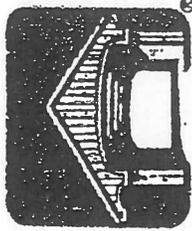


1999 Comp Plan



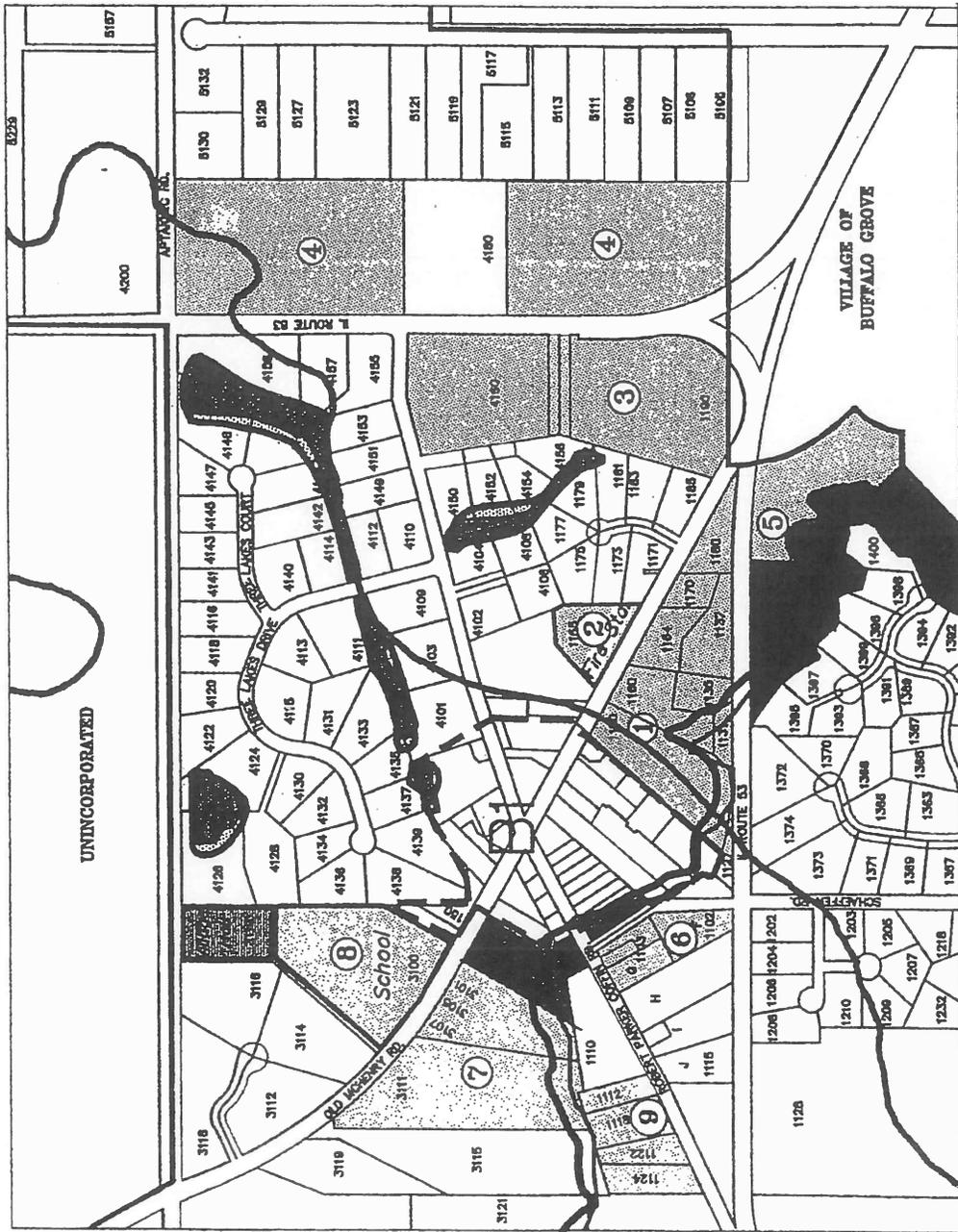
**VILLAGE OF
LONG GROVE**
Long Grove, Illinois 60047-9635
(847) 634-6446

