<u>Item #2</u>:

Ordinance Amending Code Reducing HR Lot Size

The Arbor Grove

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-__

AN ORDINANCE AMENDING SECTION 5-4-10 OF THE LONG GROVE ZONING CODE
REGARDING LOT SIZE IN THE HR HIGHWAY RETAIL DISTRICT

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this ____day of _____, 2010

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this ____ day of _____, 2010

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-__

AN ORDINANCE AMENDING SECTION 5-4-10 OF THE LONG GROVE ZONING CODE REGARDING LOT SIZE IN THE HR HIGHWAY RETAIL DISTRICT

WHEREAS, there exists in the Village of Long Grove (the "***Village***") approximately 14.2 acres located generally at 2727 Route 53 (the "***Property***"); and

WHEREAS, the Property is in the R2 Single-Family Residence Zoning District; and

WHEREAS, pursuant to Ordinance No. 98-O-18, the Village approved a Planned Unit Development for the Property to authorize the construction and operation of a retail garden center and related improvements; and

WHEREAS, the R-2 Single Family Residence zoning district classifications and regulations are not appropriate for the proposed future development on the Property; and

WHEREAS, pursuant to Long Grove Ordinance No. 2008-O-7, the Village amended Title 5 of the Long Grove Village Code ("***Zoning Code***") to, among other amendments, add a new zoning district entitled the "HR Highway Retail District" to accommodate future uses and services that will promote the general welfare of the Village; and

WHEREAS, the Zoning Code limits those properties zoned as HR Highway Retail District to parcels having a total land area of 20 acres or greater; and

WHEREAS, the owner of the Property has petitioned the Village to consider allowing certain exceptions to the minimum land area requirements for HR Highway Retail zoning; and

WHEREAS, after public hearings held by the Long Grove Plan Commission, the Plan Commission 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 amend Section 5-4-10 of the Zoning Code to provide certain exceptions to the lot size in the HR Highway Retail 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. **Amendment of Section 5-4-10 of the Zoning Code**. Section 5-4-10, entitled "Bulk, Space and Yard Requirements," of Chapter 4, entitled "Business Districts," of Title 5, entitled "Zoning Regulations," is hereby amended by (i) adding note "17" to the chart in the row entitled "Total district area" and the column entitled "HR," and (ii) adding a new note 17 which shall hereafter be and read as follows:

> **17. The total land area of any parcel of the HR Highway Retail District shall not be less than 20 acres, provided however that a parcel less than 20 acres may be zoned into the HR Highway Retail District if (i) it is contiguous to other property in the HR Highway Retail District for which planned unit development approval has been granted, and (ii) it would otherwise be integrated with such existing HR Highway Retail District Property.**

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

PASSED this ____day of _____, 2010.

AYES: ()

NAYS: ()

ABSENT: ()

APPROVED this ____day of _____, 2010.

_____
Village President

ATTEST:

_____
Village Clerk

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