

**Item #10:**

**Village Trustee Sarlitto**

**Comprehensive Plan Update - Steering Committee Mtg. 04/06/2016**

## David Lothspeich

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**To:** David Lothspeich  
**Subject:** RE: DRAFT Community Assessment Report - Steering Committee Meeting - Wed, April 6, 2016 at 7:00 PM

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**From:** David Lothspeich  
**Sent:** Friday, April 01, 2016 9:40 AM  
**To:** 'Michael Sarlitto'; Fred; 'ryan@ryanmessneragency.com'; 'John Cortesi'; 'Rachel Perkal'; 'Jane + Ken Wittig'; 'oreilly@weichertmckee.com'; [georgiart@comcast.net](mailto:georgiart@comcast.net); 'matthew.potempa@gmail.com'; 'lindley.caldwell@gmail.com'  
**Cc:** James Hogue; Sherry Shlagman; David Lothspeich; Angie Underwood  
**Subject:** DRAFT Community Assessment Report - Steering Committee Meeting - Wed, April 6, 2016 at 7:00 PM

Dear Steering Committee Members,

Good morning. With Village Planner James Hogue currently out of the office on Spring Break Vacation, I am forwarding the attached meeting agenda and DRAFT Community Assessment Report in advance of the meeting on Wednesday, April 6<sup>th</sup> at 7:00 PM. Please review the draft report and contact Village Planner Hogue prior to the meeting if you have any questions or comments.

Thank you again for your participation.

Sincerely,

**David Lothspeich**  
Village Manager  
Village of Long Grove, Illinois  
847-634-9440

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**Long Grove Comprehensive Plan**

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## David Lothspeich

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**To:** James Hogue  
**Subject:** RE: RE: Steering Committee Meeting - Second Meeting 4.6.16 @ 7:00 PM

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**From:** James Hogue  
**Sent:** Thursday, March 17, 2016 3:51 PM  
**To:** [georgiart@comcast.net](mailto:georgiart@comcast.net); [jcortesi@sunsetfoods.com](mailto:jcortesi@sunsetfoods.com); [Matthew.potempa@gmail.com](mailto:Matthew.potempa@gmail.com); [sarlitto.lgvillage@gmail.com](mailto:sarlitto.lgvillage@gmail.com); Fred; Jane Wittig; 'ryan@ryanmessneragency.com'; [oreilly@weichertmckee.com](mailto:oreilly@weichertmckee.com); [rachel@humbugs.com](mailto:rachel@humbugs.com); [lindley.caldwell@gmail.com](mailto:lindley.caldwell@gmail.com)  
**Cc:** David Lothspeich; Konstantine Savoy  
**Subject:** RE: Steering Committee Meeting - Second Meeting 4.6.16 @ 7:00 PM

All,

Attached is the agenda for the Long Grove Comprehensive Plan Steering Committee.

This second meeting will be held on Wednesday, April 6<sup>th</sup> 2016 @ 7:00 P.M. in the Long Grove Village Hall.

I will distribute meeting items at meeting time or as soon as they become available; with Spring Break on the horizon I wanted alert everyone about this meeting date in advance of break time.

I have also attached a roster to date with names and e-mail addresses for your convenience.

See you on the 6th; your participation in the process is greatly appreciated.

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Should you have questions feel free to contact me.

Thanks-

Jim Hogue  
Village Planner



**MEETING AGENDA  
LONG GROVE COMPREHENSIVE PLAN STEERING COMMITTEE  
(CPSC)**

Wednesday, April 6, 2016 at 7:00 P.M.

**Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**CALL TO ORDER:**

**ACTION ITEMS:**

1. Review of proceedings of March 1<sup>st</sup> Meeting;
2. Review of Assessment Report ;
3. LG Workshop Format – Workshop to be held on 4/11/16; 7:00 PM @ The Grove Country Club;
4. Discussion of the next steps for CPSC Project Review (May).

**OTHER BUSINESS:**

**ADJOURNMENT:** Next Scheduled Meeting: T.B.D. – Anticipated for late May.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



LONG GROVE COMPREHENSIVE PLAN UPDATE

# Community Assessment Report



Last Revised: March 31, 2016  
DRAFT - FOR REVIEW PURPOSES ONLY

PREPARED BY:  





# SECTION 1 INTRODUCTION

## LONG GROVE'S PLANNING TRADITION

The Village of Long Grove, together with a handful of communities in northern Illinois, most notably the BACOG<sup>1</sup> municipalities, has sought to preserve its rural and early 1990s legacy through 60 years of consistent adherence to low density and open space preservation principles that have been embodied in the Village's Comprehensive Plan, which was first created in 1956 and last updated in 1999. As noted in the current Plan:

***"Preserving Long Grove's semi-rural charm (or countryside character), while still permitting quality development, is the most important goal of this Comprehensive Plan."***



This 2016 Comprehensive Plan Update reaffirms this primary goal as it seeks to balance new development and preservation opportunities within the limited areas of the Village that remain largely undeveloped.

Long Grove's approach to maintaining low density, preservation of open space and its visual character, while permitting limited development, plays an important role in the northwest Chicago region. As noted by previous regional planning agencies, Long Grove's commitment to open space and natural area preservation provides many regional benefits, including:

- ❑ Providing relief from the sprawling, urban development pattern;
- ❑ Preserving wildlife and plant habitats fostering bio-diversity;
- ❑ Ensuring high quality ground water recharge areas are protected;
- ❑ Providing stormwater benefits by reducing flooding and hazards; and
- ❑ Creating a healthy, sustainable balance of open spaces that future generations can enjoy.

Recognizing the need to address pressures for new revenue sources to maintain limited Village services, leaders of Long Grove through public strategic planning evaluated the needs of the Village and established future goals. Of the goals identified, updating the 1999 Comprehensive Plan was an important short-term goal.

<sup>1</sup> BACOG is the Barrington Area Council of Governments, which is comprised of the communities of Barrington, Barrington Hills, Barrington Township, Cuba Township, Lake Barrington, North Barrington, South Barrington, and Tower Lakes. All BACOG communities are situated northwest of Long Grove.



## OVERVIEW & PURPOSE OF PLANNING PROCESS

Now 16 years later, the Village is once again seeking to address new priorities, while maintaining the original vision of Long Grove. This comprehensive planning process is intended to be both reflective of land use traditions and responsive to many changes, both locally and nationally, that affect the long term viability of Long Grove. Additionally, the Village has noted an increase in the desired level of service from residents, yet a strong reluctance to fund these services primarily through property taxes.

While all pertinent elements of the existing plan will be considered, special consideration is given to the various sub-areas identified in the current plan. In particular, opportunities for sales tax generating development or redevelopment in these areas will be explored. Although a specific plan was adopted for Downtown Long Grove in 2008, changes in the post-recession economy have resulted in the need to reconsider basic strategic policies to revitalize this special place. However, striking a balance between high quality development opportunities while preserving the established community character will be a challenge this plan will address.

The comprehensive planning process provides opportunities for extensive public input through an online survey, an interactive project website and mobile app, community workshops, open houses, and interviews with community stakeholders. These community engagement elements are described in more detail in Section 2.

### ON THE WEB

Project website for the Long Grove Comprehensive Plan  
<https://longgrovecompplan.wordpress.com/>



These outreach efforts will enable the community to actively contribute to the planning process, providing valuable ideas and feedback needed to guide the plan to ensure that it will reflect the community's long-term vision and values.

## PLANNING AREA

The Illinois State Statutes empower municipalities to plan future land uses within a 1½-mile radius outside their actual municipal boundaries, known as the planning jurisdiction. This planning area allows a municipality to identify desired future land uses, review plans for unincorporated areas, and preserve public sites and open space corridors. As is the case for many communities, Long Grove's planning area overlaps with neighboring municipalities. In such instances, communities will often enter into boundary agreements, which establish jurisdictional boundary lines that both municipalities agree not to plan or annex. For the purposes of this Plan, the

## IMPORTANCE OF THE COMPREHENSIVE PLAN

*"Effective planning can be defined as the transformation of knowledge into action"*

-B. Herman



*The Comprehensive Plan Update will assess commercial opportunities in Long Grove beyond the downtown area, including building upon retail centers like Long Grove Commons along IL Route 22 near Old McHenry Road.*

There is a recurring recognition in judicial decisions that land use regulations must link to and implement well-considered goals and objectives for the future development and growth of a community. Thus, land use decisions should follow a rational and deliberate consideration of the goals and objectives of the community.



The current Comprehensive Plan provided guidance for decisions on growth and change in the community over the last 16+ years. With this 2016 Comprehensive Plan Update, the Village of Long Grove will articulate its goals, objectives and plans for the next stage in its growth, recognizing that planning must be an ongoing process. The Comprehensive Plan provides Village officials a set of policies and principles to be implemented through economic development initiatives, municipal regulations, and through the development approval process.

Village of Long Grove’s planning area encompasses all territory within the Village’s corporate limits including certain unincorporated areas of Lake County located at the periphery of the Village. Jurisdiction over some unincorporated areas at the Village’s periphery is subject to intergovernmental agreements with the adjacent municipalities of Kildeer and Hawthorn Woods, as illustrated in Figure 1.1.

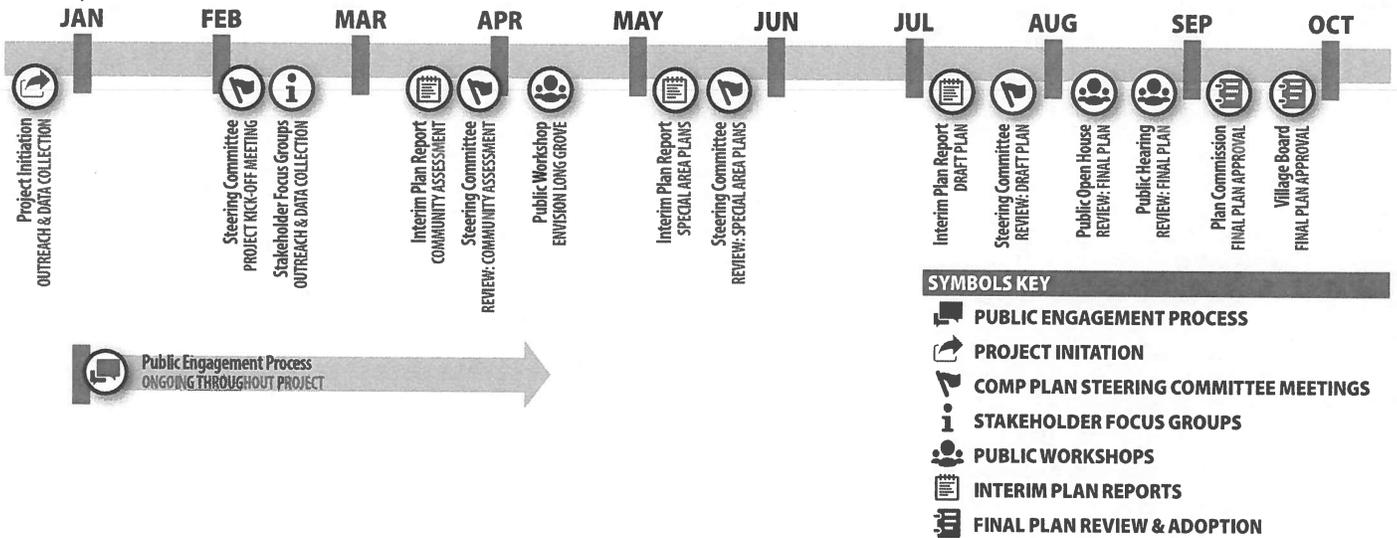
## OVERVIEW OF PLANNING PROCESS

The Project Timeline is provided below highlighting key meetings, public engagement activities, and project deliverables that comprise the planning process. With project initiation at the start of 2016, this report represents the culmination of the Community Assessment phase, which included research, analysis, focus group interviews, and the first meeting with the Comprehensive Plan Steering Committee.

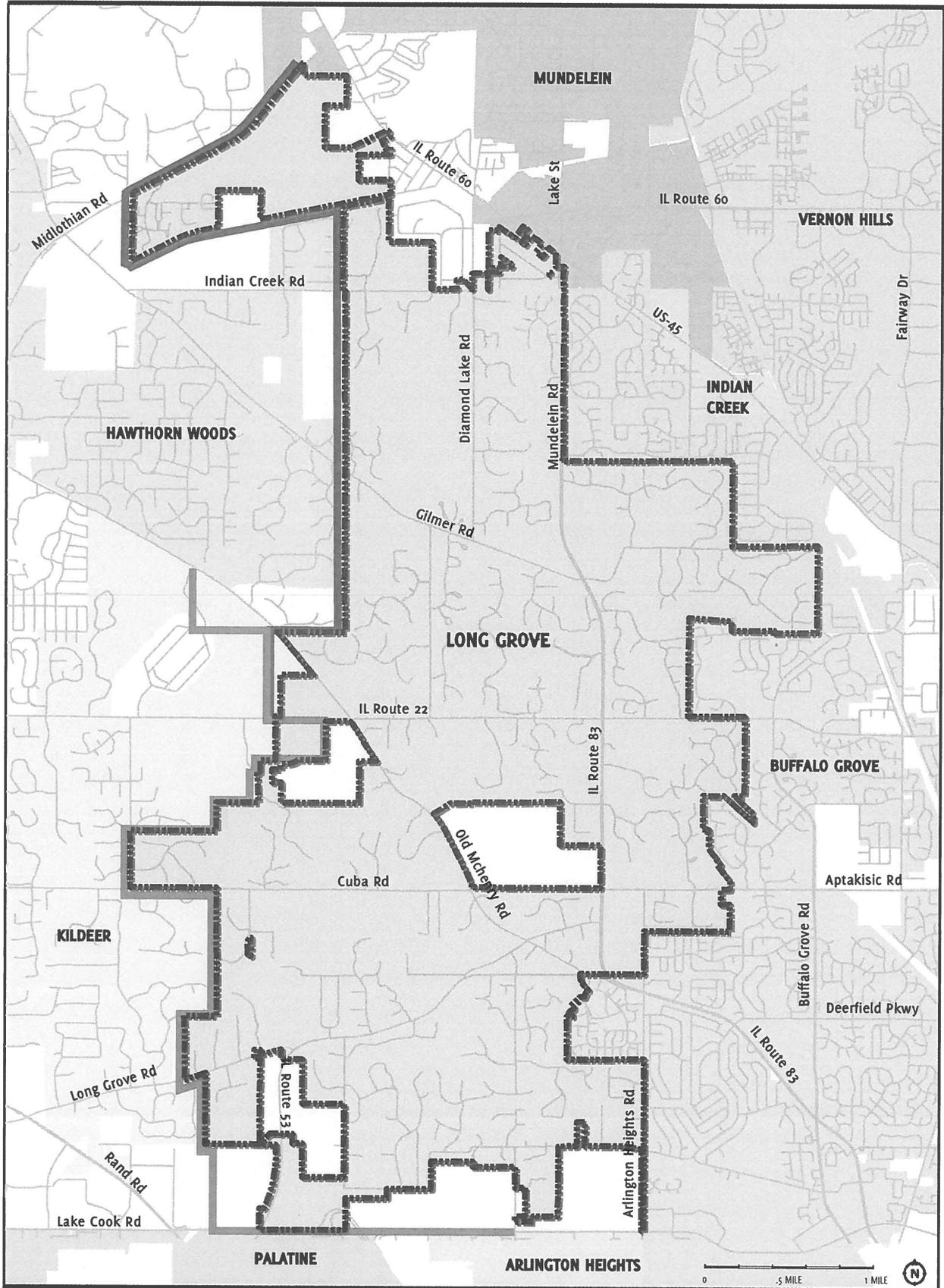
The third phase will be the formation of a community vision for Long Grove, including planning goals and objectives. The fourth and fifth phases will include the specific Sub-Area Plans and preparation of the Comprehensive Plan core elements. The final phase will focus on the Implementation Plan, as well as public meetings to present the complete draft Comprehensive Plan to the public, Plan Commission, and Village Board for review and approval.

### PROJECT TIMELINE

2015 | 2016



**FIGURE 1.1**  
**Village Limits & Boundary Agreements Map**



**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

- Village Boundary
- Kildeer Agreement (7-22-97)
- Adjacent Municipalities
- Hawthorn Woods Agreement (8-27-96)

MARCH 2016 | TESKA ASSOCIATES, INC.  
 VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE



SECTION 2

# COMMUNITY ENGAGEMENT

The Community Engagement Strategy is a core element of the planning process for the Comprehensive Plan Update. Designed to be carried out throughout the duration of the planning process, the community engagement is approached as a multi-faceted strategy with the following components and as described in this section:

- Project website
- App for mobile devices
- Business attraction survey
- Online mapping tool
- Comprehensive Plan Steering Committee
- Stakeholder focus group interviews
- Public meetings and workshops

To ensure residents and stakeholders can visit the website just as easily while on the go as they can on a computer at home or work, the project website is optimized for mobile devices, including smartphones and tablets. The comments gathered from the interaction tools will provide greater community insight on what people like about Long Grove and what they would like to change, which will be integrated into plan recommendations later in the process.

A summary of key themes that have emerged from the community engagement process so far is also provided in this section.

## PROJECT WEBSITE

The project website serves as a one-stop shop online for Long Grove residents and stakeholders to access information, documents, and resources relating to the Comprehensive Plan Update. Items that can be accessed on the project website include: project news; project timeline; calendar of upcoming meetings and activities; interim project documents; meeting agendas and documents; and Village contact information. The project website also provides various interaction tools, as illustrated in the graphic below



**ONE-STOP SHOP FOR PROJECT DETAILS**  
 Project website for the Long Grove Comprehensive Plan  
<https://longgrovecomplan.wordpress.com/>



### WAYS TO INTERACT ON THE PROJECT WEBSITE



#### TOWN HALL FEEDBACK PAGE

The Village's online forum enables the sharing of comments regarding Long Grove.



#### IDEA ZONE

An online form enables the sharing of comments, stories, and ideas, as well as photos.



#### BUSINESS ATTRACTION SURVEY

The survey allows respondents to share thoughts on business in Long Grove.



#### COMMENT MAP

This tool allows users to provide location-specific comments on a map.



## APP FOR MOBILE DEVICES

In addition to the project website, an app for mobile devices was created to provide residents and stakeholders with another means to interact and stay up-to-date on the Comprehensive Plan process. The app is available to download for free on the Apple App Store for iPhones and iPads, as well as the Google Play Store for Android phones and tablets. With similar functionality as the project website, the app is optimized for easier use on a mobile device. One of the advantages of the app is the ability to receive push notifications, which serve as periodic updates of latest project news, upcoming meetings or activities, or other items to stay active with the project. App users can opt out of receiving the push notifications.



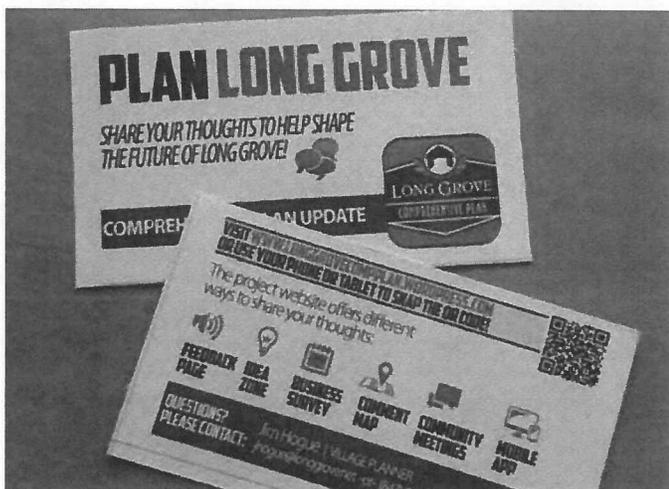
### WHY HAVE BOTH A PROJECT WEBSITE AND MOBILE APP?

Just like visiting a popular website like Amazon or Facebook, a mobile app typically has similar functionality as the regular website but in a more streamlined format that is easier to navigate using a smartphone or tablet. The mobile app also enables push notifications so that you get updates like you would with any other app on your mobile device.



## PROMOTIONAL MATERIALS

To help promote the project, promotional materials like the project cards shown below have been provided at focus groups and given to community leaders to share with their constituents, colleagues,



neighbors, and friends. The project cards have the web address for the project website and a quick summary of ways to share feedback. As the planning process goes on, other promotional materials will be created to help promote meetings and upcoming activities related to the Comprehensive Plan Update. For example, the Consultant Team worked with Village staff to send out a mailer to all Long Grove residents to promote the Business Attraction Survey, which is described below.

## BUSINESS ATTRACTION SURVEY

Results from a 2015 Community Survey administered by the Village indicated that nearly all respondents supported more commercial development in Long Grove. As a follow-up to that 2015 survey, a Business Attraction Survey was administered as part of the Comprehensive Plan Update process to help the Village, business owners, property owners, and potential tenants understand how to better serve the needs of Long Grove residents and other customers. Opening at the start of the planning process, the Business Attraction Survey garnered 619 responses.

General survey findings include:

- ❑ **Restaurants:** More casual dining restaurants would have the greatest impact on spending in Long Grove's commercial areas, with over 60% stating they would spend a lot more for this type. White table cloth restaurants garnered about 42% of responses, while quick service restaurants received less support at roughly 20%.
- ❑ **Retail goods businesses:** Respondents stated they would spend more money in Long Grove's commercial areas if more general merchandise, home accessories, apparel, and fine wine and spirits businesses were offered in the Village. Businesses offering goods like bikes, arts and crafts, fine art, and pet supplies would not generate as much impact on local spending.
- ❑ **Service businesses:** Respondents indicated that they would spend more money in Long Grove's commercial areas if more personal exercise, hair salon/spa, business service, and medical spa businesses were offered in the Village. Local spending would not be impacted as much if more businesses relating to financial advice, co-working spaces, dental care, and automotive repair were offered in Long Grove.
- ❑ **Telecommuting:** Almost one-third of respondents indicated that they work at home at least one day (20%) of their work week. About one-quarter stated that they work at home more than 50% of the work week. While one-quarter said they never work at home, there is an indication that a majori-



ty of employed residents in Long Grove have some flexibility to telecommute.

- ❑ **Residency tenure:** Almost half of all respondents stated that they have lived in Long Grove for 15 years or more, with another 29% living in Long Grove between 5 and 15 years. This is a strong indicator that many long-time residents took the time to share their thoughts on the survey.
- ❑ **Familiarity with local market:** About two-thirds of respondents were residents who stated that they are “somewhat familiar” with Long Grove’s commercial real estate market. Less than 7% stated that they are “very familiar” with the market.

Full survey results are provided in the Appendix.

### ONLINE MAPPING TOOL

The web-based Community Remarks® mapping tool is available on the project website, which enables users to share comments by spatially mapping them on a Google Map of Long Grove. By mapping comments in a visual manner, comments and concerns regarding specific places in Long Grove will help to identify potential recommendations to resolve certain issues, whether specifically for a certain location or more broadly across the Village. Another advantage of using the online mapping tool is that it allows users to view comments from others to get a feel for what other users are saying. The map shown in the graphic below illustrates a sampling of the comments received so far from the Community Remarks® mapping tool.



### COMPREHENSIVE PLAN STEERING COMMITTEE

An ad-hoc Comprehensive Plan Steering Committee (CPSC) has been organized to help guide the planning process in collaboration with the Consultant Team and Village staff. Comprised of community and business leaders in Long Grove, the CPSC will review and provide feedback on interim documents, offer their insights on visioning and strategy development, and promote meetings and other project activities among their constituents.

### STAKEHOLDER FOCUS GROUP INTERVIEWS

A series of stakeholder focus group interviews were conducted on February 9 and March 1, 2016, with a broad subset of the Long Grove community. A few one-on-one interviews were also conducted via phone. From residents, Village officials, and Lake County departments to service providers, business owners, and property owners, the focus group interviews gathered a wide array of comments and insights regarding the strengths, challenges, and opportunities that characterize Long Grove. A summary of key themes that emerged from these interviews is provided on the next page.

### PUBLIC MEETINGS & WORKSHOPS

In addition to the web-based interaction tools like the project website, mobile app, and survey, the general public will have multiple opportunities to participate in the planning process. The first public meeting will be the Envision Long Grove Public Workshop set for April 11, 2016. Other public meetings will be planned.

## KEY THEMES

### MAINTAINING LONG GROVE'S LEGACY & COMMUNITY CHARACTER

Long Grove has a regional image and a long-held legacy of being a historic and pastoral community that places a premium value on preserving the open space and environmental features, along with residential neighborhoods and enclaves that respect and integrate well with these elements. Commercial development has historically been limited to sites at high volume road intersections and a quaint downtown that sets Long Grove apart from other communities in the region. Throughout Long Grove open space dominates the landscape. This legacy was a primary catalyst that molded Long Grove's current Comprehensive Plan. There is some fear in the community that, if allowed uses in Long Grove are expanded, it may lose some of the charm and distinct character that drew residents here in the first place. It was emphasized that maintaining Long Grove's legacy can be a selling point to attract quality development that fits the community. As one stakeholder indicated when describing the need to preserve the unique qualities of the Village:

*"You can't build another Long Grove."*

#### LONG GROVE'S LEGACY

*Long Grove's long-held legacy of being a historic and pastoral community that places a premium value on open space and environmental preservation was a primary catalyst that molded the Village's current Comprehensive Plan.*



### PROVIDING OPPORTUNITIES FOR ECONOMIC GROWTH

There was little question that the Village needs to pursue economic growth, particularly for a community that lacks property taxes, relies heavily on sales tax, and has a quaint downtown area that has a local charm but would benefit from modernizing its experience. However, there are differing perspectives as to how to achieve economic growth. While some see the value of providing more opportunities for multi-family housing, particularly to provide greater options for residents and enhance density in the downtown area, others fear that bringing multi-family units to Long Grove would crowd the school system, generate more traffic, and further burden already over-stressed municipal services. There is little argument that Downtown needs some rejuvenation, but there is some fear that recent changes risk transitioning downtown from a family-oriented destination to a place that families find less attractive to bring their children. There is concern that property owners, the Village, and business owners do not share a vision for rejuvenating Downtown in a manner that truly fits the community.

