

**Item #2:**

**Ord. Amending Zoning Code Authorized Departures In PUDs**

VILLAGE OF LONG GROVE

ORDINANCE NO. 2016-O-\_\_

**AN ORDINANCE AMENDING SECTION 5-11-18 OF THE  
LONG GROVE VILLAGE CODE REGARDING  
AUTHORIZED DEPARTURES IN PLANNED UNIT DEVELOPMENTS**

Adopted by the  
President and Board of Trustees  
of  
the Village of Long Grove  
this \_\_\_\_ day of September, 2016

Published in pamphlet form by direction  
and authority of the Village of Long Grove,  
Lake County, Illinois  
this \_\_\_\_ day of September, 2016

VILLAGE OF LONG GROVE

ORDINANCE NO. 2016-O-\_\_

**AN ORDINANCE AMENDING SECTION 5-11-18 OF THE  
LONG GROVE ZONING CODE REGARDING  
AUTHORIZED DEPARTURES IN PLANNED UNIT DEVELOPMENTS**

**WHEREAS**, Section 5-11-18 of the Long Grove Zoning Code ("**Zoning Code**") regulates planned unit developments ("**PUD**") within the Village, including establishing standards and procedures for the review and approval of proposed new PUDs; and

**WHEREAS**, Section 5-11-18(G) authorizes the Village Board, in connection with approval of a PUD, to approve certain departures from strict conformance with the zoning regulations for the standard zoning districts and other provisions of the Zoning Code; and

**WHEREAS**, the Village Board determined that it would be appropriate to consider amendments to Section 5-11-18(G) to modify the scope of departures that may be approved as part of a PUD under certain circumstances ("**Proposed Amendment**"), and referred such question to the Village's Plan Commission/Zoning Board of Appeals ("**PCZBA**") for public hearing and recommendation; and

**WHEREAS**, pursuant to notice duly published, the PCZBA conducted a public hearing on September 6, 2016 for the consideration of the Proposed Amendment; and

**WHEREAS**, after the conclusion of such public hearing, the PCZBA recommended that the Proposed Amendment be adopted; and

**WHEREAS**, the President and Board of Trustees, having considered the recommendation of the PCZBA and other relevant information, have concluded that it is in the best interests of the Village and its residents to approve the Proposed Amendment as set forth in this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Long Grove, County of Lake, State of Illinois, as follows:

**SECTION ONE. Recitals.** The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

**SECTION TWO. Amendment to Section 5-11-18 of the Village Code.** Section 5-11-18, entitled "Planned Unit Developments," of Chapter 11, entitled "Zoning Administration and Enforcement," of Title 5, entitled "Zoning Regulations," of the Long Grove Village Code is hereby amended in part as follows:

5-11-18: PLANNED UNIT DEVELOPMENTS:

\* \* \*

(G) Authority To Vary Regulations:

1. Subject to the limitations contained in subsections (E)2(m), (E)2(n), and (G)2 of this section, the planned unit development may depart from strict conformance with the required density, dimension, area, bulk, use, and other regulations for the standard zoning districts and other provisions of this title to the extent specified in the preliminary land use and zoning plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. Notwithstanding the provisions of subsection (G)1 of this section, the following limitations will apply:
  - (a) In no event may a front or side yard setback on a lot be reduced by more than twenty percent (20%) from the setback required for that lot by the underlying zoning district.
  - (b) No variation is permitted from subsection (E)2(i) of this section.
  - (c) Except as otherwise expressly provided in subsection (E)2(m)(2) of this section, no variation may be granted to permit a lot within a planned unit development to be less than thirty three thousand (33,000) square feet in lot area.
3. **In addition to the departures authorized by subsection (G)1 of this section, and notwithstanding the limitations of subsection (G)2 of this section, a planned unit development that: (a) is located in the R-2 zoning district, (b) has frontage on Midlothian Road and is adjacent to the platted Illinois Route 53 extension corridor, and (c) will contain at least 11 acres of platted conservation area and permanent open space may be granted the following departures from strict conformance with the provisions of this title and title 6 of this Code to the extent specified**

in the preliminary land use and zoning plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare:

- (a) Reduction of the width of a required scenic corridor easement to not less than 15 feet;
- (b) Reduction of the size of a residential lot to not less than 10,000 square feet in area; and
- (c) Reduction of front and side yard setbacks by more than twenty percent (20%) of the setback required for that lot by the underlying zoning district.

\* \* \*

**SECTION THREE. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_ day of SEPTEMBER, 2016.

AYES: ( )

NAYS: ( )

ABSENT: ( )

APPROVED this \_\_\_ day of SEPTEMBER, 2016.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk