<u>Item #3A</u>:
Ordinance Reclassifying Archer Lot From R-2 To B-1

VILLAGE OF LONG GROVE

ORDINANCE NO. 2011-O-__

AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE TO REZONE THE PROPERTY COMMONLY KNOWN AS THE ARCHER LOT FROM THE R-2 ZONING DISTRICT TO THE B-1 HISTORIC BUSINESS DISTRICT

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this ____ day of January, 2011

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this ____ day of January, 2011

VILLAGE OF LONG GROVE

ORDINANCE NO. 2011-O-__

AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE TO REZONE THE PROPERTY COMMONLY KNOWN AS THE ARCHER LOT FROM THE R-2 ZONING DISTRICT TO THE B-1 HISTORIC BUSINESS DISTRICT

WHEREAS, there exists in the Village of Long Grove (the "***Village***") approximately 4.627 acres located east of the newly constructed Archer Road, between Robert Parker Coffin Road and Old McHenry Road, and legally described in Exhibit A (the "***Property***"); and

WHEREAS, the Village is the owner ("***Owner***") of the Property, which is located in the R-2 Zoning District; and

WHEREAS, the Property operates as part of the Village's historic downtown area; and

WHEREAS, the R-2 Zoning District classification and regulations are not appropriate for the future development on the Property as contemplated in the Downtown Long Grove Master Plan (the "***Plan***"); and

WHEREAS, rezoning is a prerequisite to the further development of the Property consistent with the Plan, and such rezoning presents an appropriate and site compatible set of uses and regulations for the Property; and

WHEREAS, the Owner has requested that the Property be rezoned from the R-2 District to the B-1 District under the Long Grove Zoning Code; and

WHEREAS, pursuant to notice duly mailed and published in accordance with state law, the Village's Plan Commission / Zoning Board of Appeals (the "***PCZBA***") did conduct a public hearing on December 1, 2010, for the purposes of hearing and considering testimony on the Owner's request; and

WHEREAS, the PCZBA has recommended, and the Long Grove Board of Trustees has determined, that it would be in the best interests of the Village and its residents to rezone the Property to the B-1 Historic Business District;

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. **Rezoning and Zoning Map Amendment**. The Village Zoning Map shall be, and it is hereby, amended to rezone the Property from R-2 District to the B-1 Historic Business District pursuant to and in accordance with Section 5-11-16 of the Zoning Code.

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 January, 2011.

AYES: ( )
NAYS: ( )
ABSENT: ( )

APPROVED this ____ day of January, 2011.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

10023073_v2