

VILLAGE OF ANTIOCH

Ordinance Number.19-08-32

AN ORDINANCE APPROVING A PLAT AMENDMENT FOR DEERCREST SUBDIVISION, PHASE II

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

August 12th, 2019

Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 14th day of August 2019

LAWRENCE M. HANSON

President

MARY C. DOMINIAK

Trustee

LORI K. ROMINE

Clerk

JERRY T. JOHNSON

Trustee

ED MACEK

Trustee

SCOTT A. PIERCE

Trustee

ROBERT J. LONG

Attorney

TED P. POULOS

Trustee

DANIEL YOST

Trustee

ORDINANCE NO. 19-08-32

**AN ORDINANCE APPROVING A PLAT AMENDMENT FOR DEERCREST
SUBDIVISION, Phase II**

WHEREAS, Section 11-2-6 of Title 11 of the Municipal Code for the Village of Antioch outlines the approval process for a Final Plat Amendment of land within the Village's municipal boundaries.

WHEREAS, Section 11-2-6 of Title 11 requires that any Final Plat Amendment conform substantially with the previously approved Preliminary Plat as approved by the Village Board.

WHEREAS, the Owner of the property requested a Plat Amendment for Deercrest Subdivision, Unit 2, relating to the townhome phase which has not been constructed yet.

WHEREAS, the applicant is proposing to amend the lot lines in Phase II to allow him to proceed with the construction of the balance of the proposed townhomes. The general design and elevations will remain the same as per the original plans in the Planned Unit Development.

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

SECTION 1: That an Amended Plat be approved for Units 380 through 443 in Deercrest Subdivision, Phase 2.

SECTION 2: 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or parts of ordinances of the Village of Antioch in conflict herewith are, to the extent of such conflict only, hereby repealed.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 3: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

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

NAYS: 0.

ABSENT: 0.

PASSED and APPROVED this 12th day of August 2019.


LAWRENCE M. HANSON, Mayor

ATTEST:


LORI K. ROMINE, Village Clerk




STATE OF ILLINOIS)
)
COUNTY OF LAKE) SS

CERTIFICATE

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

I certify that on August 12, 2019, the Corporate Authorities of such municipality passed and approved *Ordinance No. 19-08-32* approving a Plat of Amendment for Deercrest Subdivision, Phase 2. The pamphlet form of **Ordinance No. 19-08-32** including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on August 14, 2019, 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 14th day of August 2019.