Apart from downtown, there is recognition that some parts of the Village, such as the Lake Cook Road Corridor, could be a viable place for larger scale commercial development. There isn't consensus in the community as to the amount and intensity of development that would be appropriate to spur economic growth without sacrificing the unique qualities of Long Grove that underlie its legacy.

#### LIMITS TO ECONOMIC GROWTH IN LONG GROVE

*There is a perception that there are obstacles that limit economic growth in Long Grove: stringent PUD conditions; limited daytime population; scant communication between Village and merchants; high downtown rent levels; and limited land for new development.*



## KEY THEMES

### CHANGING VALUES



*While many long-time residents place high value on maintaining the integrity of Long Grove's legacy of open space conservation and environmental stewardship, there is the view that residents who are newer to the Village favor other values more, such as the strong school system and lack of property taxes. There seems to be a need to find a balance in the community's values.*

### BALANCING A COMMUNITY OF LONG-TIME RESIDENTS & NEW FAMILIES

A majority of the stakeholders that were interviewed were long-time residents, or at least long enough to value the significance of the 1999 Comprehensive Plan, the current update process, and the plan's intent to preserve Long Grove's legacy. As such, they feared changes in the makeup of the community, particularly the facets of Long Grove that new residents value (e.g., strong school system, no property taxes, etc.) and facets that have traditionally been of highest value (e.g., Long Grove legacy, sense of community, etc.). The strong school system in particular was perceived as causing significant turnover in residents, with many families moving to the Village to attend the local schools, but then move away once their children graduate.



### PROVIDING SERVICES TO A COMMUNITY WITH LIMITED MUNICIPAL RESOURCES

Among residents who maintain some level of involvement with their homeowners associations (HOAs) or neighborhood groups, there is little ambiguity that the Village has limited resources to provide municipal services. In fact, many leaders of these HOAs and neighborhood groups understand that they themselves must serve as "stewards of the land" to maintain their own properties and preserve the land around them. From individual well and septic systems, private roads, and self-education about property maintenance issues like pest control and landscaping, many HOAs, neighborhood groups, and individual residents take it upon themselves to be self-sufficient when the Village cannot provide certain services. Holding a leadership position on an HOA or neighborhood group also provides a sense of belonging to many residents, which heightens the sensitivity to stay invested in their community and connected with their neighbors. While not all HOAs or neighborhood groups feel burdened by the need to be self-sufficient, some of them don't have the support of strong CCRs (Covenants, Conditions, and Restrictions) or rules and regulations to help guide them in their efforts to adequately manage and maintain their properties.

### A SELF-SUFFICIENT COMMUNITY



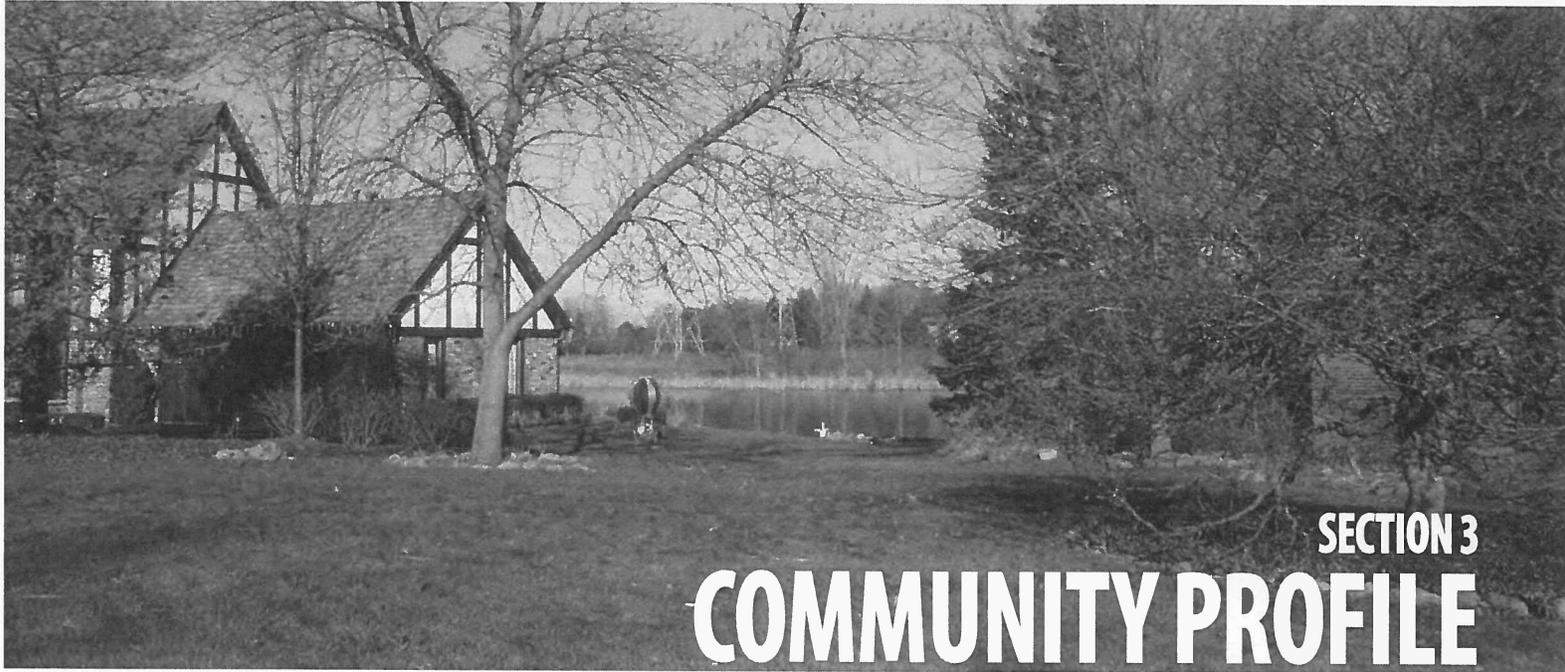
*From individual well and septic systems, private roads, and self-education about property maintenance issues like pest control and landscaping, many HOAs, neighborhood groups, and individual residents take it upon themselves to be self-sufficient when the Village cannot provide certain services.*

Not all residents understand that the absence of property taxes generally means limited resources for municipal services, particularly for a community with a limited commercial base and scarce land (or desire) for additional development to generate more revenue from sales taxes and permit fees, respectively. In addition, some residents don't feel completely supported by the limited services that the Village does provide or that there is an equitable balance between municipal and private services. While the legacy of self-sufficiency will always be a prominent part of living in Long Grove, that doesn't mean residents are completely satisfied with the level of municipal services provided by the Village. Some residents have also expressed some frustration with the mixed system of municipal and private services, as it can lead to confusion or delay of services.



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# SECTION 3 COMMUNITY PROFILE

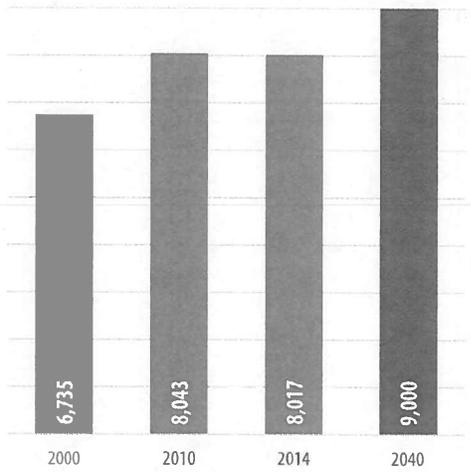
In order to plan for future growth and development in Long Grove, it is important to understand how the community has changed over the years by looking at its demographics, housing and employment patterns.

## POPULATION & GROWTH

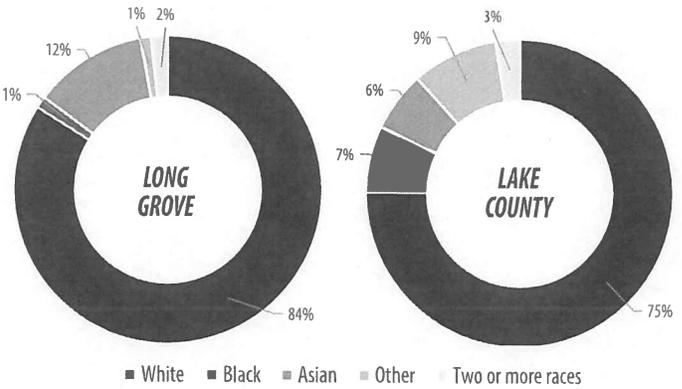
Long Grove has experienced moderate population growth over the last fifteen years (approximately 19%) and a stagnation of growth over the past five years, as shown in Figure 3.1. According to the projections from the 1999 Comprehensive Plan, once the existing municipal boundary is built out with development the projected population will be approximately 9,000 residents. This population projection would mean about 419 more households will need to be accommodated within the community, along with adequate community services and infrastructure. With limited boundary expansion, the Village will need to enable the redevelopment of the existing vacant building stock and vacant parcels, as well as consider slightly denser forms of development in the community to accommodate this increase.

## RACE & DIVERSITY

Long Grove is not a racially diverse community and is less diverse than the County, as shown in Figure 3.2. In terms of ethnicity, the Village and County are predominantly white, with Long Grove containing a larger percentage of Asian populace than Lake County. Although, since 2000, Long Grove has become more diverse as its white residents used to make up over 91% of the population and currently only makes up 84% of the population. This growth in diversity within the community may continue over the coming years and new residents may require different housing options. Also, the Village may consider hosting or planning community events that recognize the growing diversity.



**FIGURE 3.1**  
**Long Grove Population**  
Source: 2010 U.S. Census & 1999 Long Grove Comprehensive Plan



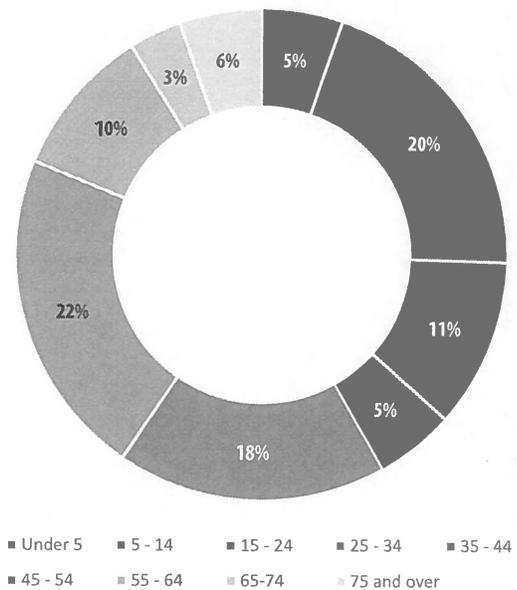
**FIGURE 3.2**  
**Racial Diversity in Long Grove & Lake County**  
Source: 2010 U.S. Census



## AGE

The age of the residents in Long Grove is important to understand, as it is an indicator of the type of housing stock, amenities, and services needed in the community. The breakdown of age groups in Long Grove is summarized in Figure 3.3. The graph in Figure 3.4 shows a consistent trend in the age groups over the last two census counts, with an increase in the 5 to 14 age range and 45 to 54 age range. The community is much older than Lake County's population and has been growing older since 2000. Currently, the median age within Long Grove is 45.6 years of age, which is a 5-year increase compared to the median age of 40.6 in 2000. Additionally, this is much higher than the current median age of Lake County, which is about nine years younger at 36.7 years.

Long Grove historically has attracted younger families, particularly with high school age children, due to the highly rated school systems in the area. The aging of the population is reflective of homeowners choosing to stay in their homes longer, in part due to the lack of other residential options available to seniors. The next 30 years will see the predominant workforce of the community retiring and maybe even downsizing into lower maintenance properties. Local government agencies and service providers should share in the effort to offer programs that provide assistance to citizens desiring to age in place by providing the services and amenities needed for older populations. At the same time, the Village should consider housing options for younger families and seniors. The availability of good schools, community amenities, quality of life, and a variety of housing types that are affordable for different income groups are important factors to be considered in the planning process.

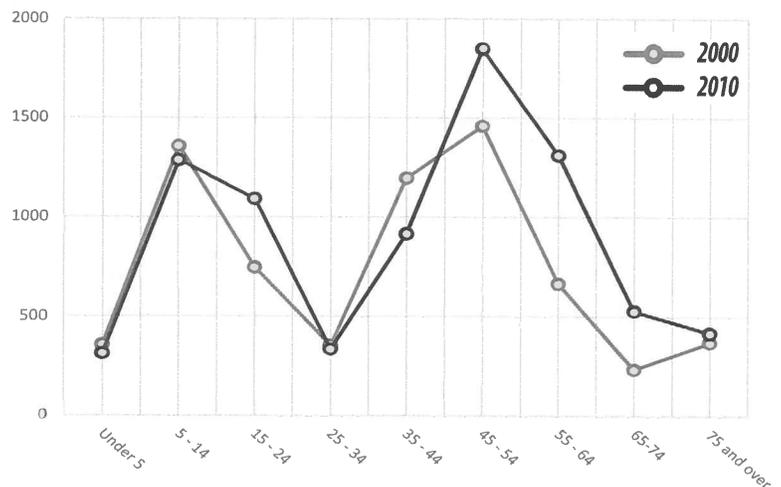
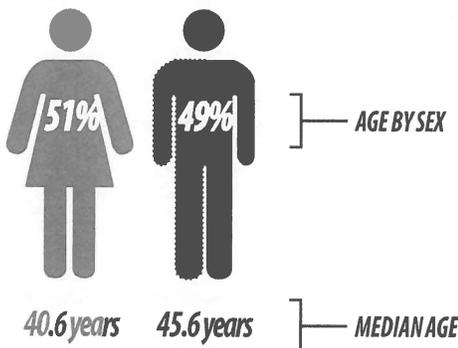


**FIGURE 3.3**  
**Age Composition in Long Grove**

Source: 2010 U.S. Census

### HOUSING FOR AN AGING POPULATION

The next 30 years will see Long Grove's predominant workforce retiring and possibly downsizing into lower maintenance properties. The Village should consider offering services and amenities needed for older populations desiring to age in place.



**FIGURE 3.4**  
**Age Distribution of Long Grove's Population since 2000**

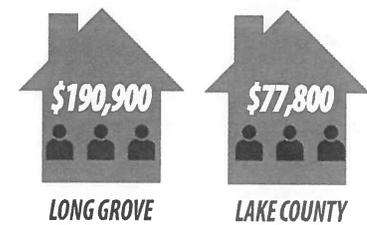
Source: 2000 and 2010 U.S. Census



## EDUCATION & EMPLOYMENT

Approximately 69% of persons over the age of 16 are employed in the labor force in Long Grove, compared to 70% for those in the County. This labor force is supported by jobs available in the region and not just within the Village. The percentage of residents that have high school diplomas is at 98%, which is much higher than 89% for the County. In terms of higher education, approximately 66% of residents have a bachelor's degree or higher, which compares favorably to 43% for the County. The older and well educated population of Long Grove has contributed to the very high annual median household income of approximately \$191,000, which is more than double the value for all of Lake County, as highlighted in Figure 3.5.

Regarding the type of employment opportunities offered within Long Grove, Figure 3.6 shows the majority of businesses within the Village is oriented toward retail trade, as well as professional, scientific, and tech service industries. In terms of the amount of employees each industry provides the area, the retail trade market employs nearly 19% of the total employees within Long Grove, followed by the health care industry at 15% and other services at 10%.



**FIGURE 3.5**  
**Median Household Income**

Source: 2014 American Community Survey, U.S. Census

EMPLOYMENT OF COMMUNITY RESIDENTS, 2011			EMPLOYMENT IN THE COMMUNITY, 2011		
<i>By Industry Sector</i>	Count	Percent	<i>By Industry Sector</i>	Count	Percent
<b>Manufacturing</b>	363	11.6	<b>Administration</b>	865	48.6
<b>Professional</b>	353	11.3	<b>Health Care</b>	272	15.3
<b>Health Care</b>	319	10.2	<b>Accommodation and Food</b>	179	10.1
<b>Retail Trade</b>	308	9.8	<b>Professional</b>	128	7.2
<b>Education</b>	282	9.0	<b>Retail Trade</b>	83	4.7

<i>By Employment Location</i>			<i>By Residence Location</i>		
<b>Chicago</b>	412	13.2	<b>Chicago</b>	183	10.3
<b>Buffalo Grove</b>	163	5.2	<b>Palatine</b>	112	6.3
<b>Arlington Heights</b>	139	4.4	<b>Buffalo Grove</b>	77	4.3
<b>Schaumburg</b>	130	4.1	<b>Long Grove</b>	51	2.9
<b>Vernon Hills</b>	128	4.1	<b>Mundelein</b>	45	2.5

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

**FIGURE 3.6**  
**Employment Summary for Long Grove**

Source: CMAP Community Data Snapshot

## JOURNEY TO WORK

Understanding where residents work and their means of getting there helps a community plan for future infrastructure improvements. In general, Long Grove is a net exporter of jobs. Almost all of Long Grove residents were employed outside the community in 2011, with over half commuting to locations in Cook County (mainly Chicago).

Those commuting to Long Grove to work come from a number of locations including Chicago, Palatine, Mundelein, and surrounding municipalities in Lake County. The ingress and egress of employees and residents within Long Grove illustrate the Village as a bedroom community. It is a location comprised of a majority of residential uses, with employment opportunities typically sought outside of the municipal limits.



**FIGURE 3.7**  
Inflow and Outflow of Jobs in Long Grove

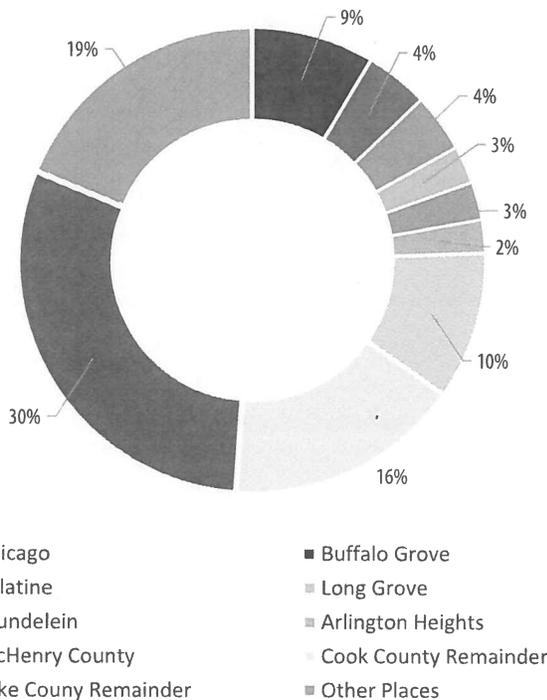
Source: LEHD Origin-Destination Employment Statistics 2011

### BEDROOM COMMUNITY

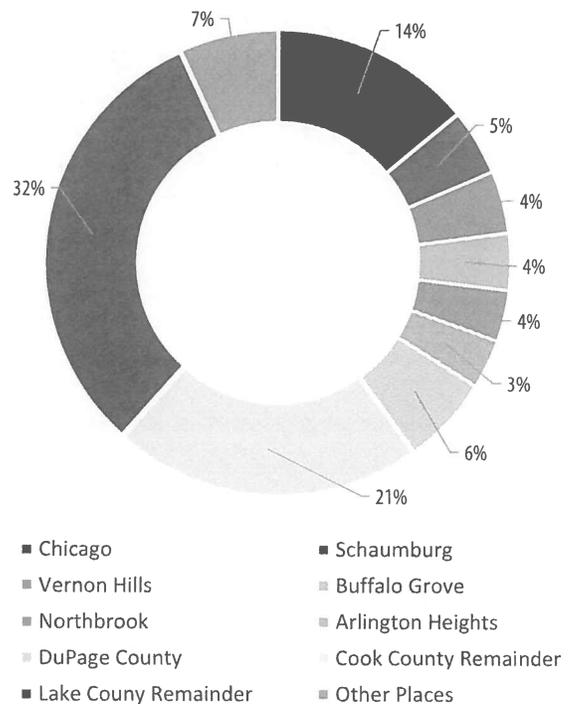
With almost all of its residents holding jobs beyond the Village, Long Grove is considered a bedroom community.



### Where workers employed in Long Grove come from



### Where residents of Long Grove go to work



**FIGURE 3.8**  
Journey to Work Information for Workers and Residents of Long Grove

Source: LEHD Origin-Destination Employment Statistics 2011



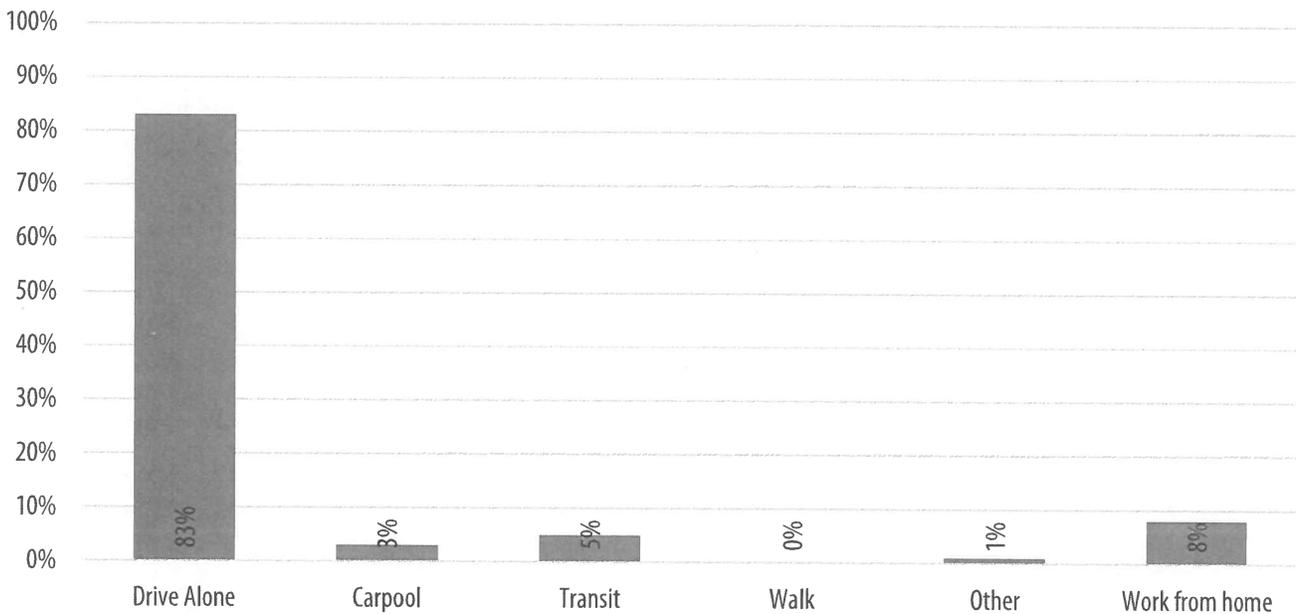
Approximately 83% of employed residents drive to work, which stresses the importance of providing well-maintained roads, improving reliability, providing alternative transportation options, and reducing traffic delays (Figure 3.10). Although the 2010 Census reports only 8% of residents working at home, a recent survey for this Comprehensive Plan indicates that this is a growing trend in Long Grove. This survey reveals that almost 75% of residents work at home at least one or more days per week, with 25% working at home more than 50% of the work week. This is a trend seen in Lake County and is reflective of a general prevalence of flexible work environments today.

In 2010, the mean travel time to work in Long Grove was 34.2 minutes, slightly higher than the mean for Lake County (Figure 3.9). Travel time has been increasing since 2000, which could be the result of a number of factors, such as residents willing to travel farther for an employment opportunity during an economic recession.

	Long Grove	Lake County
2000	32.2 minutes	30.1 minutes
2010	34.2 minutes	30.4 minutes

**FIGURE 3.9**  
**Mean Travel Time to Work**

Source: U.S. Census, 2000 and 2010



**FIGURE 3.10**  
**Mode of Transportation to Work**

Source: U.S. Census, 2010



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## SECTION 4

# ECONOMIC & MARKET ANALYSIS

A clear understanding of the national, regional, and local economies is key to developing a comprehensive plan that supports existing uses and identifies potential business opportunities offered by the commercial clusters in Long Grove. With this knowledge, the Comprehensive Plan Steering Committee can identify policies that fit a future market positioning and marketing strategy that improves the economic contribution of Long Grove's important commercial clusters to its tax base. The following analysis summarizes and updates documents that had been previously completed by BDI during the Infrastructure Funding Analysis.

### NATIONAL & REGIONAL COMMERCIAL MARKET CONDITIONS

There is a critical transition occurring in the commercial real estate market, as stores join with Internet purchasing to create an "omni-channel" approach to satisfying customers. This transition means that, while past retail success focused on bringing people to goods, future retail success and related sales tax revenue will now involve bringing goods to people. One of the nation's largest commercial real estate owners and managers, CBRE, published a 4<sup>th</sup> Quarter 2015 Chicago Suburban Retail Marketview that explained the change as follows:

***"Online competition is forcing brick-and-mortar stores to step up their game. Stores are offering appealing discounts to attract customers. Another tactic retailers are using is to offer their customers the ability to browse and place orders online with the quick-in-store same day pickup option. It is online shopping without having to wait for your item to ship."***

- CBRE 4th Quarter 2015 Chicago Suburban Retail Marketview

#### RETAIL IN TRANSITION

*While past retail success focused on bringing people to goods, future retail success and related sales tax revenue will now involve bringing goods to people.*

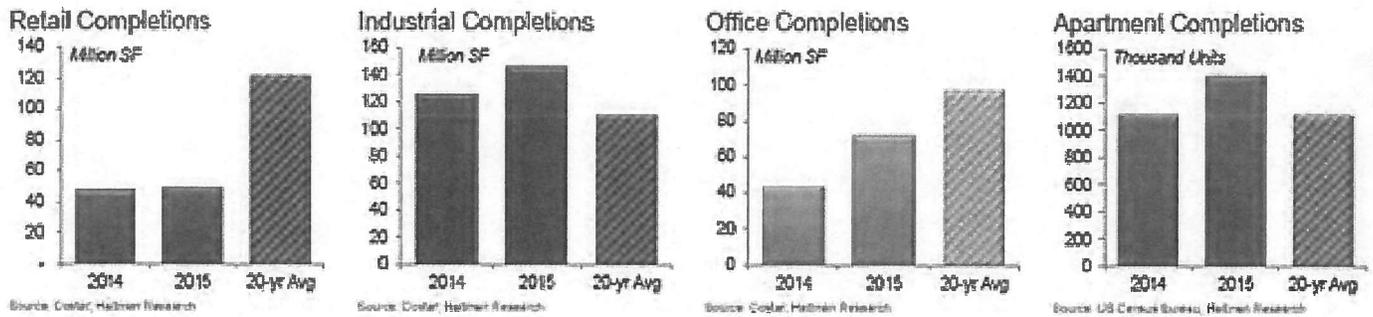


For large format retailers, this trend translates into having smaller and fewer stores, because the consumer has made the decision at home and will travel to obtain those goods, so that display areas on a large sales floor are no longer needed. For smaller often independent retailers, this change means having an Internet presence and increasing sales by attracting business from a larger market. Easy access for UPS and FedEx delivery and pickup, as well as for customers, promises to make tomorrow's retail businesses more successful.

