Village of Long Grove Illinois

MEMORANDUM

TO:	Long Grove PCZBA
FROM:	James M. Hogue, Village Planner
DATE:	June 29, 2016
RE:	Village Plan Update – Community Assessment Report; Workshop results; Draft Sub- Area Recommendations.

Since the May Meeting substantial progress has been made on the plan update.

The Community Assessment Report was completed and is available on –line at https://longgrovecompplan.wordpress.com. This is a lengthy and comprehensive document which was nicely done. In the interest of saving paper please visit the website noted above to review this document.

Also attached are the Draft Recommendations for the Sub-Area plans as a result of the workshop held in April.

These were considered by the Steering Committee and then posted to the webpage for review and comment before being presented in draft form as part of the plan update.

Progress continues on a draft document which should be ready for public hearing in late August or September.

The website is the best way to stay informed and comment on plan progress to date.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.

teska

MEMORANDUM

To: Comprehensive Plan Steering Committee

James Hogue, AICP, Community Development Director

David Lothspeich, Village Manager

From: Konstantine T. Savoy, AICP, Principal

Todd Vanadilok, Senior Associate

Date: May 11, 2016

SUBJECT: Specific Sub-Area Plans: Draft Recommendations & Workshop Summary

A key element of Long Gove's Comprehensive Update process is the determination of the land use, design, and transportation policies that will direct the development of the several large undeveloped tracks of land within the Village. Each of the concepts summarized below reflect the information from Teska's Assessment Report, and the results of input received at the EnVision Long Grove Workshop in April, 2016. Based on the Committee's direction, Teska will amended the concept plans and incorporate them into the draft Comprehensive Plan update to be provided for Committee review in early July.

EnVision Long Grove Workshop

Approximately 100+ participants at the Workshop were invited to participate in two engagement exercises to assist the Village in understanding the preferences, ideas, and concerns for the development of each of five sub-areas.

Image Preference Survey. The first exercise involved participants in evaluating images of various land use types and architectural styles. The purpose of the Image Preference Survey is intended to identify the architectural standards and other elements of building and site design that should be encouraged in the Village for commercial and higher density residential land uses. The results of this survey will be translated into design guidelines to establish a unified, high quality character for Long Grove. A summary of the results of the survey is provided in Appendix A.

'Building the Vision' © - Design Charrette. Workshop participants were involved in a hands-on exercise to cooperatively create plans for each specific sub-area. Each of the five sub-areas had two table groups that were given air photo base maps, "Plan-it-Toys"© (three-dimensional block models of various types of development), and markers to express their ideas for the future of each area. Participants worked

together in small table groups using these mapping tools to communicate their preferred land use and urban design ideas more effectively in a visual form. The purpose of this cooperative exercise is to provide an opportunity for all ideas to be expressed by creating their own "vision" for each sub-area. In instances were differences of opinion were voiced, alternative land use concept were prepared or ideas were recorded to ensure every voice was heard. Results from the design charrette were used by the Teska Team and ideas evaluated as part of the recommended development and design guidelines for each specific sub-area. The results of this exercise are summarized in Appendix B.

Memo Purpose:

The Steering Committee is requested to evaluate and provide guidance on the draft concept development plans for each of the five sub-areas, in light of the findings of the Assessment Report and input from stakeholders at the vision workshop, and to recommend a course of action for each key sub-area. Based upon the Steering Committee's guidance, Teska will modify and refine the concept plans for inclusion in the draft Comprehensive Plan Update. Once direction is provided, Teska will also integrate the bike path system as suggested on the Village trail plan. To assist the Committee in its evaluation, provided below is a summary of the key features of each development concept. For each of the land use types illustrated on the maps and discussed below the image preference survey results will serve as the guidelines for the desired character of each use.

1. MIDLOTHIAN ROAD. The focus of this sub-area is to capitalize on the existing retail node at the intersection of Midlothian Road and IL Route 60, by expanding commercial and office uses. The balance of the property is heavily influenced by extensive floodplains and wetlands, thereby providing an opportunity for a planned residential development that both takes advantage of and orients residential uses to open spaces and associated trail opportunities. The plan integrates both the Diamond Lake Sports complex and the West Oak Middle School by providing road connections that will improve access to these facilities by Long Grove residents, and improve overall walkability.

   - LAND USE
     - *Residential*: Three residential land use types provide a transition from the existing rural residential subdivisions to the west and north, and to commercial development.

     - *Commercial:* Expansion of neighborhood oriented retail along Midlothian, and professional office opportunity as a complimentary use to the existing retail and services uses in the Mundelein Meadows retail center.