B-1-A STUDY AREA
revised September 7, 1999

LEGEND

- REDEVELOPMENT SITES
- WATERBODY
- WATERWAY
- OPEN SPACE
- VILLAGE LIMITS
- INSTITUTIONAL SITES

Scale (Feet): 0 200 400 600 800 1000 1200 1400



Restaurant/high quality/possible culinary school
Speciality sports store

Special Use:

Suites-hotel, small - This use should only be permitted if a Country Inn is already established and marketing information indicates a need for both facilities.

Site 4 This site is owned by several different landowners and is separated from the entire B-1 District by Route 83. The Route 83 crossing represents a major constraint. While pedestrian crossings at grade could be provided, the experience of crossing a major, four-lane, urban arterial is not likely to be particularly pleasant for pedestrians. The entire area is zoned R2. The protection of homes along Arlington Heights Road would have to be a primary element of the plan, including appropriate setbacks and additional landscaping not normally expected.

A public school (by special use) or a fire station would be permitted without a comprehensive PUD plan. The school would use a large portion of the area and redefine the potential of the remainder so there is no reason not to encourage this. The fire station relocation would free up Site 2 and should be encouraged.

There are two additional different options for this site. In both cases, it should not be rezoned except via a planned development that plans for the entire site.

Option 1.

An office-business park which would provide offices, restaurants including chains, health club, and suites-type motels. This is the direction that the area first started to develop in and is still a potential. Business park uses that provide high quality business in well designed masonry buildings would be by special use permit. It would be served by a road opposite Robert Parker Coffin, with full access to Aptakisic. Two partial accesses to 83 should also be permitted. The small suites-motel would only be permitted if a Country Inn is already established and marketing information indicates a need for this facility and seventy-five percent of the site is occupied with the other permitted uses.

Option 2.

