

**VILLAGE OF LONG GROVE**

**ORDINANCE NO. 2008-O-19**

**AN ORDINANCE APPROVING MASTER PLAN AND  
AMENDING THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF LONG GROVE**

**WHEREAS**, the Village of Long Grove first adopted an official comprehensive plan in 1957, which comprehensive plan has been amended from time-to-time; and

**WHEREAS**, on March 23, 1999, pursuant to Ordinance No. 99-O-4, the Village adopted the 1999 Comprehensive Plan of the Village of Long Grove ("**1999 Grove Comprehensive Plan**"), which set forth goals and objectives pertaining to development of the Village; and

**WHEREAS**, the 1999 Comprehensive Plan included Subarea Plans for the Historic Business District Subarea, which includes the properties zoned in the B1 historic business district under the Long Grove Zoning Code, and the B-1A Subarea, which includes eight separate sites adjacent to or in close proximity to the Historic Business District Subarea, as well as the area located on the east side of Illinois Route 83; and

**WHEREAS**, on April 10, 2001, pursuant to Ordinance No. 2001-O-7, the Village adopted an amendment to the 1999 Comprehensive Plan (the "**2001 Plan Amendment**") to delete Sites 6, 8, and 9 from the B-1A Subarea Plan [the 1999 Comprehensive Plan, as amended (including the 2001 Plan Amendment), is hereafter referred to as the "**Comprehensive Plan**"; and

**WHEREAS**, in 2007 the Village commenced a thorough and collaborative planning process that analyzed and created a vision for future development within the Historic Business District Subarea; certain sites adjoining the Historic Business District Subarea; and Sites 3, 4, and 5 in the B1-A Subarea (the "**Master Planning Area**"); and

**WHEREAS**, in furtherance of its review of the Master Planning Area, the Village commissioned a team of consultants including ESI Consultants, Ltd., Hitchcock Design Group, and Business Districts, Inc. (collectively, the "**Consultants**") to examine the Master Planning Area and to provide a report and recommendations to the Village regarding the Master Planning Area; and

**WHEREAS**, the Consultants have prepared a document entitled "Village of Long Grove Downtown Master Plan" dated May 6, 2008 (the "**Master Plan**") that analyzes and creates a vision for future development within the Master Planning Area and sets forth strategies and recommendations for future public and private development within the Master Planning Area; and

**WHEREAS**, preparation of the Master Plan involved extensive regular outreach and coordination with residents, business and property owners, jurisdictional interests, and public officials, as well as Board and Plan Commission presentation of the Master Plan for public consideration; and

**WHEREAS**, the Village Board requested that the Plan Commission and Zoning Board of Appeals consider an amendment to the Comprehensive Plan to include within the Comprehensive Plan strategies and recommendations consistent with those being considered for inclusion in the Master Plan; and

**WHEREAS**, on February 19, 2008, the Village Plan Commission and Zoning Board of Appeals conducted a public hearing to consider possible amendments to the Comprehensive Plan, which public hearing was continued to March 12, 2008 and April 15, 2008, all in accordance with the requirements of the Illinois Municipal Code, 65 ILCS 5/11-12-7; and

**WHEREAS**, at the conclusion of the public hearing, the Plan Commission and Zoning Board of Appeals recommended approval of amendments to the Comprehensive Plan as reflected in the Master Plan; and

**WHEREAS**, the Board of Trustees has reviewed the Master Plan and the recommendations of the Plan Commission to amend the Comprehensive Plan as hereinafter set forth, which amendments are found to be in the best interests of the Village and its residents;

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY AND THE STATE OF ILLINOIS**, as follows:

**SECTION ONE.**     **Recitals.**     The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

**SECTION TWO.**     **Amendment to Comprehensive Plan.**     Pursuant to the authority granted by Division 11-12 of the Illinois Municipal Code, 65 ILCS 5/11-12 *et seq.*, the President and Board of Trustees of the Village hereby amend the Comprehensive Plan as follows:

A.     Approval of Master Plan; Incorporation into Comprehensive Plan.     The Master Plan attached to this Ordinance as **Exhibit A**, is hereby adopted. In addition, the Master Plan is hereby incorporated into the Comprehensive Plan, subject to the conditions, limitations, and modifications in Sections 2.B and 2.C of this Ordinance.

B.     Conditions and Limitations on the Incorporation of the Master Plan into the Comprehensive Plan:     The incorporation of the Master Plan is conditioned and limited as follows:

1.     Except as noted in Sections 2.B.2, 2.B.3, and 2.B.4, pages 1 through 15 of the Master Plan are not formally incorporated into the Comprehensive Plan but are intended to serve as a reference for Village in interpreting and applying the Master Plan and in considering future development approvals and other actions by the Village.
2.     The "Project Goal and Objectives" on page 3 of the Master Plan are incorporated into the Comprehensive Plan as a supplement to Chapter 3 in the 1999 Comprehensive Plan.
3.     The "Conceptual Framework" map on page 11 of the Master Plan is incorporated into the Comprehensive Plan.
4.     The text under the heading "Public Improvements" on page 15 of the Master Plan is incorporated into the Comprehensive Plan.

C.     Modifications to the Master Plan.     That portion of the Master Plan incorporated into the Comprehensive Plan is modified as follows:

1.     Items #8 and #9 under "Recommendations: Short-term Opportunities" on page 16 of the Master Plan are hereby deleted for purposes of the Comprehensive Plan.
2.     Item #3 under "Recommendations: Long-term Vision" on page 18 of the Master Plan is hereby modified so that it will be deemed to read for purposes of the Comprehensive Plan as follows: "In the event that the fire station is relocated,

redevelop the site with new commercial development."

