

VILLAGE OF ANTIOCH

ORDINANCE NO. 22-07-39

**AN ORDINANCE FOR A TEXT AMENDMENT TO SECTION 10-5-1 OF THE
ANTIOCH ZONING ORDINANCE.**

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

July 27, 2022

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this 27th day of July 2022**

SCOTT J. GARTNER

President

ED MACEK

Trustee

LORI K. ROMINE

Clerk

MARY C. DOMINIAK

Trustee

JAMES VASSELLI

Attorney

BRENT BLUTHARDT

Trustee

SCOTT A. PIERCE

Trustee

MARY PEDERSEN

Trustee

PETRINA BURMAN

Trustee

ORDINANCE NO. 22-07-39

AN ORDINANCE FOR A TEXT AMENDMENT TO SECTION 10-5-1 OF THE ANTIOCH ZONING ORDINANCE

WHEREAS, pursuant to Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning and Zoning Board on July 13th, 2022, following notification as required by State Law and Village Ordinance to consider a text amendment to the Zoning Ordinance, Title 10, Section 10-5-1 by modifying the B-1 (Business Convenience District) and B-2 (Highway Business District) use matrix.

WHEREAS, the Corporate Authorities have determined that the modification of Section 10-5-1, by adding new permitted and special uses to the B-1 (Business Convenience District) and B-2 (Highway Business District) use matrix will provide for a more efficient administration of the Village's Zoning Ordinance by providing additional clarification and specificity.

WHEREAS, the Corporate Authorities have determined that the modification of Section 10-5-1, related to adding new permitted and special uses to the B-1 (Business Convenience District) and B-2 (Highway Business District) use matrix will be consistent with the economic development goals of the Village and create a better base of diverse commercial users.

WHEREAS, the Combined Planning Commission and Zoning Board recommended approval to the Village Board to adopt the proposed text amendment that modifies Section 10-5-1 at a public hearing held on July 13, 2022.

WHEREAS, a copy of the Text Amendment as incorporated in the Village Board Staff Report considered by the Combined Planning Commission and Zoning Board is attached as Exhibit A hereto:

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

SECTION I: Section 10-5-1 is modified to add a series of new permitted and special uses in the B-1 (Business Convenience District) and B-2 (Highway Business District) use matrix as incorporated in the Villages Zoning Ordinance.

SECTION II: The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made part of this Ordinance thought they were fully set herein. The Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

SECTION III: The Staff Reports, attached hereto as Exhibit A, shall be kept on file in the Planning Department and shall be used as guidance for the proper interpretation of this text amendment pertaining to Section 10-5-1.

SECTION IV: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

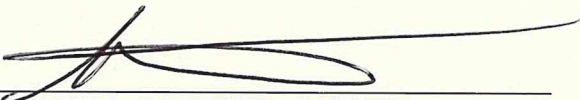
SECTION VI: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, ILLINOIS, ON THIS 27th day of July 2022.

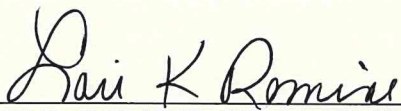
AYES: 5: Pierce, Macek, Pedersen, Bluthardt and Dominiak.

NAYS: 0.

ABSENT: 1: Burman.


SCOTT J. GARTNER, MAYOR

ATTEST:


LORI K. ROMINE, VILLAGE CLERK



STATE OF ILLINOIS)
)
COUNTY OF LAKE)

SS

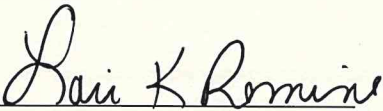
CERTIFICATE

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 July 27, 2022, the Corporate Authorities of such municipality passed and approved **Ordinance NO: 22-07-39** entitled "***AN ORDINANCE FOR A TEXT AMENDMENT TO 10-5-1***", which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 22-07-39** including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 28, 2022, 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 28th day of July 2022.


