



MEMORANDUM

TO: Village President and Village Board
FROM: James M. Hogue, Village Planner
DATE: February 6, 2014
RE: Board & Commissions Report for 4/11/14

This memo is intended to update the Village Board as to the status of projects and activities of the Long Grove Plan Commission & Zoning Board of Appeals (PCZBA), Conservancy & Scenic Corridor Committee (CSCC) and the Architectural Commission (AC).

PCZBA; - 2.4.14 Meeting (2 Actions Item)

Public Hearing(s): Consideration of Amendments to the Zoning Code of the Village of Long Grove regarding Permitted and Special Uses in the B-1 Historic District including Video Gaming;

- a) **Presentation by Bridget Lane, BDI Consultants including an analysis of current conditions, community aspirations and marketplace opportunities for downtown Long Grove.**

Chairman Phillips opened the public hearing and swore in those to give testimony.

Bridget Lane of BDI Consultants made a presentation to the PCZBA similar to the one made to the Village Board in November of 2013. The focus of the presentation was text amendments to the zoning code regarding permitted and special uses within the downtown B-1 Historic District per the referral of the Village Board in December of 2013. She referenced three "models" of development for downtowns, the "Specialty Destination Cluster", "Historic Suburban Model", and the "Unique Combination Approach" and provided examples of each to the PCZBA. She noted traditionally downtown Long Grove best fit the "Specialty Destination Cluster" (and provided an analysis of current trends and conditions). She suggest that a shift to the "Unique Combination Approach" which incorporates uses that support the "destination" status and provide uses which meet the day to day needs of residents be considered for downtown Long Grove.

Staff noted that traditionally the downtown had been a "destination" downtown and encouraged the PCZBA to have goal in mind for the how the downtown should function when considering uses. Appropriate land uses, which implement the desired function of the downtown, could then be crafted for discussion.

The PCZBA found the presentation to be very useful. They directed staff to research uses which serve to implement the "Unique Combination Approach" to downtown Long Grove for further consideration by the PCZBA.

The public hearing on this matter was continued to the March 4th Regular Meeting.

b) Consideration of a request New Midwest Capital, for a text amendment of Title 5 of the Village Code to allow video gaming within the B-1 Historic District within the Village of Long Grove.

Chairman Phillips opened the public hearing and swore in those to give testimony.

Mr. Gerald Forsythe, representing the petitioner, New Midwest Capital, gave an over view of the request noting the properties New Midwest had purchased and the improvements made thereto in downtown Long Grove.

Approximately 40 to 50 residents and merchants of the downtown were present speaking both for and against the proposal.

Staff briefly reviewed the materials presented to the PCZBA which were aimed at providing them with an overview of the issues, as seen on a state wide basis, both “pro & “con” with such a use.

Staff ultimately noted however, the determination as to whether or not to allow such a use in the community should be made by the residents of the community and not small segment of the community. Such uses do have a certain stigma associated with them and those residing in the community should ultimately determine if allowing such a use favorably reflect the values and character of the community in which they choose to live.

Upon closing the public hearing a motion was made Commission Cohn, seconded by Commissioner Rubin to recommend denial of video gaming as a permitted or special use within the B-1 Historic District. On a voice vote 4 ayes, 1 nay and 1 abstention (the chair only votes in the case of a tie); the motion to recommend denial of the request was approved.

Those voting nay indicated this type of use was not consistent with the image and character of the Village. Of interest, the abstention was based on the desire to have more definitive input from the residents of the village as a whole (such as a referendum) to see more definitively where the community stands on the issue.

The motion to recommend denial of the request was approved.

AC; Next Regular Meeting 3.17.14

CSCC; - Next Regular Meeting; 3.5.14