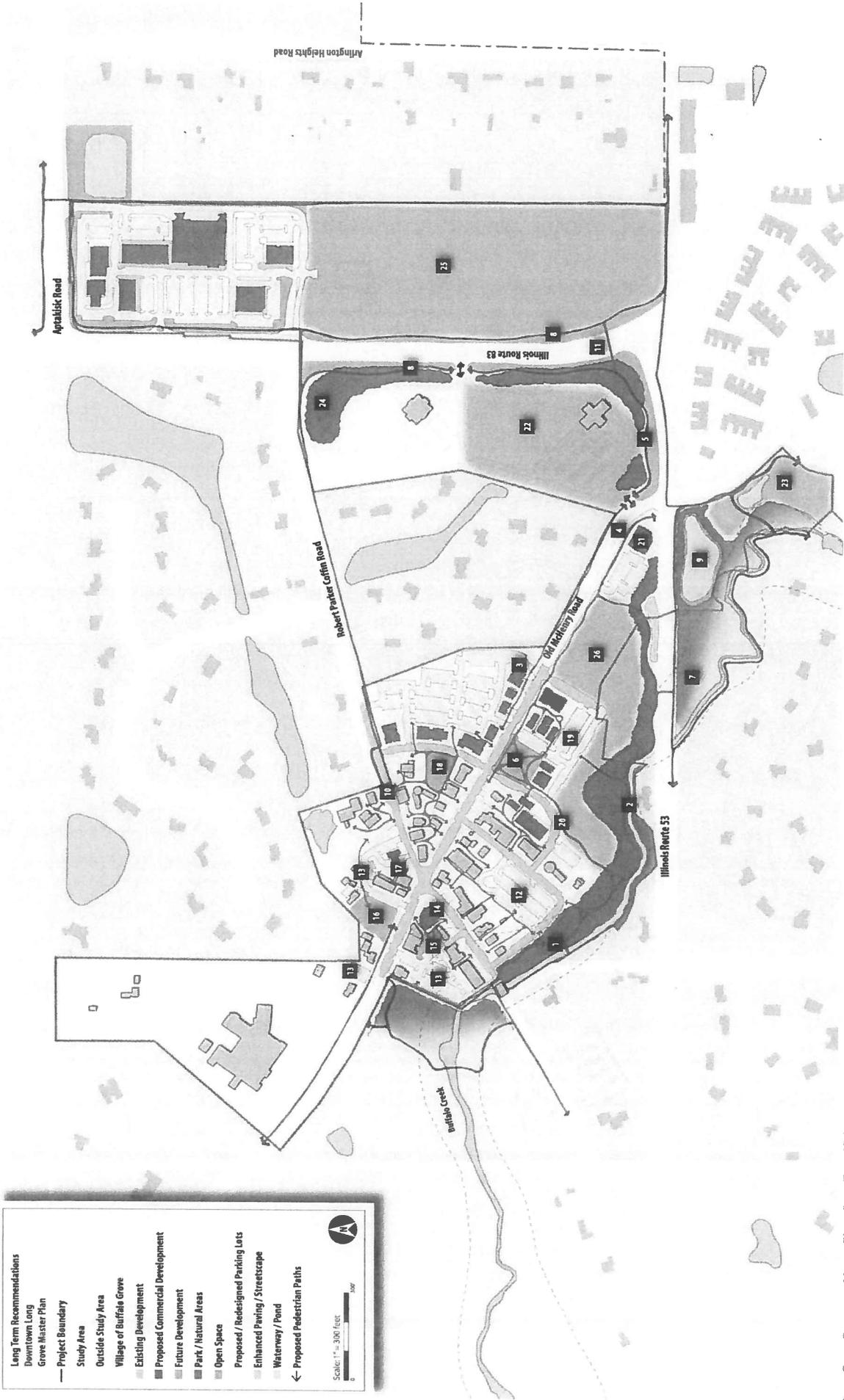
This option treats the site as primarily residential. It would permit single-family elderly housing as a stand alone project, or a full range of elderly care beginning with single-family and permitting single-family, congregate care, and assisted living. The site will need a good buffer on all sides. To the rear, a buffer to provide a transition to the existing residential would be necessary. Other buffers would be required to insulate the development from the heavy traffic volumes on Route 83 and Aptakisic Road. The development should be designed as a traditional community, with overall open space of 50%. Uses that would be compatible with the residential would be permitted provided they were part of the overall design and related to the residential development not to the highway. The overall density would require a new zoning district.

Site 5 This property is zoned O&R, and, thus, a major use change is not required since it is not currently zoned residential. The intersection with Route 53 and McHenry Road is signalized. The Route 53 crossing represents a major constraint for the same reasons as the crossing of Route 83 (see Site 4). The site would have to have access via Fremont Way, a Village of Buffalo Grove Road. These uses should be well thought out as a linkage to the B-1 District and provide a quality experience. Permitted uses would be:

Country Inn
Performing arts center
Children's learning center

Site 6 South of the creek is another triangular area with nine parcels. All are zoned R3. There are two houses, two institutional uses, and a large parking lot. There is already significant pedestrian traffic across the covered bridge to the Church. Only the eastern portion of this area is suited to expansion of the B-1 District because it is separated from the rest of the triangle by the Church parking lot and the Montessori School. The parking lot and western portion should remain zoned R3; there are too many wetlands to permit development in any event. The eastern portion (1102 & 1103 RFD), which comprises Site 6, should be considered for:

