

VILLAGE OF LIBERTYVILLE

ORDINANCE NO. 10-O- 109

AN ORDINANCE AMENDING THE VILLAGE OF LIBERTYVILLE
COMPREHENSIVE PLAN AND THE OFFICIAL MAP
OF THE VILLAGE OF LIBERTYVILLE COMPREHENSIVE PLAN

Adopted by the
President and Board of Trustees
of
the Village of Libertyville
Lake County, Illinois
this 14th day of December 2010

Published in pamphlet form by direction
and authority of the Village of Libertyville
Lake County, Illinois
this 15th day of December 2010

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AN ORDINANCE AMENDING THE VILLAGE OF LIBERTYVILLE
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WHEREAS, the President and Board of Trustees of the Village of Libertyville considered amending the Village of Libertyville Comprehensive Plan and Official Map of the for the property generally located along Butterfield Road, legally described in Exhibit A "Legal Description", from Public/Institutional to Mixed Medium Density Residential; and

WHEREAS, on July 19, 2010, the Development Review Committee reviewed and recommended to approve the requested amendment; and

WHEREAS, the Plan Commission of the Village of Libertyville, pursuant to notice duly published on July 10, 2010, in the *Daily Herald*, held a public hearing at 7:05 p.m., commencing on July 26, 2010, and concluding on August 23, 2010, in the Libertyville Village Hall, 118 West Cook Avenue, Libertyville, Illinois, for the purpose of hearing and considering testimony regarding the requested amendment; and

WHEREAS, on August 23, 2010, the Plan Commission made findings of fact as required by law and recommended to the President and Board of Trustees of the Village of Libertyville that the proposed amendment be approved, all as is more specifically set forth in that certain Report of the Plan Commission on Case No. PC 10-22, dated as of September 8, 2010; and

WHEREAS, the President and Board of Trustees of the Village of Libertyville have found and determined that it is in the best interest of the Village and its residents to amend the Village of Libertyville Comprehensive Plan and Official Map for the property generally located along

Butterfield Road, legally described in Exhibit A, from Public/Institutional to Mixed Medium Density Residential.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated herein as if fully set forth.

SECTION TWO: Amendment to the Village of Libertyville Comprehensive Plan. The Village of Libertyville Comprehensive Plan shall be, and it hereby is, amended as follows:

SECTION 4.2 SUBAREA PLANS

University of St. Mary of the Lake; Mundelein Seminary

Approximately 97 acres of the University of St. Mary of the Lake is located within the municipal boundaries of the Village of Libertyville. The site is inundated with trees and open spaces and is undeveloped as of the date of adoption of this plan amendment. In 2009-2010, the Village of Libertyville, the University of St. Mary of the Lake, and local residents conducted a planning study to determine the highest and best use for the property. At the conclusion of the study, it was determined that the southerly 64 acres remain in its current land use category of Public/Institutional as shown as Figure 4.1 of this plan. The northerly 33 acres became the subject of this amendment to the plan.

At the conclusion of the study, the Village of Libertyville agreed to include a new Land Use Definition: Mixed Medium Density Residential - area intended to accommodate a mix of single-family, two-family, and medium townhouse developments and include that designation for this property on Figure 4.1 of this plan. The plan limits the density of the site to 191 dwelling units and is subject to the following conditions:

- 1) That the site only be developed as a Planned Development in order to allow for creative design that reflects this environmentally sensitive area; and
- 2) That any residential housing development contain such Affordable Housing as may be required by Village ordinance which is in effect at the time of development; and
- 3) That any development include a Tree Preservation Plan that will protect and preserve trees that belong to the Village of Libertyville's list of desirable tree species and any historical tree as defined in the Village's ordinances.

This amendment to the plan was approved by Ordinance 10-O-_____ at the Village Board of Trustees meeting on December 14, 2010.

SECTION THREE: Amendment to the Official Map of the Comprehensive Plan. The Official Map of the Village of Libertyville Comprehensive Plan shall be, and it hereby is, amended from Public/Institutional to Mixed Medium Density Residential as shown on Exhibit B "Land Use Designation Change" for the property located along Butterfield Road, legally described in Exhibit A.

SECTION THREE: Effective Date. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

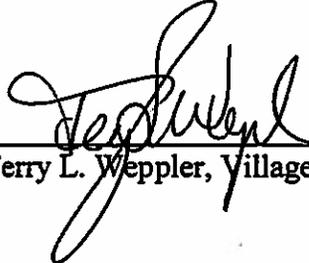
PASSED this 14th day of December, 2010.