Lori K. Romine, RMC/CMC
Village Clerk



ADMINISTRATIVE PLAT OF SUBDIVISION EXHIBIT

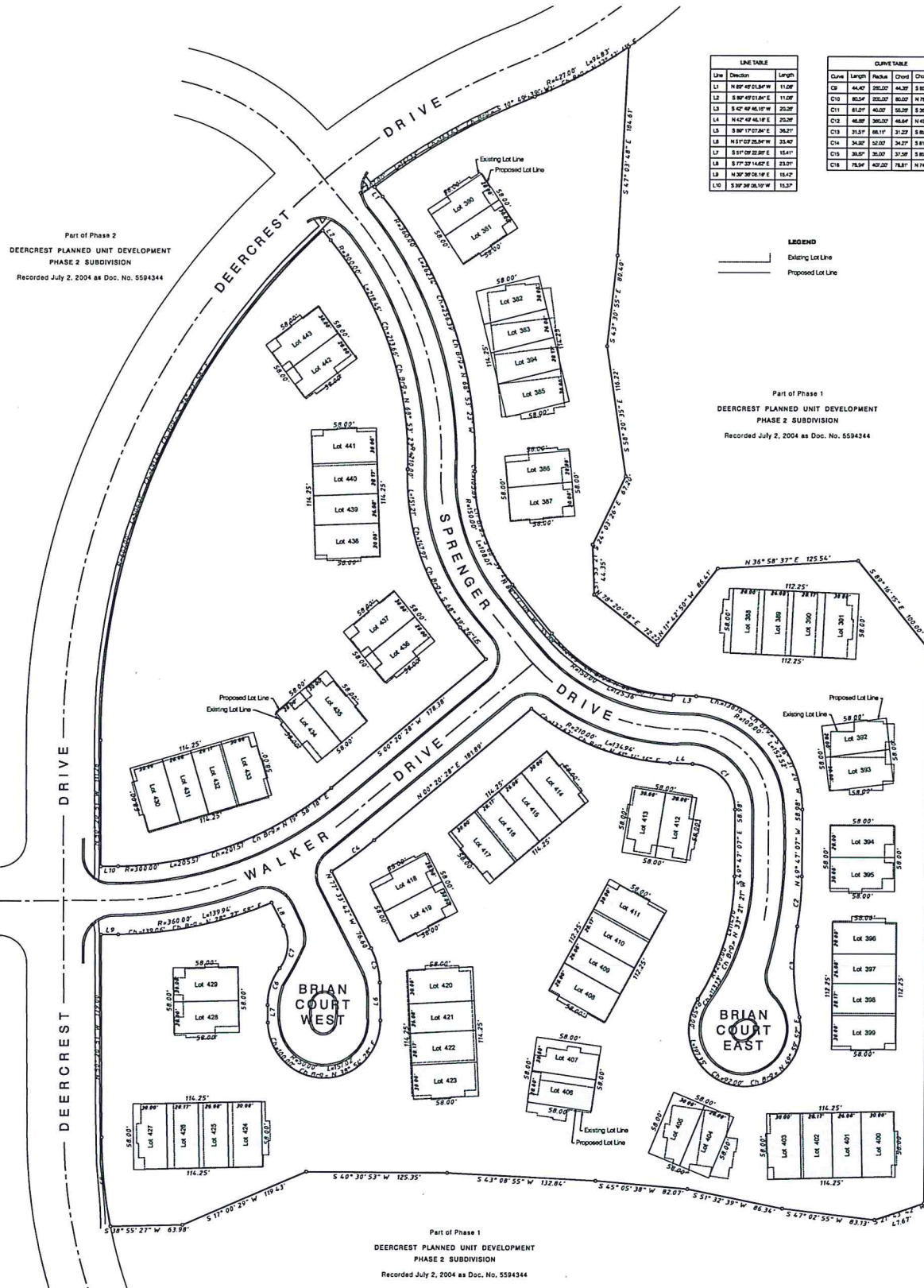
SHEET 1 OF 1



LEGAL DESCRIPTION

LOTS 302 THROUGH 429 AND LOT 1142, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 5594344, IN LAKE COUNTY, ILLINOIS.

ALSO LOTS 330 THROUGH 391 AND LOT 1142, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 3, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 5594345, IN LAKE COUNTY, ILLINOIS.



Line	Direction	Length
L1	N 89° 48' 01.84" W	11.08'
L2	S 89° 48' 01.84" E	11.08'
L3	S 42° 48' 46.18" W	25.28'
L4	N 42° 48' 46.18" E	25.28'
L5	S 89° 17' 07.84" E	26.21'
L6	N 51° 02' 26.84" W	23.42'
L7	S 51° 02' 26.84" E	15.41'
L8	S 77° 22' 14.02" E	23.01'
L9	N 38° 38' 56.18" E	15.42'
L10	S 38° 38' 56.18" W	15.27'

Curve	Length	Radius	Chord	Chord Bearing
C3	44.40'	285.02'	44.38'	S 87° 22' 14" W
C10	80.54'	285.02'	80.52'	N 79° 41' 33" E
C11	81.24'	40.00'	80.28'	S 39° 42' 58" W
C12	46.88'	285.02'	46.84'	N 47° 42' 52" W
C13	31.87'	86.11'	31.22'	S 87° 58' 12" W
C14	34.28'	52.02'	34.27'	S 81° 52' 12" E
C15	36.82'	35.02'	37.58'	S 87° 08' 42" W
C16	76.94'	427.22'	76.81'	N 14° 18' 58" E