3. Item #17 under "Recommendations: Long-term Vision" on page 18 of the Master Plan is hereby modified so that it will be deemed to read for purposes of the Comprehensive Plan as follows: "Any redevelopment of the gas station property should be for retail, commercial, or complementary service uses."
4. Item #25 under "Recommendations: Long-term Vision" on page 18 of the Master Plan is hereby modified so that it will be deemed to read for purposes of the Comprehensive Plan as follows: "Redevelop the Illinois Route 83 Sub-district with commercial, retail, hospitality, office, or other uses consistent with the applicable zoning."

**SECTION THREE. Amendment to Appendix J of the Comprehensive Plan.**

Pursuant to the authority granted by Division 11-12 of the Illinois Municipal Code, 65 ILCS 5/11-12 *et seq.*, the Land Use Recommendations for Sites 3, 4, and 5 in the B-1A Subarea Plan set forth in Appendix J, entitled "Long Grove Subarea Plans," of the Comprehensive Plan shall be supplemented as follows:

Site 3 There are currently two office buildings, a bank, and a health care facility on the site. The Village should seek premium landscaping enhancements at the Illinois Route 53 / Illinois Route 83 intersection to emphasize the site's Downtown gateway location. The Village should also encourage additional plantings within the medians on Illinois Route 83 north of the Illinois Route 53 intersection. New multi-modal pathways should be provided along Illinois Route 83. In addition, the natural areas along Illinois Route 83 should be retained.

\* \* \*

Site 4 This site is owned by several different landowners and is separated from the Downtown Subarea and the remainder of the B-1A Subarea by Route 83. While pedestrian crossings at grade over Route 83 will be difficult, all development within this area should include new multi-modal pathways along Route 83 to link to any future below- or above-grade crossing and to link to other Village pathway systems.

The site should remain in R2 zoning, unless a planned development is proposed that the Village Board determines, in its sole legislative discretion, justifies a rezoning to another zoning district such as the HR-1 district, which will accommodate, *inter alia*, commercial, retail, and office uses..

\* \* \*

Site 5 Any development of this site must be sensitive to the adjoining natural areas, and should improve pedestrian connections to them. A portion of this site may be appropriate for assisting with stormwater management for the Downtown Subarea.

Any development of this site would require access via Fremont Way, a roadway under the jurisdiction of the Village of Buffalo Grove. Development should be planned in a manner that links to the development of the Downtown Subarea.

Permitted uses would include:

Open Space  
Residential  
Performing Arts Center  
Children's learning center

**SECTION FOUR. Interpretation.** The Comprehensive Plan, as amended by this Ordinance (including the incorporation of the Master Plan as provided in Section 2 above) is intended to be interpreted in its entirety, including all of its various elements. To the extent any conflict or inconsistency exists among the various terms, provisions, and elements of the Comprehensive Plan, the Village Board reserves to itself the authority to interpret and reconcile any such terms, provisions, and elements. For purposes of guidance only, and without limiting the Village Board's discretion as provided in the preceding sentence, the following order of precedence should govern the interpretation of the Comprehensive Plan:

1. that portion of the Master Plan incorporated into the Comprehensive Plan;
2. the 2001 Plan Amendment; and
3. the 1999 Comprehensive Plan.

The Village Board's interpretation of the overall objectives and applicability of the Comprehensive Plan and its resolution of any conflict or inconsistency among its terms, provisions, or elements shall be made pursuant to the Board's legislative judgment, with or without hearing or consultation with the Plan Commission.

**SECTION FIVE. Re-Approval; Filing of Notice of Amendment.** The Comprehensive Plan as amended by this Ordinance is hereby re-confirmed and re-approved as the Village's Comprehensive Plan. Village Clerk and staff shall cause the "Notice of Amendment of the

Comprehensive Plan,” in substantially the form attached to this Ordinance as **Exhibit B**, to be filed in the Office of the Lake County Recorder.

**SECTION SIX. Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that such Ordinance shall have no force or effect until 10 days after the Notice attached to this Ordinance as Exhibit B has been filed in the Office of the Lake County Recorder.

PASSED THIS 27<sup>th</sup> DAY OF MAY, 2008.

AYES:	(5)	Acuna, Barry, Lazakis, Schmitt, Wachs
NAYS:	(0)	None
ABSENT:	(1)	Hannon

APPROVED THIS 27<sup>th</sup> DAY OF MAY, 2008.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

# 5330278\_v4

**EXHIBIT A**  
**MASTER PLAN**

**EXHIBIT B**

**NOTICE OF AMENDMENT OF THE  
LONG GROVE COMPREHENSIVE PLAN**

The undersigned hereby certifies that by Long Grove Ordinance No. 2008-O-19, adopted on May 27, 2008, and published in pamphlet form on May 27, 2008, the President and Board of Trustees of the Village of Long Grove, pursuant to authority granted by Article 11, Division 12 of the Illinois Municipal Code, adopted an amendment to the Long Grove Comprehensive Plan, copies of which are available in the Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, Illinois.

\_\_\_\_\_  
Village Clerk

Dated: \_\_\_\_\_, 2008.

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Adopted by the President and Board of Trustees  
of the Village of Long Grove  
this 27th day of May, 2008

Published in pamphlet form by direction  
and authority of the Village of Long Grove  
Lake County, Illinois  
this 27<sup>th</sup> day of May, 2008