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June 21, 2010

Property Owner
Address
Antioch, IL 60002

Subject: Proposed Zoning Change for the Form Based Overlay

Dear Neighbor:

Village of Antioch ordinances require that adjacent property owners be notified of proposed zoning change or zoning variation. This letter serves to notify you of the proposal to change the zoning areas throughout of downtown Antioch, Main Street, and those within in direct proximity to the Antioch Metra Station. Rather than issuing a meets and bounds description, the Village has included a map of the area in for your reference and information.

As a follow up to the meeting held at the Antioch High School Commons on September 3rd, 2009 and at Village Hall on March 17th, 2010 the Village will hold a follow public workshop on June 29th, at 7PM at Antioch High School Commons to share the updates and gather additional input regarding the adoption of its transit implementation strategy in cooperation with the Regional Transit Authority for properties in proximity to the Village's Metra Station and Historic Downtown.

The Village and its consultants will provide an update and overview of the project, including a recap of the form-based approach to zoning and how it can be applied to Antioch's buildings and public spaces. The goal of the new code is to preserve the unique character of Downtown Antioch while also encouraging high-quality development.

The meeting also will include a summary of the process and an opportunity to ask questions.

Then on July 08th, 2010 we will open and hold the first public hearing before the Planning and Zoning Board to discuss the petition and the work that has been conducted to this point.

Attached is a copy of the legal notice, as it will appear in the local newspaper(s). If you have any questions or would like to contact me ahead of time please do so. In addition, I will be accepting letters that I will pass onto the Planning and Zoning Board, if you wish to submit or cannot make the meeting. Thank you for you input and participating.

A handwritten signature in black ink, appearing to read "Dustin Nilsen".

Dustin Nilsen
Director of Community Development
874 Main Street
Antioch, IL
847-395-9462
dnilsen@antioch.il.gov

NOTICE OF PUBLIC HEARING

FILE NUMBER: PZB 10-04 Downtown Form Based Overlay

PETITIONER: Dustin Nilsen on Behalf of the Village of Antioch
874 Main Street
Antioch, IL 60002
dnilsen@antioch.il.gov

REQUEST: The Village is requesting that the properties that fall within the aforementioned designated geography defined as the Form Based Downtown Overlay be rezoned and official zoning map of the Village amended to reflect designated land use categories as shown within the proposed land use map presented by the Village of Antioch, as prepared by the Lakota Group, dated June 16th, 2010.

PROPOSAL: Recommendation for the establishment of the Form Based Overlay Zoning Designation for properties within the Village of Antioch Downtown Overlay in conjunction with the RTA (Regional Transit Authority) and Village of Antioch Transit Implementation Study. Pursuant to the Village Code and State law, the Village will be obligated to conduct public hearings relating to the Amendment of the Zoning Code before the Combined Planning and Zoning Board of Appeals, to hear evidence and testimony from the applicant, staff, neighboring property owners, and the community at large.

DATE: July 08th, 2010

TIME: 7:30 PM or immediately following a previously scheduled hearing.

PLACE: Board Room, Village Hall
874 Main Street, Antioch, IL 60002

All persons desiring to appear and be heard thereon for or against said petition may appear at said hearing and be heard. Interested persons unable to attend may submit written comments prior to the hearing addressed to the Village Clerk at the Village Hall, FAX (847) 395-1920, or e-mail: vlgclerk@antioch-il.org.

You are welcome to attend the hearing and state your opinion. If you cannot attend the hearing and would like your opinion to be known, please send a letter to:

Combined Planning Commission & Zoning Board
Village of Antioch
874 Main Street
Antioch, Illinois 60002
Phone: (847) 395-9462
Fax: (847) 395-9482

Area Map of Noticed and Affected Properties

