

Request For Board Action

REFERRED TO BOARD: December 11, 2017

AGENDA ITEM NO: 13

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of Text Amendment to M-1 Zoning District

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Staff has been requested to amend the M-1 Zoning District to allow “metal stamping” as a permitted use in this district. Currently, a major manufacturer is in the process of constructing a large new 540,000 square foot facility at the Antioch Business Park. This manufacturer has requested that the current M-1 section of the Village’s Zoning Code be modified to permit “metal stamping” This matter went before the PZB in November and the PZB recommended approval by a vote of 6-0.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. PZB Staff Report
2. Text Amendment Ordinance

RECOMMENDED MOTION:

Motion to approve the herewith attached Text Amendment to allow “Metal Stamping” as a permitted use in the M-1 Zoning District.

VILLAGE OF ANTIOCH

ORDINANCE No. 17-12-XXX

AN ORDINANCE FOR A TEXT AMENDMENT TO THE M-1 DISTRICT

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

December 11, 2017

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this day of December 2017**

LAWRENCE M. HANSON

President

ED MACEK

Trustee

MARY C. DOMINIAK

Trustee

LORI K. ROMINE

Clerk

JAY JOZWIAK

Trustee

SCOTT A. PIERCE

Trustee

ROBERT J. LONG

Attorney

TED P. POULOS

Trustee

JERRY JOHNSON

Trustee

ORDINANCE NO. 17-12-xx

AN ORDINANCE FOR A TEXT TO THE M-1 ZONING DISTRICT

WHEREAS, pursuant to Title 10 of the Antioch Village Code, a public hearing was commenced by the Combined Planning and Zoning Board on November 9th, 2017 following notification as required by State Law and Village Ordinance to consider a text amendment to the Zoning Ordinance, Chapter 7, Section 10-7A-1, by adding “metal stamping” to the permitted uses in the M-1 District (Limited Manufacturing District).

WHEREAS, the Corporate Authorities have determined that the modification to the M-1 district to allow “metal stamping” will allow the Village to attract new manufacturing development to the Village ; and

WHEREAS, the Corporate Authorities have concluded that additional manufacturing development in the Village will further enhance economic development within the Village and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village; and

WHEREAS, the Combined Planning Commission and Zoning Board recommended approval to the Village Board to adopt the proposed text amendment to the M-1 zoning district;

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

SECTION I: Section 10-7A-1 is modified to add “metal stamping” to the list of permitted uses in the M-1 District (Limited Manufacturing District).

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: This regulation shall be binding for all new developments located within the M-1 (Limited Manufacturing District).

SECTION IV: 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 to the M-1 District, but shall not be considered to supersede the language of this ordinance and code itself.

SECTION V: 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 11th day of December 2017.

AYES:

NAYS:

ABSENT:

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 December 11, 2017, the Corporate Authorities of such municipality passed and approved Ordinance NO: **17-12-xx**, entitled “***AN ORDINANCE FOR A TEXT AMENDMENT TO THE M-1 ZONING DISTRICT***” which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **17-12-xx**, including the Ordinance and cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December **xxxx**, 2017 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 **xxxx**^h Day of December 2017.

Lori K. Romine, Village Clerk



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director
DATE: December 4, 2017
SUBJECT: REPORT TO VILLAGE BOARD

CASE: M-1 Text Amendment
17-15

REQUEST: Text Amendment

LOCATION: Village Wide

APPLICANT: Village

ZONING: M-1

Background

The Staff is working with a major industrial user who is building a large industrial building at the Antioch Business Park and is seeking an amendment to the Village’s current Zoning Ordinance. Currently, the M-1 district does not identify “metal stamping” as a permitted use. The subject user is a major stamper of metal and they have requested that “stamping be incorporated as a permitted use.”

Analysis

In February 2016, the Village Board approved a 540,000 square foot building for the Antioch Business Park. IDI Gazeley has finally negotiated the sale of the property to a new major industrial user that will potentially be bring 700 new jobs to the Village of Antioch. One of the conditions to bringing this new industrial users is to modify the Village’s Zoning Ordinance to permit “metal stamping”.

The M-1 district is appropriate for “metal stamping” based on the current uses that are permitted in the district. Specifically, the M-1 district permits “machine shops, metal manufacturers, heavy punch presses, drop forges, riveting”. Based on these uses, “metal stamping” would be consistent with the uses

All stamping will have to take place in an enclosed building similar to any other manufacturing. There is nothing to indicate in any way that this proposed use would have any negative impact on any surrounding uses.

RECOMMENDATION

As outlined above, permitting “metal stamping” as a permitted use in the M-1 district is appropriate. The new manufacturer that will be locating at the Antioch Business Park will be constructing a 560,000 square foot pre-cast building. Any stamping will be fully enclosed and there will be no negative impact on the adjacent building or any adjacent properties.

Based on the foregoing analysis, Staff makes the following recommendation:

We move that the Village Board waive the second reading and approve the herewith attached Text Amendment Ordinance that would add “metal stamping” to the permitted in the M-1 District.



REPORT TO: PLANNING and ZONING COMMISSION
FROM: MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director
DATE: October 5, 2017
SUBJECT: REPORT TO PZB

CASE: M-1 Text Amendment
17-15

REQUEST: Text Amendment

LOCATION: Village Wide

APPLICANT: Village

ZONING: M-1

Background

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Based on the foregoing analysis, Staff makes the following recommendation:

We move that the PZB recommend approval of the proposed text amendment making “metal stamping” as a permitted use in the M-1 district.