Interestingly, CBRE's 4<sup>th</sup> Quarter 2015 Industrial Marketview revealed a format that responds to this quick delivery requirement, "Light industrial properties, typically smaller than 200,000 sq ft, open in or near infill markets are the solution to same day delivery demands." For communities such as Long Grove that have good access but past planning supporting primarily residential and retail uses with very limited office and no light industrial, the future plan should consider mixed commercial uses. The locations capitalizing on this trend of mixing sales, office, and distribution have ready access to large markets. This new format for omni-channel businesses is a single building that contains offices, a showroom, and a warehouse distribution operation.

This increased focus on distribution is a regional development choice and traditionally is a light industrial use. Unlike convenience retail that must serve the needs of a market that is relatively close by, the new approach of destination retail, office, and industrial uses





**FIGURE 4.1**  
**Retail, Industrial, Office & Apartment Completions, 2014-15**  
Source: Castar, Heitman Research

are more flexible and compete for space in a larger region. Figure 4.1 illustrates how distribution – the driver of industrial building – is dominating new commercial construction in the larger Chicago commercial development market. Industrial development’s dominance is especially significant when compared to historic averages.

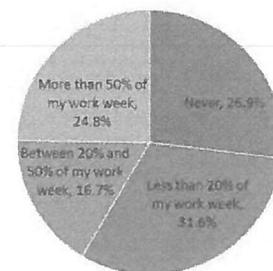
The table in Figure 4.2 reports CBRE’s 4<sup>th</sup> Quarter 2015 market conditions for commercial development options and verifies that, currently, the industrial market is most likely to attract new development.

Recent conversations with Chicago commercial real estate brokers confirmed that, although new retail clusters will continue to be rare, the Rand Road corridor, near but not in Long Grove, is one of the few locations attracting high volume retailer interest. As the very successful Menards illustrates, high volume destination businesses, especially those mixing a showroom with office and distribution could locate along Long Grove’s high volume streets and be destinations that capitalize on the sub-region’s strength.

Although the regional office market is limited, the daytime population may still be growing as Long Grove residents choose to open home based businesses and telecommute. With the goal of obtaining broad insight into Long Grove’s businesses environment, the

comprehensive planning team offered residents a web based Business Attraction Survey, with 619 responses gathered. To learn more about office, the survey asked about telecommuting and generated the following results:

If you are employed, how frequently do you work from home rather than from your office?



Source: Long Grove Business Attraction Survey, 2016

This response suggests that increasing Long Grove’s employee population may be served better by home offices that are seeking to build office space.

**SUMMARY**

The commercial development future that will be guided by Long Grove’s Comprehensive Plan Update may need to blur the lines between retail and logistics/distribution development. The limited, exclusively retail development will infill existing strong environments, not create new retail clusters. Well-designed logistics/distribution development will likely attract some onni-channel tenants generating retail sales tax. Office development would be limited but there could be an opportunity to support residents who are telecommuting or have home based businesses.

» **PLANNING POLICY ISSUES:** *Is the data infrastructure sufficient to support omni-channel retailing? What is the impact of telecommuting on rush hour traffic? How should the community view home based businesses?*

Commercial Type	Long Grove Sub Region	Vacant Sq Ft	Sub Region Vacancy	Chicago Vacancy
Retail	Northwest Suburbs	1,847,371	10.9%	9.3%
Industrial	Lake County	4,940,979	6.1%	4.2%
Office	Northwest Suburbs	5,741,671	21.3%	19.1%

**FIGURE 4.2**  
**Market Conditions for Commercial Development Options**  
Source: CBRE 4th Quarter 2015 Marketview Reports



## LOGICAL MARKET DEMOGRAPHICS UPDATE

The Village Infrastructure Funding Analysis identified the following remaining opportunities for Long Grove commercial development:

- ❑ **Property North and South of Lake Cook Road & West of Hicks Road:** Perhaps 60 acres net of wetlands north and 30 acres net of wetlands south
- ❑ **Former Geimer Property:** Approximately 11 developable acres
- ❑ **Menards Outlots:** Approximately 11 developable acres
- ❑ **Downtown Parcel:** Four (4) restaurant outlots; triangle with approximately 9.4 developable acres
- ❑ **Parcel South of Sunset Grove:** Approximately 15 acres

In addition, there is B-2 zoning allowing commercial uses at the Route 22 and Old McHenry Road intersection, as well as commercial opportunities around the intersection of Route 45 and Route 83. These opportunities have different surrounding markets, as reported in the three tables in Figure 4.3.

### LOCAL SERVING RETAIL MARKET OPPORTUNITY

5-MINUTE DRIVE TIME /  
10-MINUTE BIKE

	Lake Cook Rd & Route 53	Route 53 & Route 83	Half Day Rd & Old McHenry Rd	Route 45 & Route 83
Total Population	36,944	27,600	4,825	24,826
Average Household Income	\$89,188	\$148,709	\$183,021	\$111,779
Employees	13,859	12,918	4,870	13,150
Retail Spending by Household	\$22,476	\$25,426	\$26,847	\$22,758
Total Retail Spendings	\$305,855,105	\$257,323,133	\$42,088,937	\$202,519,481

### REGIONAL SERVING RETAIL ENTERTAINMENT MARKET OPPORTUNITY

20-MINUTE DRIVE TIME

	Lake Cook Rd & Route 53	Route 53 & Route 83	Half Day Rd & Old McHenry Rd	Route 45 & Route 83
Total Population	814,374	688,808	513,969	568,902
Average Household Income	\$114,220	\$124,094	\$126,855	\$127,496
Employees	612,633	516,764	359,046	388,940
Retail Spending by Household	\$23,520	\$23,817	\$23,974	\$23,714
Total Retail Spendings	\$7,333,307,339	\$6,259,408,477	\$4,642,416,487	\$5,035,319,606

### REGIONAL SERVING BUSINESS CENTER MARKET OPPORTUNITY

30-MINUTE DRIVE TIME

	Lake Cook Rd & Route 53	Route 53 & Route 83	Half Day Rd & Old McHenry Rd	Route 45 & Route 83
Total Population	2,265,499	1,895,122	1,472,549	1,468,425
Average Household Income	\$106,403	\$109,857	\$113,860	\$113,721
Employees	1,348,051	1,189,105	967,017	964,121
Retail Spending by Household	\$22,755	\$22,926	\$23,202	\$23,012
Total Retail Spendings	\$19,125,263,117	\$16,028,640,023	\$12,642,012,406	\$12,411,707,808

**5-MINUTE:** Convenience businesses such as grocery stores, banks, drug stores, and quick serve restaurants look to a 5-minute drive time to determine whether there is sufficient spending to support their business. Generally, populations of 25,000 or more can support convenience businesses. With a large enough population in all but the Old McHenry Road/Half Day Road cluster, the challenge becomes right-sized parcels and proper access.

**20-MINUTE:** Destination businesses such as specialty restaurants, distinctive stores, and unique services can expect customers to travel as much as 20-minutes for their offering. Markets with populations greater than 500,000 can satisfy the requirements of these businesses. Long Grove is particularly suited to these uses because it has a strong regional image associated with its businesses. The challenge is wayfinding/signage for destination customers traveling to Long Grove infrequently and the continuing maintenance of the Village's high quality image (see Community Form and Character Section).

**30-MINUTE:** The 30-minute drive time identifies the region easily served by a business distributing products whether they are ordered online or are made/stored on site, such as Finch Beer. With the Chicago region's population at approximately 9.5 million, a population of 2.4 million is 25% of that market. Although only the Lake Cook Road and Route 53 sites meet that threshold, the other sites have only a 15% to 20% market reach that can also appeal to distribution businesses with more locations and therefore smaller target market.

**FIGURE 4.3**  
**Market Opportunities at 5-, 20-, and 30-Minute Drive Times to Long Grove**

Source: Experian 2015; BDI





» **PLANNING POLICY ISSUES:** Although it was outside the scope of the Infrastructure Funding Analysis, the Comprehensive Plan Update should consider the following issues to determine how best to proceed in verifying specific possibilities for the Lake Cook Road and Route 53 properties:

- What is the best way to engage the other communities in a boundary agreement discussion to determine exact acreage to possibly annex into Long Grove?
- How would an annexation agreement be written to encourage property owners to support joining Long Grove?
- What is Lake County's interest in allowing access across their 100 foot scenic buffer? How would incentives promote development of this land and impact annual revenue?
- How does the interest in increasing revenue balance with upscale image goals of the Village?

**LOW VOLUME BUSINESSES**

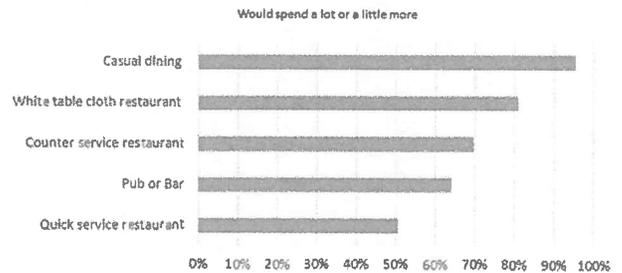
The table in Figure 4.6 examines businesses that could be attracted to smaller parcels known as outlots along major roadway corridors.

Interviews conducted for the Infrastructure Study highlighted the unique opportunity that proximity to the border of Cook County and Lake County creates for gas station/convenience stores in Long Grove. This is because Cook County gas taxes are higher, providing a financial incentive for people seeking lower gas prices in Lake County, making stations in communities such as Long Grove very successful.

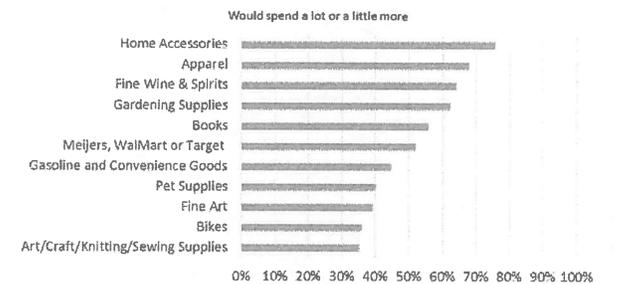
With the goal of obtaining broad insight into businesses of specific interest to residents, the comprehensive planning team offered residents a web based Business Attraction Survey, with 619 responses gathered. As the comprehensive planning process proceeds, this survey's results can guide policies to attract desired businesses. The graphics to the right indicate interest in different types of restaurants, stores, and services.

Any business type that interests approximately half of the respondents could be a reasonable target.

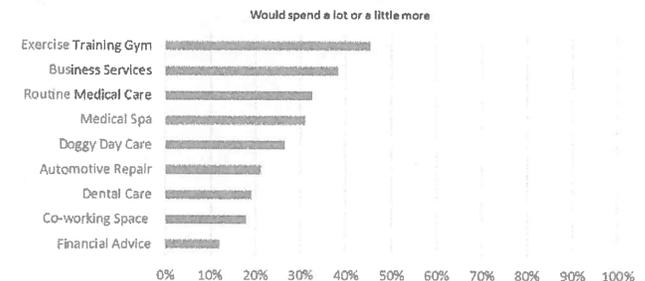
How would the addition of these restaurants affect the amount you spend in Long Grove's commercial areas?



How would the addition of businesses carrying these items affect the amount of money that you spend in Long Grove's commercial areas?



How would the addition of businesses offering these services affect the amount of money that you spend in Long Grove's commercial areas?



Source: Long Grove Business Attraction Survey, 2016

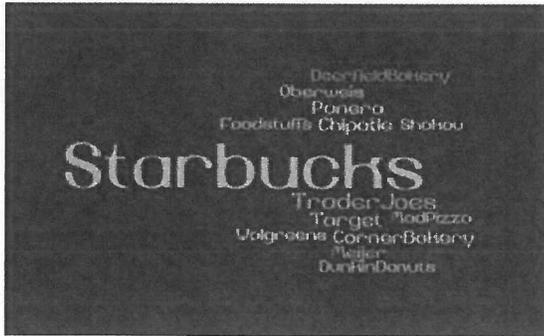
	Gas Station & Convenience Store	Quick Serve	Casual Dining	Bank	Medical
Typical Taxable Sales	\$15 million	\$2 million	\$2.5 million	-	Some
Site Size	2 acres	1 acre	1.5 acres	1.5 acres	3 acres
Typical Building Size	4,000 sq ft	3,000 sq ft	5,000 sq ft	2,500 sq ft	10,000 sq ft
Other Site Requirements	Access	Drive thru	Outdoor Seating	Drive thru	-
Employees	7	11	18	5	23
Municipal Tax Revenue	\$150,000	\$20,000	\$25,000	-	-
NHR Revenue	\$50,000	\$20,000	\$25,000	-	-
Annual Village Revenue	\$200,000	\$40,000	\$50,000	-	-

**FIGURE 4.6**  
**Potential Businesses to Attract to Small Outlot Parcels**

Source: Experian 2014; BDI



Please provide the names for specific businesses that you believe would be good additions to Long Grove.



The survey offered respondents an opportunity to identify specific desirable businesses and the word cloud above documents their advice.

» **PLANNING POLICY ISSUES:** *Where could the businesses of most interesting to residents be located? Should Village resources be used to attract highly desired uses even if they provide little revenue? How should the interests and needs of residents be balanced with market support and revenue growth? (Market support makes changes happen faster while patience may but may not result in desired products)*

## DOWNTOWN LONG GROVE

Although the 2008 Downtown Plan appropriately encourages the inclusion of Downtown Long Grove in the Route 53/Route 83 business cluster, its role in creating Long Grove's image and providing a community gathering place warrants additional consideration beyond the analysis of that cluster. Interviews associated with the Comprehensive Plan Update suggested that residents often compare Downtown Long Grove -- the crossroads of Old McHenry Road and Robert Parker Coffin Road -- to the downtowns in Barrington and Libertyville. The table in Figure 4.7 compares the surrounding population and employment in the three community centers.

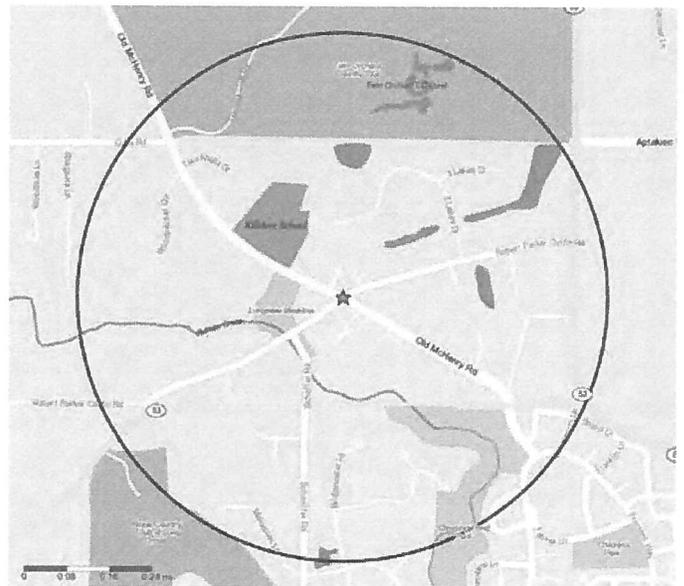


	Long Grove	Barrington	Libertyville
Population	8,000	10,300	20,300
<b>½-MILE CHARACTER MARKET</b>			
Total Population	581	2,675	3,489
Employees	232	2,949	2,091
<b>5-MINUTE CONVENIENCE MARKET</b>			
Total Population	13,104	11,479	13,173
Employees	4,624	8,497	9,651
<b>30-MINUTE DESTINATION MARKET</b>			
Total Population	1,783,729	1,699,407	1,167,340
Employees	1,129,193	994,281	680,176

**FIGURE 4.7**  
**Downtown Comparison of Long Grove, Barrington & Libertyville**

Source: 2014 Experian, Inc. All Rights Reserved, Alteryx, Inc.

Although the convenience and destinations markets of all three areas are similar, significantly fewer residents and employees live and work in Long Grove's Downtown. The ½-mile walkable radius is identified as the "Character Market" because residents and employees living and working within that area are the visible inhabitants who create the area's image. Figure 4.8 illustrates the Character Market associated with Long Grove's Downtown.



**FIGURE 4.8**  
**½-Mile Character Market Serving Downtown Long Grove**

Source: Experian 2015; BDI

The small nearby resident and employee populations mean that there are fewer people routinely using Downtown Long Grove for activities of daily living, such as walking dogs, jogging, strolling with children, and barbecuing in backyards. This difference causes the perception that the area is “dead.” Historically, Long Grove compensated for this small ½-mile market by attracting bus tours and holding festivals. Those activities added vitality and supported a unique business mix. The festivals continue and prove that Long Grove can access its destination market, but a national decline in bus trips has undermined that market.

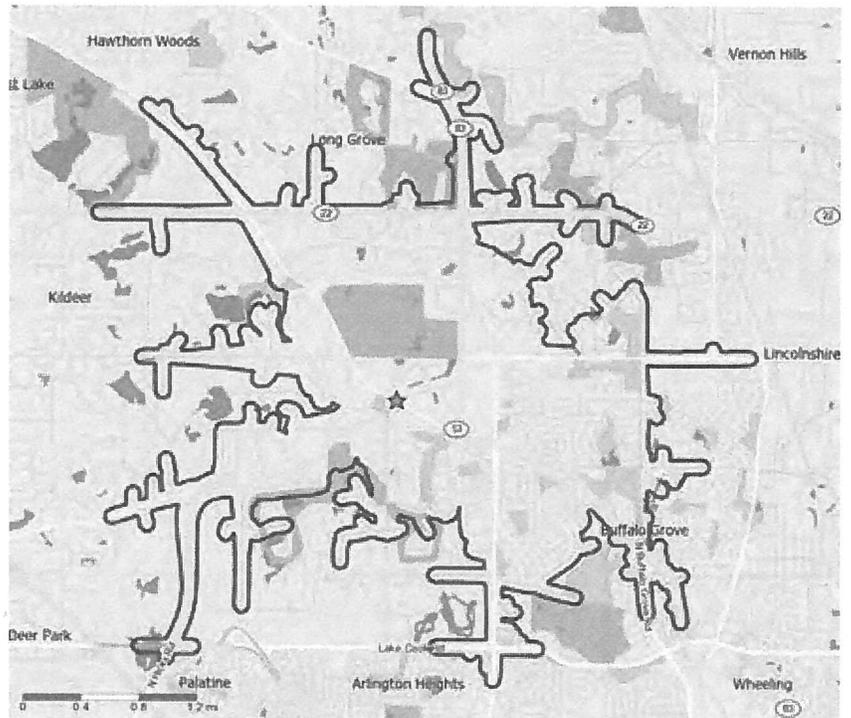
Both the community population and the residents living within 5-minutes should be a convenience market that thinks first of its downtown before venturing to more distant shopping and dining options. Figure 4.9 illustrates a 5-minute drive time centered on the intersection of Robert Parker Coffin Road and Old McHenry Road.

Although this geography’s population is similar to the populations available to both Downtown Barrington and Libertyville, it includes fewer consumers than the convenience geography available to the Route 53 and Route 83 cluster illustrated in Figure 4.10.

As highlighted in the Downtown Plan, the aging properties and lack of water and sewer make Downtown Long Grove properties less competitive than properties in Downtown Barrington and Libertyville.

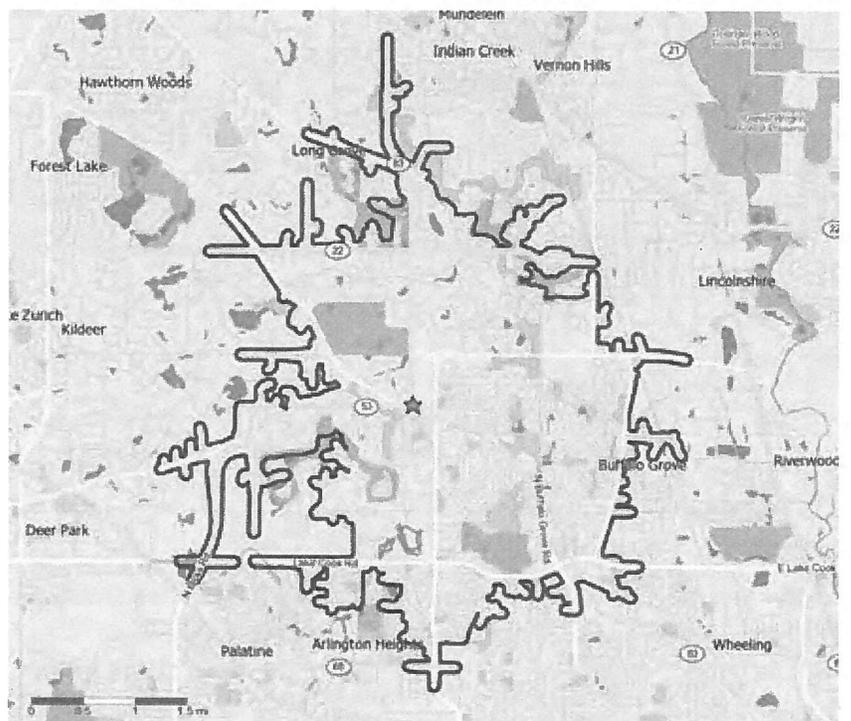
» **PLANNING POLICY ISSUES:**

- How many units could reasonably be added within walking distance of Downtown Long Grove?
- Assuming the potential additional units would still leave Long Grove far short of the populations associated with vitality, are there other changes that could compensate for its very low nearby population? (Bike trails or other exercise/open space that attract from longer distance, activities such as classes, routine smaller festivals)
- What policies encourage property improvement?
- How can water and sewer infrastructure be provided?



**FIGURE 4.9**  
5-Minute Convenience Market Serving Downtown Long Grove

Source: Experian 2015; BDI



**FIGURE 4.10**  
30-Minute Destination Market Serving Downtown Long Grove

Source: Experian 2015; BDI

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## SECTION 5 HOUSING

A clear understanding of the national, regional, and local housing markets is key to developing a comprehensive plan that supports existing uses, particularly a diverse housing stock that meets the needs of residents. Whether they are a first-time homebuyer, a family looking to relocate to Long Grove, or a long-time Village resident searching for a new home in town, providing for a housing stock with multiple options in terms of home type, price point, and amenities will be a key feature of this update to the Comprehensive Plan. In addition, the Comprehensive Plan Steering Committee can identify policies that enable the Village and builders to provide the housing options that fit Long Grove, with particular attention to its legacy of building with nature and preserving open space.

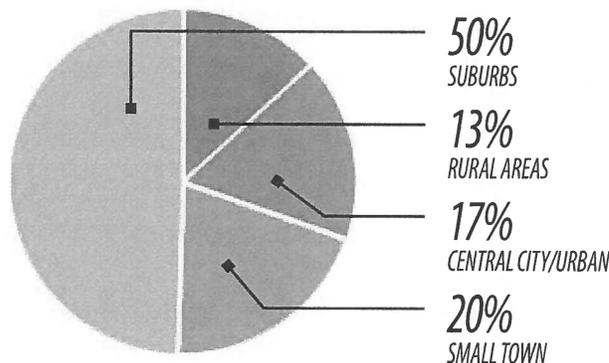
### NATIONAL & REGIONAL HOUSING MARKET CONDITIONS

Ever since the 2008 crash that brought the first housing value decline in the collective memory of most homeowners, there has been uncertainty in the national housing market. At the same time the two demographics supporting the housing market – new families becoming first-time buyers and aging owners downsizing – grew dramatically. With the increasing demand for homes, the national aggregate value of home equity is poised to recover the lost value and reach a new high in the second quarter of 2016. The Chicago region is lagging the national recovery but is still experiencing housing value gains. This more modest recovery is consistent with the low population growth in Chicago when compared to Sunbelt communities.

In January 2016, the National Association of Homebuilders reported that, "...millennial buyers (those younger than 35) account for 36% of U.S. home purchases, compared with 34% of homes going to baby boomers (those age 55 to 70)." While the press reports that millennial buyers prefer urban neighborhoods, the largest percentage

is buying in the suburbs and that percentage is expected to grow as the buying decision is increasingly driven by school quality. Figure 5.1 provides a general breakdown of first-time homebuyers, indicating the half are seeking homes in the suburbs and the other half split among small towns, central city/urban areas, and rural areas.

These young buyers are waiting longer to purchase because they are unwilling to settle for what their parents bought as a first home. By waiting, they approach the market with a larger down payment. At the same time, a recent AARP survey of adults age 45-plus reported that 80% of respondents agreed that, "what I would really like to do is remain in my local community." About 75% reported wanting to stay in their current home.



**FIGURE 5.1**  
**First-Time Homebuyers**

Source: National Association of Realtors 2015 Profile of Home Buyers and Sellers

Other trends impacting the national equity housing market are:

- ❑ Multi-generational living is increasing as 14% of new homebuyers are looking to jointly purchase with a parent, and 44% of new homebuyers look for the possibility of accommodating parents in their home.
- ❑ Only 9% of new homebuyers are looking to shorten their commute.
- ❑ New home shoppers are primarily age 35 to 65,
- ❑ In 2015, the Chicago region saw 2,362 homes sell for \$1 million or more, with these sales roughly split between the City and suburbs.
- ❑ For higher priced homes in the Barrington area, teardowns and new construction are hot with buyers willing to invest \$350,000 to \$500,000 for property and demolition.

