



MEMORANDUM

TO: Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM: JAMES M. HOGUE, Village Planner
DATE: May 1, 2014
RE: Public Hearing – Downtown Land Uses

At the April Meeting the PCZBA again considered both permitted and special uses within the downtown (B-1) Historic District.

At that meeting, the PCZBA continued reviewing a list of uses from other “comparable” downtowns which included uses listed per the NAICS code. As a result of this discussion staff has prepared a draft ordinance per the direction received by the Commission at the April Meeting.

The attached draft largely incorporates NAICS codes next to potential uses in the B-1 District. This was done to keep the regulations manageable but allow more uses as defined by the NAICS.

In some instances the NAICS has been intentionally omitted. In this instance, per this draft, uses would be limited to that specific use and not under the umbrella of the NAICS. I have included the NAICS for these uses for reconsideration by the PCZBA. In some instances the NAICS grouping may be too large or contain questionable uses for the downtown. I would like the PCZBA to re-evaluate some of these uses in light of the NAICS.

Additionally, the PCZBA has some uses for further consideration as well. These include the 541 Series “Professional, Scientific and Technical Services”; “Depository Institutions w/o Drive-Thru Facilities”; Series 444 “Building and Material Supplies Dealers”; “Liquor and Craft Beer Stores”; Series 61 “Educational Services”.

I have attached the NAICS Codes for the uses in question.

Also the, PCZBA should consider (2) additional items; the non-retail sales percentage and allowing out dining/ food vending as a temporary use with any permitted use instead of just for restaurants. The attached draft regulations highlight the non-retail section of the code (5-4-9 (B) – Special B-1 District Use Limitations) and small change has been made to 5-4-9 (A) (2) (a) to include “other permitted use”

Should you have questions or concerns fell free to contact me.