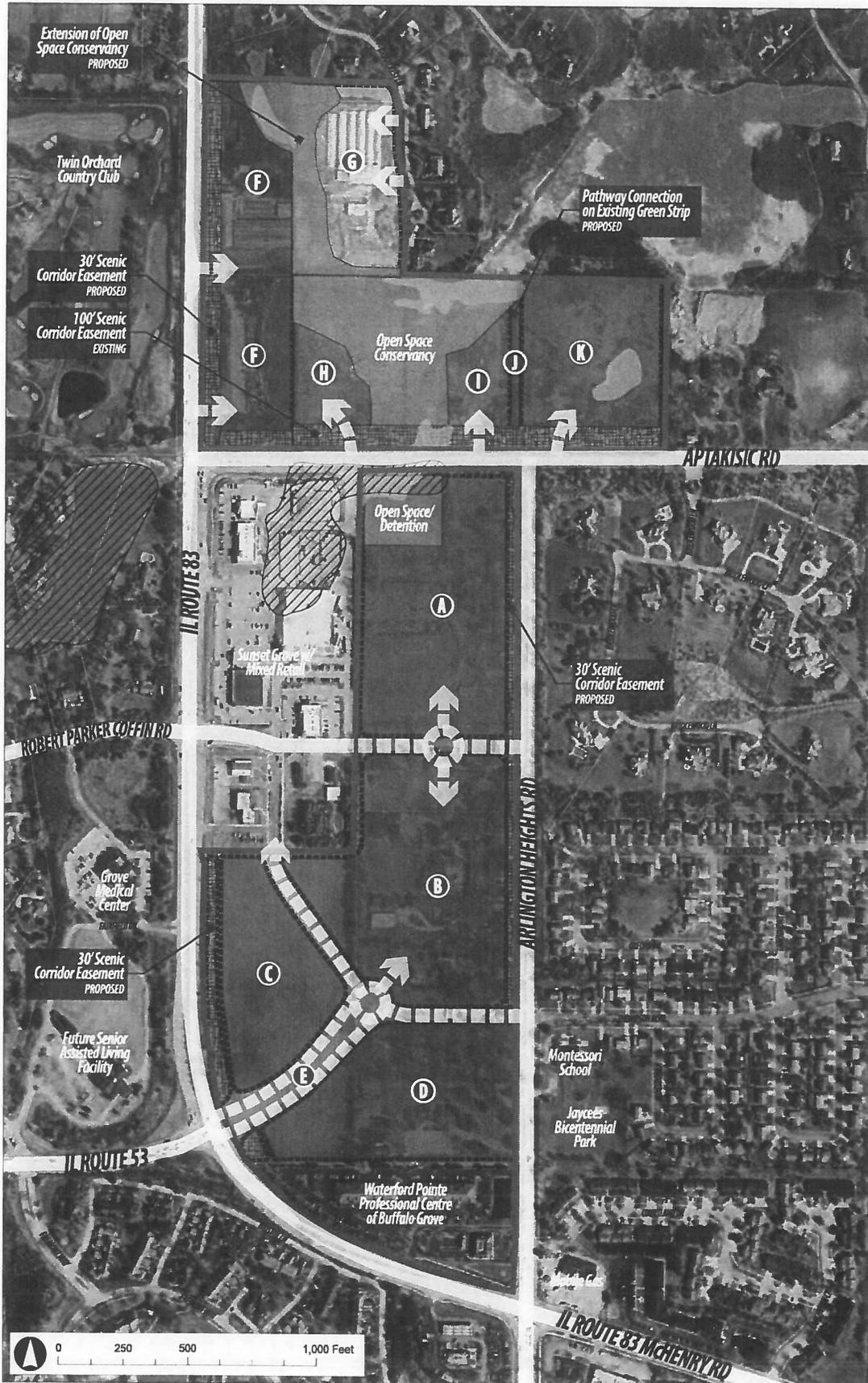
Artisan housing and studio*



Recommendations: Long-term Vision

- 1 Improve pedestrian connections between Downtown and the Buffalo Creek Trail
- 2 Expand trails along Buffalo Creek to strengthen connections to Downtown and regional trail systems
- 3 Relocate fire station to accommodate new commercial development
- 4 Install additional plantings within the medians on Old McHenry Road
- 5 Make premium landscaping enhancements at the Illinois Route 53 / Illinois Route 83 Intersection to emphasize Downtown gateway location
- 6 Create a new signature public open space in the Triangle Sub-district that fronts onto Old McHenry Road
- 7 Preserve existing natural areas south of Illinois Route 53 and improve pedestrian connections to them
- 8 Create new multi-modal pathways along Illinois Route 83
- 9 Create new stormwater management facility south of Downtown
- 10 Implement streetscape improvements along Old McHenry Road and Robert Parker Coffin Road - See page 18 for existing and proposed sections
- 11 Install additional plantings within the medians on Illinois Route 83 north of the Illinois Route 53 Intersection
- 12 Reorganize Stempel Parking Lot and merge properties to make entire lot public property
**Parking lots are conceptual, actual layout to be determined*
- 13 Reorganize privately-owned parking to expand capacity and improve access and circulation
**Parking lots are conceptual, actual layout to be determined*
- 14 Redevelop property at the western corner of the Old McHenry Road / Robert Parker Coffin Road Intersection
- 15 Create a new green space in privately owned parking lot
- 16 Preserve Townner Green as open space
- 17 Redevelop gas station property to new retail / commercial service use
- 18 Improve amenities at Fountain Square