Another impact of the uncertainty of the housing market is growth in the number of “renters by choice.” Between the second quarters of 2014 and 2015, for example, the number of owner-occupied households dropped by 400,000, according to The Wall Street Journal, hitting a 48-year low. In the same period, the number of renter households jumped by 2 million. Many new renters are millennials, whose share of renter households in Chicago increased faster than any other age group between 2007 and 2011. Institute for Housing Studies (IHS) at DePaul University (IHS) research found, for example, that more than 68% of householders age 25 to 34 were renters in 2011, an increase of nearly 10% from levels seen in 2007.

While many millennials are saddled with student loan debt or unable to afford a down payment and may continue to rent by necessity, some realtors believe those who could afford to buy are opting for a renter lifestyle that allows more mobility. In an even greater departure from tradition, some seniors are choosing to rent. IHS data show that in Cook County, the share of renters in the 55-to-64 age group grew by about 11% (rising from 27% to 30%) between 2007 and 2011. Real estate professionals believe some of those households downsized as people sold their homes in favor of a rental. As people retire later in life, they may seek to balance a hectic work schedule with a less hands-on living situation. Others may find peace of mind in leaving the housing market after years of volatility.

**SUMMARY**

With the national recovery of the housing market, there is an opportunity for Long Grove to capitalize on new buyers and rising prices. During the comprehensive planning process, careful consideration should be given to the match between existing Long Grove housing products and the desires of new buyers.

**LONG GROVE MARKET REPORT**

Long Grove currently is an exclusively single family home community with coming additions of senior assisted living and memory care options. That development pattern was a conscious choice of previous comprehensive planning efforts. With this comprehensive plan update charged with considering whether that policy should continue, the information that follows looks at the health of the market and options for change.

**AGING PROPERTIES**

The table in Figure 5.2, which was created by CMAP, reveals that half of the homes in Long Grove have been built since 1990 and, in general, are newer than overall Lake County and the Chicago Region.

Averaging units built from 1970 until the 2008 housing crash suggests that between 45 and 60 units were constructed per year. The table in Figure 5.3 reports recent activity that is significantly below pre-recession levels, suggesting both the limited opportunities for

**WHAT MILLENNIAL & SENIOR RENTERS SEEK**

Research shows that, while the millennial renters desire smaller units and shared facilities for exercise, work, and gathering, older renters seek larger often three bedroom units that can accommodate visiting grandchildren and valued possessions accumulated over a lifetime.



**FIGURE 5.2**  
**Housing Age, 2013**

Source: 2013 American Community Survey five-year estimates

	Long Grove		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	494	20.2%	40,221	15.4%	398,379	11.8%
Built 1970 to 1999	1,614	65.9%	131,706	50.6%	1,119,962	33.2%
Built 1940 to 1969	253	10.3%	64,444	24.8%	1,067,473	31.7%
Built Before 1940	88	3.6%	23,967	9.2%	763,627	23.3%
Median Year Built	1990		1980		1966	



Year	Permits	Demolitions
2010	2	3
2011	5	0
2012	17	1
2013	29	2
2014	9	4
2015	10	2

**FIGURE 5.3**  
**Permits & Demolitions in Long Grove, 2010-15**  
Source: Village of Long Grove

new subdivisions in Long Grove, and the Chicago Region's slow housing recovery.

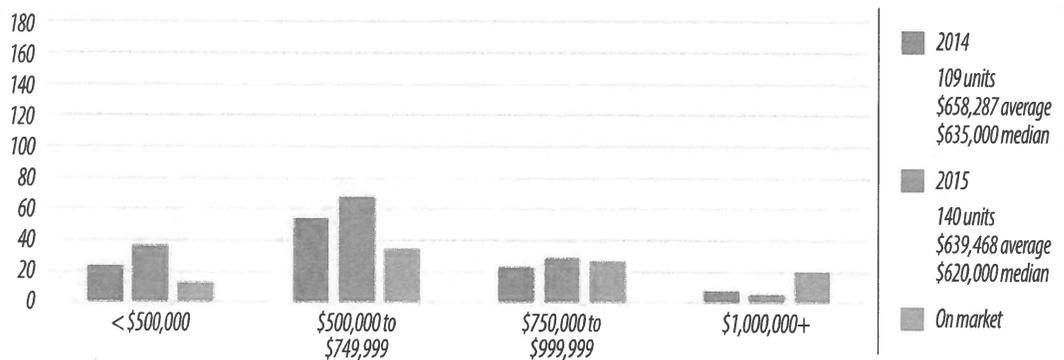
One challenge to be considered during this Comprehensive Plan Update is the status of aging properties. Generally, when such structures turn approximately 40 years old, major systems – such as plumbing, heating, roofing, and particularly septic systems in Long Grove – need significant repair or replacement. The high cost of repairs encourages demolition and replacement of houses. The U.S. Census reported in the 2014 update to the American Community Survey that 26% of Long Grove homes, or 637 houses, were built prior to 1980. Those homes are near to or exceed that 40 year old threshold.

» **PLANNING POLICY ISSUES:** *Should redevelopment be encouraged by designating areas built in 1980 or earlier as locations where replacement homes can be on smaller lots? This policy might also require or provide the bonus only when the property connects to municipal or private but extensive sewer and water service.*

**EXISTING SALES CONTEXT**

The statistics in Figure 5.4 summarize recent sales of existing Long Grove homes. In addition, the graph in Figure 5.4 illustrates the annual sales of homes less than \$750,000 is well balanced, with the current inventory of homes in those price ranges. The current listing

**FIGURE 5.4**  
**Recent Homes Sales in Long Grove, 2014-15**  
Source: Multiple Listing Service (MLS)



	Long Grove	Hawthorn Woods	Kildeer
Total Housing Units	1,297	2,615	2,371
2014 Sales	52	119	109
2015 Sales	70	152	140
% Units Sold, 2014	4.0%	4.6%	4.6%
% Units Sold, 2015	5.4%	5.8%	5.9%

**FIGURE 5.5**  
**Volume & Sale Prices in Long Grove & Other Communities**  
Source: Multiple Listing Service (MLS)

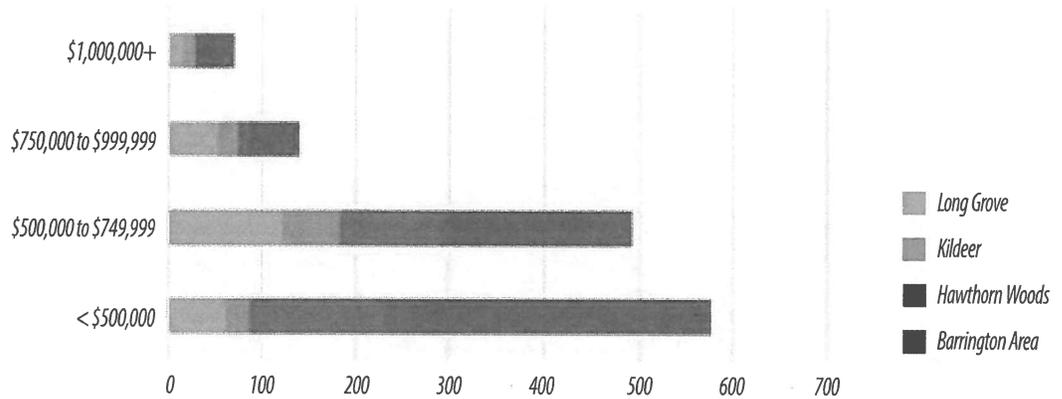
obtained from the multiple listing service (MLS) should represent a near highpoint for inventory, as homeowners hoping to sell to families relocating prior to the new school year buy from April to July.

The table in Figure 5.5 compares the volume and sales prices in Long Grove and the most comparable nearby communities of Kildeer and Hawthorn Woods.



**FIGURE 5.6**  
**Recent Homes Sales in Long Grove & Barrington Area, 2014-15**

Source: Multiple Listing Service (MLS)



Building on the graph in Figure 5.4, the bar chart in Figure 5.6 adds the larger Barrington area competition to the mix in comparing 2014 and 2015 sales by price.

This analysis suggests that Long Grove properties offered for sale compete well within the local market.

» **PLANNING POLICY ISSUES:** *What housing price points best position Long Grove in the regional market, and how can Village policies impact price points? Elements like lot sizes, finishes, private roads, infrastructure access, and open space are influential factors.*

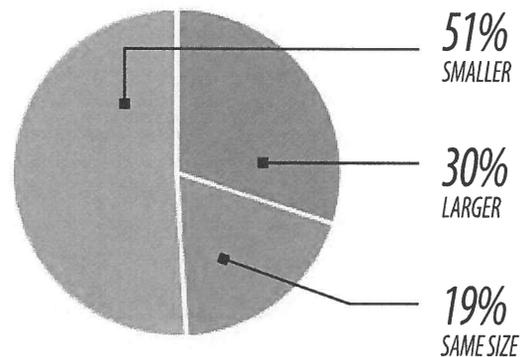
**AGING POPULATION**

The American Community Survey reported that as of 2014, 14% of Long Grove’s households (327 houses) were headed by someone age 65 or older. If Long Grove residents follow national trends, 75% of those owners hope to remain in their homes, leaving approxi-

mately 82 households inclined to move. National studies suggest that 5% of those moving want to stay in their community and the balance relocate to be near children and grandchildren or to seek a warmer climate. That suggests that perhaps the demand for senior targeted housing for existing residents could be as low as three to five units. However, there is additional demand for units targeted to the parents of current residents. With 44.5% of Long Grove homes occupied by a family with children under age 18 living in the house (1,055 homes), it is likely that there could be demand for another 50 to 100 homes targeted to parents of those homeowners.

A study titled “Home in Retirement” by Merrill reported these size choices by retirees purchasing new homes, as summarized in the graph in Figure 5.7.

Although Long Grove recently approved plans for assisted living and memory care rental housing, those units do not address the needs



**FIGURE 5.7**  
**Housing Size in Retirees Most Recent Moves**

Source: “Home in Retirement,” Merrill



of Long Grove residents and many of the multi-generational households seeking close proximity.

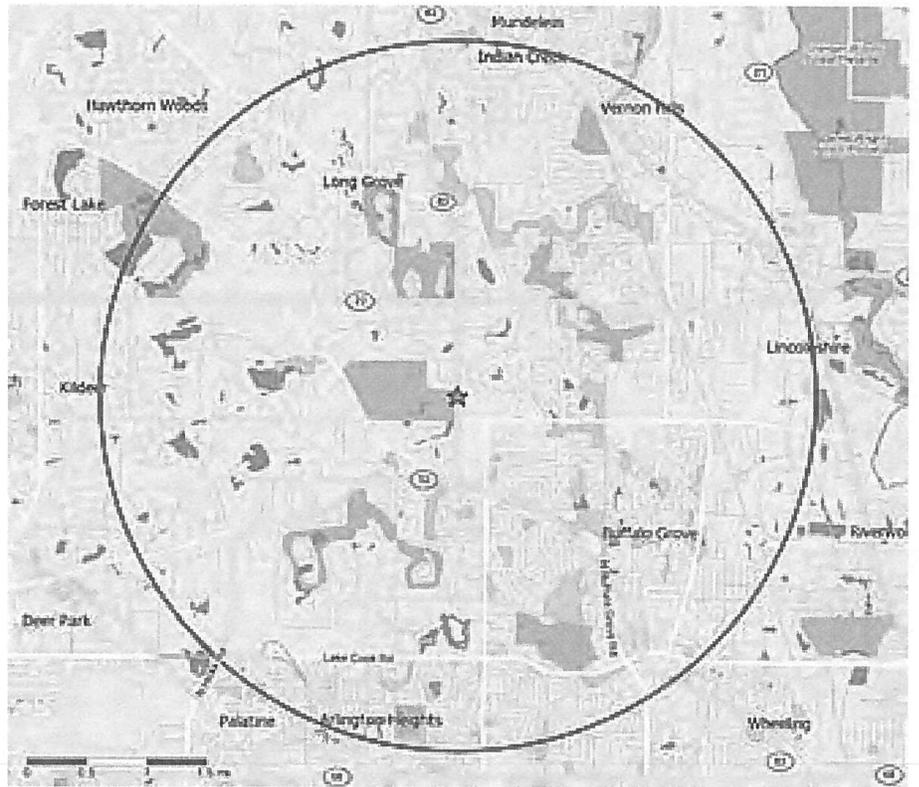
» **PLANNING POLICY ISSUES:** *Does serving a retiring population require a different type of unit? Can Long Grove identify space for at most 100 units of housing targeted to active seniors?*

**HOUSING VARIETY**

Although Long Grove does not have any multifamily housing, it is available within a 3-mile radius of the community identified by the map in Figure 5.8. Within this radius, there are 5,680 multi-family homes in formats from 3 to 50+ attached units. Another 4,770 families are renters.

**SUMMARY**

Long Grove’s housing and open landscape image has offered differentiation from other communities. This regional position appears to be a competitive choice in the market; however, there may be ways to improve the fit between existing housing choices and future markets driven by demographic change.



**FIGURE 5.8**  
**3-Mile Radius Around Long Grove**

Source: Experian 2015; BDI

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## SECTION 6

# LAND USE & TRANSPORTATION

This section provides an assessment of the land use characteristics and transportation network that define Long Grove.

## LAND USE

Today Long Grove remains an affluent, non-home rule community, located in Lake County, Illinois, approximately 35 miles northwest of Chicago. As of the 2010 Census, the Village has a population 8,085 individuals and comprises approximately 12.5 square miles of land area. The Village maintains boundary agreements with the Villages of Kildeer and Hawthorn Woods, which are both situated to the west and northwest of Long Grove, respectively. Few large undeveloped tracts of land remain within the corporate limits of the Village. Limited areas exist for annexation. The map in Figure 6.1 show Long Grove's municipal limits and the boundary agreement lines with Kildeer and Hawthorn Woods.

The central question raised by community stakeholders, as was addressed in the 1999 Plan, is:

***"What type of community is the Village of Long Grove, and in what direction is it headed."***

These questions remain the two most critical aspects of the comprehensive planning process.

## GENERAL DEVELOPMENT PATTERN

This Comprehensive Plan update maintains the past planning policies that have ensured that the rural/countryside character of Long Grove is preserved, while focusing on development opportunities to expand the Village's tax base that is consistent with this character. In addition to the historic and rural/countryside character associated with an open space community, development is naturally constrained and defined by the reliance on very limited and environ-

mentally vulnerable groundwater supply, and restrictions placed on preserving natural areas and systems.

Although the community has experienced new residential and limited commercial development, the overall rural/countryside community character of Long Grove remains largely intact and distinct from its neighbors. Large and protected open spaces and tree-lined corridors are the hallmarks of the community since its inception. The 1999 Comprehensive Plan refers to this approach to development as promoting a "green community" concept, or what is now more commonly referred to as a sustainable approach to community development. The emphasis on preserving open spaces is supported by the importance of maintaining large lots and limits on residential house size. The Village's commitment to open space and preserving character by addressing building scale in relation to its surrounds and nature was recently reinforced by the recent approval of a maximum house size limit of 13,000 sq. ft.

### LONG GROVE'S LEGACY

*Since the inception of its 1999 Comprehensive Plan, Long Grove has promoted the "green community" concept, which is recognized more commonly today as a sustainable approach to community development. The Village places a particular emphasis on maintaining large lots and limiting the size of residential homes.*



As shown on the Subdivisions Map in Figure 6.2, indicating residential development as of 2010, the majority of the Village has been developed with few remaining original tracks of land or homesteads. Some of these lands will remain as parks, conservancy areas, or other open space, leaving the remainder subject to development. As a result, there are very limited threats to character through new development as limited opportunities exist to significantly change or



influence character. The maintenance of both low-density zoning and consideration of cluster subdivisions will help insure that the community character is preserved. The 1999 Comprehensive Plan promotes the use of cluster subdivisions that provide for smaller lot sizes in return for more preserved open spaces. This is generally important for heavily wooded area and zoning areas that permit lots at one acre or less.

#### PROTECTING THE CHARACTER OF LONG GROVE

*With a majority of the Village built out and significant land devoted to parks, conservancy areas, and other open space, there is limited opportunities for new development that will serve as a major threat to alter the existing character of Long Grove.*



#### COMMUNITY FORM & CHARACTER

The 1999 Comprehensive Plan defines Long Grove's character by three related components:

- Types of land uses (residential, commercial) and intensity (size, land coverage) of development
- Scale, or the relationships between buildings and spaces to each other, and to its natural surroundings
- Design that reflects a unified, cohesive, and unique set of qualities that is part of the community's history and natural characteristics -- "of the place" -- and is not manufactured or imported

From its incorporation in 1956, Long Grove maintains a unique community character which is very different and apart from the urban/suburban development pattern of other communities. As



illustrated on the Community Form Map in Figure 6.3, the Village is characterized by large residential lots and natural open spaces which both define the form and character of the Village, generally referred to as rural or countryside character. Although the environmental character of the land consisting of extensive wetlands and floodplains (see the Long Grove Wetlands and Natural Resources & Flood Zones Maps in Figures 6.4 and 6.5, respectively) has largely contributed to the low density nature of the community, the Village made a concerted effort to embrace and preserve these qualities by limiting urban utility services and adopting strict environmental protection laws and scenic conservation programs. Long Grove was an early leader in the environmental movement and was one of the first communities in Illinois to enact environmental regulations. Through these efforts, the community has preserved 1,474 acres in scenic easements and conservancy areas.



This Comprehensive Plan Update introduces the Community Form and Character Map in Figure 6.6 to describe the basic organizational structure of the community, opportunities for economic development, and the role of roads in maintaining a sense of place. Together each component of the community plays an important part in ensuring a sustainable future:

- Nature: preserves habitat, way of life, values
- Character: reflects values
- Economic opportunity: allows for the others to be preserved

Long Grove has its own special personality, composed of districts, corridors, neighborhoods, and special places. As the community matures, redevelopment, infill, and public improvement projects may impact the character of the Village. The Community Character and Form Map will assist the community in evaluating ways to maintain and improve the quality of life through the enhancement and protection of the Village's visual environment.

**CORRIDORS**

Corridors are the most visible parts of a community, and can be a major factor in how a community is perceived. "Views from the road" shape our memories in a way that establishes either a positive or negative community image. Corridors are links that tie communities together, and thus, are an important element of a community's character. Each corridor identified on the Community Form and Character Map is based on the principal functional characteristics of the roadway which can form the basis for developing guidelines to preserve and enhance Long Grove's image. A number of factors contribute to the appearance of corridors, including land use, density, open space, landscape, architecture, infrastructure, access, and pedestrian and vehicular circulation.

The following is a general description of the key elements which typically define each type of corridor:

**KEY ELEMENTS OF EACH CORRIDOR TYPE**

**COUNTRYSIDE CORRIDOR**

- Rural road cross section (drainage swales, no curb and gutter)
- Narrow road
- No on-street parking
- No sidewalks
- Buildings do not take access directly from road
- Large front yard setbacks, with or without scenic easements
- Narrow right-of-way
- Natural, informal landscape theme – hedgerows, prairies, tree groves
- No street lights



**SUBURBAN COMMUNITY & REGIONAL CORRIDOR**

- Wide right-of-way
- Sidewalks, one or both sides
- Smaller front yard setbacks
- Urban road cross section, with or without curb and gutter (depending on right-of-way width and adjacent and land uses)
- Two-Four lane road
- No on-street parking
- Sidewalks – one or both sides
- Buildings back onto street (no direct access from road)
- Wide parkway area
- Generally little or no unified landscape theme
- "Highway" type street lighting generally with wide spacing



**GATEWAYS & WAYFINDING**

Gateways are important identity markers of a community. Several gateway locations are identified along each major corridor where they define entrances to Long Grove or special districts, such as the Downtown. A range of design and appearance improvements should be undertaken at each gateway location. The following is a general description of the key elements which may be used to define each type of gateway:

- Landscaping - distinctive accent plantings should be provided at each gateway location
- Medians - where feasible, new landscaped medians could be provided within existing rights-of-way for approximately one block long
- Entry Signs - distinctive identity signs announcing entrance to the community and special sub-areas of the Village
- Lighting - special or unique lighting fixtures could be provided to highlight and accent each gateway feature

In addition to gateways, wayfinding signs are important as they both bring attention to and direct people to special places in the community. While the Village has limited signs identifying the Downtown area, several additional locations should be considered to both create early notification and provide direction to the Downtown beyond existing locations.

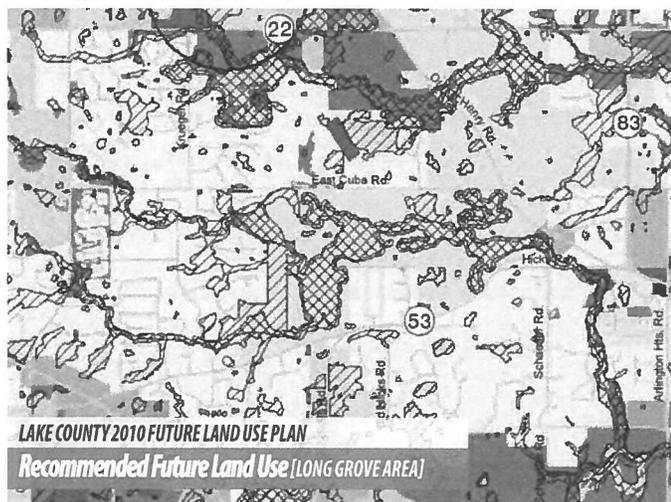


### IMPACT OF LOCAL & REGIONAL PLANNING EFFORTS

Plans of adjacent communities and those of regional agencies can have a direct or indirect influence on Long Grove's planning efforts. Below is a summary of the relevant planning documents.

- ❑ The Lake County Plan 2004 Plan and 2010 Future Land Use Plan include land uses consistent with previous Village plans, keeping the area as low density residential development with commercial opportunities at the periphery of the Village. This is shown in the excerpt of the Lake County 2010 Future Land Use Plan below.
- ❑ Different from past regional plans, the GO TO 2040 Plan that CMAP prepared for the Chicago Metro area is a policy oriented document promoting livable communities, sustainability, balance growth, housing diversity, and better government policies. Of importance for Long Grove is CMAP's policies articulating the importance of preserving open space, habitats, conservation and sustainable efforts, and adoption of an Open Space Plan/Green Infrastructure Plan. Long Grove continues to play an important role in fulfilling regional open space plans, providing a break from suburban sprawl, and habitat and ground water protection. CMAP recently launched a three year process to provide a plan update entitled ON TO 2050.
- ❑ Local community plans are also available for adjacent municipalities including Buffalo Grove, Kildeer, Mundelein, Palatine, Vernon Hills, and Hawthorn Woods. As shown on the Village Limits & Boundary Agreement map (Figure 6.1), very limited areas remain that are unincorporated and may impact Long Grove's planning area.

*The Lake County 2010 Future Land Use Plan maintains the low density residential development pattern with peripheral commercial uses that have long characterized Long Grove.*



### SUBAREA PLANNING FACTORS

Although the current 1999 Comprehensive Plan made it clear that commercial development has not played a major role in the evolution of the Village, the Plan does advance detailed subarea plans for four commercial opportunity areas and a new neighborhood in the 1999 Plan, identified as:

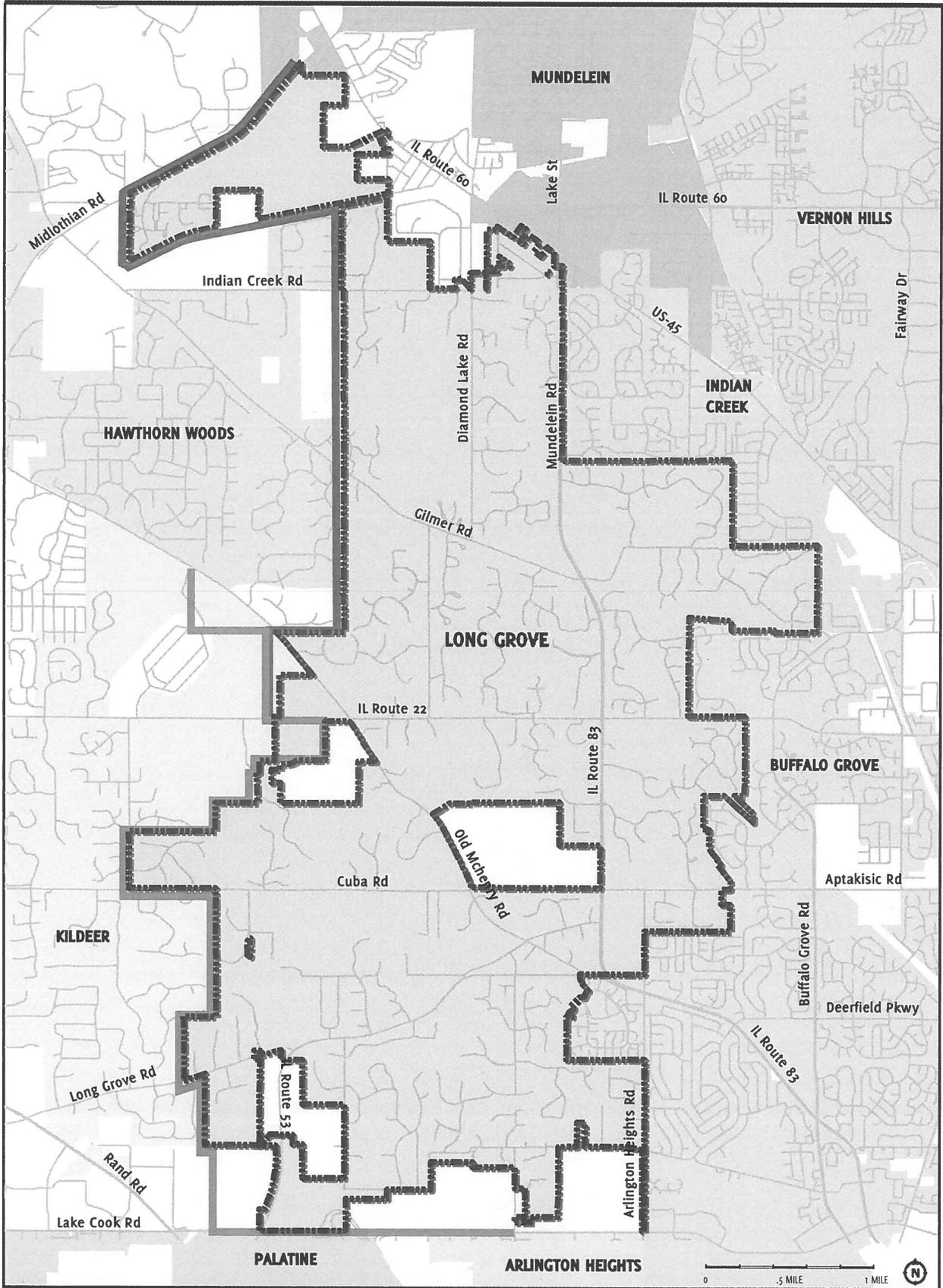
- ❑ Historic Business District
- ❑ Route 22 & Old McHenry Road
- ❑ Lake Cook Road & Route 53
- ❑ Long Grove Station (mixed-use neighborhood oriented around a potential new Metra station)
- ❑ Commercial node at the intersection of Routes 45, 60 & 83

As most subareas of Long Grove are largely located on the periphery of the Village or part of established commercial areas, they offer the greatest opportunity for future development in the community without substantially impacting the character of the community. Implementation strategies should also be included in the plan update. The subareas that will have a prominent role in the plan update are shown on a Village-wide map in Figure 6.7.

