Item #2:
Referral To PCZBA - Zoning Code Amendments Downtown Uses

12/06/13

Memo

business districts, inc.

To: Village of Long Grove

From: Bridget Lane

Date: 11/15/2013

Re: Downtown Long Grove's Permitted Uses

Introduction

With the thought that you may want time to consider options for expanding Downtown Long Grove's permitted uses, I am providing this background material in advance of Tuesday's Special Board meeting.

With the terminology differing greatly between communities, creating Table 1 involved numerous judgment calls, and consequently, it serves as a guide rather than definitive comparison. Tables 3 through 6 provide the lists used to create this Matrix. With the exception of a few uses that align with current trends, uses appearing only once in the lists associated with communities other than Long Grove were removed to reduce the size of the matrix.

Total permitted uses by community were:

- Long Grove:23
- Geneva: 32
- Lake Bluff: 65
- Winnetka: 75

These comparison communities all rely on their staffs to determine whether an applicant is proposing a permitted use or must request a special use permit. Often that decision is guided by the North American Industrial Classification System (NAICS). Table 2 lists the broad categories and, starting on page 260 of the manual at http://www.census.gov/eos/www/naics/2012NAICS/2012_Definition_File.pdf , each retail category is further defined.

Permitted Uses Comparison Matrix

Table 1

	Use or items sold	Long Grove	Lake Bluff	Geneva	Winnetka
1	Advertising services		P	P	
2	Antique /shops	P		P	P
3	Apothecary	P			
4	Apparel and accessory stores	P	P	P	P
5	Art Gallery & Studio & Classes	P		P	P
6	Auto and home supply stores without service bays		P		
7	Bakeries	P		P	
8	Barbershops	P	P		P
9	Beauty shops	P	P		P
10	Bicycle Shops	P			P
11	Bookstores	P	P	P	P
12	Butcher Shop	P			
13	Camera and photographic supply stores	P	P	P	
14	Candy & Ice Cream	P			P
15	China & Glassware			P	P
16	Closet and home organizational products store. (09)			P	
17	Coin, stamp, precious metal or similar shop				P
18	Computer and data processing services		P		
19	Cookware & Cooking School (Kitchen & Housewares)	P		P	
20	Deli & Carryout (Food Stores)	P			
21	Depository institutions without drive-thru facilities		P		
22	Drugstores		P		P
23	Dry Goods Stores	P			
24	First, second, third floor residential uses		P	P	
25	Florists		P	P	P
26	Food stores	P	P	P	P
27	Furniture and home furnishings stores	P	P		P
28	Garment pressing, and cleaners' agents		P		
29	General offices, not elsewhere classified		P	P	
30	Gift, novelty, and souvenir shops	P	P	P	P
31	Haberdashery	P			
32	Hardware stores		P		P
33	Hobby, toy, and game shops		P	P	P
34	Jewelry stores		P	P	
35	Lighting				P
36	Luggage and leather goods stores		P	P	P

	Use or items sold	Long Grove	Lake Bluff	Geneva	Winnetka
37	Mailing, reproduction, stenographic services		P		
38	Massage Therapy			P	
39	Museums and art galleries	P	P	P	
40	Musical Instruments & Lessons	P		P	P
41	Nail Salon			P	
42	Offices	P	P	P	
43	Offices of other health practitioners		P	P	
44	Open Space	P			
45	Optical goods stores		P		P
46	Paint, glass and wallpaper stores		P		
47	Photographic studios, portrait		P		
48	Picture Framing			P	P
49	Real estate		P		
50	Restaurants	P		P	P
51	Retail nurseries and garden stores (No yards)		P		P
52	Second floor residential	P	P	P	P
53	Security and commodity brokers		P		
54	Services to buildings services		P		
55	Sewing, needlework and piece goods		P	P	P
56	Shoe repair shops and shoeshine parlors		P	P	P
57	Shoe Stores				P
58	Small Animal Grooming			P	P
59	Sporting goods and bicycle shops	P	P		P
60	Stationery stores		P		P
61	Third floor residential apartments or condominiums	P	P	P	P
62	Tobacco Shop				P
63	Used merchandise stores		P	P	
64	Videotape rental		P		P
65	Watch, clock, jewelry repair services		P		P
66	Wine Tasting and Deli Cheese	P			