AYES: JOHNSON, PROEPPER, CULLUM, MORAS, GAINES, JUSTICE

NAYS: None

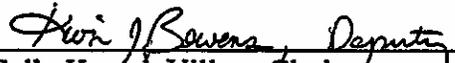
ABSENT: None

APPROVED this 15th day of December, 2010.



Terry L. Weppler, Village President

ATTEST:



Sally Kowal, Village Clerk

EXHIBIT A

Legal Description of the Property

That Part of the Southwest Quarter of Section 17, Township 44 North, Range 11 East of the Third Principal Meridian, in Lake County, Illinois, Described as Follows:

Commencing at the Found Steel Rod with Aluminum Cap Marking the Southwest Corner of Said Southwest Quarter of Section 17, Recorded July 7, 2004 as Document No. 5595648; Thence Northerly Along the West Line of Said Southwest Quarter, Having a Illinois East Zone Grid Bearing of North 00 Degrees 13 Minutes 27 Seconds East, a Distance of 267.26 Feet to the Point of Beginning; Thence Continuing North 00 Degrees 13 Minutes 27 Seconds East, 2186.98 Feet Along Said West Line to a Point on a 1687.30 Feet Radius Curve (Westerly Right-of-Way Line of Butterfield Road, F.A.P. 330, County Highway 57, Acquired by the Lake County Department of Transportation Per Document Number 6034348, Recorded 7-27-2006), the Center of Circle of Said Curve Bears North 76 Degrees 15 Minutes 03 Seconds East From Said Point; Thence Southeasterly Along Said Curve, 482.07 Feet, Central Angle 16 Degrees 22 Minutes 11 Seconds (the Chord Bears South 21 Degrees 56 Minutes 02 Seconds East 480.44 Feet); Thence North 59 Degree 52 Minutes 52 Seconds East, 10.00 Feet Along the Radial of Said Curve, to a Point on the Westerly Right of Way Line of Butterfield Road (A.K.A. County Highway 57) as Dedicated by Document No. 1113719, Recorded June 30, 1961, Said Point Being on a 1677.30 Feet Radius Curve, of Said Center of Circle; Thence Southeasterly Along Said Curve, 509.27 Feet, Central Angle 17 Degrees 23 Minutes 47 Seconds (the Chord Bears South 38 Degrees 49 Minutes 02 Seconds East 507.32 Feet); Thence South 47 Degrees 30 Minutes 55 Seconds East, 507.05 Feet to a Point on a Line 240.00 Feet West of and Parallel With the West Line of the Land Deeded to the Commonwealth Edison Company According to Document No. 945829, Recorded April 4, 1957 (Being the Northerly Line of a Parcel of Land Acquired by the Lake County Department of Transportation for Storm Water Detention Purposes Per Said Document Number 6034348); Thence South 00 Degrees 12 Minutes 50 Seconds West, 310.83 Feet Along Said Parallel Line to a Point on a Line 230.00 Feet Southwesterly of, and Parallel With Said Westerly Right of Way Line of Butterfield Road; Thence South 47 Degrees 30 Minutes 55 Seconds East, 324.34 Feet Along Said Parallel Line (Being the Westerly Line of Said Parcel of Land Acquired by the Lake County Department of Transportation for Storm Water Detention Purposes) to a Point on Said West Line of Document No. 945829; Thence South 00 Degrees 12 Minutes 50 Seconds West, 478.11 Feet Along Said West Line to a Point on a Line 267.26 Feet North of and Parallel With the South Line of Said Southwest Quarter; Thence South 89 Degrees 58 Minutes 10 Seconds West, 1124.84 Feet Along Said Parallel Line to the Point of Beginning.