The evaluation of development opportunities in each subarea are summarized in Figures 6.8 through 6.12, with the exception of the commercial area at the intersection of Routes 45, 60, and 83, as this area has very little development potential due to a few remaining infill properties. However, the redevelopment potential of this area could improve if a boundary agreement could be achieved with the Village of Mundelein that would result in all the properties on the south side of Route 45 being transferred to Long Grove. The summary for each subarea describes the configuration and location of the subareas, existing site conditions, land use, access issues, and zoning issues that may influence development potential.



**FIGURE 6.1**  
**Village Limits & Boundary Agreements Map**

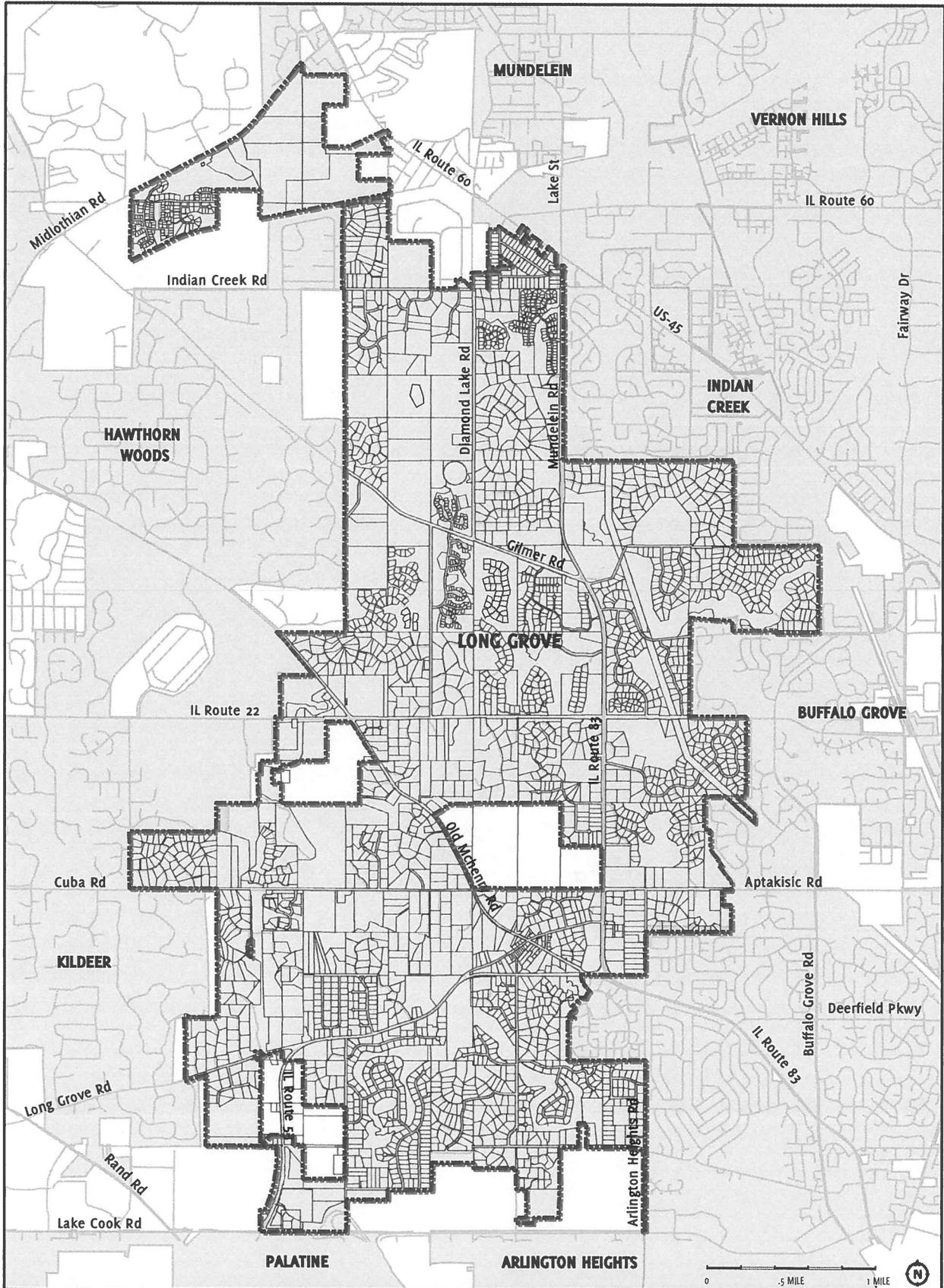


**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

	Village Boundary		Kildeer Agreement (7-22-97)
	Adjacent Municipalities		Hawthorn Woods Agreement (8-27-96)

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 VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

**FIGURE 6.2**  
**Parcels & Subdivisions Map**

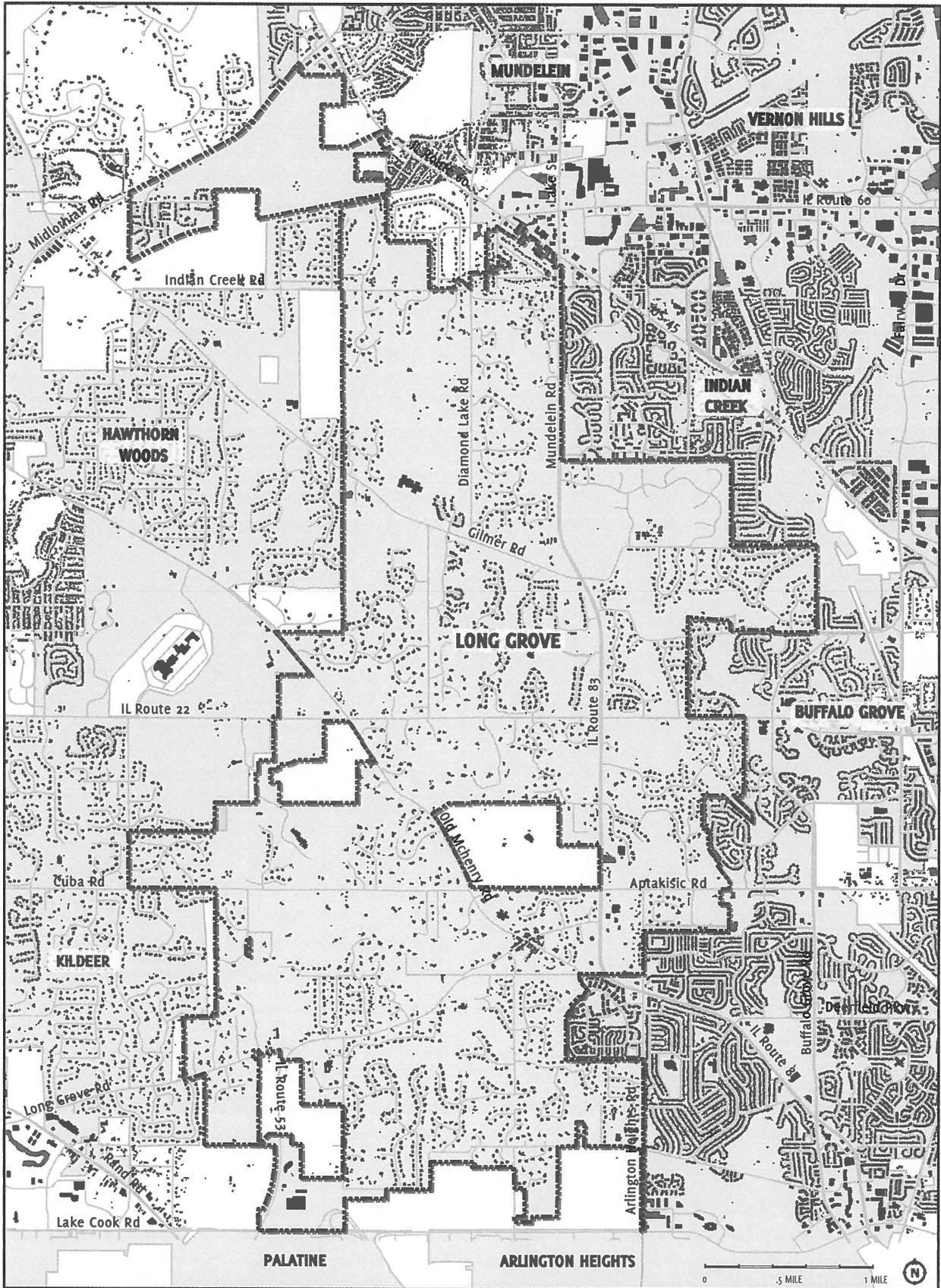


**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

- Village Boundary
- Parcel Lines
- Adjacent Municipalities

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VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

FIGURE 6.3  
Community Form Map

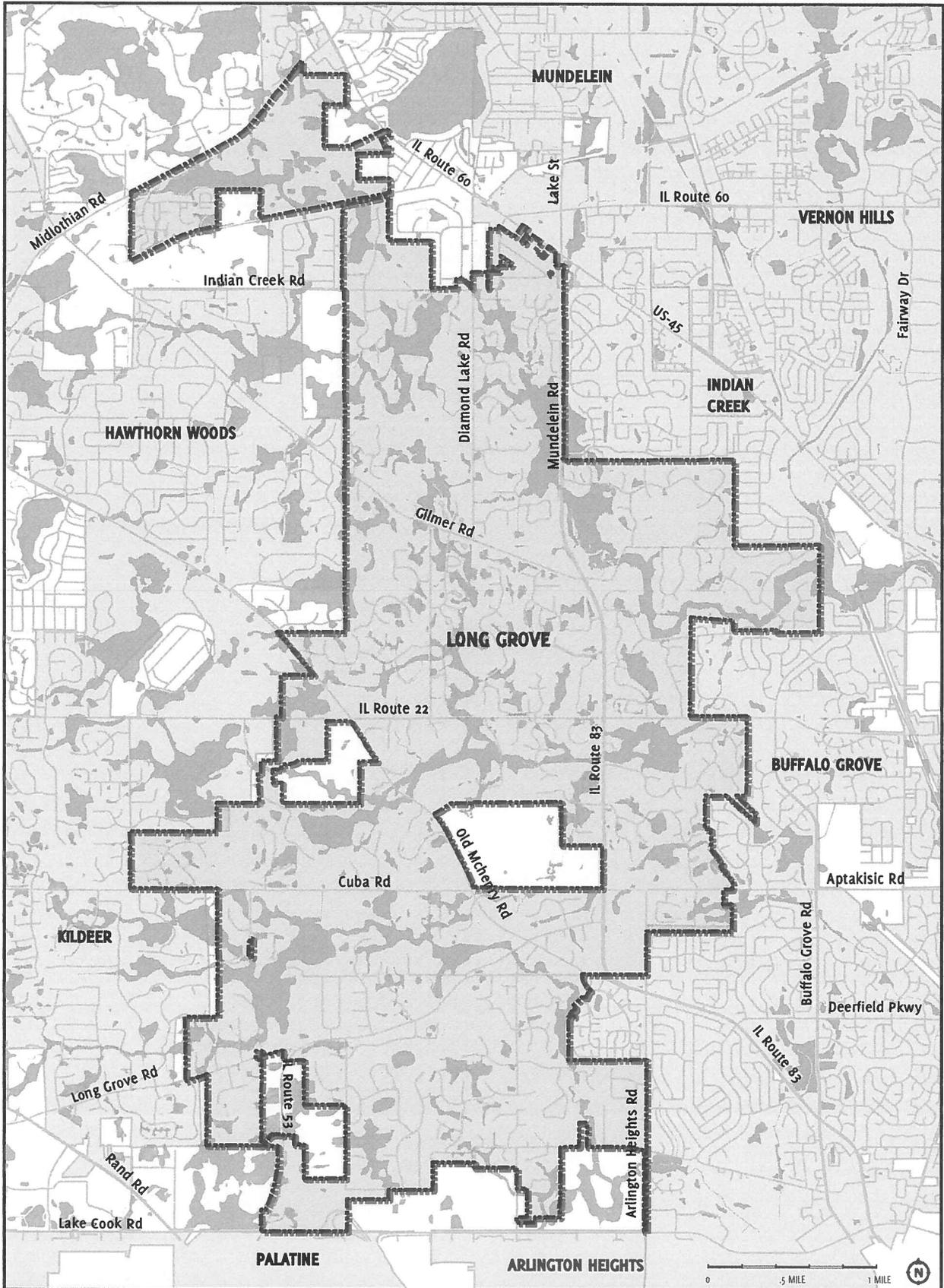


LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE

- Village Boundary
- Existing Buildings
- Adjacent Municipalities

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VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

**FIGURE 6.4**  
**Wetlands Map**

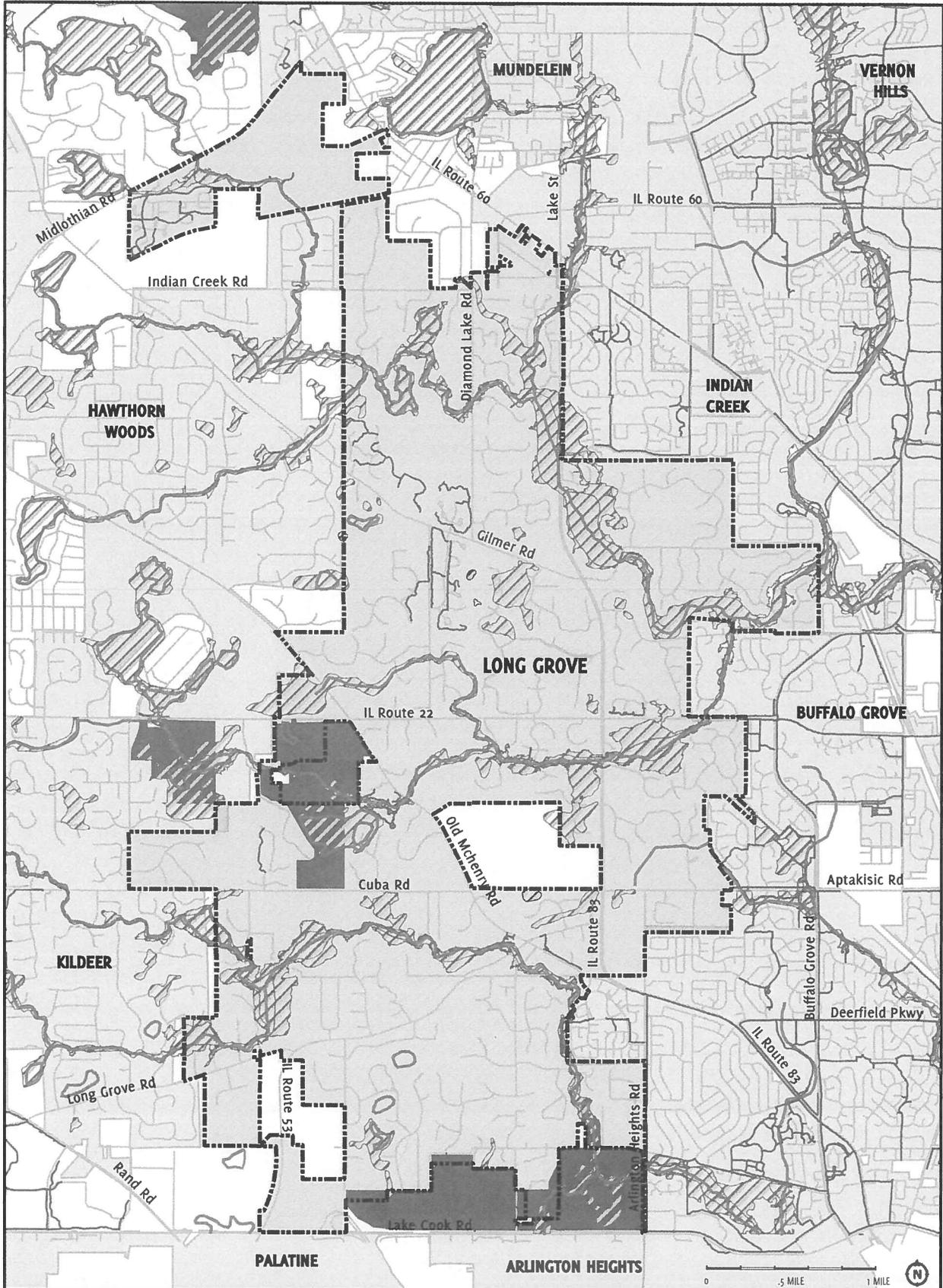


**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

- Village Boundary
- Lake County Wetland Inventory (2010)
- Adjacent Municipalities

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VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

**FIGURE 6.5**  
**Natural Resources & Flood Zones Map**

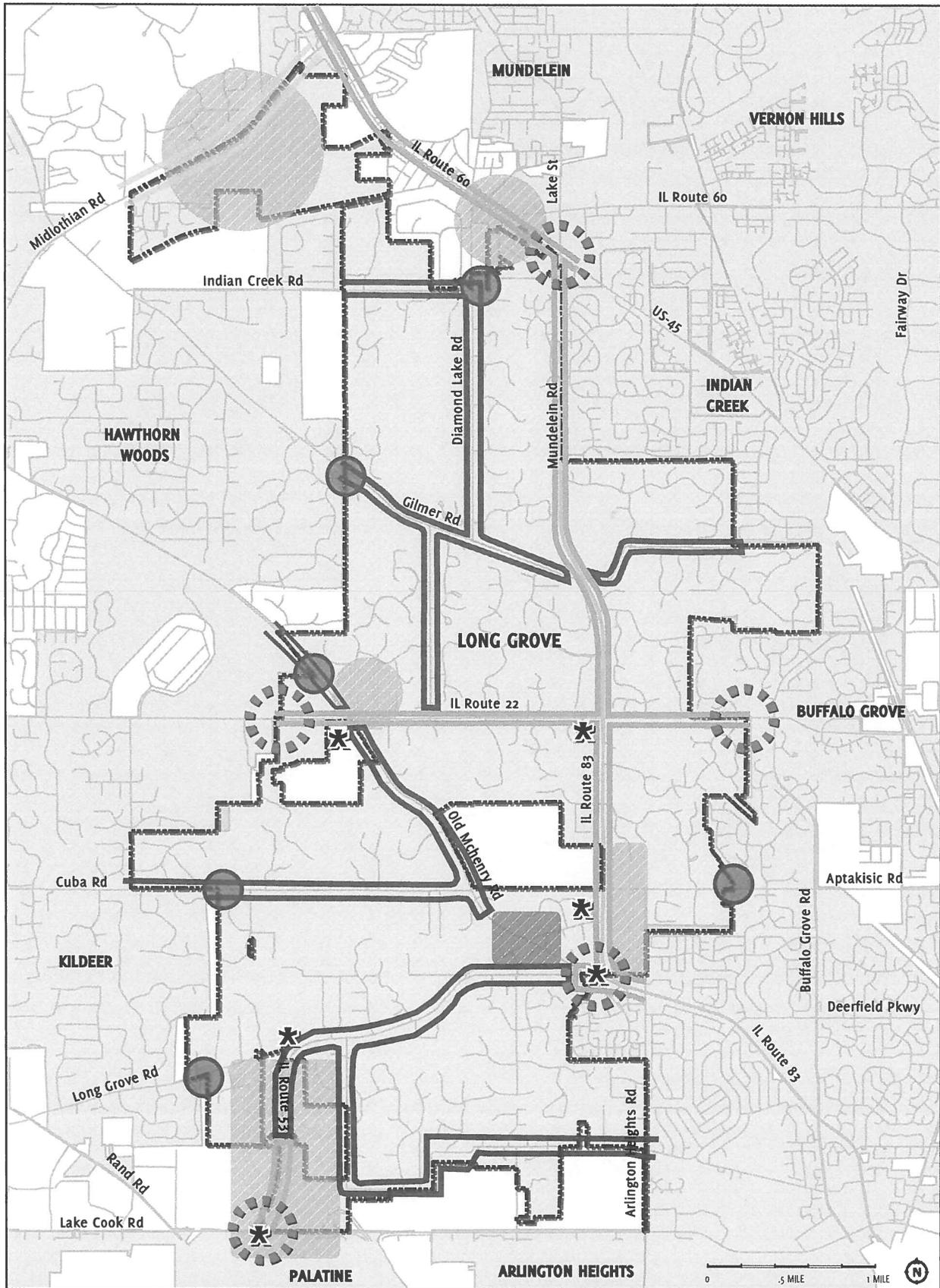


**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

- |   |   |
|---|---|
|  Village Boundary        |  Lakes & Streams   |
|  Adjacent Municipalities |  Trails  |
|  Forest Preserve         |  100-Year Flood Plain (includes FEMA Flood Zones A, AE & AH) |

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**FIGURE 6.6**  
**Community Form & Character Map**



**LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE**

- |                            |                                |                   |                               |
|----------------------------|--------------------------------|-------------------|-------------------------------|
| Village Boundary           | Countryside / Scenic Corridor  | Primary Gateway   | Development Opportunity Areas |
| Adjacent Municipalities    | Historic Settlement / Downtown | Secondary Gateway |                               |
| Suburban Regional Corridor | Suburban Community Corridor    | Wayfinding        |                               |

