

**Long Grove Plan Commission & Zoning Board of Appeals (PCZBA)  
Regular Meeting Minutes ---May 6, 2014**

Present: Fred Phillips, Chairman, Commissioners Jeff Kazmer, Charles Cohn, Shelly Rubin, Wendy Parr, William Peltin, and Michael Dvorak.  
Also Present: Village Planner James Hogue, Victor Filippini, Village Attorney, Jodi Smith, PCZBA Secretary, and members of the public.

**1. Call to Order:** Chairman Phillips called the meeting to order at 7:02 p.m.

**2. New Business:** None

**3. Old Business:**

Public Hearing: Consideration of Amendments to the Zoning Code of the Village of Long Grove regarding Permitted and Special Uses in the B-1 Historic District.

Chairman Phillips read the public hearing item into the record.

Planner Hogue summarized the issues being considered by the board with respect to the existing and proposed uses in downtown Long Grove. Prior to this meeting, Planner Hogue distributed a draft ordinance per the direction received by the Commission at the April meeting. The draft should be considered in comparison with the NAICS classifications. Planner Hogue also distributed certain NAICS codes to be reviewed in consideration of questionable uses for the downtown. The draft ordinance highlights those uses which are consistent with NAICS classifications, and those uses which omit the NAICS classification in order to be more restrictive.

The board is also asked to consider expanding non-retail floor area limitations to include more service uses. Commissioner Kazmer suggested clarifying the definition of "service" in the code to possibly allow for more uses. Attorney Filippini stated that the current code definitions could be reviewed but that special uses could also address this issue. A discussion ensued regarding the current code, which allows uses for services up to 15% of the total floor space, but that it could be increased up to a maximum of 20% with special uses. The goal is retail

use, which provides more tax revenue; however, services could bring more traffic, which in turn, would increase the revenue of our existing retail space. Commissioner Kazmer suggested raising the percentages to 20% of service space, with special use allowances up to a 25% cap.

The discussion continued regarding the draft code. Commissioner Parr is concerned that the draft code may still be too exclusive.

Commissioner Parr also expressed concern with the organization of the code in that it is in alphabetical order rather than following the NAICS numerical code. Commissioner Parr identified as an example, code 442. The NAICS 442 is very broad in the area of home improvements while on our list it is quite exclusive. Window treatment and flooring stores were used as an example. They would be included in NAICS 442 but are not listed as uses are in our draft code. Commissioner Rubin questioned who decides whether a request is included in our list or not? Attorney Filippini clarified that first, Planner Hogue would make that interpretation, which can then be appealed. Or, a special use can be requested. However, Chairman Phillips is concerned about the cost of special use applications and appeals. We want to encourage businesses to come to Long Grove. The consensus of the board is that the list of uses is being expanded, it is better than before, but it is not perfect. Some uses will still be subject to interpretation.

Planner Hogue also noted the classification of "office uses". The NAICS definition is very broad. Our draft eliminates "call centers". The board agrees that attorney Filippini and Planner Hogue need to fashion more specific definitions of these types of uses. It is also agreed that our draft code should include flooring and window treatments and other home improvements within furniture stores and home furnishings. There is consensus to change the draft code to 442 to include the broader NAICS classification. It was noted that large chain home improvement stores would likely be deterred by our 5000 square footage limitations and we likely do not have to be concerned with that.

The board also agrees that certain uses such as pet supply stores, 453910, need to be included, as well as uses which would include tanning salons and electrolysis. All board members are encouraged to review the draft code one more time, and to provide Planner Hogue

with a memorandum of any additional changes which they feel are necessary.

A motion was made by Commissioner Kazmer that the board recommend the Amendments to the Zoning Code of the Village of Long Grove regarding permitted and special uses in the B-1 Historic District as presented in the current draft, subject to the following changes:

1. Non-retail space limitations are increased to 20% with a special use cap at 25%.
2. Appropriate definitions are to be developed by the staff and its attorney regarding “call centers”, “pawn shops”, “antique books” and the like.
3. The draft should include a change in the subcategories under 442 to include all of NAICS 442.
4. The draft should include pet supply stores as well as tanning salons and electrolysis services, albeit as restrictive classifications.

Commissioner Rubin seconds the motion. On a voice vote, all ayes. Motion passes.

Any memorandum received by Planner Hogue regarding additional changes to the draft will be presented to the village board at the next meeting.

#### **4. Approval of Minutes: April 1, 2014 meeting.**

A motion was made by Commissioner Rubin, seconded by Commissioner Kazmer, to accept the April 1, 2014 minutes with any grammatical corrections. On a voice vote, all aye. Motion passes.

#### **5. Other Business: None**

#### **6. Adjournment**

Commissioner Kazmer made a motion to adjourn, seconded by Chairman Cohn. On a voice vote, all ayes. Meeting was adjourned at 7:55 pm.

#### **7. Next Regular Meeting: June 3, 2014**

Respectfully Submitted, Jodi Smith, PCZBA Secretary

