

ITEM FOR OMINBUS VOTE CONSIDERATION

Item #5:

Ordinance Re: Increasing Max. Non-Retail In Hr-1 District

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-_____

**AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE REGARDING
NON-RETAIL USES IN THE HR-1 DISTRICT**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this ___ day of _____, 2014

Published in pamphlet form by direction
and authority of the Village of Long Grove,
Lake County, Illinois
this ___ day of _____, 2014

VILLAGE OF LONG GROVE

ORDINANCE NO. 2014-O-___

**AN ORDINANCE AMENDING THE LONG GROVE ZONING CODE REGARDING
NON-RETAIL USES IN THE HR-1 DISTRICT**

WHEREAS, the Village has received a request to modify the Long Grove Zoning Code (“**Zoning Code**”) concerning use regulations for non-retail business uses in the HR-1 District; and

WHEREAS, pursuant to notice duly published, the Plan Commission and Zoning Board of Appeals (the “**PCZBA**”) conducted a public hearing that commenced on September 2, 2014 to consider proposed amendments to the Zoning Code concerning the percentage of aggregate gross floor area devoted to non-retail uses in certain planned unit developments in the HR-1 District; and

WHEREAS, at the conclusion of the public hearing, the PCZBA recommended that Section 5-4-9 of the Zoning Code be amended to increase the percentage of aggregate gross floor area that may be devoted to non-retail uses in planned unit developments containing grocery stores within the HR-1 District from 16% to 18.5%, as set forth in the PCZBA’s recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have considered the PCZBA’s recommendation and determined that amendments to Section 5-4-9 of the Zoning Code as set forth in this Ordinance are 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 5-4-9.** Section 5-4-9, title “Use Limitations,” of Chapter 4, titled “Business Districts” of Title 5, titled “Zoning Regulations” of the Long Grove Village Code is hereby amended in part as follows:

5-4-9 USE LIMITATIONS:

* * *

(E) Special HR-1 District Use Limitations:

1. Nonretail Uses: Notwithstanding the regulations contained in this title that are otherwise applicable, the aggregate gross floor area devoted to nonretail uses in connection with an approved planned unit development shall be limited as follows, unless otherwise expressly authorized in the ordinance granting approval of the planned unit development:

(a) In a planned unit development containing a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to ~~sixteen percent (16%)~~ **eighteen and one-half percent (18.5%)** of the gross floor area in the planned unit development.

(b) In a planned unit development that, because of physical limitations or recorded use restrictions, is not designed to include a grocery store, the aggregate gross floor area devoted to nonretail uses shall be limited to fifty percent (50%) of the gross floor area in the planned unit development.

* * *

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, 2014.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

APPROVED THIS ____ DAY OF SEPTEMBER, 2014.

Angie Underwood, Village President

ATTEST:

Heidi Locker-Scheer, Village Clerk