   - TRANSPORTATION ACCESS
     - Three full access roads are proposed along Midlothian, with interconnections to the existing access road serving the retail center and the sports complex and school.
     - The extension of Breckenridge Drive is recommended to provide an alternative access to the existing subdivision, and to improve the connectivity and walkability of Long Grove neighborhoods.

2. ROUTE 22/OLD MCHENRY ROAD. The presence of the existing agricultural use provides an opportunity to build on the farming community history of the area by promoting the development of a Farm-to-Market commercial enterprise, and associated seasonal produce garden area. The season garden could not only provide produce, but native plants and seed for Long Grove residents use in restoring conservation areas. The garden area could also be supported by the new residential neighborhood providing healthy living choices, similar to arrangements provided residents in the Prairie Crossings, a conservation oriented community in Grayslake IL.

   - LAND USE
     - *Residential*: Three residential land use types provide a transition from the existing rural residential subdivisions to the north, and to commercial development.

     - *Commercial*: Farm-to-Market specialty commercial and associated seasonal garden

   - TRANSPORTATION ACCESS
     - IDOT Strategic Regional Arterial plans for Route 22 will permit only one full access to Route 22, with a secondary right-in and right-out access.
     - Access to Old McHenry Road takes advantage of two existing access points to the family day camp.
     - Connection to the rural single-family areas on the end of the site would be provided by a private road due to the cost of crossing the floodplain and the limited number of developable lots.

3. TRIANGLE AREA (HISTORIC DOWNTOWN). Although not containing historically significant uses, the 'triangle area' is an important part of Long Grove's historic downtown center. It represents an opportunity to both expand Long Grove's unique district and to provide supportive land uses that provide a walk-in market for local businesses, and attractive location for younger and older home buyers.

   - LAND USE
     - *Residential*: Attached single-family dwelling serve to provide a market for Long Grove residents and serve as a transitional use to the Downtown commercial area. The intent is that each group of units will be designed to represent the similar scale of other historic buildings in the area.

     - *Commercial*: As provided for in the Downtown Plan, limited expansion of Downtown retail is proposed as an extension of the alignment of Archer Road, with a signature, high-quality retail use at the gateway to Downtown at Old McHenry and Route 53. All new commercial uses should be subject to the architectural guidelines for the Downtown to ensure Long Grove's brand is maintained.

- TRANSPORTATION ACCESS
  - Extension of Archer Road to the south to improve circulation to align with existing streets, connect with public parking areas, and to provide more parking via on on-street spaces.
  - The additional of a minor access road to serve the attached single-family uses.

4. SUNSET GROVE. In terms of long term economic opportunity, both from direct impact of potential new sales, and indirect impact to expand the residential base to support businesses in the larger Downtown area, this sub-area is a high priority development opportunity site. The overall plan capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.

   - LAND USE
     - *Residential*: Higher density forms of residential use (cluster and attached single-family housing) are recommended to serve as a walk-in market for commercial uses, provide housing options, and to create a transition between commercial and residential areas.

     - *Commercial*: Commercial expansion consists of both smaller scale shopping centers, similar to the Sunset Grove development, office uses, and opportunities for 'mid-sized' retail stores ranging from 30,000 to 50,000 sq. ft.

   - TRANSPORTATION ACCESS
     - Access to the largest commercial concentration on southern '15 acres' is dependent on IDOT granting of complete, full access at the current signal at the extension of Route 53.
     - One full access road serving the property north of Aptakisic Road to align with the access to Sunset Grove. Other access to properties from Aptakisic are likely to be limited to right in and out due to the planned median as part of Lake County's improvements plans.
     - Access to the Ballybunion and nursery take advantage of existing curb-cuts, which will likely need to be accepted by IDOT as part of new development proposals. The current design of the median in Route 83 provides for full access to these properties.

5. LAKE COOK ROAD/ROUTE 53. This sub-area's convenient access to major regional road corridors and the IL 53 expressway, combined with large tracks of available land for development (exclusive of wetlands), continues to be the Village most significant opportunity for expansion of its sales tax base. The area can support a large-box retail use similar to Menards.