NAICS Codes

Table 2

44-45 Retail Trade
441 Motor Vehicle and Parts Dealers
4411 Automobile Dealers
44111 New Car Dealers
441110 New Car Dealers
44112 Used Car Dealers
441120 Used Car Dealers
4412 Other Motor Vehicle Dealers
44121 Recreational Vehicle Dealers
441210 Recreational Vehicle Dealers
44122 Motorcycle, Boat, and Other Motor Vehicle Dealers
441222 Boat Dealers
441228 Motorcycle, ATV, and All Other Motor Vehicle Dealers
4413 Automotive Parts, Accessories, and Tire Stores
44131 Automotive Parts and Accessories Stores
441310 Automotive Parts and Accessories Stores
44132 Tire Dealers
441320 Tire Dealers
442 Furniture and Home Furnishings Stores
4421 Furniture Stores
44211 Furniture Stores
442110 Furniture Stores
4422 Home Furnishings Stores
44221 Floor Covering Stores
442210 Floor Covering Stores
44229 Other Home Furnishings Stores
442291 Window Treatment Stores
442299 All Other Home Furnishings Stores
443 Electronics and Appliance Stores
4431 Electronics and Appliance Stores
44314 Electronics and Appliance Stores
443141 Household Appliance Stores
443142 Electronics Stores
444 Building Material and Garden Equipment and Supplies Dealers
4441 Building Material and Supplies Dealers
44411 Home Centers
444110 Home Centers
44412 Paint and Wallpaper Stores

444120 Paint and Wallpaper Stores
44413 Hardware Stores
NAICS Retail Codes
444130 Hardware Stores
44419 Other Building Material Dealers
444190 Other Building Material Dealers
4442 Lawn and Garden Equipment and Supplies Stores
44421 Outdoor Power Equipment Stores
444210 Outdoor Power Equipment Stores
44422 Nursery, Garden Center, and Farm Supply Stores
444220 Nursery, Garden Center, and Farm Supply Stores
445 Food and Beverage Stores
4451 Grocery Stores
44511 Supermarkets and Other Grocery (except Convenience) Stores
445110 Supermarkets and Other Grocery (except Convenience) Stores
44512 Convenience Stores
445120 Convenience Stores
4452 Specialty Food Stores
44521 Meat Markets
445210 Meat Markets
44522 Fish and Seafood Markets
445220 Fish and Seafood Markets
44523 Fruit and Vegetable Markets
445230 Fruit and Vegetable Markets
44529 Other Specialty Food Stores
445291 Baked Goods Stores
445292 Confectionery and Nut Stores
445299 All Other Specialty Food Stores
4453 Beer, Wine, and Liquor Stores
44531 Beer, Wine, and Liquor Stores
445310 Beer, Wine, and Liquor Stores
446 Health and Personal Care Stores
4461 Health and Personal Care Stores
44611 Pharmacies and Drug Stores
446110 Pharmacies and Drug Stores
44612 Cosmetics, Beauty Supplies, and Perfume Stores
446120 Cosmetics, Beauty Supplies, and Perfume Stores
44613 Optical Goods Stores
446130 Optical Goods Stores
44619 Other Health and Personal Care Stores
446191 Food (Health) Supplement Stores

446199 All Other Health and Personal Care Stores
447 Gasoline Stations
4471 Gasoline Stations
44711 Gasoline Stations with Convenience Stores
447110 Gasoline Stations with Convenience Stores
44719 Other Gasoline Stations
447190 Other Gasoline Stations
448 Clothing and Clothing Accessories Stores
4481 Clothing Stores
44811 Men's Clothing Stores
448110 Men's Clothing Stores
44812 Women's Clothing Stores
448120 Women's Clothing Stores
44813 Children's and Infants' Clothing Stores
448130 Children's and Infants' Clothing Stores
44814 Family Clothing Stores
448140 Family Clothing Stores
44815 Clothing Accessories Stores
448150 Clothing Accessories Stores
44819 Other Clothing Stores
448190 Other Clothing Stores
4482 Shoe Stores
44821 Shoe Stores
448210 Shoe Stores
4483 Jewelry, Luggage, and Leather Goods Stores
44831 Jewelry Stores
448310 Jewelry Stores
44832 Luggage and Leather Goods Stores
448320 Luggage and Leather Goods Stores
451 Sporting Goods, Hobby, Musical Instrument, and Book Stores
4511 Sporting Goods, Hobby, and Musical Instrument Stores
45111 Sporting Goods Stores
451110 Sporting Goods Stores
45112 Hobby, Toy, and Game Stores
451120 Hobby, Toy, and Game Stores
45113 Sewing, Needlework, and Piece Goods Stores
451130 Sewing, Needlework, and Piece Goods Stores
45114 Musical Instrument and Supplies Stores
451140 Musical Instrument and Supplies Stores
4512 Book Stores and News Dealers
45121 Book Stores and News Dealers

