

ORDINANCE NO. 1910-19

AN ORDINANCE REZONING LAND WITHIN THE VILLAGE OF HAWTHORN WOODS TO R2 ONE-FAMILY RESIDENCE DISTRICT – K. HOVNIANIAN T & C HOMES AT ILLINOIS LLC—APPROXIMATELY 22 ACRES LOCATED APPROXIMATELY AT THE NORTHWEST CORNER OF MIDLOTHIAN ROAD AND LANDOVER PARKWAY

WHEREAS, the land legally described on **Exhibit “A”**, is land located within the Village of Hawthorn Woods ("SUBJECT REALTY"); and,

WHEREAS, all hearings required to be held before agencies of the Village took place pursuant to proper notice as required by law.

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

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: That the SUBJECT REALTY is hereby rezoned to R-2 One-Family Residence District.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

SECTION FOUR: That this ordinance shall be effective and binding on the Subject Realty upon the closing of the acquisition of the Subject Realty by K. Hovnianian or its nominee which shall be an affiliate or related entity, and K. Hovnianian shall provide notice of said acquisition. In the event that the Village does not receive such notice within 90 days of the approval date of this ordinance, this ordinance and all related approvals will be null and void.

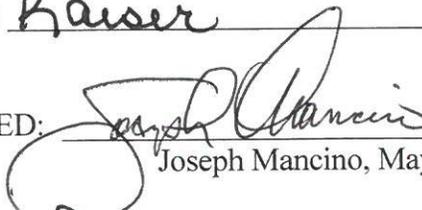
The foregoing Ordinance was passed by a roll call vote as follows:

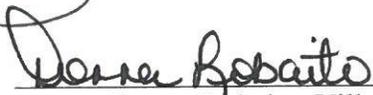
AYES: Kosik, Riess, Corrigan, DiMaggio, David

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kaiser

APPROVED: 
Joseph Mancino, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: February 25, 2019

APPROVED: February 26, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

THE VILLAS AT THE COMMONS
HAWTHORN WOODS, ILLINOIS
METES AND BOUNDS LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 803.18 FEET OF THE WEST 768.82 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 190.0 FEET OF THE WEST 229.3 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 768.62 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 803.18 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 711.89 FEET TO THE CENTERLINE OF MIDLOTHIAN ROAD (FORMERLY ILLINOIS ROUTE 63); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, A DISTANCE OF 906.85 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 283.11 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AREA

22.346 AC

(more or less)

PINs: 14-09-200-034 and 14-09-200-030