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FIGURE 6.7  
Subareas Map

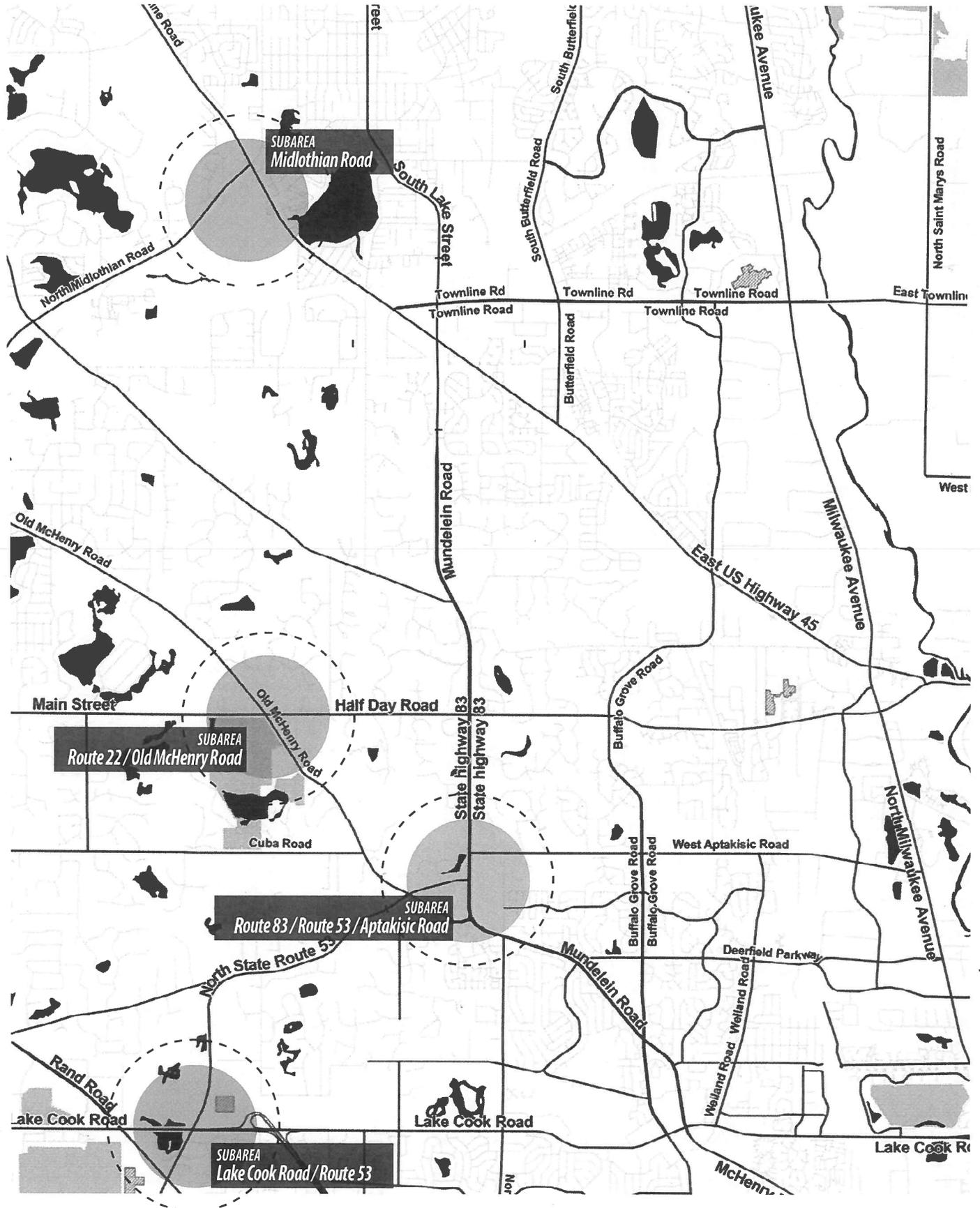




FIGURE 6.8

## Site 1 | Midlothian Road Planning Area

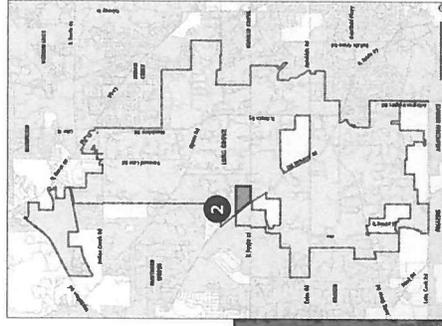
### GUIDING FORCES

Previous Plan Recommendations	What are the past planning policies...	Market Findings	What are the market realities...
<ul style="list-style-type: none"> <li>The previous plan was predicated on the eventual siting of a new Metra commuter rail station, which was to be supported by a wide variety of residential and limited commercial uses.</li> <li>Public water and sewer required to support high density development.</li> <li>A transit-oriented community as a northern focal point of the Village. If transit not provided, maintain low-density zoning.</li> <li>Mixed-use, higher density housing within walking distance to rail station.</li> <li>Preservation of approximately 50% of site as open space.</li> <li>Use of natural drainage systems throughout the site.</li> <li>Establishment of 150 foot scenic easement along Midlothian Road.</li> </ul>	 <p>DETAILS BY SUBAREA PLAN FOR THE LONG GROVE STATION PLANNING AREA</p>	<ul style="list-style-type: none"> <li>Economic potential limited without Metra service.</li> <li>Long-term opportunity consists of mixed-use residential as suggested in previous plans providing alternative housing.</li> <li>IDOT acquisition of right-of-way limits development potential and poses a barrier to investment.</li> </ul>	<p><i>These are highlights from the market study that serve to inform what types of development may be most appropriate given the characteristics and location of the site.</i></p>
<p><b>The Built Environment + Zoning</b></p> <p><i>These are the existing site elements, both built and natural, that must be integrated and considered to create successful development plans.</i></p> <ul style="list-style-type: none"> <li>Surrounding Land Uses: Primarily residential uses, with limited commercial businesses at the intersection of Route 45 and Midlothian Road. Lower density single-family residential uses are generally located to the south and north of the site, with the exception of smaller lot single-family cluster developments to the west and east. Limited annexation potential existing along Route 45 and the western edge of the subarea. The E&amp;E railroad borders the site on the south.</li> <li>Environmental Features: As illustrated on Figures 6.4 and 6.5, limited floodplain is located in the southwest portion of the site, with more extensive wetlands covering substantial portions of the property. The site has limited woodland cover, likely due to previous agricultural activity.</li> <li>Zoning: R-2 Single-Family (2 ac. minimum). A planned development is necessary to achieve the mixed-use concept of the previous plan.</li> <li>Site Area: Approximately 430 ac.</li> </ul>		<p><b>Transportation</b></p> <p><i>These are the existing site elements related to access and circulation that must be considered relative to future development.</i></p> <ul style="list-style-type: none"> <li>Midlothian Road is a two-lane sub-regional arterial County road.</li> <li>Two full access roads to Midlothian Road may be required with turn-lanes on Midlothian Road, and with additional access to Route 45.</li> <li>Transit connection: None. Future Metra station no longer part of long-range regional plans.</li> <li>Trail Plan: Previous Village plan provides for trail connection under the railroad. Bikeway trail planned along Midlothian Road by IDOT.</li> <li>Lake County 2040 Transportation Plan Recommendations: Widening of Midlothian Road is planned by IDOT.</li> <li>FAP 342 extension (300 acres acquired by IDOT).</li> </ul>	<p><b>What are the access policies...</b></p> <p><i>These are the access policies...</i></p>

### Midlothian Road Planning Area

FIGURE 6.9

## Site 2 | Route 22 & Old McHenry Road Planning Area

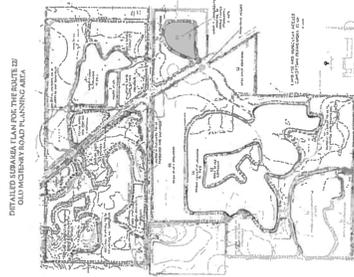


### GUIDING FORCES

#### Previous Plan Recommendations

What are the past planning policies...

- Of the 4 corners of this intersection previously studied, only the NW corner remains as an undeveloped agricultural use and family camp.
- Two small neighborhood-oriented retail and services centers at the NW corner and on Old McHenry Road.
- Natural areas planned for the north and east end of the site have been cleared for agricultural use.
- Limited single-family use.



#### Market Findings

What are the market realities...

*These are highlights from the market study that serve to inform what types of development may be most appropriate given the characteristics and location of the site.*

- Limited access to Route 45 discourages larger retail uses.
- Low traffic counts (6,800 Old McHenry; 17,100 Route 22), limit retail potential.
- Neighborhood oriented commercial uses, offices and service uses on sites averaging 3-5 acres
- Mixed-use residential uses that provide housing options and serves as transition from commercial use to larger lot residential neighborhoods.

#### The Built Environment + Zoning

What physical factors exist...

*These are the existing site elements, both built and natural, that must be integrated and considered to create successful development plans.*

- Surrounding Land Uses: Primarily residential uses, with commercial use at the northwest intersection of Route 22 and Old McHenry Road. Lower density single-family residential uses are generally located to the south, north, and east of the site.
- Environmental Features: As illustrated on Figures 6.4 and 6.5, limited floodplain is located in the northern portion of the site, with associated wetlands. The site has limited woodland cover on the eastern 2/3 of the site, due to previous agricultural activity, and small open space/woodland area at the northern end of the family camp site.
- Zoning: R-1 Single-Family (3 ac. minimum). A planned development is necessary to achieve the mixed-use concept of the previous plan.
- Site Area: Approximately 45 ac.

#### Transportation

What are the access policies...

*These are the existing site elements related to access and circulation that must be considered relative to future development.*

- Old McHenry is a two-lane sub-regional arterial County road.
- Access to Route 45 will likely be limited to a right-in and right-out configuration only, based on the experience with the commercial project to the west.
- Route 22 is a two-lane road, as part of the IDOT's Strategic Regional Arterial road system; it is planned for widening to four lanes. The SRA study for Route 22 provides for one full access entrance to the site along Route 22.
- Route 22 and Old McHenry Road have a rural street cross section, with no curbs.
- Transit connection: None. Long range transportation plans provide for future bus service.
- Trail Plans: A bikeway is planned along Route 22 as part of IDOT's long term improvement plan.



Source: East, Christopher, Gresham, Bradbury, Gresham, Christopher, D.L., USDA, Lewis, A.C., contemporary, concept, 1994, 1997, reformation, and the one hour program.

### Route 22 & Old McHenry Road Planning Area



FIGURE 6.10

## Site 3 | Triangle Area - Historic Downtown Planning Area

### GUIDING FORCES

Previous Plan Recommendations	Market Findings
<p>What are the past planning policies...</p> <ul style="list-style-type: none"> <li>The 2008 Downtown Master Plan calls for:               <ul style="list-style-type: none"> <li>Creation of a new local street that aligns with the new Archer Avenue, including the addition of on-street parking.</li> <li>Addition of a signature 'village green' with expansion of the commercial buildings fronting the park.</li> <li>Balance of the site recommended for redevelopment with no specific plan given.</li> </ul> </li> </ul> 	<p>What are the market realities...</p> <p><i>These are highlights from the market study that serve to inform what types of development may be most appropriate given the characteristics and location of the site.</i></p> <ul style="list-style-type: none"> <li>As highlighted in the Downtown Plan, the aging properties and lack of water and sewer make Downtown Long Grove properties less competitive.</li> <li>Expansion of the Downtown Commercial footprint for new shops and restaurants in the Triangle will broaden Downtown's marketplace appeal.</li> <li>The most important improvements are those that enhance pedestrian comfort, safety, and hospitality. Safe and comfortable pathways, increased lighting, better signage, and higher quality street furnishings encourage visitors to more easily access and enjoy Downtown attractions for longer hours.</li> <li>The site is part of the Downtown TIF District, providing the Village with the financial resources to undertake essential capital improvement projects to promote redevelopment and new investment.</li> </ul>
<p>The Built Environment + Zoning</p> <p>What physical factors exist...</p> <p><i>These are the existing site elements, both built and natural, that must be integrated and considered to create successful development plans.</i></p> <ul style="list-style-type: none"> <li>Surrounding Land Uses: Existing single-family uses about the historic Downtown commercial area to the west, and residential uses to the south. The Fire Station and single-family uses are located on the north side of Old McHenry Road. The site includes the gateway entry intersection to the Downtown at Route 53 and Old McHenry Road, where construction is underway for the Harbor Chase assisted senior living facility.</li> <li>Environmental Features: As illustrated on Figures 6.4 and 6.5, the southern portion of the site is impacted by Buffalo Creek floodplain and associated wetlands, providing a natural, open space transition between the Downtown and Route 53. The floodplain area is also heavily wooded.</li> <li>Zoning: R-3 Single-Family (1 ac. minimum). Rezoning part or all of the Triangle subarea, and/or the creation of a planned development is necessary to achieve the mixed-use concept of the current Downtown Plan.</li> <li>Site Area: Approximately 14 ac.</li> </ul>	<p>What are the access policies...</p> <p><i>These are the existing site elements related to access and circulation that must be considered relative to future development.</i></p> <ul style="list-style-type: none"> <li>Old McHenry is a two-lane sub-regional arterial county road consisting of a rural cross section. Current County plans to improve Old McHenry Road include sidewalks on both sides, on-street parallel parking, park landscape improvements, and a new traffic signal at the intersection with Robert Parker Coffin Road.</li> <li>All site access is limited to Old McHenry Road, with two planned, full street intersections providing access to parking areas, commercial sites and future development areas.</li> <li>Transit connection: None.</li> <li>Trail Plans: A Village bikeway is planned along Old McHenry Road.</li> </ul>



Triangle Area - Historic Downtown Planning Area

FIGURE 6.11

## Site 4 | Sunset Grove Planning Area



### GUIDING FORCES

#### Previous Plan Recommendations

#### Market Findings

- Although this site is part of the 2008 Downtown Master Plan, primarily to creating synergy and linkage with the Downtown, no specific plan is recommended for the area south of the Sunset Foods Center.
- This plan recommends increasing the Sunset Grove subarea to include properties on the west side of Arlington Heights Road in order to explore expanded commercial potential and other supportive uses.



#### The Built Environment + Zoning

#### What physical factors exist...

*These are the existing site elements, both built and natural, that must be integrated and considered to create successful development plans.*

- Surrounding Land Uses: Existing grocery anchored shopping center to the north, with office and a senior residential facility under construction to the west. A three story office complex adjoins the area to the south in the Village of Buffalo Grove. The balance of uses adjacent include a golf driving range to the north and smaller lot single family homes to the east in Buffalo Grove, and larger lots in Long Grove (split between Long Grove and Buffalo Grove).
- Environmental Features: As illustrated on Figures 6.4 and 6.5, only a small wetland/floodplain exists in the northern part of the area which appears to be part of a small stream tributary to the north of Aptakisic Road.
- Zoning: R-2 Single-Family (2 ac. minimum), and OS-N Open Space natural area, which appears to include the wetland described above. Rezoning part or all of the Sunset Grove subarea, and/or the creation of a planned development, is necessary to achieve expanded commercial uses of the area.
- Site Area: Approximately 62 ac.

#### What are the past planning policies...

*These are the existing site elements related to access and circulation that must be considered relative to future development.*

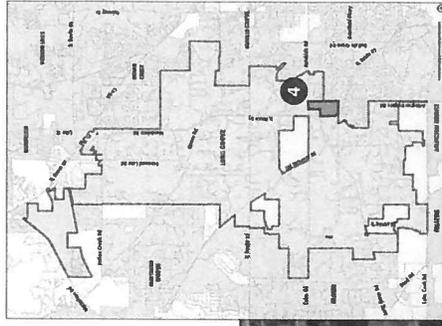
- Potential for expansion of Sunset Grove center into a community level retail center that typically contains a mass merchandiser (Target, Meijers, or Walmart). Several of the larger format stores already exist in the market area and would duplicate or compete with existing locations. Meijers could serve a new market and might have some interest in this area if access were improved.
- The potential for a high volume retailer depends on providing clear internal circulation and gaining multiple signalized access points into the development.
- Previous developer proposals indicate a demand for high quality townhome development, similar to that found in the Deer Park triangle, west of the shopping center.
- Contact with developers indicated office or denser residential development may be a viable use along Arlington Heights Road to enhance the performance of existing and future Sunset Grove/ Route 83 commercial development.
- In the event the Village cannot secure full access at the intersection of Routes 53 and 83, and if the Village believes that a mass merchandiser at this important gateway would negatively influence the regional image of Long Grove, a pedestrian oriented commercial center with outlots for restaurants and retail uses, combined with residential, or office development are viable options.

#### Transportation

#### What are the access policies...

*These are the existing site elements related to access and circulation that must be considered relative to future development.*

- Lack of full access at the Routes 53 and 83 signalized intersection limits development potential.
- Planned improvement and widening of Aptakisic Road, and connection with Arlington Heights Road, would improve access to the entire subarea.
- Transit connection: None.
- Trail Plans: A Village bikeway is planned along Aptakisic Road to connect with existing trails to the east and west.



### Sunset Grove Planning Area



## TRANSPORTATION

The transportation network serving Long Grove is primarily comprised of roadways and a non-motorized trail system with existing and planned trailways. Transit access in Long Grove is limited; however, Lake County and the regional transit agencies have been collaborating on enhancements to transit facilities for the region, including Long Grove.

### ROADWAYS

The roadway system serving Long Grove is primarily comprised of two Strategic Regional Arterial (SRA) roads, collector roads, and local roads (see Figure 6.13). While certain roads are controlled by county, township, and local governmental agencies, many are private roads maintained by homeowners associations (HOAs) or similar entities.

The two SRA routes serving the Village are Route 22, which cuts through the center of Long Grove, and Route 60/Route 83, which runs along the northeastern section of town. The SRA system is intended to carry larger volumes of traffic at higher speeds as a complement to the region's expressway system. Efforts are made to preserve the level of service on these roadways through appropriate access and traffic signal locations and spacing. A SRA study prepared by IDOT summarizes recommendations for certain portions of Route 22 serving Long Grove including:

- Right-of-way cross section design
- Accommodation of a planned interchange with FAP 342 (Route 53 Extension) between Old McHenry Road and Kemper Drive
- Intersection channelization improvements at Old McHenry Road and Route 83
- Establishment of desirable locations for access to future development near the Old McHenry Road intersection
- Traffic signal locations and spacing guidelines
- Median location and design, with the intent that future developments without a proposed median opening will be designed to enable access to Route 22 via other crossing roadways such as Old McHenry Road, Route 83, and Buffalo Grove Road

As part of this update for the Comprehensive Plan, it will be imperative to ensure roadway improvements are considered, particularly

in terms of capital improvement projects that the Village or other entities (e.g., IDOT, Lake County, Ela Township, etc.) can pursue.

### PROPOSED ILLINOIS ROUTE 53/120 PROJECT

To help alleviate traffic congestion in Lake County as regional population growth exceeds forecasts, County residents approved a non-binding referendum in 2009 that favored the extension of Illinois Route 53 north to Illinois Route 120, which is commonly referred to as the Illinois Route 53/120 project. The project is also marked as a high priority in CMAP's GO TO 2040 Plan, particularly identified as one of only five major capital projects for regional mobility that the should be pursued as part of GO TO 2040.

In 2012 the Route 53/120 Blue Ribbon Advisory Council, which is part of the Illinois Tollway, made the recommendation to pursue the proposed roadway, including a modern design with a smaller footprint that would minimize potential negative impacts, protect sensitive environmental resources, and preserve the natural character of Lake County and its communities. Lake County and IDOT also approved an Environmental Impact Statement (EIS) to further study the impacts of the proposed roadway.

#### ILLINOIS ROUTE 53/120 PROJECT

For more information on this project, please visit the website:  
<http://www.lakecorridorplan.org>



**\*NOTE: The Route 53/120 project is not connected with the Long Grove Comp Plan Update**

As shown in the map on Figure 6.14, the proposed alignment of the Route 53/120 project would run through the western part of Long Grove with a southern connection point at Lake Cook Road. The planning effort for the project, which is led by CMAP in collaboration with Lake County and local municipalities, managed multiple public input sessions in 2014-15 and conducted various meetings that culminated into a plan for the proposed corridor. It is important to note that Long Grove has historically opposed the proposed Route 53/120 project, including passing a local resolution to that effect.

The Comprehensive Plan Update for Long Grove will provide recommendations as to how the proposed Route 53/120 project will impact the Village, particularly in terms of the transportation network, land use, natural environment, and character of the community.



**TRAILS**

According to the Village's Paths and Trails Map, existing trails in Long Grove are generally located within open space areas, such as the Buffalo Creek and Heron Creek Forest Preserves, as well as in certain residential neighborhoods. These trails are also shown on the map in Figure 6.5, which highlights natural resource areas. For the most part, each trail system is independent of any of the others with very little connectivity among the different systems. As shown in the graphic below, the Lake County 2040 Transportation Plan identifies planned bikeways that will help to improve connectivity among Long Grove's system of trails. The Comprehensive Plan Update will also identify other recommendations to improve connectivity for non-motorized means of travel, particularly building upon existing trails, planned bikeways, and local proposals for pedestrian and bike facilities in Long Grove.



**SIDEWALKS**

While sidewalks are provided along certain roadways, that is not always the case, particularly for private roads. This disjointed system of sidewalks creates gaps in the network forcing pedestrians and bicyclists to use the roadway or unpaved parkway for travel. While the Village has limited resources to assist with sidewalk improvements along public roads, Lake County and townships may have funding and resources for sidewalk improvements. For instance, sidewalks are being added to Downtown as part of road improvement projects. Grants could also be pursued, such as those offered by Surface Transportation Program (STP), IDOT (primarily through their ITEP program), Community Development Block Grant (CDBG), and the Safe Routes to School Program.



**TRANSIT**

Long Grove is not presently served by public transit service. The closest Metra commuter rail stations are located to the east in Vernon Hills, Lincolnshire, and Buffalo Grove along the North Central Service (NCS) Line. Pace bus service is also fairly limited in the southwestern/south central portion of Lake County, with the nearest bus routes running through Buffalo Grove and the communities located east of the Metra NCS Line. As shown in the graphic below, the Lake County 2040 Transportation Plan identifies potential transit improvements in and around Long Grove, including proposed bus transit lines along the Route 22 corridor and the proposed Illinois Route 53/120 extension corridor. The Comprehensive Plan Update will identify strategies to enhance transit service in Long Grove, particularly building upon the Lake County 2040 Transportation Plan.





FIGURE 6.14  
Proposed Alignment for Illinois Route 53/120 North Extension



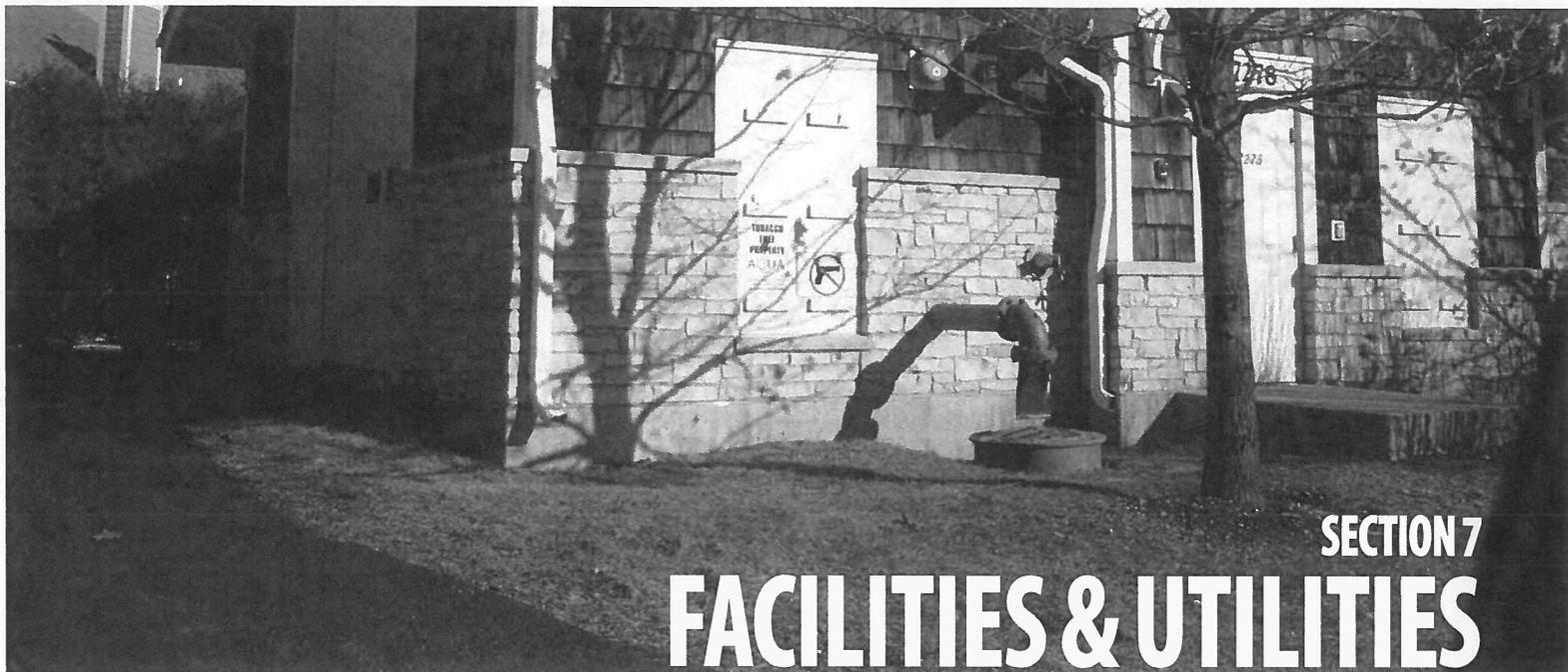
# Central Lake County Corridor Proposed Alignment for IL Route 53/120 North Extension

Right-of-Way limits are approximate and not to exact scale.



DRAFT

September 2011



## SECTION 7 FACILITIES & UTILITIES

The 1999 Comprehensive Plan provides an overview of the community facilities that serve Long Grove residents, businesses, and property owners. Aside from the municipal government, all community facilities run independent of the Village. Since the 2016 Comprehensive Plan will serve as an update to the 1999 version, the following is a summary of any changes to each community facility since the adoption of the current plan.

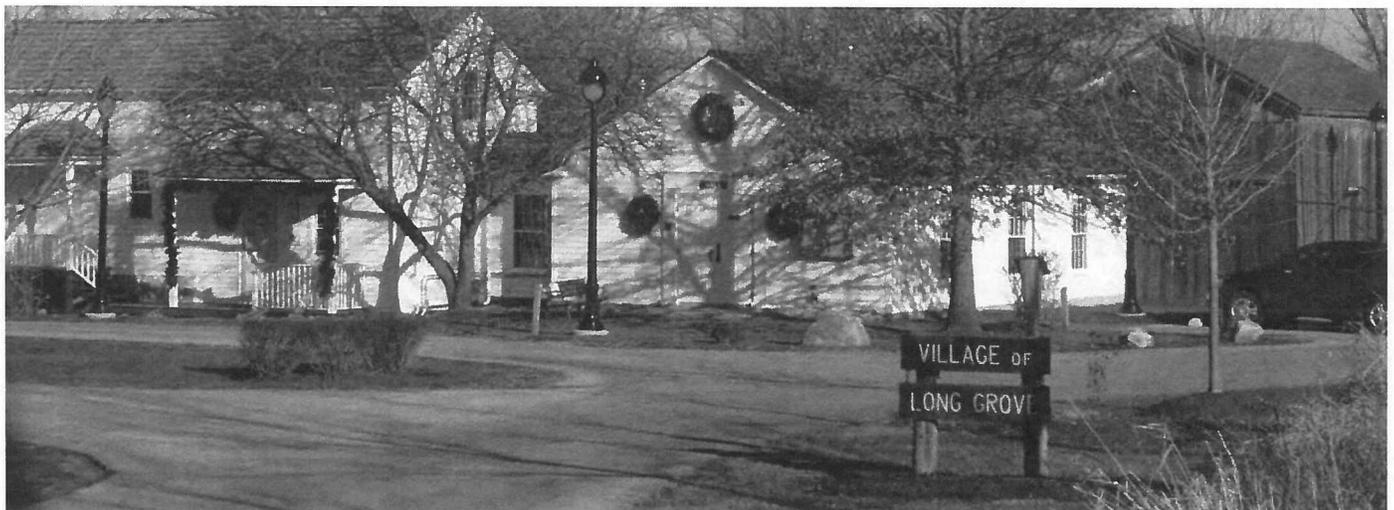
### MUNICIPAL GOVERNMENT

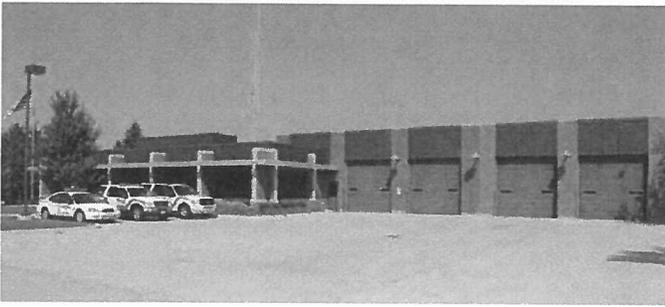
With a focus more on the preservation of open space, low density development, and environmental protection, the Village government is organized in a manner that provides municipal leadership and limited services. With a government structure led by a Village President and Board of Trustees, the Village also provides oversight on matters relating to community planning, development, and conservation. Boards and commissions include: Plan Commission and

Zoning Board of Appeals; Architectural Commission; and Conservancy/Scenic Corridor Committee. Village Hall is presently housed in a historic building; however, there is potential to explore more modern facilities to fit the needs of the municipal staff. Municipal services are generally limited to public road maintenance, snow plowing, planning and zoning, and a few other community programs. All other services are provided by third-party providers, as described in the separate sub-sections below.