LEGEND

Existing Lot Line
Proposed Lot Line

Part of Phase 1
DEERCREST PLANNED UNIT DEVELOPMENT
PHASE 2 SUBDIVISION
Recorded July 2, 2004 as Doc. No. 5594344

Part of Phase 2
DEERCREST PLANNED UNIT DEVELOPMENT
PHASE 2 SUBDIVISION
Recorded July 2, 2004 as Doc. No. 5594344

NOTE:
1. The horizontal coordinates and base of bearing shown herein are based on NAD 83 (2011) Block East Zone 1501 State Plane Coordinates as referenced from Ken Company's RTK Network.
2. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this exhibit.
3. See the Boundary and Topographic Survey by Haeger Engineering dated May 14, 2019 for additional information.

Prepared May 30, 2019
Project No. 19-067

HAEGER ENGINEERING
consulting engineers
land surveyors
100 East State Parkway, Bowling Green, MO 63309
Tel 647.274.6602 Fax 647.274.6603
Email Professional Design Firm License No. 144-003132
www.haegerengineering.com

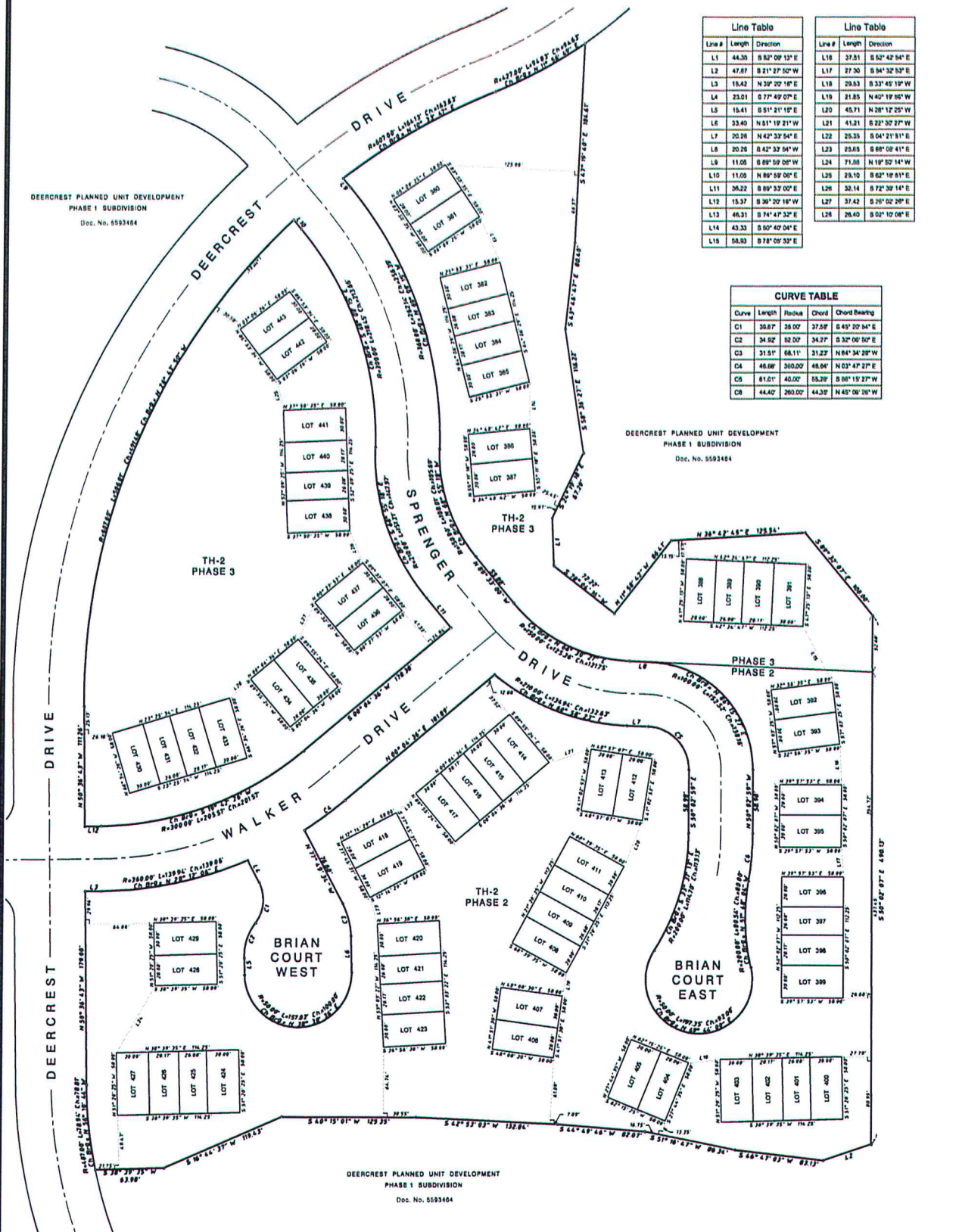
No. Date Revision

PLAT OF AMENDMENT

OF

LOTS 332 THROUGH 428 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT, PHASE 2, BEING A SUBDIVISION PLAT THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 559434 IN LAKE COUNTY, ILLINOIS. ALSO LOTS 332 THROUGH 341 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT, PHASE 3, BEING A SUBDIVISION PLAT THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 559434 IN LAKE COUNTY, ILLINOIS.

SCALE: 1" = 40'



Surveyor's notes:
1. The Horizontal coordinates and basis of bearing shown hereon are based on the Deercrest Planned Unit Development - Phase 2 Subdivision, recorded July 2, 2004 as Document No. 559434.
2. The field work was completed on May 9, 2019.

LOT 405

Subdivision Lot No.
Property Corner
Subdivision Boundary Line

LEGEND

Road Center Line
Lot Corner Dimension Tie
Right Angle Tie

HAEGER ENGINEERING
consulting engineers
100 East State Parkway, Schaumburg, IL 60192
Tel: 631.271.4400 Fax: 631.271.4403
www.haengerengineering.com

PLAT OF AMENDMENT

OF

LOTS 302 THROUGH 428 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 558434, IN LAKE COUNTY, ILLINOIS.