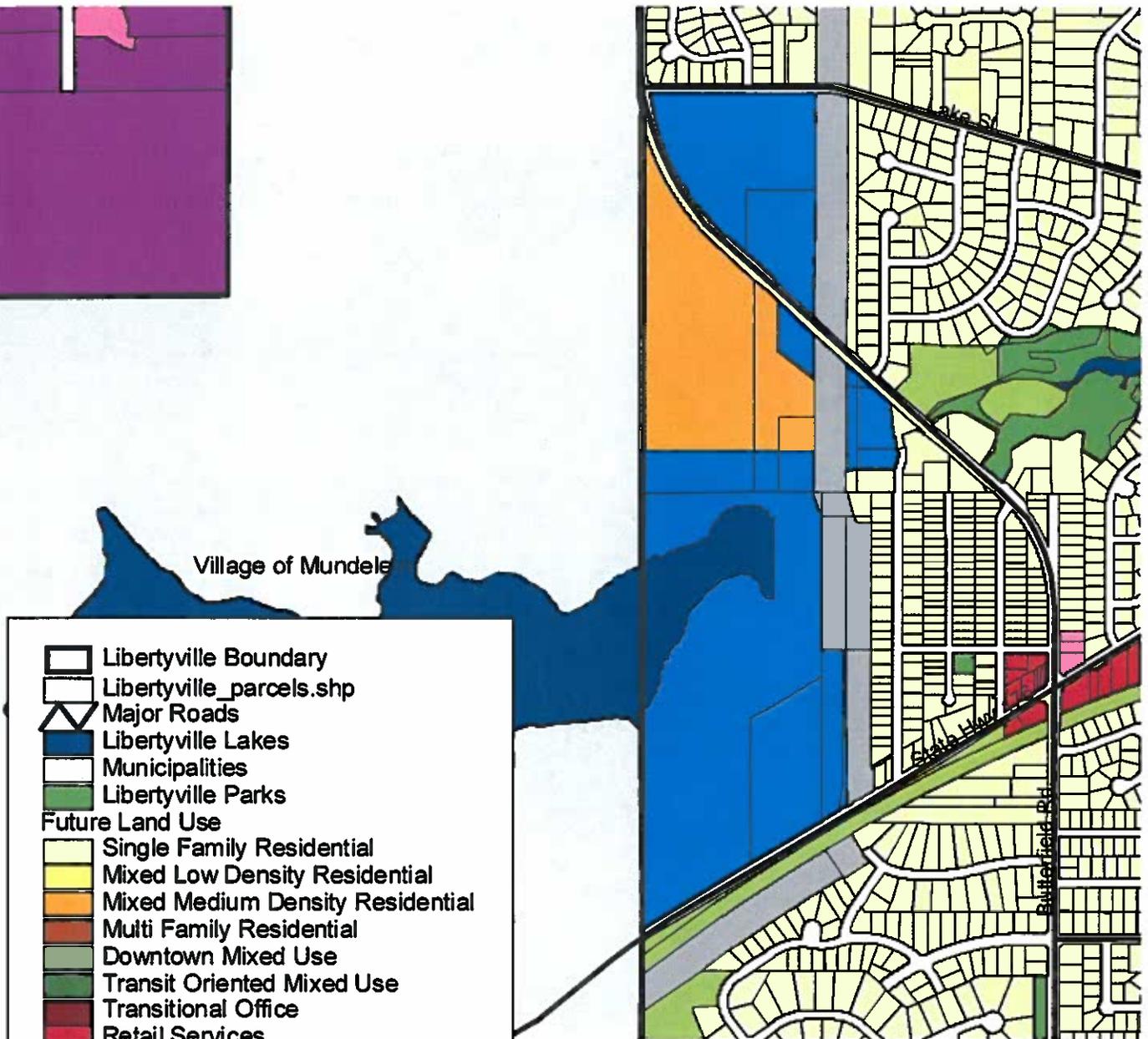
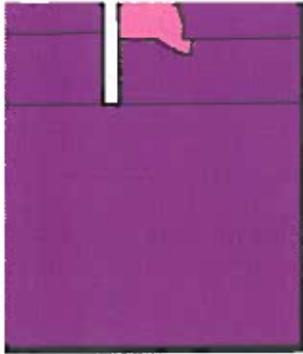
Said Parcel of Land Containing 33.000 Acres, More or Less.

EXHIBIT B

Land Use Designation Change

Village of Libertyville Comprehensive Plan Amendment

Saint Mary of the Lake Seminary



- Libertyville Boundary
- Libertyville_parcel.shp
- Major Roads
- Libertyville Lakes
- Municipalities
- Libertyville Parks
- Future Land Use**
- Single Family Residential
- Mixed Low Density Residential
- Mixed Medium Density Residential
- Multi Family Residential
- Downtown Mixed Use
- Transit Oriented Mixed Use
- Transitional Office
- Retail Services
- Office/Commercial
- Auto-Oriented Commercial
- Industrial
- Public
- Institutional
- Transportation/Parking/Utilities
- Open Space
- Vacant

Ordinance 10-O-109
Approved December 14, 2010