451211 Book Stores
451212 News Dealers and Newsstands
452 General Merchandise Stores
4521 Department Stores
45211 Department Stores
452111 Department Stores (except Discount Department Stores)
452112 Discount Department Stores
4529 Other General Merchandise Stores
45291 Warehouse Clubs and Supercenters
452910 Warehouse Clubs and Supercenters
45299 All Other General Merchandise Stores
452990 All Other General Merchandise Stores
453 Miscellaneous Store Retailers
4531 Florists
45311 Florists
453110 Florists
4532 Office Supplies, Stationery, and Gift Stores
45321 Office Supplies and Stationery Stores
453210 Office Supplies and Stationery Stores
45322 Gift, Novelty, and Souvenir Stores
453220 Gift, Novelty, and Souvenir Stores
4533 Used Merchandise Stores
45331 Used Merchandise Stores
453310 Used Merchandise Stores
4539 Other Miscellaneous Store Retailers
45391 Pet and Pet Supplies Stores
453910 Pet and Pet Supplies Stores
45392 Art Dealers
453920 Art Dealers
45393 Manufactured (Mobile) Home Dealers
453930 Manufactured (Mobile) Home Dealers
45399 All Other Miscellaneous Store Retailers
453991 Tobacco Stores
453998 All Other Miscellaneous Store Retailers (except Tobacco Stores)
454 Nonstore Retailers
4541 Electronic Shopping and Mail-Order Houses
45411 Electronic Shopping and Mail-Order Houses
454111 Electronic Shopping
454112 Electronic Auctions
454113 Mail-Order Houses
4542 Vending Machine Operators

45421 Vending Machine Operators
454210 Vending Machine Operators
4543 Direct Selling Establishments
45431 Fuel Dealers
454310 Fuel Dealers
45439 Other Direct Selling Establishments
454390 Other Direct Selling Establishments

Long Grove Permitted Uses

Table 3

1. Antique shops.
2. Apothecary.
3. Art and school supply stores and studios.
4. Bicycle shop.
5. Bookstore.
6. Butcher shop.
7. Camera shop.
8. Candy and ice cream stores.
9. Cookware shop and cooking school.
10. Deli and carryout.
11. Dry goods stores.
12. Gift shops.
13. Haberdashery
14. Manufacture and sale of readily edible foodstuffs as a principal use for on site and off site consumption
15. Music shops, music instruments, and music classes.
16. Professional offices.
18. Restaurants and tearooms.
19. Unisex health and beauty salon or spa.
20. Wearing apparel shops.
21. Winetasting and deli cheese shop.
22. Open space.

Geneva Permitted Uses

Table 4

1	Antique shop.
2	Apparel shop.
3	Art and craft store.
4	Art and office supply store.
5	Art and sculpture studios.
6	Art gallery.
7	Bakery (on site retail sales only).
8	Books and periodical store.
9	Camera photo and equipment store.
10	China or glassware store.
11	Chiropractor's office.
12	Clock shop (including sales and service).
13	Closet and home organizational products store.
14	Consumer electronics store.
15	Dwelling unit(s) (above ground floor).
16	Express mail business.
17	Fabric store.
18	Florist shop.
19	Food stores (including ice cream, candy, meat, packaged food, gourmet and specialty items).
20	Gift shop.
21	Hobby shop.
22	Housewares and kitchen store.
23	Interior decorating services.
24	Jewelry store.
25	Leather goods and luggage store.
26	Massage therapy.
27	Nail salon.
28	Offices.
29	Picture framing shop.
30	Secondhand and rummage shops less than seven thousand five hundred (7,500) square feet in area (selling items of the type offered for sale by other uses permitted in this district only).
31	Shoe sales and/or repair store.
32	Small animal grooming establishment, not including boarding or kenneling.