Lori K. Romine, Village Clerk



B-1

Business Support Service	P
Communications Sales and Service	P
Construction Sales and Service	P
Building Office	P
Construction/Contractor Storage Yard	P
Day- Care	S
Drive-Through Facility	S
Dry Cleaning, Laundry Pickup, And Plant Serving Not More Than One Retail Outlet	P
Dry Cleaning Plant Serving More Than One Retail Outlet	P
Eating and Drinking Establishments	
Brew-Pub	P
Microbrewery	P
Coffee Shop	P
Restaurant	P
Casual Dining	P
Specialty Food Shop/Carry-Out	P
Mobile Food Unit	P
Vaping	S
Cannabis Dispensaries	S
Entertainment and Recreation	
Arcade, Amusement, Billiard/Pool Hall	P
Camp, Day or Youth	P

Health Club (under 10,000 sq ft)	P
Recreation Facility, Private	P
Financial Services	
Bank, Credit Union, Savings and Loan	P
Brokerage or Financial Advising	P
Secondary Financial Markets	P
Food and Beverage Retail Sales	
Convenience Store	P
Liquor Store (Package Goods)	P
Liquor Store (as Accessory Use)	P
Funeral and Internment Services	
Cemetery	S
Cremating	S
Funeral Home or Undertaking	S
Garden Center	P
Lodging	
Hotel/Motel	P
Bed and Breakfast	P
Medical Clinic or Service	
Medical Office	P
Dental Office	P
Massage Therapy	P
Live/Work Unit	P
Hair/Nail Salon	P
Fitness (Under 10,000 Square Feet)	P

Retail

Pharmacy	P
----------	---

General Retail (10,000 or less)	P
---------------------------------	---

B-2 HIGHWAY BUSINESS DISTRICT

Auto

Auto Sales	P
------------	---

Auto Body and/or Repair	P
-------------------------	---

Auto Supply or Auto Accessory	P
-------------------------------	---

Auto/Light Truck Sales and Service	P
------------------------------------	---

Boat/RV Sales, Service or Storage	P
-----------------------------------	---

Fuel Stations	S
---------------	---

Fuel Stations w/ car wash	S
---------------------------	---

Car Wash	P
----------	---

RV Sales, Service or Storage	P
------------------------------	---

Heavy Equipment Sales or Service	P
----------------------------------	---

Motorcycle Sales or Service	P
-----------------------------	---

Vehicle Storage and Towing	P
----------------------------	---

Retail

Apparel Stores	P
----------------	---

Appliance Stores	P
------------------	---

Art Galleries	P
---------------	---

Antique Stores	P
----------------	---

Department Store	P
------------------	---

Hardware Store	P
Hobby Shops	P
General Retail	P
Pharmacies	P

Business Support Service	P
Communications Sales and Service	P
Construction Sales and Service	P
Building Material Sales	S
Construction/Contractor Storage Yard	S
Drive-Through Facility	S

Dry Cleaning, Laundry Pickup, and Plant Serving Not More Than One Retail Outlet	P
Dry Cleaning Plant Serving More Than One Retail Outlet	P

Eating and Drinking Establishments

Brew-Pub	P
Microbrewery	P
Coffee Shop	P
Restaurant	P
Casual Dining	P
Specialty Food Shop/Carry-Out	P
Cannabis Dispensaries	S

Entertainment and Recreation

Arcade, Amusement, Billiard/Pool Hall	P
Camp, Day or Youth	P
Health Club	P
Dance Studio	p

Recreation Facility, Private	P
Theater	P

Financial Services

Bank, Credit Union, Savings and Loan	P
Brokerage or Financial Advising	P
Secondary Financial Markets	P

Food and Beverage Retail Sales

Convenience Store	P
Grocery Store	P
Liquor Store (package goods)	P
Liquor Store (as accessory use)	P
Supermarket	P

Funeral and Internment Services

Cemetery	S
Cremating	S
Funeral Home or Undertaking	S

Garden Center

Lodging

Hotel/Motel	P
Bed and Breakfast	P

Medical Clinic or Service

Hospital	P
Surgical Center	P

Kidney Dialysis	P
Medical Office	P
Dental Office	P
Veterinary Clinic	P

Offices	P
Commercial Trade Schools	P

Nursing Homes	P
Assisted Living	P
Memory Care	P
Day Cares	S