- 19 Redevelop Triangle Sub-district around signature public open space with various commercial and retail businesses and / or community center
- 20 Create a new local street network in the Triangle Sub-district that aligns with existing streets and includes on-street parking
- 21 Build gateway commercial development at the intersection of Old McHenry Road and Illinois Route 53
- 22 Redevelop the Illinois Route 53 Sub-district
- 23 Develop parcels south of Illinois Route 53
- 24 Retain natural areas along Illinois Route 83
- 25 Redevelop the Illinois Route 83 Sub-district with commercial, retail, hospitality, residential, and office uses
- 26 Redevelop Triangle Sub-district

SUBAREA SITE 4
Sunset Grove/Ballybunion



- A OFFICE / HOSPITALITY**
NET ACREAGE: 13.0 ac
FLOOR AREA: 142,000 sq ft GFA
- B COMMERCIAL**
NET ACREAGE: 14.7 ac
FLOOR AREA: 128,000 sq ft GFA
- C COMMERCIAL**
NET ACREAGE: 5.1 ac
FLOOR AREA: 44,000 sq ft GFA
- D COMMERCIAL**
NET ACREAGE: 7.6 ac
FLOOR AREA: 66,000 sq ft GFA
- E GREEN BOULEVARD / OPEN SPACE**
- F COMMERCIAL**
NET ACREAGE: 10.4 ac
FLOOR AREA: 90,000 sq ft GFA
- G RURAL SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 4.5 ac
UNITS: 4 dwelling units
- H TOWNHOUSES**
NET ACREAGE: 2.9 ac
UNITS: 21 dwelling units
- I TOWNHOUSES**
NET ACREAGE: 2.7 ac
UNITS: 19 dwelling units
- J NATURAL TRANSITIONAL BUFFER**
NET ACREAGE: 0.4 ac
- K CLUSTER SINGLE FAMILY RESIDENTIAL**
NET ACREAGE: 7.5 ac
UNITS: 15 dwelling units

Average residential densities used to calculate number of dwelling units: 2.00 du/ac for cluster single family; 1.00 du/ac for rural single family; and 7.00 du/ac for townhouses and senior living facilities. Densities are applied to net acreage for rural single family, townhouses, and senior living. However, cluster single family applies the density rate to gross acreage to integrate natural features into site design. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.