ALSO LOTS 302 THROUGH 381 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 3, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 558435, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER(S) OF LAND DESCRIBED IN THE ANNEKED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND AMENDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED, GRANTED, COVEYED AND WARRANTED FOR PUBLIC USE, THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

ELEMENTARY SCHOOL DISTRICT 34
COMMUNITY HIGH SCHOOL DISTRICT 117
COLLEGE OF LAKE COUNTY

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

BY _____, TITLE: _____

NOTARY CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____

AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF ANTIOCH, DO HEREBY CERTIFY THAT ALL THE PROVISIONS TO THE ANTIOCH SUBDIVISION ORDINANCE INsofar AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

DATED THIS _____ DAY _____, A.D. 20____.

VILLAGE ENGINEER _____

PRINTED NAME _____

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

UNDER THE AUTHORITY PROVIDED BY CHAPTER 85, ILLINOIS REVISED STATUTES, 1994, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND THE ORDINANCES ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS.

THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ANTIOCH AS FOLLOWS:
APPROVED BY THE PLAN COMMISSION AT THE MEETING HELD THIS _____ DAY _____, A.D. 20____.

CHAIRMAN _____

PRINTED NAME _____

SECRETARY _____

PRINTED NAME _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, _____, VILLAGE CLERK FOR OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THE ANNEKED PLAT WAS PRESENTED TO AND BY RESOLUTION ONLY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, A.D. 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND THE SEAL OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

VILLAGE CLERK _____

PRINTED NAME _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF ANTIOCH, LAKE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS ON ANY DEFERRED INSTALLMENTS THEREOF THAT HAS BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT ANTIOCH, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR _____

PRINTED NAME _____

VILLAGE BOARD OF TRUSTEES APPROVAL

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AT A MEETING THIS _____ DAY OF _____, A.D. 20____.