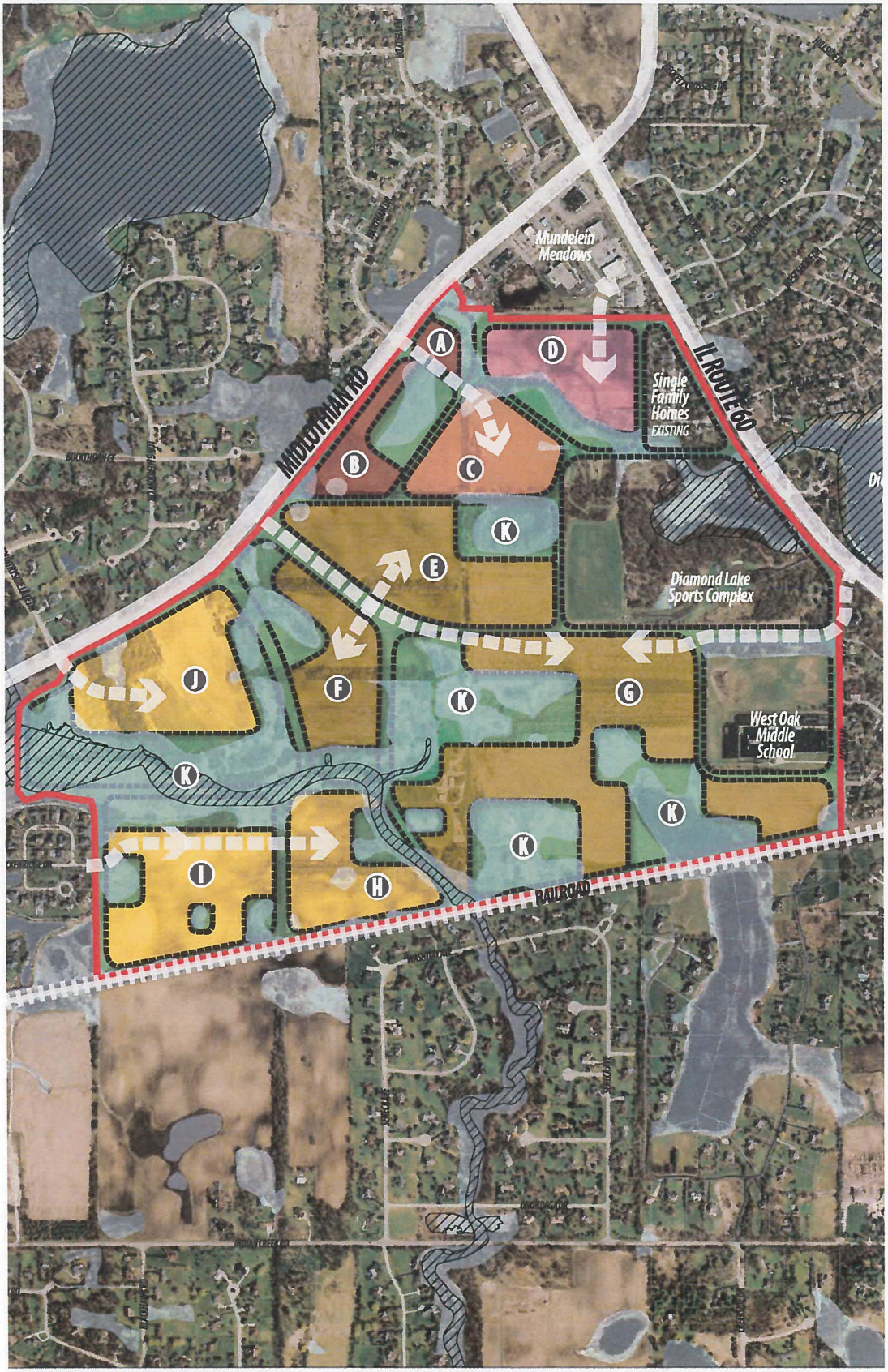
- LAND USE
  - *Residential*: Rural residential uses are maintained along the Hicks Road corridor, with both senior and cluster housing options for properties west of Route 53. The type senior housing contemplated at this location would be different from other recently approved assisting living communities, with homes consisting of smaller lot, independent living development in a maintenance free environment with high quality recreational and social amenities, all connected with an extensive trail system.

  - *Commercial*: Large box retail use at southern end of the sub-area, with office/commercial and specialty business/manufacturing use (e.g. Finch Beer) opportunities.

- TRANSPORTATION ACCESS
  - Access to the large-box retail site G should be coordinated with Menard's existing signalized intersection.
  - An additional full signalized access to be coordinated with the existing access to Finch Beer, to provide access to residential development to the west and east.
  - Secondary road access to the large residential area to the west of IL 53 and the office use area C provides both improved options for egress and enhances development potential.

