

VILLAGE OF LONG GROVE

ORDINANCE NO. 2023-O-___

**AN ORDINANCE AMENDING THE VILLAGE OF LONG GROVE
ZONING CODE REGARDING SETBACK
REQUIREMENTS FOR CERTAIN PLANNED UNIT DEVELOPMENTS**

Adopted by the President and Board of
Trustees of the Village of Long Grove on
this 25th day of April, 2023

Published in pamphlet form by direction and
authority of the Village of Long Grove,
County of Lake, State of Illinois, on this
___ day of April, 2023

VILLAGE OF LONG GROVE

ORDINANCE NO. 2023-O-___

**AN ORDINANCE AMENDING THE VILLAGE OF LONG GROVE
ZONING CODE REGARDING SETBACK
REQUIREMENTS FOR CERTAIN PLANNED UNIT DEVELOPMENTS**

WHEREAS, pursuant to Section 5-11-18 of the Village of Long Grove Zoning Code (“**Zoning Code**”), the Village regulates the approval and development of planned unit developments (“**PUD**”); and

WHEREAS, Subsection 5-11-18(G) of the Zoning Code provides that PUDs may depart from strict conformance with the required density, dimension, area, bulk, use, and other regulations for the standard zoning districts so long as the PUD will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

WHEREAS, Subsection 5-11-18(G) of the Zoning Code generally limits the reduction front and side yard setbacks within a PUD to not more than 20 percent from the setback required for that lot by the underlying zoning district, but provides a number of exceptions to that limitation; and

WHEREAS, Royal Melbourne Limited Partnership (“**Owner**”) has applied for zoning relief (the “**Application**”) to allow various modifications to a previously approved Royal Melbourne Planned Unit Development generally located at the northwest corner of Illinois Route 83 and Illinois Route 22 in the Village; and

WHEREAS, the Village Board has determined that the Village should consider amendments to Subsection 5-11-18(G) of the Zoning Code to establish an additional exception to the limitations on setback reductions and in order to allow greater flexibility when approving PUDs that have frontage on Illinois Route 83 and Illinois Route 22 to authorize the zoning relief sought as part of the Application (“**Proposed Amendment**”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald*, the Long Grove Plan Commission and Zoning Board of Appeals (“**PCZBA**”) commenced and completed a public hearing on April 4, 2023 regarding the Application, including the Proposed Amendment; and

WHEREAS, after the conclusion of such public hearing, the PCZBA recommended that the Village approve zoning relief as requested in the Application, which relief included approvals consistent with the Proposed Amendment; and

WHEREAS, the President and Board of Trustees, having considered the recommendation of the PCZBA and other pertinent information, find and determine that the Proposed Amendment as hereinafter set forth will allow greater flexibility when approving PUDs that have frontage on Illinois Route 83 and Illinois Route 22, such as the Application; and

WHEREAS, the President and Board of Trustees further find and determine that it is in the best interests of the Village and its residents to amend Subsection 5-11-18(G) of the Zoning Code as set forth in this Ordinance;

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 by this reference incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Amendment of Subsection 5-11-18(G) of the Village Code.
Subsection 5-11-18(G), entitled “Authority to Vary Regulations” of Section 5-11-18, entitled "Planned Unit Developments," of Chapter 11, entitled "Zoning Administration and Enforcement," of Title 5, entitled "Zoning Regulations," of the Long Grove Village Code is hereby amended in part, as follows:

5-11-18 Planned Unit Developments

* * *

(G) *Authority to Vary Regulations.*

* * *

2. Notwithstanding the provisions of subsection (G)1 of this section, the following limitations will apply (except as provided in subsections (G)3, and (G)4, **and (G)5** of this section):
- (a) In no event may a front or side yard setback on a lot be reduced by more than 20 percent from the setback required for that lot by the underlying zoning district.
 - (b) No variation is permitted from subsection (E)2(i) of this section.
 - (c) Except as otherwise expressly provided in subsection (E)2(m)(2) of this section, no variation may be granted to permit a lot within a planned unit development to be less than 33,000 square feet in lot area.

* * *

5. In addition to the departures authorized by subsection (G)1 of this section, and notwithstanding the limitations of subsection (G)2 of this section, a planned unit development that:

(a) is located in the R1 and/or R2 Zoning District, and

(b) has frontage along Illinois Route 83 and Illinois Route 22,

may be granted a reduction of front and side yard setbacks by more than 20 percent of the setback required for that lot by the underlying zoning district, but only upon an express finding that such reduced setback will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare, and only to the extent specified in the ordinance authorizing the planned unit development (or a modification or amendment thereto), and subject to such conditions as set forth in such ordinance.

* * *

SECTION THREE: Effective Date. This Ordinance shall be in full force and effect following its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 25th day of April, 2023.

AYES: ()

NAYS: ()

ABSENT: ()

APPROVED this 25th day of April, 2023.

Village President

ATTEST:

Village Clerk