

ORDINANCE NO. 2125-21

AN ORDINANCE GRANTING A CERTIFICATE OF APPROVAL FOR AN ALTERATION TO THE EXISTING SINGLE-FAMILY DWELLING TO AN OFFICE WITH A RESIDENTIAL UNIT AND EXPANDED PARKING – FORWARD STRIDE STABLES – SOUTHEAST CORNER OF MIDLOTHIAN ROAD AND OLD MCHENRY ROAD

WHEREAS, on or about June 17, 2021, Forward Stride Stables, as applicant, filed an application for a Certificate of Approval with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Planning, Building and Zoning Commission of the Village of Hawthorn Woods reviewed the application on or about September 28, 2021, and forwarded its recommendation for approval to the Mayor and Board of Trustees on or about September 28, 2021; and,

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: That passage of this Ordinance shall constitute issuance of a Certificate of Approval, pursuant to Sections 2-2-6 of the Village Code, with respect to a proposed alteration to the existing single-family dwelling to an office with a residential unit and expanded parking shown in the drawing consisting of eight (8) pages attached hereto as Exhibit "B" and incorporated herein.

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or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly superseded by this Ordinance.

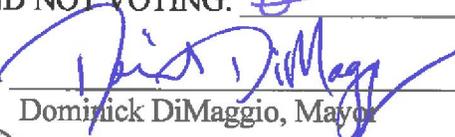
SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

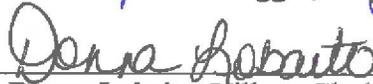
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Kaiser, Bayer, Russo, David, McCortney, Rescario

NAYS: 0

ABSENT AND NOT VOTING: 0

APPROVED:   
Dominick DiMaggio, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: October 25, 2021

APPROVED: October 26, 2021

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF THE RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY (FORMERLY THE WAUKEGAN AND SOUTHWESTERN RAILWAY COMPANY AND EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED JANUARY 29, 1952 AS DOCUMENT NO. 749139 AND FILED IN BOOK 1089 OF RECORDS, AT PAGE 331 AND DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID HALF QUARTER SECTION, 731.80 FEET EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH AT RIGHT ANGLES TO THE LAST MENTIONED LINE 368.10 FEET; THENCE EAST 130.0 FEET; THENCE NORTH 368.10 FEET TO A POINT ON THE NORTH LINE OF SAID HALF QUARTER SECTION 130.0 FEET EAST OF THE POINT OF BEGINNING AND THENCE WEST TO THE POINT OF BEGINNING AS SAID TRACT IS STAKED AND OCCUPIED; ALSO EXCEPT THAT TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED JANUARY 29, 1952 AS DOCUMENT NO. 749139 AND FILED IN BOOK 1089 OF RECORDS, AT PAGE 331 AS SAID PROPERTY IS STAKED AND OCCUPIED (SAID POINT BEING 731.80 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9); THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 150.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, 323.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 150.0 FEET TO A POINT ON THE WEST LINE OF SAID TRACT OF LAND CONVEYED BY DOCUMENT NO. 749139, AFORESAID; THENCE NORTH ALONG SAID WEST LINE 323.0 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT TRACT OF LAND DESCRIBED AS FOLLOWS: THE NORTH 290.40 FEET OF THE WEST 158.74 FEET, AS MEASURED ON THE WEST AND NORTH LINES THEREOF OF THE EAST HALF OF SAID SOUTHEAST QUARTER; ALSO EXCEPT THAT TRACT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 158.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 321.66 FEET; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, 422.50 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 477.21 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH

ALONG SAID WEST LINE, 132.11 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 158.74 FEET, THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 290.40 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THERE FROM THAT TRACT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 861.80 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED JANUARY 29, 1952 AS DOCUMENT NO. 7 49139 AND FILED IN BOOK 1089 OF RECORDS, AT PAGE 331, AS SAID PROPERTY IS STAKED AND OCCUPIED FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 352.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, 441.65 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY LINE; THENCE CONTINUING SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING A CURVED LINE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 2808.0 FEET, A DISTANCE OF 37.53 FEET, ARC MEASURE; THENCE NORTHWESTERLY ALONG A RADIAL LINE OF SAID CURVED LINE, A DISTANCE OF 179.70 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY DOCUMENT NO. 749139 AS STAKED AND OCCUPIED, BEING A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID QUARTER SECTION THROUGH THE POINT OF BEGINNING AND 368.10 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE LAST DESCRIBED LINE, 368.10 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER WHICH IS 480.40 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, 422.50 FEET FOR A POINT OF BEGINNING OF THAT PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID LINE DRAWN AT RIGHT ANGLES, AS AFORESAID, 30.50 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 476.98 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE NORTH ALONG SAID WEST LINE, 30.50 FEET; THENCE EAST ALONG A LINE PARALLELY WITH THE NORTH LINE OF SAID QUARTER SECTION; 477.21 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL II:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 861.80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY WARRANTY DEED RECORDED JANUARY 29, 1952 AS DOCUMENT NO. 749139 AND FILED IN BOOK 1089 OF RECORDS, AT PAGE 331, AS SAID PROPERTY IS STAKED AND OCCUPIED FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 352.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, 441.65 FEET TO A POINT OF CURVE OF SAID RIGHT OF WAY LINE; THENCE CONTINUING SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 2808.0 FEET, A DISTANCE OF 37.53 FEET ARC MEASURE; THENCE NORTHWESTERLY ALONG A RADIAL LINE OF SAID CURVED LINE, A DISTANCE OF 179.70 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY DOCUMENT NO. 749139, AS STAKED AND OCCUPIED, BEING A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID QUARTER SECTION THROUGH THE POINT OF BEGINNING AND 368.10 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE LAST DESCRIBED LINE, 368.10 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR MCHENRY ROAD (SAR); ALSO EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 89 DEGREES 33 MINUTES 45 SECONDS WEST (ASSUMED) 33.751 METERS (110.73 FEET) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE WESTERLY RIGHT OF WAY BEGINNING; LINE OF THE THENCE E.J. SOUTH AND E. 23 RAILWAY DEGREES 27 CONVEYED MINUTES BY 32 DOCUMENT SECONDS NO. WEST 40477, ALONG SAID POINT WESTERLY ALSO BEING RIGHT-OF-WAY THE POINT OF THE E.J. & E. RAILWAY, 21.628 METERS (70.96 FEET); THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS WEST, 25.94 METERS (85.1 D FEET) TO A POINT OF CURVE; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 517.049 METERS (1696.36 FEET) CENTRAL ANGLE W DEGREES 59 MINUTES 44 SECONDS, 72.154 METERS (236.73 FEET) TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO LEON R. WALK AND HILDA WALK BY WARRANTY DEED RECORDED JANUARY 29, 1952 AS DOCUMENT NO. 749139 AND FILED IN SOOK 1089, AT PAGE 331, SAID

POINT BEING 14.446 METERS (47.40 FEET DEED, 47.45 FEET MEASURED) SOUTH OF THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 26 MINUTES 15 SECONDS EAST, 14.463 METERS (47.45 FEET MEASURED) ALONG SAID EAST LINE TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 33 MINUTES 45 SECONDS EAST, 106.299 METERS (348.75 FEET MEASURED, 352.42 FEET RECORD) TO SAID POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**EXHIBIT "B"**















