Item #3:

Ordinance Amending Code Rezoning From R-2 To HR

The Arbor Grove

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-__

AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE TO REZONE THE PROPERTY LOCATED AT 2727 ROUTE 53 FROM THE R-2 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO 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 THE LONG GROVE ZONING CODE TO REZONE THE PROPERTY LOCATED AT 2727 ROUTE 53 FROM THE R-2 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO 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 and legally described in Exhibit A (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 Village is in the process of reviewing development plans for the Property, including an application for a special use permit for a new Planned Unit Development (***"PUD"***); and

WHEREAS, rezoning is a prerequisite to the further development of the Property, and such rezoning presents an appropriate and site compatible set of uses and regulations for the Property; 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 rezone the Property to the HR 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 to the HR 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 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: (0)

NAYS: (0)

ABSENT: (0)

APPROVED this ____day of _____, 2010.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

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