

ORDINANCE NO. 2356-24

AN ORDINANCE REZONING NEWLY ANNEXED LAND WITHIN THE VILLAGE OF HAWTHORN WOODS TO AB AGRICULTURAL BUSINESS DISTRICT – 22555 ROUTE 176 LLC —INTERSECTION OF GILMER ROAD AND ILLINOIS ROUTE 176 APPROXIMATELY 2.49 ACRES

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, and the Planning, Building and Zoning Commission has forwarded their recommendations to the Mayor and Board of Trustees.

WHEREAS, the Village of Hawthorn Woods and Pedro V. Borrego and Ydolina A. Borrego entered into an Annexation Agreement on November 15, 2004 by Resolution Number 11-15-04-1; and,

WHEREAS, said ANNEXATION AGREEMENT requires the Village to annex the SUBJECT REALTY in accordance with its terms; and,

WHEREAS, said ANNEXATION AGREEMENT requires the Village to rezone the SUBJECT REALTY in accordance with its terms.

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 AB Agricultural Business District. The development of these parcels is subject to the terms of the ANNEXATION AGREEMENT.

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resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

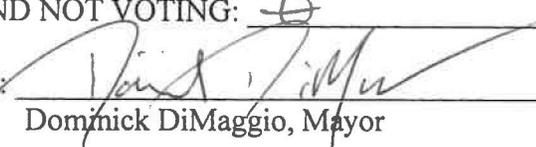
SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

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

AYES: Kaiser, McCarthy, Reynolds, Boyer, Hurst, Roman

NAYS: 0

ABSENT AND NOT VOTING: 0

APPROVED:   
Dominick DiMaggio, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: June 24, 2024

APPROVED: June 24, 2024

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

That part of the North Half of Section 28, Township 44 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of Gilmer Road (as per Document No. 439386 filed for record July 21, 1937) and the center line of Route 176 (as per Document No. 337653 filed for record June 3, 1929); thence Southeastery along said centerline of Gilmer Road, which is given a bearing of South 57 degrees 18 minutes 37 seconds East for purposes of description only, a distance of 104.60 feet to a point of curve; thence Southeastery along a curve tangent to the last described course, said curve being concave to the Southwest; and having a radius of 2864.90 feet; and a central angle of 4 degrees 41 minutes 24 seconds, a distance of 234.51 feet to a point on the center line of Gilmer Road; thence South 44 degrees 51 minutes 23 seconds West along a line parallel with the center line of Route 176, 440.35 feet to a point; thence North 57 degrees, 18 minutes 37 seconds West, a distance of 340.92 feet to a point in the center line of Route 176; thence North 44 degrees 51 minutes 23 seconds East; along the center line of Route 176, a distance of 450.16 feet to a point of beginning, except that part of the 80 feet right of way of State Route 176 falling in the Northeast Quarter of the Northwest Quarter of Section 28, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

Excepting therefrom

That part of of the Northeast Quarter of the Northwest Quarter of Section 28, Township 44 North, Range 10 East of the Third Principal Meridian, Lake County, Illinois, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 28; thence South 89 degrees 55 minutes 32 seconds West, 35.025 meters (114.91 feet) (bearing assumed for description purposes only) along the North line of said Northwest Quarter to the existing Southeast right-of-way of Illinois Route 176, as established by Document No. 337654; thence South 44 degrees 56 minutes 46 seconds West, 76.717 meters (251.70 feet) along said right-of-way line to the center line of Gilmer Road (County Highway #25), as established by Document No. 439386 for the Point of Beginning; thence South 57 degrees 14 minutes 08 seconds East, 24.056 meters (78.92 feet) along said center line; thence Southeastery, 66.902 meters (219.49 feet) (record being 234.51 feet) along said center line on a curve to the right having a radius of 873.223 meters (2,864.90 feet), the chord of said curve bears South 55 degrees 02 minutes 27 seconds East, 66.886 meters (219.44 feet) to the Grantor's Southeast property line; thence South 44 degrees 56 minutes 46 seconds West, 12.307 meters (40.38 feet) along the Southeastery property line to the Southwest right-of-way line of Gilmer Road, as established by Document No. 438328; thence North 60 degrees 02 minutes 01 seconds West, 75.719 meters (248.42 feet) to a point 18.288 meters (60.00 feet) normally distant Southwesterly from the center line of Gilmer Road; thence South 83 degrees 28 minutes 03 seconds West, 18.736 meters (61.47 feet) to a point 16.764 meters (55.00 feet) normally distant from the center line of Illinois Route 176, as established by Document No. 337653; thence South 44 degrees 56 minutes 46 seconds West, 106.364 meters (348.95 feet), parallel with the center line of Illinois Route 176 to the Grantor's Southwest property line; thence North 57 degrees 13 minutes 14 seconds West, 4.677 meters (15.34 feet) along said Southwest property line to the Southwest right-of-way line of Illinois Route 176, as established by Document No. 337653; thence North 44 degrees 56 minutes 46 seconds, East, 137.212 meters (450.17 feet) along said Southeast right-of-way line to the Point of Beginning. Said parcel contains 0.2089 hectare (0.516 acre), more or less, of which 0.1152 hectare (0.285 acre), more or less, was previously used for highway purposes.