Lake Bluff Permitted Uses

Table 5

	Use
1	Advertising services
2	Apparel and accessory stores
3	Arrangement of passenger transportation
4	Auto and home supply stores without service bays
5	Barbershops
6	Beauty shops
7	Bookstores
8	Business and secretarial schools
9	Camera and photographic supply stores
10	Computer and data processing services
11	Credit reporting and collection
12	Data processing schools
13	Depository institutions without drive-in or drive-through facilities, or drive-up auto teller machines
14	Drugstores
15	Electrical repair shops
16	Engineering and management services
17	First, second, third floor residential uses, including, without limitation, townhomes, apartments, and condominiums
18	Florists
19	Food stores
20	Furniture and home furnishings stores
21	Garment pressing, and cleaners' agents
22	General merchandise stores
23	General offices, not elsewhere classified
24	Gift, novelty, and souvenir shops
25	Hardware stores
26	Health and allied services
27	Hobby, toy, and game shops
28	Holding and other investment offices
29	Individual and family social services
30	Insurance agents, brokers, and service
31	Insurance carriers
32	Jewelry stores
33	Job training and related services
34	Legal services
35	Luggage and leather goods stores
36	Mailing, reproduction, stenographic services

	Use
37	Medical and dental laboratories
38	Miscellaneous business services
39	Motion picture distribution and services
40	Motion picture production and services
41	Museums and art galleries
42	Non-depository institutions
43	Offices
44	Offices and clinics of dentists
45	Offices and clinics of medical doctors
46	Offices of osteopathic physicians
47	Offices of other health practitioners
48	Optical goods stores
49	Paint, glass and wallpaper stores
50	Personnel supply services
51	Photographic studios, portrait
52	Real estate
53	Retail nurseries and garden stores without open yards
54	Second floor residential apartments or condominiums
55	Security and commodity brokers
56	Services to buildings services
57	Sewing, needlework and piece goods
58	Shoe repair shops and shoeshine parlors
59	Sporting goods and bicycle shops
60	Stationery stores
61	Tax return preparation services
62	Third floor residential apartments or condominiums
63	Used merchandise stores
64	Videotape rental
65	Watch, clock, jewelry repair services

Winnetka Permitted Uses

Table 6

	Use
1	Art, craft, or hobby supply store
2	Electrical and household appliance sales and service
3	Musical instrument store, including music lessons when incidental to retail
4	Animal grooming establishments
5	Antique store
6	Apparel rental, not including cleaning
7	Apparel store
8	Appliance service, repair or sales
9	Art gallery or studio
10	Art gallery or studio
11	Art, craft, or hobby supply store
12	Automobile parts accessories store (retail)
13	Automobile, motorcycle, boat and marine sales and showroom (limited to indoor storage of display models)
14	Bakery, retail
15	Barber shop
16	Bath supply or accessory store
17	Beauty salon or day spa, including nail salons, skin care and related services
18	Bicycle sales service, repair or sales
19	Book store
20	Business machine sales, service or rental
21	Cabinet sales establishment (not including cutting, assembly, and the like)
22	Camera and photo store
23	Candy / confectionery shop
24	Card / stationery store
25	China, glassware, ceramic or flatware shop
26	Coin, stamp, precious metal or similar shop
27	Computer equipment sales and service
28	Department or variety store
29	Drug store
30	Dwelling unit above the ground floor in a commercial building
31	Electronics store
32	Fabric and sewing accessory store
33	Fix-it shop
34	Floor covering store
35	Florist shop, retail (no on-site greenhouse, outdoor storage, or related horticultural activities)
36	fur apparel shop (including storage / repair when incidental to retail)

	Use
37	Furniture and home accessories store
38	Garden supply shop
39	Gift shop, specialty shop or novelty shop
40	Glass and mirror shop
41	Grocery store
42	Hardware store
43	Heating and air conditioning sales and service establishments
44	Ice cream or frozen desert shop
45	Interior decorating (with retail inventory on display)
46	Jewelry store
47	Laundry and dry cleaning receiving store (processing not performed on premises)
48	Leather goods store
49	Lighting and electrical equipment store (retail)
50	Luggage store
51	Meat, fish or poultry market
52	Newspaper or magazine store
53	Office supply store
54	Offices for the fitting, sales and repair of hearing aids, prosthetic appliances and the like
55	Optical goods store
56	Paint and wall covering store
57	Pet shop and supplies (not including animal boarding or kennel services)
58	Pharmacy
59	Photography studio
60	Picture framing (retail only)
61	Plumbing sales and service establishments
62	Postal service pick up stations, retail
63	Printing shop with retail sales component, or mailing and related office services
64	Record, tape and video recording store
65	Restaurant, standard
66	Roofing sales and service establishments
67	Shoe or hat repair
68	Shoe store
69	Specialty food and beverage shop
70	Sporting goods store
71	Ticket agency (amusements)
72	Tobacco shop
73	Toy store
74	Window covering, drapery or curtain store
75	Tailor shop or dressmaking establishment