

**Item #3:**  
**Ordinance Reducing Lot Size Requirements In HR District**

**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

# 9597795\_v1