

Request For Board Action

REFERRED TO BOARD: December 11, 2017

AGENDA ITEM NO: 14

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration of an Ordinance approving the second re-subdivision for the Antioch Business Park located on Route 173.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Combined Planning Commission and Zoning Board conducted a public meeting on November 9, 2017 to consider the final plat for the second re-subdivision request pursuant to Title 10 of the Village Code.

As part of the meeting, staff outlined the second subdivision details which involves the extension of Gregory Drive to the north, Currently, Gregory Drive is the main access point into the Antioch Business Park. The applicant is requesting the extension of Gregory Drive which will allow them to construct a new 540,000 square foot building for a large new manufacturer. Due to the proposed extension of Gregory Drive, a new right of way is required which is why the applicant had to prepare a second final plat of re-subdivision.

FINANCIAL IMPACT: None

DOCUMENTS ATTACHED:

1. PZB Staff Report
2. Final Plat Ordinance

RECOMMENDED MOTION:

Motion to waive the second reading and approve an Ordinance for the Final Plat for the second re-subdivision of the Antioch Business Park.

VILLAGE OF ANTIOCH

Ordinance Number 17-12-xx

**AN ORDINANCE APPROVING A FINAL PLAT FOR SECOND RESUBDIVISION OF
ANTIOCH CORPORATE CENTER PHASE 1B
(FILE NO. PZB 17-16)**

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 **xxx** day of December 2017

LAWRENCE M. HANSON	President	MARY C. DOMINIAK	Trustee
LORI K. ROMINE	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. 17-12-xx

AN ORDINANCE APPROVING A FINAL PLAT FOR SECOND RESUBDIVISION OF ANTIOCH CORPORATE CENTER, PHASE 1B, LOCATED AT ROUTE 173 and GREGORY DRIVE, ANTIOCH, ILLINOIS

(FILE NO. PZB 17-16)

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 for the subdivision of land within the Village’s municipal boundaries; and

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

WHEREAS, the Mayor and Board of Trustees of the Village of Antioch (“Village”) approved a preliminary plat (concept) for the subject property as part of the “Antioch Corporate Center” Development Agreement in July 2007; and

WHEREAS, the said preliminary plat included a special provision within the schema of the approved planned unit development which allowed the Owner of the property submit subsequent petitions for final configuration of lot lines consistent with the overall terms of the PUD and preliminary plat without requiring additional notice to adjoining landowners and newspaper publication of notice; and

WHEREAS, the Owner of the property is proposing a number of minor changes to the original plat including the extension of Gregory Drive which will allow for the construction of a new 540,000 square foot building.

WHEREAS, the petition was brought before the Planning and Zoning Board at a public meeting held on November 9th, 2017 and unanimously recommended that the Village Board approve the the proposed Final Plat for a Second Resubdivision.

WHEREAS, the Village Board finds, consistently with the PZB’s recommendation, that the proposed Final Plat, for Phase IB of the Antioch Corporate Center is in general conformity with the previously approved preliminary plan as outlined in the Antioch Corporate Center Development Agreement.

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 Final Plat for Second Resubdivision for Phase 1B of the Antioch Corporate Center is approved subject to any engineering modifications as required by the Village Engineer.

SECTION 2: The Mayor, Chairman of the PZB, Village Clerk and all other officers and agents of the Village are directed to execute the plat of resubdivision and the Clerk is directed to record the same at the Petitioner's expense thereafter.

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, approval and publication in the manner provided by law.

YEAS:

NAYS:

ABSENT:

PASSED and APPROVED this 11th day of December 2017.

LAWRENCE M. HANSON, Mayor

ATTEST:

LORI K. ROMINE, Village Clerk

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 December 11, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 17-12-XX entitled “AN ORDINANCE APPROVING FINAL PLAT FOR SECOND RESUBDIVISION OF ANTIOCH CORPORATE CENTER, PHASE 1B, LOCATED AT ROUTE 173 and GREGORY DRIVE.” 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 xxx, 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 xxx of December 2017.

Lori K. ROMINE, RMC/CMC
Village Clerk



REPORT TO: VILLAGE PRESIDENT and BOARD OF TRUSTEES
FROM: MICHAEL S. GARRIGAN, Esq, AICP, CNU-A, Community Development Director
DATE: December 5, 2017
SUBJECT: REPORT TO PZB

CASE: Antioch Business Park, Plat of Resubdivision
17-16

REQUEST: Plat of Resubdivision

LOCATION: Antioch Business Park

APPLICANT: IDI Gazeley

ZONING: M-1

Background

The applicant is seeking approval of a Second Plat of Resubdivision for the Antioch Corporate Center which is located on Route 173. The Antioch Corporate Center is a business park that contains approximately 50 acres. Currently, there is an existing 514,000 square foot industrial building on the subject site and IDI Gazeley has a construct to construct a new building in excess of 540,000 square feet.

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 bringing 700 new jobs to the Village of Antioch. Based on the new building that will be

constructed, there are a number of small changes to the original subdivision of this business park that need to be made.

Specifically, the purpose of the resubdivision of the extension of Gregory Drive from the point is currently terminates. His extension will allow access directly to the new building that will be constructed on this campus.

RECOMMENDATION

Based on Staff's analysis, the proposed resubdivision is consistent with all Village ordinances and policies.

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 Ordinance for a Final Plat for the Second Subdivision of the Antioch Business Park.