SUBAREA SITE 1

Midlothian Road



A COMMERCIAL
NET ACREAGE: 2.6 ac (5.3 ac GROSS)
FLOOR AREA: 22,000 sq ft GFA

B COMMERCIAL
NET ACREAGE: 7.0 ac (12.5 ac GROSS)
FLOOR AREA: 61,000 sq ft GFA

C TOWNHOUSES
NET ACREAGE: 13.5 ac
UNITS: 95 dwelling units

D PROFESSIONAL OFFICES OR TOWNHOUSES
NET ACREAGE: 13.1 ac (17.0 ac GROSS)
FLOOR AREA: 143,000 sq ft GFA
-OR- UNITS: 92 dwelling units

E CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 23.7 ac (30.1 ac GROSS)
UNITS: 60 dwelling units

F CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 13.9 ac (22.1 ac GROSS)
UNITS: 44 dwelling units

G CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 39.4 ac (91.5 ac GROSS)
UNITS: 183 dwelling units

H RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 15.0 ac (18.2 ac GROSS)
UNITS: 15 dwelling units

I RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 19.3 ac (30.2 ac GROSS)
UNITS: 19 dwelling units

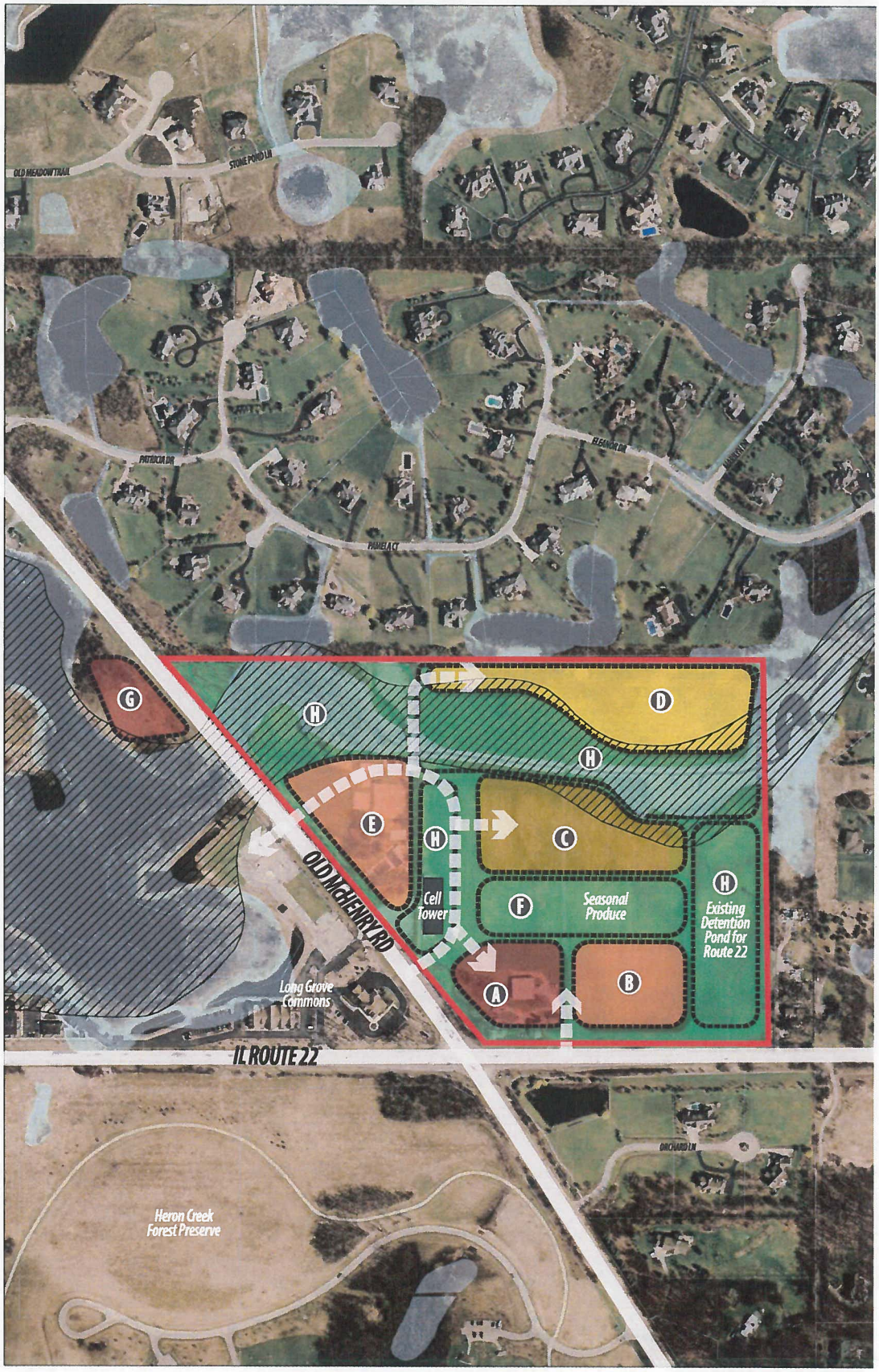
J RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 21.9 ac (43.9 ac GROSS)
UNITS: 22 dwelling units

K ENVIRONMENTALLY SENSITIVE OPEN SPACE

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.

