

**Item #4:**  
**Ord. Amending Village Zoning Code Re:**  
**Temporary Uses Within The "HR" Retail District**

**VILLAGE OF LONG GROVE**

**ORDINANCE NO. 2015-O-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 5-9-3 OF THE LONG GROVE ZONING CODE  
REGARDING TEMPORARY USES IN THE HR HIGHWAY RETAIL DISTRICT**

Adopted by the  
President and Board of Trustees  
of  
the Village of Long Grove  
this \_\_\_\_ day of \_\_\_\_\_, 2015

Published in pamphlet form by direction  
and authority of the Village of Long Grove,  
Lake County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2015

VILLAGE OF LONG GROVE

ORDINANCE NO. 2015-O-\_\_\_

**AN ORDINANCE AMENDING SECTION 5-9-3 OF THE LONG GROVE ZONING CODE  
REGARDING TEMPORARY USES IN THE HR HIGHWAY RETAIL DISTRICT**

**WHEREAS**, Section 5-9-3 of the Long Grove Zoning Code ("**Zoning Code**") authorizes the establishment of certain temporary uses in specified zoning districts; and

**WHEREAS**, the Village President and Board of Trustees (the "**Village Board**") have received a request to allow certain uses on a temporary basis in the HR Highway Retail District (the "**HR District**"); and

**WHEREAS**, the Village Board has determined that conducting a pilot program to allow certain temporary uses in the HR District would be in the best interests of the Village; and

**WHEREAS**, the Village Board has further determined that Section 5-9-3 should be amended to authorize additional uses as temporary uses in the HR District for a trial period ("**Proposed Amendment**") and referred consideration of the Proposed Amendment to the Plan Commission and Zoning Board of Appeals (the "**PCZBA**"); and

**WHEREAS**, pursuant to notice duly published, the PCZBA conducted a public hearing on September 1, 2015 to consider the Proposed Amendment and heard testimony from all those attending the public hearing who wished to testify regarding the Proposed Amendment; and

**WHEREAS**, at the conclusion of the public hearing, the PCZBA recommended that Section 5-9-3 of the Zoning Code be amended to authorize certain temporary uses in the HR District, subject to terms and conditions as set forth in this Ordinance; and

**WHEREAS**, the President and Board of Trustees have considered the PCZBA's recommendation and determined that the Proposed Amendment to Section 5-9-3 of the Zoning Code for a trial period as set forth in this Ordinance is necessary, desirable, and appropriate;

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 the findings of the President and Board of Trustees.

**SECTION TWO.**      **Amendment to Section 5-9-3.** Section 5-9-3, titled "Temporary Uses," of Chapter 9, titled "District Regulations of General Applicability," of Title 5, titled "Zoning Regulations," of the Zoning Code is hereby amended in part as follows:

**5-9-3 TEMPORARY USES**

\*      \*      \*

(D) Permitted Temporary Uses: Subject to the specific regulations and time limits that follow and to the other applicable regulations of the district in which the use is permitted, the following temporary uses and no others are permitted in the zoning districts herein specified:

\*      \*      \*

**4. HR District**

**(a) The uses specified in subsection 5-9-3(D)(4)(b) shall be permitted on properties comprised of at least ten (10) acres and located within the HR District. Such properties must, at the time of application, have a principal use of open space, which may include the presence of existing but unused structures. Any such use shall require the specific prior approval of the Village Board by ordinance or resolution on the basis of compliance with the standards and limitations set forth in this Section 5-9-3; adequacy of lot size and configuration; adequacy of existing buildings, utilities, and other improvements; parking provisions; traffic access and safety; and absence or minimization of negative impacts on other properties, natural resources, and the public health, safety, and welfare. The Board shall specify the maximum duration of the temporary use, not to exceed three years, and may impose such conditions as may be reasonably necessary to achieve the purposes of this Section 5-9-3 and protect the public health, safety, and welfare. Storage of heavy equipment and machinery, gasoline, and hazardous substances shall not be permitted in connection with any temporary use under this subsection 5-9-3(D)(4) unless expressly authorized by the Village Board. Any application for a temporary use permit pursuant to this subsection 5-9-3(D) shall include a proposed site plan and such other information as the Board may require in its reasonable discretion.**

**(b) The following uses are authorized as temporary uses in accordance with this Section 5-9-3(D)(4):**

- i. Seasonal retail sale of landscape nursery plants, flowers, and landscape equipment.**
- ii. Self-storage or warehousing within a fully-enclosed structure.**
- iii. Contractors' offices and/or material storage in relation to a general contractor's operations and not accessory to an on-site construction project.**
- iv. Entertainment or recreation facilities, such as batting cages or go-cart driving, within a fully-enclosed structure.**
- v. Equipment rental, storage, and leasing within a fully-enclosed structure.**
- vi. Seasonal and holiday retail stores.**

**(c) The temporary use authorizations set forth in this subsection 5-9-3(D)(4) shall expire as of December 31, 2018.**

\* \* \*

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

PASSED THIS \_\_\_\_ DAY OF SEPTEMBER, 2015.

AYES:        ( )

NAYS:        ( )

ABSENT:     ( )

ABSTAIN:    ( )

APPROVED THIS \_\_\_\_ DAY OF SEPTEMBER, 2015.

\_\_\_\_\_  
Angela Underwood, Village President

ATTEST:

\_\_\_\_\_  
Heidi Locker-Scheer, Village Clerk

DRAFT