



MEMORANDUM

To: Village President Underwood and Board of Trustees

From: James M. Hogue, Village Planner

Date: 7.7.16

RE: Referral of Text Amendments Buffalo Creek Brewing

Staff has received a request for a brewery/taproom on property located at 340 Historical Lane within the B-1 Historic District.

The proposal would comprise the reuse of the former "Studio Building" located at this address which has remained vacant for a number of years. (See attached site plan.)

The project is proposed to be served by public water (once available) and sewer through Lake County.

Presently breweries/tap rooms are not contemplated as a permitted or special use within the B-1 District. Staff recommends that the text of the zoning code be amended to allow this use as an authorized special use in the B-1 District.

TEXT AMENDMENT A simple text amendment (**bolded below**) as follows is suggested;

5-4-5: SPECIAL USES:  

The uses listed in the following subsections may be permitted in the applicable business districts subject to the issuance of a special use permit as provided in section 5-11-17 of this title:

12. Breweries and Taprooms

The definitions section of the code should likely be amended as well to define this use.

If recommended for referral this request would be considered at the August 2nd PCZBA meeting.

ZONING CODE ANALYSIS				
	EXISTING	PROPOSED	ZONING CODE	
LOT AREA:	27,143 SF.	27,143 SF.	10,000 SF	
SQUARE FOOTAGE:				
2ND FLOOR	3,631.4 SF	3,631.4 SF		
1ST FLOOR	4,779 SF	4,779 SF		
LOWER LEVEL	1,884.8 SF	1,884.8 SF		
TOTAL BUILDING FLOOR AREA:	10,295.5 SF	10,295.5 SF		
IMPERVIOUS SURFACE:	7,039.5 SF (25.9%)	7,039.5 SF (25.8%)	21,714.40 SF (80%)	
BUILDING HEIGHT:	28'-0"	28'-0"	30'-0"	
SETBACKS:				
FRONT YARD	23.49'	23.49'	20'-0"	
SIDE YARD	15.07'	15.07'	15'-0"	
SIDE YARD	38.33'	38.33'	15'-0"	
REAR YARD	85.00'	85.00'	15'-0"	
FLOOR AREA RATIO:	10,295.5 SF	10,295.5 SF	5,000 SF	
PARKING:	2 SPACES	2 SPACES	UNKNOWN	Use not listed in Parking Requirements

ARCHITECT CERTIFICATION	
<p>AS A REGISTERED ARCHITECT IN THE STATE OF ILLINOIS I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THE ACCOMPANYING ZONING CODE ANALYSIS (OF THE PROPOSED DEVELOPMENT) HAS BEEN FILLED OUT IN ACCORDANCE TO THE LONG GROVE ZONING CODE AND ORDINANCES. ANY DEFICIENCIES TO THE CODE REQUIREMENTS WILL REQUIRE VARIANCES OR SPECIAL USE AS REQUIRED BY PLANNING STAFF. ANALYSIS WAS BASED ON PLAT OF SURVEY DATED MAY 27, 2016 & CONSTRUCTION DRAWINGS FOR PREVIOUS TENANT DATED FEBRUARY 3, 2006.</p>	
	
SIGNATURE  001-013957 ILLINOIS LICENSE NO.	KEVIN J. BARKER ARCHITECT 11/16 DATE

<small>PROJECT NUMBER:</small>		<small>ISSUE DATE:</small>	06/29/2016	<small>ISSUE BY:</small>	HE
<small>PROJECT NAME:</small>		<small>ISSUE DATE:</small>		<small>ISSUE BY:</small>	
+ b a r k e r / n e s t o r + A R C H I T E C T U R E + D E S I G N					
500 N. CERMACK ST. CHICAGO, IL 60616 TEL: 847-763-1892 FAX: 847-763-1897					
COLD BREWING					
<small>AN OVERSEAS, LLC 1000 WEST 111 STREET CHICAGO, IL 60607</small>					
SHEET NUMBER: 101					