### FIRE PROTECTION & EMERGENCY MEDICAL SERVICES

Long Grove continues to receive fire protection services from two providers: Long Grove Rural Fire Protection District (Long Grove FPD) covers about two-thirds of the Village and Countryside Fire Protection District (Countryside FPD) covers the remaining one-third. Long Grove FPD handles most of the Village's commercial areas and some residential areas, while Countryside FPD serves mostly residential.





Both districts have replaced and updated their fire protection equipment and vehicles in accordance to their general life cycles.

In terms of staffing, Long Grove FPD operates out of one station located in Long Grove and is a mostly volunteer department, with 16 full-time and 25 part-time paid firefighters, plus three support staff members. Operating out of a station in neighboring Vernon Hills, Countryside FPD is led by three chiefs and organizes its staff in shifts, including 28 full-time "paid on premise" firefighters, 12 firefighters on Black Shift, 12 firefighters on Red Shift, and 11 firefighters on Gold Shift.

#### UP-TO-DATE FIRE SAFETY

*Both the Long Grove and Countryside Fire Protection Districts maintain and update their fire protection equipment and vehicles in accordance to their general life cycles, ensuring fire safety is modern, sturdy, and reliable.*



Long Grove FPD has an average response time of roughly 6.5 minutes to most locations in its service area. The average response time for Countryside FPD is about 7.5 minutes, with a mutual aid agreement with the Mundelein Fire Department. Delays in response time have been a concern with attribution to two factors: (1) the prominence of private roads in Long Grove that have security gates or are not always properly maintained in terms of clearing overgrowth; and (2) the preference of certain property owners to use outdated RFD addresses rather than street addresses that are in sync with the dispatch systems.

Both FPDs also raise concern about the reliability of local water sources to fight fires. Certain locations have low water stores on site, which require Long Grove FPD to bring 9,000 gallons of water to all calls as a supplemental water source. Dry hydrants are also commonly used, with Countryside FPD having 60 such hydrants and Long Grove FPD having less. In general, a dry hydrant reduces the inefficiency of porting water from a long distance source and increases the reliability of uninterrupted water flow. In addition to concerns about water sources, not all buildings in Long Grove have fire alarms, including buildings in the downtown area. Although a

2009 ordinance was passed requiring fire alarms in all downtown buildings, only about 10% have complied to date.

In terms of emergency medical services, Long Grove FPD runs its 911 dispatch and EMT service through Regional Emergency Dispatch (RED) Center, which is a multi-jurisdictional organization with member agencies serving fire protection districts across the Chicago region. Countryside FPD operates its own 911 dispatch and EMT service.

## POLICE PROTECTION

The Lake County Sheriff's Department continues to provide police protection services to Long Grove, generally providing regular patrols in the Village. A sheriff's sub-station is maintained at Long Grove Village hall, with Lake County police officers reporting to the Village Manager. This arrangement with the Lake County Sheriff's Department will remain in place for the foreseeable future, as the creation of a municipal police department would require funding from a municipal tax, which is not consistent with Village policy.



## PARKS

Established in 1973, the Long Grove Park District is a strong proponent of advancing the Village's legacy to preserve natural areas, retain open space, and be a steward of the land. The Park District has historically mirrored the Village's legacy of no taxation of the community, with funding primarily coming from donations, development impact fees, and proceeds from providing land for a cell tower. Since 1999, the Park District has brought in over \$264,000 in grants to restore natural areas in Long Grove. The Park District contributed over \$107,000 in matching funds for these restoration projects. In addition to the accomplishments highlighted in the 1999 Comprehensive Plan, the Park District has built up its conservancy of land with over 500 acres, which include spaces used for active recreation or maintained for wildlife habitats, plant life, wetlands, floodplains, and other water bodies. Although the Park District was

primarily established as a nature preservation entity and not initially set up to support recreational facilities, recreation is an integral part of its services today. The Park District provides support for preservation activities like managing prescribed burns, clearing logjams, and restoring land in an ecological manner. Supported by a partnership with the Chicago Botanic Garden, the Park District offers education opportunities regarding issues important to Long Grove residents, including conservation, native plants, and invasive species.

The Park District has raised some concerns about its capacity to provide adequate services and programming to the community. Funding is a primary concern, particularly with no financial support from the Village and a decrease in both donations and volunteers to help run district programs. Proceeds from development impact fees can only be used for land acquisition, which limits the availability of funds for programming and facility maintenance. The demand for sports fields has also changed over the past few years, with the Park District not being able to utilize its own fields at full capacity and neighboring communities like Buffalo Grove not needing to use the excess capacity like in past years. However, there is potential interest from other communities to use Long Grove's fields. The Park District has also expanded its programming to educational programs and activities like chess to supplement the shifting interest in sports.

## SCHOOLS

Long Grove families are served by five school districts, including two high school districts and three districts for Pre-K through 8th grade. Trends in enrollment (all schools), average class size (grades PK-8), and graduation rate (grades 9-12) for each school are summarized in the table in Figure 7.1 below.



	TOTAL ENROLLMENT			AVERAGE CLASS SIZE (2015)		
	2011	2015	CHANGE	SCHOOL	DISTRICT	STATE
<b>DIAMOND LAKE SCHOOL DISTRICT #76</b>						
Fairhaven (PK-1)	346	310	36▼	19	17	21
Diamond Lake (2-4)	351	334	17▼	19	17	21
West Oak Middle (5-8)	495	434	61▼	16	17	21
<b>FREMONT SCHOOL DISTRICT #79</b>						
Fremont Elementary (PK-2)	760	792	32▲	23	24	21
Fremont Intermediate (3-5)	721	681	40▼	26	24	21
Fremont Middle (6-8)	775	720	55▼	24	24	21
<b>KILDEER COUNTRYSIDE COMMUNITY CONSOLIDATED SCHOOL DISTRICT #96</b>						
Country Meadow Elementary (K-5)	402	404	2▲	19	21	21
Kildeer Countryside Elementary (1-5)	524	459	65▼	23	21	21
Twin Groves Middle (6-8)	569	549	20▼	19	21	21
Woodlawn Middle (6-8)	608	665	57▲	24	21	21

	TOTAL ENROLLMENT			GRADUATION RATE (GR) & MOBILITY RATE (MR) (2015)		
	2011	2015	CHANGE	DISTRICT	STATE	
<b>MUNDELEIN HIGH SCHOOL DISTRICT #120</b>						
Mundelein High School (9-12)	2,729	2,120	159▼	GR	91%	86%
				MR	13%	12%
<b>STEVENSON HIGH SCHOOL DISTRICT #125</b>						
Adlai A. Stevenson High School (9-12)	4,253	3,906	347▼	GR	95%	86%
				MR	4%	12%

**FIGURE 7.1**  
Enrollment, Class Size & Graduation Rate Trends in Local Schools

Source: [www.illinoisreportcard.com](http://www.illinoisreportcard.com)





Based on the trends above, all but three schools have experienced decline in their total enrollment between 2011 and 2015. Since many of these schools are comprised of students from multiple communities, it is difficult to pinpoint the impact that Long Grove students have on these trends. While Long Grove experienced a slight increase in total Village population, from approximately 8,043 residents in 2011 to 8,181 in 2015 (similar to 2014 Census estimate), that would have a minor impact on school enrollments. Other factors, such as family mobility, student matriculation, and population decline in other communities, likely have a more significant impact on declining enrollments at many of the schools. While enrollments at many of the schools have declined since 2011, the school system is generally viewed as a major asset, which is a strong indicator that Long Grove is a desirable community to live.

## LIBRARY FACILITIES

Long Grove residents continue to access library services from two locations: Vernon Area Public Library District (VAPLD) and Ela Area Public Library District (EAPLD). VAPLD is located at a facility in Lincolnshire, which opened in 1993 after almost two decades operating in temporary spaces at Adlai Stevenson High School. In response to a community survey, the current VAPLD facility underwent renovation of some of its spaces in FY2014 to accommodate its most popular materials, programs, and services for patrons. EAPLD was established in 1973, which was a year before VAPLD, and operated out of its first location in Lake Zurich for almost three decades. While the first EAPLD facility underwent an expansion in 1991, it moved to



its current location on 275 Mohawk Trail in Lake Zurich in 2002. The current EAPLD location recently completed a renovation process that began in 2014 and concluded in 2015.

## OTHER COMMUNITY FACILITIES

Other community facilities that serve Long Grove include:

### LONG GROVE HISTORICAL SOCIETY

In addition to the general description provided in the 1999 Comprehensive Plan, the Long Grove Historical Society keeps members and general visitors updated on its activities through a periodic newsletter and on its social media accounts on Facebook and Twitter. The newsletter began in 2008 and ran for several years, but has not been active since the end of 2013.

### POST OFFICE

The 1999 Comprehensive Plan indicated that over-the-counter postal service was handled by the Long Grove Rural Substation, which was a facility established in 1960 and housed in the Farmside Country Store. However, the store closed its doors in 2011. Over-the-counter postal service is presently handled by the Lake Zurich Post Office, which serves a majority of Long Grove.

## UTILITIES

Long Grove has historically relied upon non-municipal sources for water, sewer, and stormwater utilities, partly due to limited Village resources but also to protect the natural environment from the impacts of development. As noted in the 1999 Comprehensive Plan, the Village has promoted the use of septic tanks or land treatment sewer systems, provided that soils were acceptable. The intent has been to support groundwater recharge and carefully manage the impacts of development on the local environment, particularly with Long Grove being one of the first communities in Illinois to enact environmental regulations. In addition to reinforcing groundwater recharge, the protection of soils has an effect on stormwater man-

agement by reducing the intensity of rainwater surface runoff and allowing water to filter back into the groundwater system.

### FRESH WATER SYSTEM

Long Grove residents continue to rely upon either community wells managed within their subdivisions or private wells maintained by private property owners. While the fresh water system serving Long Grove is comprised of multiple well sources and methods of management, they all depend upon the quality of the groundwater. That is why community members place a high value on protecting the natural recharge system provided by the dolomite aquifer and keeping recharge areas free of pollutants. As noted in the 1999 Comprehensive Plan, the Village enacted a conservancy ordinance and established a water table monitoring program. With the 2016 Comprehensive Plan Update, it will be important to ensure these two measures are still applicable today and should be modernized to current conditions and standards, if necessary.

In addition to groundwater, the Village has a Lake Michigan water allocation with a permit for possible connections to the existing system in Vernon Hills (Herons Landing), Buffalo Grove, or Palatine, depending upon need. The permit was secured by the Village as an insurance policy for residents experiencing issues with wells and also for potential commercial development. The Village is currently in discussions with Buffalo Grove to abandon its existing deep well and replace it with a connection to their water supply for Lake Michigan water.

Lake Michigan water is also provided by Lake County, which requires water allocation from IDNR since the Village does not have its own water distribution system. Lake County operates multiple water lift stations throughout the Long Grove area. Long Grove does have a select well for water service to commercial properties along Route 53. If additional commercial development is pursued in the future along Route 53 or other major corridors, it will be imperative for the Village to account for service expansion to these areas, as well as build on ongoing discussions to extend water service to the Downtown area.

### SANITARY SEWER SYSTEM

Most Long Grove residents utilize septic filter fields on their private properties to dispose of sanitary sewerage. The Village Code even indicates that individual sewage disposal systems are preferred, with standards and system connection requirements specified in the code. Not all sections of the Village have the soil capacity to support septic systems without issues or failures, so it will be imperative to develop strategies in the 2016 Comprehensive Plan Update that ensure all properties have the ability to provide for reliable sanitary sewer service, whether via private septic systems or another service provider. Lake County is one such service provider, as they offer retail sewer service to Long Grove. Also, the 1972 sewer agreement that was established between Long Grove and Lake County needs

to be amended in order to reflect current conditions, fit the County's updated agreement model, and reflect changes to service areas that have changed treatment facilities over the past 40+ years. The Village of Kildeer is another service provider, with Long Grove entering into an intergovernmental agreement in 1997 for Kildeer to install and operate sanitary sewer to properties in Long Grove. The Village Code enables Kildeer to charge a tap-on fee as part of this agreement.

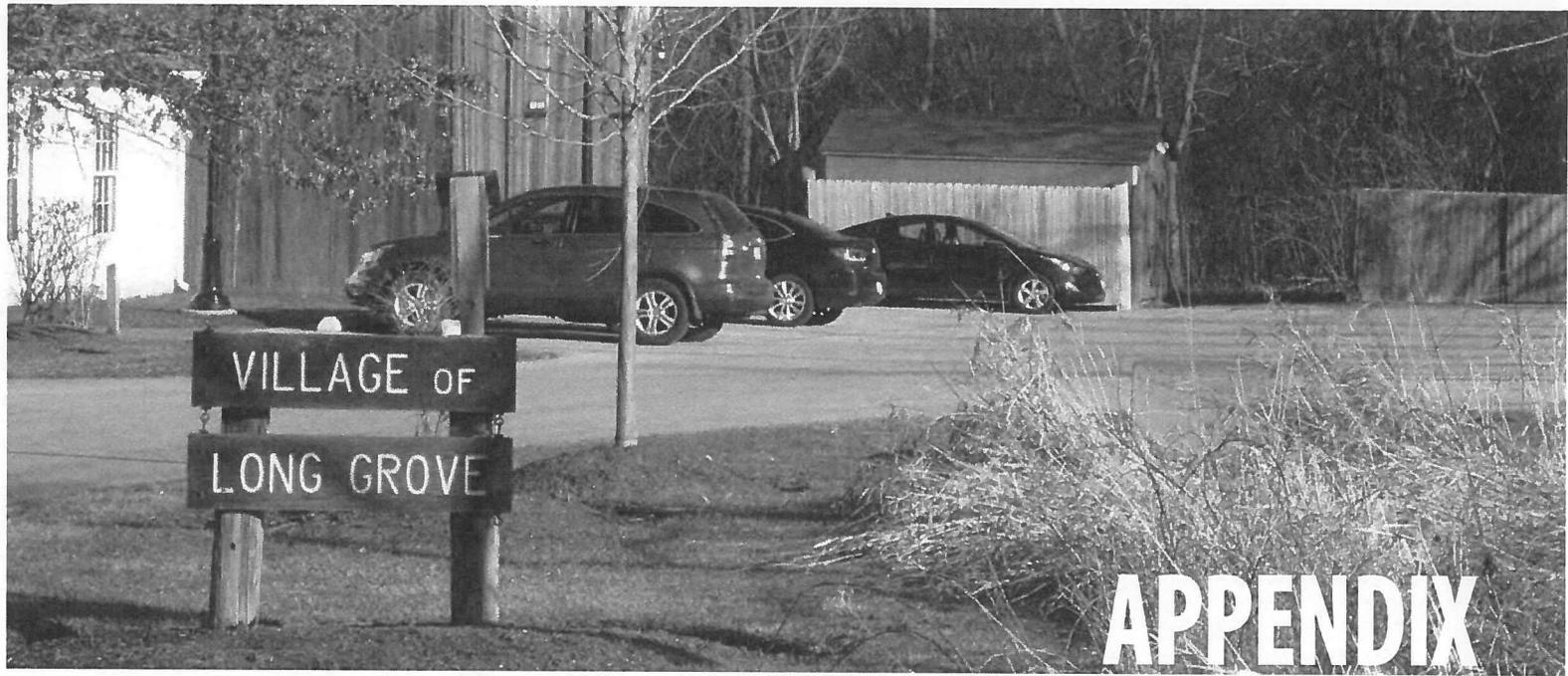
### STORMWATER

The 1999 Comprehensive Plan indicated that serious flooding and stormwater management should not be major issues, given the open character of the Village and promotion of environmental stewardship. However, infrastructure will inevitably experience wear and tear as it ages. The Elia Township Public Works Department indicated that underground storm sewers are causing issues and need repairs. While the Village Code provides for requirements and specifications for stormwater detention, the 1999 Comprehensive Plan specified that "all properties shall be required to retain on them all water that would be naturally retained, releasing it only at the rate at which it would be released naturally." The current plan did recognize that stormwater management systems will need to be considered for new developments, particularly on the southern end of the Village. As the Village plans for the development potential of all its sub-areas, the need for stormwater management systems will be an important consideration in the 2016 Comprehensive Plan Update. The 1999 Comprehensive Plan recommended that the Village adopt a stormwater retention ordinance "with measures to prevent erosion and sedimentation during construction, [as one project] could adversely affect a whole stream basin by permitting soil to be washed into it and choking stream beds." It will be important to ensure this ordinance is still applicable today and should be modernized to current conditions and standards, if necessary. Long Grove also abides by the Lake County Stormwater Watershed Development Ordinance (WDO).



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## CONTENTS

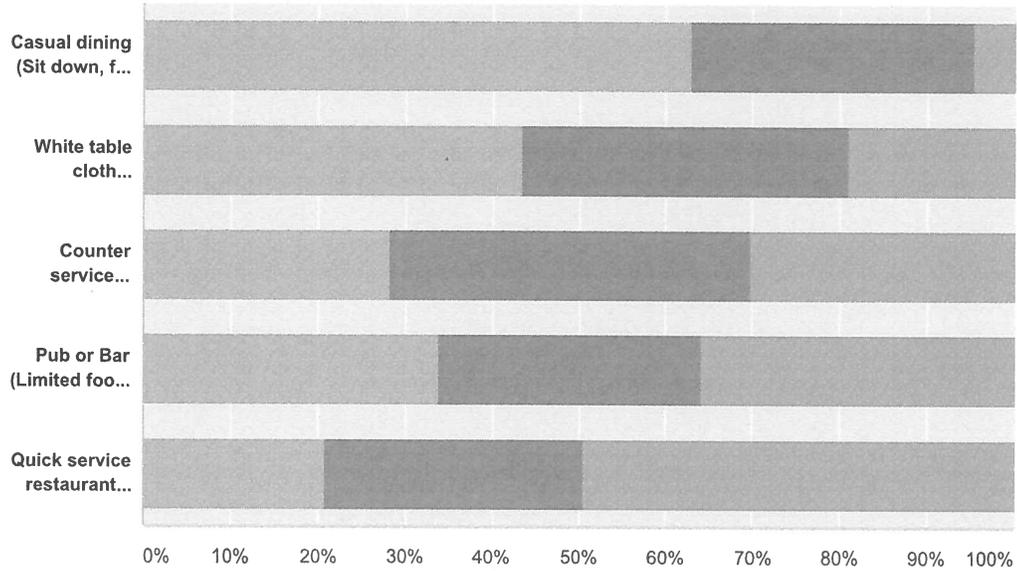
- A: Business Attraction Survey Results
- B: Stakeholder Focus Group Interview Notes



Long Grove Comprehensive Plan Business Attraction Survey

**Q1 How would the addition of these restaurants affect the amount you spend in Long Grove's commercial areas?**

Answered: 568 Skipped: 4



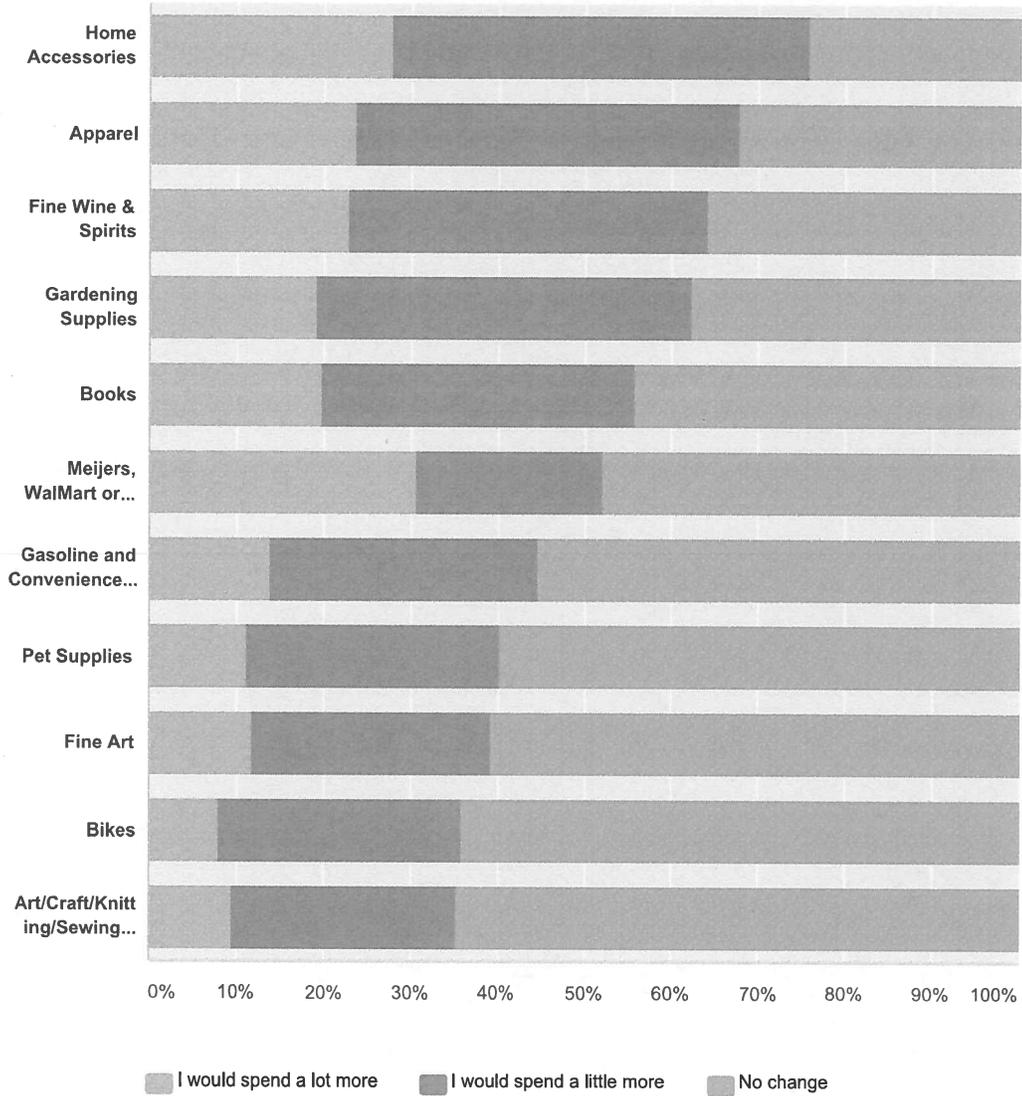
I would spend a lot more  
  I would spend a little more  
  No change

	I would spend a lot more	I would spend a little more	No change	Total
Casual dining (Sit down, full service restaurants, informal atmosphere)	62.90% 351	32.44% 181	4.66% 26	558
White table cloth restaurant (Fine dining with gourmet food, price points match high service level)	43.44% 235	37.52% 203	19.04% 103	541
Counter service restaurant (Order at counter, employee brings food to the table or for carryout)	28.19% 148	41.52% 218	30.29% 159	525
Pub or Bar (Limited food options with a focus on entertainment or sports)	33.90% 181	30.15% 161	35.96% 192	534
Quick service restaurant (Order and receive food at counter, drive thru service)	20.78% 107	29.71% 153	49.51% 255	515

Long Grove Comprehensive Plan Business Attraction Survey

**Q2 How would the addition of businesses carrying these items affect the amount of money that you spend in Long Grove's commercial areas?**

Answered: 565 Skipped: 7



	I would spend a lot more	I would spend a little more	No change	Total
Home Accessories	27.85% 149	47.85% 256	24.30% 130	535
Apparel	23.70% 123	44.12% 229	32.18% 167	519
Fine Wine & Spirits	22.79% 121	41.24% 219	35.97% 191	531
Gardening Supplies	19.23% 100	43.08% 224	37.69% 196	520

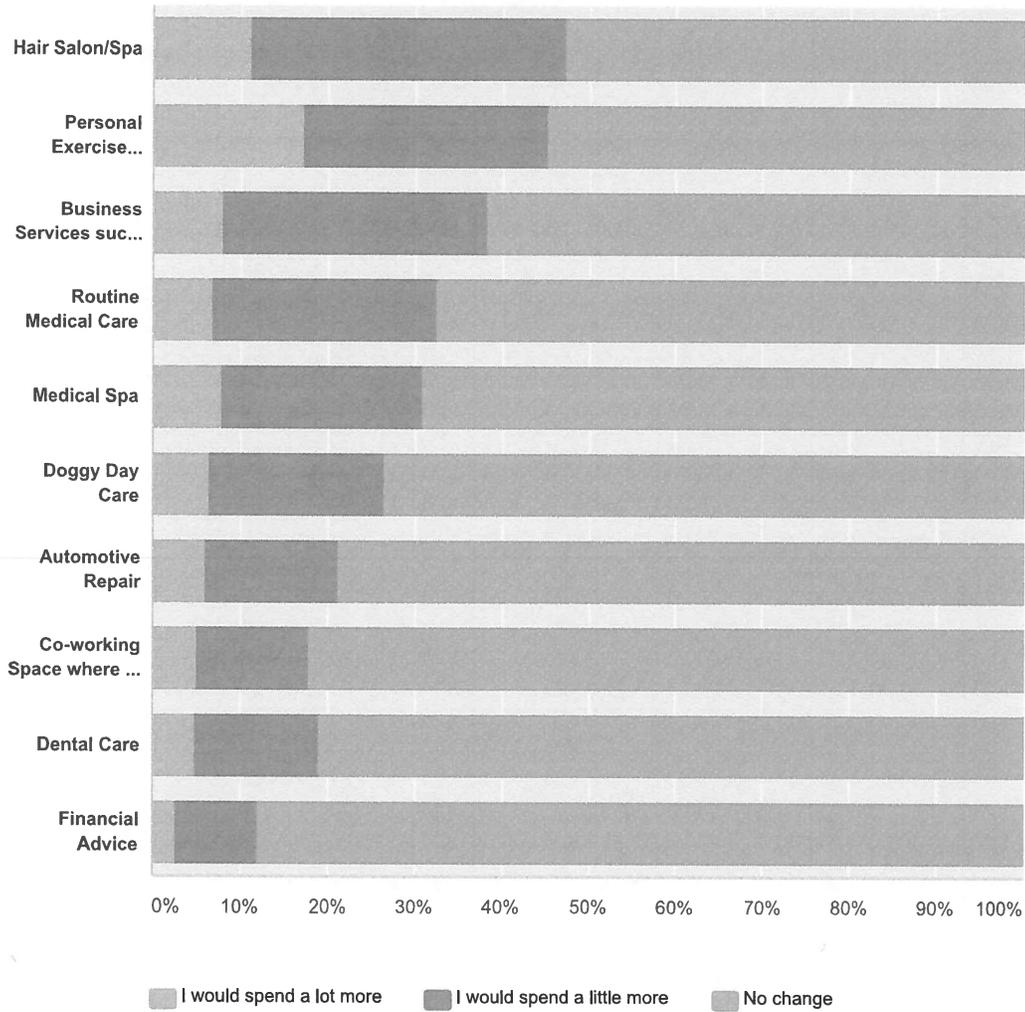
## Long Grove Comprehensive Plan Business Attraction Survey