WORKSHOP SUMMARY

EnVision Long Grove Workshop

April 11, 2016

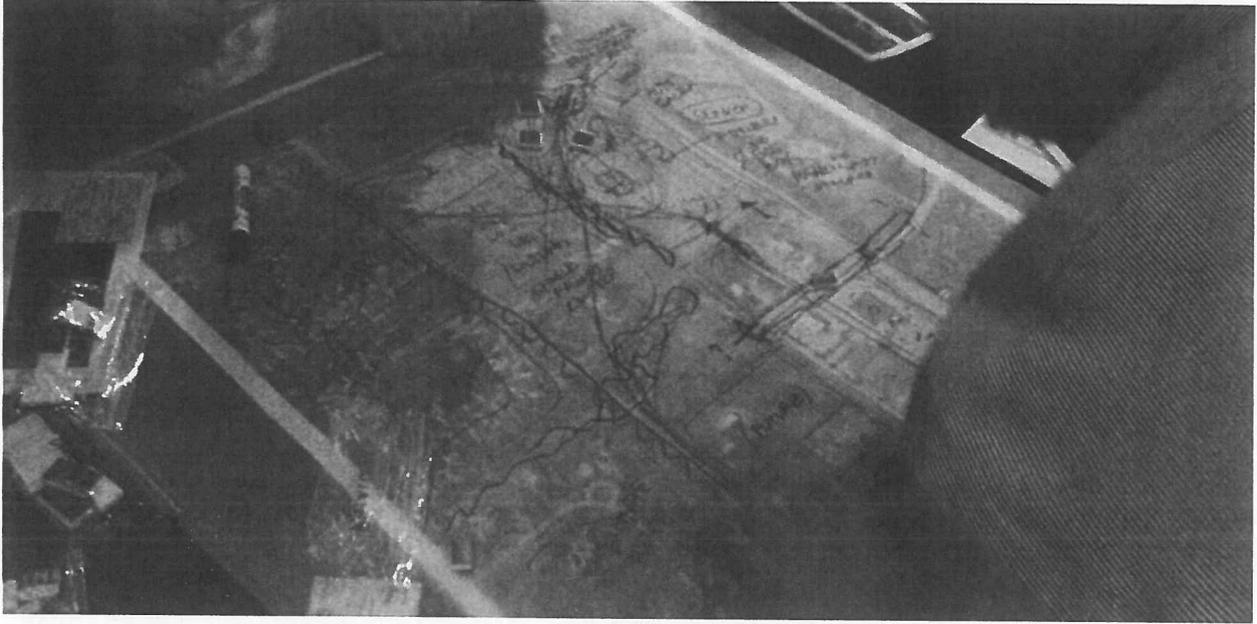
BUILD THE VISION MAPPING EXERCISE RESULTS

The Long Grove Comprehensive Plan will include specific development concepts for the following five subareas of the community: (1) Midlothian Road; (2) Route 22/Old McHenry Road; (3) Triangle Area – Historic Downtown; (4) Sunset Grove; and (5) Lake Cook Road/Route 53. Workshop attendees broke into small groups to participate in mapping exercises to help visualize potential development and preservation ideas for each site. Participants used stickers, building blocks, and markers to create their vision for each site. Highlights from each group’s brainstorming session are summarized on the following pages. All results from the mapping exercise reflect the ideas of the group and do not necessarily indicate a consensus of the overall Long Grove community.





SITE 4: SUNSET GROVE



Only one group provided insights on this site. This group visualized the following potential development and preservation ideas for this site:

- A mix of residential uses is proposed at the eastern portion of the site along Arlington Heights Road, including low density multi-family uses and cluster single family homes.
- The western portion of the site, which is situated south of Sunset Grove along Route 83, would provide spaces for different commercial and community uses, including restaurants, fitness, and theater/performing arts. Randhurst Village was cited as an example to serve as a possible model: <http://www.randhurstmall.com/>
- Big box retail would not be appropriate for this site.
- Roadway connectivity and conditions were also discussed in this group, including how to manage the heavy traffic along Arlington Heights Road and potential connectivity to Robert Parker Coffin Road leading to Downtown.