VILLAGE PRESIDENT _____

PRINTED NAME _____

VILLAGE CLERK _____

PRINTED NAME _____

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D. 20____.

AT _____ O'CLOCK _____ M. AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____

RECORDER OF DEEDS

LAKE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS _____ DAY OF _____, A.D. 20____.

LAKE COUNTY CLERK _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JEFFREY W. OLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 200098, DO HEREBY AUTHORIZE THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, TO STAFF OR AUTHORIZE A SURVEY, TO PLACE THIS DOCUMENT IN RECORD IN THE COUNTY RECORDERS' OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 150 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. OLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38,389
MY LICENSE EXPIRES NOVEMBER 30, 2020 AND IS RENEWABLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JEFFREY W. OLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED FOR THE PURPOSES OF AMENDING THE ORIGINAL SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 302 THROUGH 428 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 2, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 558434, IN LAKE COUNTY, ILLINOIS.

ALSO LOTS 302 THROUGH 381 AND LOT TH-2, ALL IN DEERCREST PLANNED UNIT DEVELOPMENT - PHASE 3, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 46 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 2, 2004 AS DOCUMENT NO. 558435, IN LAKE COUNTY, ILLINOIS.

THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 40 FEET PER 1 INCH ON SHEET ONE IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ANTIOCH, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF ANTIOCH, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17057C0004 DATED SEPTEMBER 18, 2013.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____, JULY 3, 2019

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3085



AREA TABLE			AREA TABLE			AREA TABLE		
LOT #	SF.	AC.	LOT #	SF.	AC.	LOT #	SF.	AC.
380	1824	0.0373	406	1740	0.0399	430	1740	0.0399
381	1740	0.0399	408	1824	0.0373	431	1913	0.0347
382	1740	0.0399	407	1740	0.0399	432	1834	0.0375
383	1913	0.0347	408	1824	0.0373	433	1740	0.0399
384	1834	0.0375	409	1913	0.0347	434	1834	0.0375
385	1740	0.0399	410	1834	0.0375	435	1740	0.0399
386	1824	0.0373	411	1740	0.0399	436	1824	0.0373
387	1740	0.0399	412	1824	0.0373	437	1740	0.0399
388	1824	0.0373	413	1740	0.0399	438	1740	0.0399
389	1913	0.0347	414	1740	0.0399	439	1913	0.0347
390	1834	0.0375	415	1913	0.0347	440	1834	0.0375
391	1740	0.0399	416	1834	0.0375	441	1740	0.0399
392	1824	0.0373	417	1740	0.0399	442	1834	0.0375
393	1740	0.0399	418	1824	0.0373	443	1740	0.0399
394	1824	0.0373	419	1740	0.0399			
395	1740	0.0399	420	1740	0.0399			
396	1824	0.0373	421	1913	0.0347			
397	1913	0.0347	422	1834	0.0375			
398	1834	0.0375	423	1740	0.0399			
399	1740	0.0399	424	1740	0.0399			
400	1740	0.0399	425	1913	0.0347			
401	1913	0.0347	426	1834	0.0375			
402	1834	0.0375	427	1740	0.0399			
403	1740	0.0399	428	1824	0.0373			
404	1824	0.0373	429	1740	0.0399			

PREPARED BY:
HAEGER ENGINEERING, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60193
PROJECT NO. 19-047

PREPARED FOR:

SEND NEW TAX BILL:

MAIL PLAT TO:

THE VILLAGE OF ANTIOCH
874 MAIN STREET
ANTIOCH, ILLINOIS 60002

Originally Prepared: 07/03/19 Project No. 19-067

HAEGER ENGINEERING
consulting engineers & land surveyors
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Illinois Professional Design Firm License No. 151-002157
www.haegerengineering.com

No. Date Revision