

Item #4:
Ordinance Rezoning Property R-2 District, Karen's Corner

VILLAGE OF LONG GROVE

ORDINANCE NO. 2016-O-____

**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED GENERALLY AT THE NORTHWEST CORNER OF OLD HICKS ROAD AND
CHECKER ROAD TO THE R-2 ZONING DISTRICT IN THE VILLAGE OF LONG GROVE**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this ____ day of March, 2016

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

VILLAGE OF LONG GROVE

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LOCATED GENERALLY AT THE NORTHWEST CORNER OF OLD HICKS ROAD AND
CHECKER ROAD TO THE R-2 ZONING DISTRICT IN THE VILLAGE OF LONG GROVE**

WHEREAS, Therese R, Iverson, individually or as Trustee under the Therese R. Iverson Living Trust, dated February 11, 2010 ("**Owner**") is the owner of record, and KC1, Inc. ("**Developer**") is the contract purchaser of certain real property consisting of approximately 35 acres located generally at the northwest corner of Old Hicks Road and Checker Road within the Village of Long Grove as depicted on **Exhibit A** hereto ("**Property**"); and

WHEREAS, the northern approximately 26 acres of the Property (the "**Annexed Parcel**") was recently annexed into the Village pursuant to an annexation petition filed by the Owner and Developer pursuant to Section 7-1-8 of the Illinois Municipal Code and an annexation agreement by and between the Village of Long Grove ("**Village**"), Owner, and Developer; and

WHEREAS, the Annexed Parcel is presently zoned in the R-1 Single Family Residence District, which is the zoning classification automatically applied to annexed property pursuant to Section 5-2-4 of the Long Grove Zoning Code ("**Zoning Code**"); and

WHEREAS, the remainder of the Property is located within the Village's corporate limits and is zoned in the Village's R-2 Single Family Residence District ("**R-2 Parcel**"); and

WHEREAS, the Owner and Developer have made application to the Village for rezoning of the Annexed Parcel, as legally described in **Exhibit B** attached hereto and made a part hereof, to the Village's R-2 District ("**Requested Rezoning**"); and

WHEREAS, the Plan Commission of the Village, pursuant to notices duly published, held a public hearing on January 5, 2016 regarding the Requested Rezoning; and

WHEREAS, the Plan Commission submitted to the Village President and Village Board of Trustees ("**Corporate Authorities**") its findings of fact and recommendation that the

Requested Rezoning be approved; and

WHEREAS, the Village President and Village Board of Trustees have duly considered the Plan Commission's findings and recommendations and determined it to be in the Village's best interest to adopt the same and to rezone the Annexed Parcel to the R-2 District;

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

SECTION 1: Subject to the terms and conditions set forth in this Ordinance, the Annexed Parcel is hereby zoned in the R-2 Single Family Residence District.

SECTION 2: This Ordinance shall be in full force and effect on and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect until after the Annexation Agreement has been executed by the Village, Owner, and Developer.

PASSED this _ day of March, 2016.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ___ day of March, 2016.

Village President

ATTEST:

Village

Clerk

EXHIBIT A
DEPICTION OF THE PROPERTY

EXHIBIT B

LEGAL DESCRIPTION OF ANNEXED PARCEL

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTH 591.07 OF THE NORTH 901.30 FEET OF THE EAST 368.48 FEET THEREOF AND EXCEPTING THEREFROM THE SOUTH 300 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36), IN LAKE COUNTY, ILLINOIS.

PINs: 14-36-300-038 and 14-36-300-039