SUBAREA SITE 2

Route 22 / Old McHenry Road



A FARM-TO-MARKET COMMERCIAL
NET ACREAGE: 2.1 ac (2.6 ac GROSS)
FLOOR AREA: 18,000 sq ft GFA

B TOWNHOUSES
NET ACREAGE: 2.5 ac (3.0 ac GROSS)
UNITS: 17 dwelling units

C CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.1 ac
UNITS: 8 dwelling units

D RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.8 ac (11.3 ac GROSS)
UNITS: 4 dwelling units

E TOWNHOUSES
NET ACREAGE: 3.6 ac
UNITS: 25 dwelling units

F SEASONAL PRODUCE
NET ACREAGE: 3.3 ac

G COMMERCIAL
NET ACREAGE: 1.0 ac
FLOOR AREA: 9,000 sq ft GFA

H ENVIRONMENTALLY SENSITIVE OPEN SPACE

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.

SUBAREA SITE 3

Triangle Area - Historic Downtown

A COMMERCIAL
NET ACREAGE: 1.0 ac
FLOOR AREA: 8,700 sq ft GFA

B TOWNHOUSES
NET ACREAGE: 2.1 ac (4.1 ac GROSS)
UNITS: 20 dwelling units

C TOWNHOUSES
NET ACREAGE: 0.5 ac
UNITS: 4 dwelling units

D COMMERCIAL
NET ACREAGE: 0.8 ac
FLOOR AREA: 7,000 sq ft GFA

E ENVIRONMENTALLY SENSITIVE OPEN SPACE

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.

SUBAREA SITE 4

Sunset Grove / Ballybunion

A CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 13.5 ac
UNITS: 27 dwelling units

B ATTACHED SINGLE FAMILY RES
NET ACREAGE: 7.5 ac
UNITS: 53 dwelling units

C TOWNHOUSES
NET ACREAGE: 6.7 ac
UNITS: 47 dwelling units

D TOWNHOUSES
NET ACREAGE: 2.1 ac
UNITS: 15 dwelling units

E COMMERCIAL
NET ACREAGE: 5.1 ac
FLOOR AREA: 44,000 sq ft GFA

F COMMERCIAL
NET ACREAGE: 3.3 ac
FLOOR AREA: 29,000 sq ft GFA

G OFFICE
NET ACREAGE: 2.2 ac
FLOOR AREA: 24,000 sq ft GFA

H GREEN BOULEVARD / OPEN SPACE

I COMMERCIAL
NET ACREAGE: 10.4 ac
FLOOR AREA: 90,000 sq ft GFA

J RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.5 ac
UNITS: 4 dwelling units

K TOWNHOUSES
NET ACREAGE: 2.9 ac
UNITS: 21 dwelling units

L TOWNHOUSES
NET ACREAGE: 2.7 ac
UNITS: 19 dwelling units

M NATURAL TRANSITIONAL BUFFER
NET ACREAGE: 0.4 ac

N 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.

SUBAREA SITE 5

Lake Cook Road / Route 53

A OFFICE
NET ACREAGE: 9.2 ac (13.1 ac GROSS)
FLOOR AREA: 100,000 sq ft GFA

B CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING
NET ACREAGE: 48.2 ac (65.0 ac GROSS)
UNITS: 130 dwelling units (CLUSTER)
-or- 337 dwelling units (SENIOR)

C OFFICE
NET ACREAGE: 14.9 ac (25.8 ac GROSS)
FLOOR AREA: 162,000 sq ft GFA

D RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 31.2 ac
UNITS: 31 dwelling units

E CLUSTER SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING
NET ACREAGE: 20.5 ac (34.3 ac GROSS)
UNITS: 68 dwelling units (CLUSTER)
-or- 140 dwelling units (SENIOR)

F RURAL SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 33.4 ac
UNITS: 33 dwelling units

G LARGE FORMAT RETAIL OR DISTRIBUTION
NET ACREAGE: 27.1 ac (53.3 ac GROSS)
FLOOR AREA: 236,000 sq ft GFA

H COMMERCIAL (MENARDS OUTLOTS)
NET ACREAGE: 7.0 ac
FLOOR AREA: 61,000 sq ft GFA

I ENVIRONMENTALLY SENSITIVE OPEN SPACE

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.