Books	<b>19.85%</b> 105	<b>35.92%</b> 190	<b>44.23%</b> 234	529
Meijers, WalMart or Target type assortment	<b>30.68%</b> 158	<b>21.36%</b> 110	<b>47.96%</b> 247	515
Gasoline and Convenience Goods	<b>13.87%</b> 72	<b>30.83%</b> 160	<b>55.30%</b> 287	519
Pet Supplies	<b>11.18%</b> 57	<b>29.02%</b> 148	<b>59.80%</b> 305	510
Fine Art	<b>11.76%</b> 60	<b>27.45%</b> 140	<b>60.78%</b> 310	510
Bikes	<b>8.06%</b> 41	<b>27.90%</b> 142	<b>64.05%</b> 326	509
Art/Craft/Knitting/Sewing Supplies	<b>9.51%</b> 49	<b>25.83%</b> 133	<b>64.66%</b> 333	515

Long Grove Comprehensive Plan Business Attraction Survey

**Q3 How would the addition of businesses offering these services affect the amount of money that you spend in Long Grove's commercial areas?**

Answered: 562 Skipped: 10



	I would spend a lot more	I would spend a little more	No change	Total
Hair Salon/Spa	11.28% 59	35.95% 188	52.77% 276	523
Personal Exercise Training Gym	17.20% 91	28.17% 149	54.63% 289	529
Business Services such as package pick-up and printing	8.03% 42	30.21% 158	61.76% 323	523
Routine Medical Care	6.81% 35	25.68% 132	67.51% 347	514
Medical Spa	7.81% 40	23.05% 118	69.14% 354	512

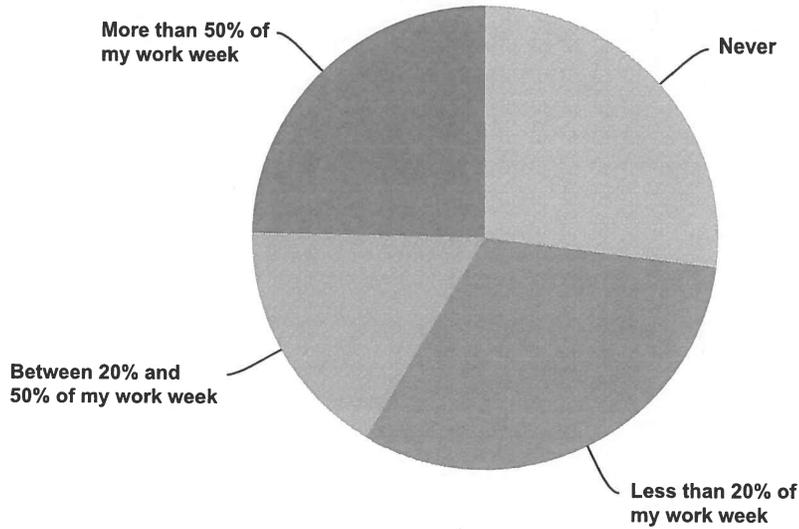
## Long Grove Comprehensive Plan Business Attraction Survey

Doggy Day Care	<b>6.46%</b> 33	<b>19.96%</b> 102	<b>73.58%</b> 376	511
Automotive Repair	<b>6.03%</b> 31	<b>15.18%</b> 78	<b>78.79%</b> 405	514
Co-working Space where you can rent short or long-term office and conference space	<b>4.98%</b> 25	<b>12.95%</b> 65	<b>82.07%</b> 412	502
Dental Care	<b>4.87%</b> 25	<b>14.23%</b> 73	<b>80.90%</b> 415	513
Financial Advice	<b>2.56%</b> 13	<b>9.45%</b> 48	<b>87.99%</b> 447	508

Long Grove Comprehensive Plan Business Attraction Survey

**Q4 If you are employed, how frequently do you work from home rather than from your office?**

Answered: 472 Skipped: 100

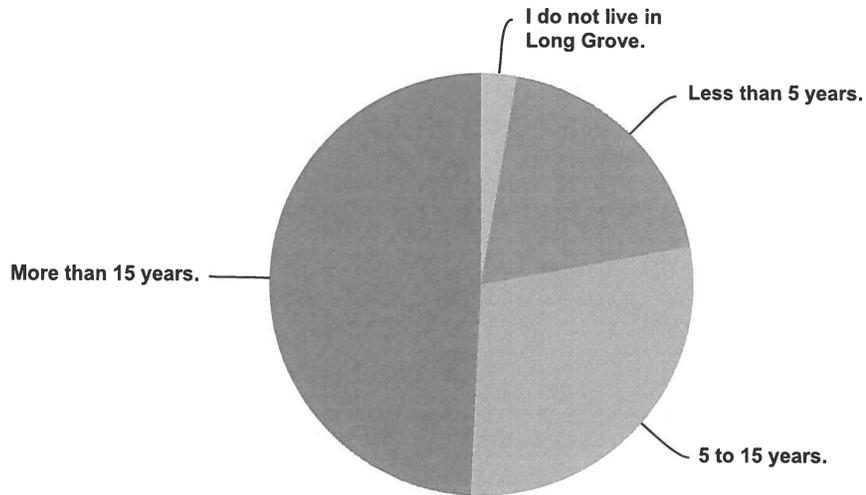


Answer Choices	Responses	
Never	26.91%	127
Less than 20% of my work week	31.57%	149
Between 20% and 50% of my work week	16.74%	79
More than 50% of my work week	24.79%	117
<b>Total</b>		<b>472</b>

Long Grove Comprehensive Plan Business Attraction Survey

**Q5 About how long have you lived in Long Grove?**

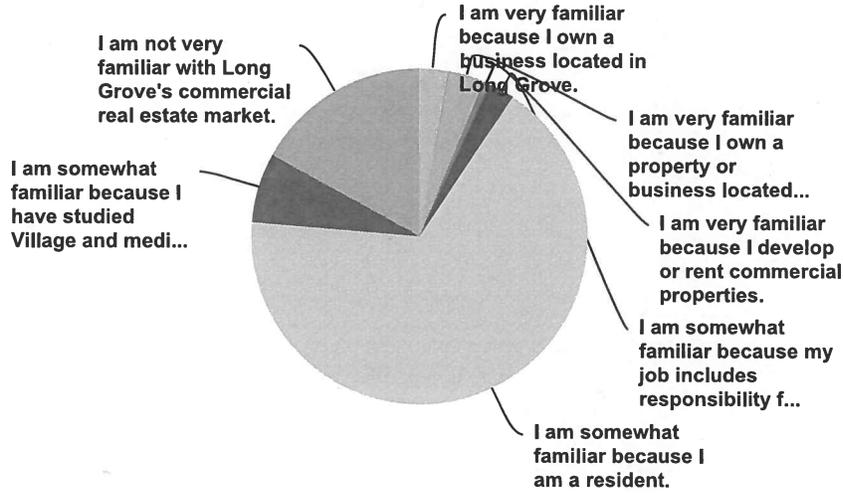
Answered: 566 Skipped: 6



Answer Choices	Responses	
I do not live in Long Grove.	2.65%	15
Less than 5 years.	19.43%	110
5 to 15 years.	28.62%	162
More than 15 years.	49.29%	279
<b>Total</b>		<b>566</b>

**Q6 Which statement most accurately describes your familiarity with Long Grove's commercial real estate market?**

Answered: 565 Skipped: 7



Answer Choices	Responses	
I am very familiar because I own a business located in Long Grove.	2.65%	15
I am very familiar because I own commercial property located in Long Grove.	0.18%	1
I am very familiar because I own a property or business located in the nearby community noted below.	3.36%	19
I am very familiar because I develop or rent commercial properties.	0.71%	4
I am somewhat familiar because my job includes responsibility for real estate location or financing decisions.	2.48%	14
I am somewhat familiar because I am a resident.	66.90%	378
I am somewhat familiar because I have studied Village and media reports.	6.73%	38
I am not very familiar with Long Grove's commercial real estate market.	16.99%	96
<b>Total</b>		<b>565</b>

**Q7 What changes would the Village have to make for you to move your business or a client's business to Long Grove?**

Answered: 25 Skipped: 547

Long Grove Comprehensive Plan Business Attraction Survey

**Q8 Please provide the names and contact information for specific businesses that you believe would be good additions to Long Grove.**

Answered: 114 Skipped: 458

Answer Choices	Responses	
Name and Contact Information	100.00%	114
Name and Contact Information	64.04%	73
Name and Contact Information	50.00%	57

Long Grove Comprehensive Plan Business Attraction Survey

**Q9 If you are interested in learning more about commercial development opportunities in Long Grove or may have a lead on businesses interested in a Long Grove location, please provide your contact information.**

Answered: 22 Skipped: 550

Answer Choices	Responses	
Name	100.00%	22
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	86.36%	19
Phone Number	63.64%	14



# Comprehensive Plan Update

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## STAKEHOLDER INTERVIEWS

March 1, 2016

### GENERAL SESSION | #1

- Lanis Kuyzin, 19 yr. resident
- Mike DeMar, resident, custom builder - Fidelity builders – with Downtown showroom
- Tobin Fraley
- Mary Prekop, Long Grove Confectionary

### Comments on Community Assets:

- Semi-rural but close enough to larger communities

### Comments on Village Services:

- Lack of clarity between Plan Commission and Architecture Review Commission roles
- Duplicate approvals between Planning Commission and Architectural Review caused excessive project delays (Ex: 4 meetings to secure approval for a sign) The Ordinance was not clear
- Need a more responsive development review process – to encourage development activity; consider a business start-up packet to inform owners/developers.
- Need more flexibility in working with older buildings; 5months to secure a permit to open is too long

### Comments on Economic Development:

- More restaurants, breakfast place
- Must have unique appeal
- Please add breakfast place
- Wildberries has same owner as Seasons but owner will not open
- Don't want development like the one at Old Mc Henry and Half Day
- Balleybunion could have denser housing, with corner retail
- People who live here go other places to shop and eat
- Downtown retail component not supported by the community
- Not enough business support for festivals
- High rental rates primary reasons for vacancy
- Downtown is the measure of the health a the community
- Problem with Downtown, holding on to what was – opportunity for new partnerships – need more public/private initiatives; must build trust btw village, property owners, bus owners
- Need vacant building program – need to get them in shape
- Consider opportunities for small, start up businesses opening in 'Pop-up' or small spaces in Downtowns. These businesses need low overhead , low entry costs
- Focus should be on smaller, owners – not larger retail centers –
- Need partnership with business owners, not just property owners



## Comprehensive Plan Update

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### Comments on Housing and Neighborhoods:

- More people of different ages need places to live. He recently made a proposal for smaller lot single family that got smashed by the planning commission
- Need variety to get people interested in living in Long Grove
- People who have been here 20+ years will not put denser housing in community
- A good model for Long Grove is 2.5 acre project in Deerfield that includes 8 unit on ¼ acre lots, selling for \$300,000 each
- Opposed to higher density housing because people moved here for rural feel
- Property near 53 Menards area could be denser housing. Perhaps higher density housing should be limited to a specific percent - 10% to 12%
- Single homes where older people could live is the most important need
- 

### Comments on Vision/Opportunities:

- Long Grove could diversify in sensible ways
- If you open door lose differentiation. Become the same as everywhere
- At 145 pages the Comp Plan is too long. The Plan needs to be pared down wanders all over the place. Needs to include guidelines that are easy to understand
- Need to emphasize arts in the plan

### GENERAL SESSION | #2

- Janet Healy, one year resident
- Ron Kingsley, 5 year resident
- Sara Rubin, Realtor - 20 years
- Camy Gould, 20 year resident

### Comments on Community Assets:

- Natural Environment needs to be preserved

### Comments on Village Services:

- Trails are critical. Not connected. Major roads are barriers
- Road repair and street signs needed
- Village – rethink property tax – need to reconsider – need some other revenue source to support services, programs, improvements

### Comments on Economic Development:

- Retain Downtown Area uniqueness
- Downtown opportunity is music or comedy club. Limited restaurants may be due to poor building quality. A lot of demand for entertainment
- Encourage businesses that promote socialization. Long Grove coffee shop not open in morning
- Downtown needs a breakfast place, day spa, hip smoothie bar, dog park
- Pedestrian access to Downtown - walk on old Route 53; Old McHenry trail designed - funding is required.
- Keep Downtown buildings, or allow for transition, teardown for new, more vital developments.
- Lincolnshire village center at Milwaukee and Route 45 is a popular destination for Long Grove residents – condos – restaurants – brew pub – walkable; appeals to empty nesters, divorce families
- Promote shared business office spaces, and home businesses



## Comprehensive Plan Update

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- Promote the development of the Menards outlots

### **Comments on Housing and Neighborhoods:**

- Housing stock should be examined. Preponderance of a certain type of house. Need alternative housing options in certain areas. Open the door to more people. Fields of Long Grove sold quickly.
- People are not looking for older homes at \$800,000 to \$1,000,000 when they can buy new ones for that price. People looking in Long Grove want more privacy. Property maintenance is a problem
- Retention of families important, barriers are high taxes, maintain big house, kids not coming back, activities for families
- Housing needs – need apartments, living options, parking on streets, need lively locations

### **Comments on Vision/Opportunities:**

- Long Grove's important advantage is that it is a slice of the country but close to everything. That set us apart. Cyclist may be really important.
- Promote arts programming – theater live, local Arts and Music Council
- Keep charm of community in new development



## Comprehensive Plan Update

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### STAKEHOLDER INTERVIEW QUESTIONS

FEBRUARY 9, 2016

#### COMMUNITY LEADERS | 9:00 AM - 9:45 AM

- Marcia Marshall (33 years, HOA President Long Grove Woods, One Long Grove, LG United)
- Aaron Underwood (Historical Society President, Rotary, Newcomers, own property in Willowbrook Woods and Stonehaven, wife is Village President)
- Kelley Smith (Resident since 1989, Chair of Conservancy Committee)
- Bill Kenyon (16 years, Herron's Landing President)

#### Comments on Community Assets:

- Excellent school system
- Average home value \$600,000+, which is higher than surrounding area
- Reasons to move to LG: quaint downtown, open space, "oasis"
- Different attitude in LG about landscaping, preservation
- Village owns downtown parking lots

#### Comments on Village and Lake County Services:

- County taxes are too high

#### Comments on Economic Development:

- One major property owner (Marsha Forsythe) in downtown; concerns about rents, business being turned away, vision for properties not known to others; doesn't seem to be an effort to collaborate on development/business attraction
- Downtown happened by a deep pocket single owner (Mangel), downtown declined when Mangel got less involved; multiple small businesses tried to collaborate but struggled without any organization; ideal for new major downtown property owner to be much like a "benevolent dictator" and have the community's best interests in mind
- Lake Cook Road corridor not really considered to be LG; more viable place for big box retail
- Downtown could support upscale 2 or 3 story mixed use with commercial at ground floor and residential units above; need density to support downtown businesses and services
- Influx of restaurants and shops would be great for downtown
- Like outdoor quality, good scale, and themed retail centers (like Deer Park and Lincolnshire) for other subareas, but would compete with downtown
- Lincolnshire and Vernon Hills have strong emphasis on office parks, which supports need for restaurants and retail (daytime population)
- Kemper property
- Gilmer/Route 83: Park district property, struggling restaurant that won't sell, what to do

#### Comments on Housing and Neighborhoods:

- Empty nesters are holding on to property in LG but can't sell yet
- Aversion to multi-unit housing
- MF housing can be a major burden on Village, since no property taxes; schools would become crowded; municipal services would be burdened; more traffic
- LG does have MF housing but it's "underground"
- Realtors could provide "Welcome to LG" packets to introduce new residents about LG philosophy; Village did have a new resident kit (welcome wagon), but not sure if that's still



## Comprehensive Plan Update

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offered; potential summary of LG philosophy, services, and key community info (maybe attach to HOA rules and regs)

- Challenge is the turnover of people in last 16 years; newer residents don't understand the concepts from the current Comp Plan (need for self-sufficiency, minimal services, many service districts and community organizations are volunteer driven and not publicly funded, no property taxes, conservation minded); how do you get new residents to subscribe to pre-existing LG philosophy
- People move to LG for schools then move away, which leads to high turnover of residents; minimal investment in community, only looking at schools
- "Renting the school district": Live in a place with high taxes and great school systems, then move away once children graduate

### Comments on Vision/Opportunities:

- Maintaining community character
- Don't become just another suburb
- Need for economic growth
- Make historic area viable
- Strengthen borders of community but maintain LG as it always has been
- Voices of residents should be heard
- Current Comp Plan should be honored
- Keep LG's unique character

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### COMMUNITY LEADERS | 9:45 AM - 10:30 AM

- Geoff Wilson (HOA President, 10 years, lived in LG 25 years)
- Jennifer Michaud (Resident since 1995, very involved in community building)
- Lisa Schulz (President of multiple HOAs, former Plan Commissioner, founders of Concerned Citizens in LG, Homeowners Coalition, LG United, One Long Grove)

### Comments on Community Assets:

- Protect natural areas, "stewards of properties"
- Barbara Turner is highly regarded as an environmental steward
- Reed Turner Woodland: environmental education, nature conservancy given to Village by Reed Turner family, eradicating invasive species
- "Historic" and "pastoral" in 2000 Comp Plan
- Likes: schools, open spaces, quaint downtown
- Major community driven spirit to be open space/environmental conservation minded
- "Who will speak for the trees?" Jim Young (former Plan Commission President), lead Concerned Citizens group
- Barbara Turner Kaufmans, Watts
- Strong connections with neighbors influence residents staying in LG; not an "all or nothing" mentality where residents will move away just because one part of LG is not flourishing
- "You can't build another Long Grove" – it's very unique and has a charm that needs to be preserved

### Comments on Economic Development:

- Empty storefronts with shop owners don't have incentive to fill



## Comprehensive Plan Update

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- Danger of outside developers who don't understand or care for LG's philosophy; residents need to be the core stakeholders

### Comments on Housing and Neighborhoods:

- Property owners very focused on conservation, even if no HOA
- HOAs can maintain their own systems of roads, well and septic, creeks or other environmental features (serve as a de facto public works)
- Multiple HOAs (Old McHenry Road) work together and highly focused on maintaining rural character and environmental preservation
- Residents are pretty educated about pests
- HOA leadership make them feel a sense of belonging and make a difference, give something back to community
- HOAs feel supported by Village
- HOAs don't necessarily feel burdened by taking on services that aren't offered at a municipal level; burden more on newer HOAs that don't have CCRs or rules/regs that don't take into account that municipal services aren't offered and "they're on their own"
- Constant learning process to update CCRs or rules/regs to address rising issues

### Comments on Vision/Opportunities:

- Expand uses allowed in certain zoning districts; expansion is okay but be very careful on use categories
- Federal money to rebuild historic bridge but federal money would require two lanes; needs some engineering work
- LG's character is its selling point, but Village doesn't seem as interested in that legacy and more focused on development
- Would like to support more activities that build community (Easter egg hunt, Fire Dept bonfire)
- Need better communication between Village and merchants
- Need more resident focus; Village seems to reach out more to development community than its own community-minded residents; Village seems to "pick and choose" who participates in certain planning processes

### Comments on Trends:

- Danger of shifting to a "gambling" community (video gambling in bars with liquor licenses; initially voted down at 67% against, but Village President broke a tie later to push through video gambling, now expanding beyond bars into country clubs and residential owners), moving away from the traditional family friendly businesses
- Downtown used to be the place to go for errands or to spend time with family
- Loss of what drew residents to LG in the first place
- Sense of community seems to be on decline

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### COMMUNITY LEADERS | 11:15 AM - 12:00 PM

- Maria Rodriguez (Former Village President)
- Al Spinoso (Rosso Parkway neighborhood group, former Park District Trustee)
- Rita O'Connor (Bennington HOA)
- Chiqui Johnson (Briarcrest)
- Don Silich (Builder, President HOA Burr Oaks Glen)



## Comprehensive Plan Update

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### Comments on Village and Lake County Services:

- No property taxes, Village runs on permit fees and sales tax; difficult to support infrastructure repairs with limited municipal revenues; didn't collect property taxes because less infrastructure to maintain (only one mile of road at beginning)
- Proposed tax for 10 years to support infrastructure but proposal was defeated (residents were scared by the tax on its face without understanding the significance of how the tax can improve the community)
- Limited Village staff

### Comments on Economic Development:

- 1990s LG was very prosperous from building permits
- Menard's and Sunset Foods came in on properties that long kept major businesses away
- Buzz Hoffman: Built Sunset Foods, although he traditionally did not want to build in LG
- Village gets no money on gaming; all revenues go to state
- PUD encumbered a public skating/recreation development (Bally Bunion property); 100% of residents in PUD must support development or it fails; Don felt "stonewalled" by Village with his development proposals
- Downtown doesn't have excellence, it has some levels of mediocrity
- Downtown rent prices compete with rent levels on Milwaukee Avenue
- Need to support businesses that bring in sales tax revenue without having to resort to major name brand businesses (Geneva, Libertyville, Arlington Heights: thriving businesses that maintain their character)
- Need to attract investment to bring in businesses and support building renovations
- Village needs a beneficiary to support a venue like MB Financial Park in Rosemont
- Delafield WI: Similar to LG but allowed downtown development (e.g., homes that support families looking to downsize or meet different needs)
- Need to attract people downtown
- Review how properties are developed (does Village change previously established PUDs?)
- Downtown property owners should consider lowering rents to attract new businesses
- Balance between keeping property taxes at zero or low vs. bringing in businesses to increase sales tax revenue
- Video gaming revenues have enabled business owners to afford improvements, despite significant community disapproval via survey results; Lake County supported gaming but left it up to each municipality to support or oppose it; no apparent cap on number of businesses that can provide gaming

### Comments on Housing and Neighborhoods:

- Drainage issues on public and private properties (Country Club Estates)
- HOAs try to share burden of costs of infrastructure costs, including on public property, but some HOAs don't see an equitable partnership from the Village; the "Us vs Them" mentality is discouraging and drives away from building consensus

### Comments on Vision/Opportunities:

- How did LG get to where it is today, especially downtown
- Need to be aware of history and not be short-sighted (example: old buildings were grandfathered into Village Code; lack of maintenance and no incentive to modernize as infrastructure aged, which drives potential businesses away)



## Comprehensive Plan Update

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- Maintain character responsibly, respect everyone's contributions

### Comments on Trends:

- Inconsistent community character, not pastoral anymore
- No rise in crime when video gaming came
- Mostly private roads after 1988 building boom, roads became private even though about 40% of roads are public, so older HOAs get Village support for infrastructure while new HOAs are on their own ("Scholarship vs Non-Scholarship")

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### PUBLIC AGENCIES | 1:30 PM - 2:15 PM

- Eric Waggoner (Lake County, PB&D)
- Tom Chefalo (Lake County, PB&D)
- Paula Trigg (Lake County, Transportation)
- Peter Kolb (Lake County, Public Works)

### Comments on Lake County Services:

- County provides retail sewer service to LG
- 1972 sewer agreement between County and LG; needs amendment; certain service areas are using different treatment facilities but agreement needs to reflect current conditions and fit more current agreement model
- LG has a select well for commercial properties on Route 53
- County provides Lake Michigan water; requires water allocation from IDNR; LG does not have water distribution system
- Herrons Landing only development getting County water
- LG provides no sewers west of Route 83

### Comments on Proposed Route 53 Project:

- Route 53 Economic Plan: trends in business and office
- County 2040 Roadway Plan
- [www.ILRoute53.org](http://www.ILRoute53.org)
- Lake County Transportation Alliance (economic growth): [www.roadbuilt53.com](http://www.roadbuilt53.com)
- Tollway alternative routes study for Route 53, including no build scenario

### Comments on Vision/Opportunities:

- Limited land for new housing; more focus on infill
- Potential to consolidate parcels to create larger areas for development
- Aging in place can also mean seniors can stay in their current homes as long as they have access to the services and resources they need for day-to-day care
- Multi-family housing options can address two issues simultaneously: (1) housing options for seniors, and (2) affordable housing units for seniors who are increasingly becoming a more cost burdened

### Comments on Trends:

- County trend in managed care development for aging population (three current developments in central/eastern part of County); possibly an underserved market in LG and/or County; aging in place issues



## Comprehensive Plan Update

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### **PUBLIC AGENCIES | 2:15 PM - 3:00 PM**

- Jane Wittig (Park District President)
- Gail Petersdorff (Park District Trustee)
- Jeff Thompson (Ela Township Public Works Dept)
- Ron Cielek (Countryside FPD)
- Michael Schmitt (Long Grove FPD)

### **Comments on Park District:**

- Park District originally established as a nature preserve but not initially set up for recreation
- Expanding programming beyond recreation (e.g., chess, education)
- Parents prefer programs held at schools rather at park sites
- Provides support for local burns and logjams (grants from Fish & Wildlife)
- Park District does not assess a tax; runs on donations and one cell tower
- Funds and volunteers for Park District are decreasing
- