Property is hereby zoned in the B-2 General Retail Business District.

SECTION 3: All ordinances or parts of ordinances of the Village of Antioch in conflict herewith are, to the extent of such conflict only, hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, as provided by law.

YEAS: 6: Macek, Poulos, Jozwiak, Dominiak, Pierce and Johnson.

NAYS: 0.

ABSENT: 0.

PASSED and APPROVED this 16th day of November, 2015.


LAWRENCE M. HANSON, Mayor

ATTEST:


LORI K. FOLBRICK, Village Clerk



EXHIBIT A

THE SOUTH 368.5 FEET OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THAT PART THEREOF DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NUMBERS 374073 AND 1138162) AND THE WEST 1428.0 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 330.0 FEET THEREOF AND EXCEPT THE SOUTH 368.5 FEET THEREOF) ALL IN SECTION 15, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF SECTION 15 AND THE EAST LINE OF THE WEST 1428.0 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 623.57 FEET, ALONG SAID EAST LINE OF THE WEST 1428.0 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TO THE NORTH LINE OF THE SOUTH 368.5 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 95.52 FEET, ALONG SAID NORTH LINE OF THE SOUTH 368.5 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15 TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 335.03 FEET, ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TO THE NORTH LINE OF SAID LAND DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 374073; THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST, A DISTANCE OF 1032.38 FEET, ALONG SAID NORTH LINE OF LAND DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 374073; THENCE NORTH 35 DEGREES 28 MINUTES 54 SECONDS EAST, A DISTANCE OF 101.12 FEET; THENCE NORTH 09 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 116.59 FEET; THENCE SOUTH 80 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.61 FEET; THENCE SOUTH 55 DEGREES 18 MINUTES 44 SECONDS EAST, A DISTANCE OF 128.60 FEET; THENCE NORTH 60 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 52.38 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, A DISTANCE OF 71.50 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 43 SECONDS WEST, A DISTANCE OF 184.44 FEET; THENCE NORTH 56 DEGREES 40 MINUTES 29 SECONDS EAST, A DISTANCE OF 173.82 FEET; THENCE NORTH 24 DEGREES 29 MINUTES 41 SECONDS EAST, A DISTANCE OF 284.68 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 282.76 FEET, TO SAID SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE NORTH 89 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 519.61 FEET, ALONG SAID SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

CONTAINING AN AREA OF 691816 SQUARE FEET OR 15.882 ACRES (MORE OR LESS).

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 November 16, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 15-11-17, entitled "AN ORDINANCE ZONING APPROXIMATELY 16 ACRES AT THE NORTHEAST CORNER OF ILLINOIS ROUTE 173 AND DEEP LAKE ROAD IN THE B-2 GENERAL RETAIL BUSINESS DISTRICT (FILE NO. PZB 15-05)" which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 15-11-17**, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 23, 2015 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 23rd day of November, 2015



Lori K. Folbrick, RMC/CMC
Village Clerk

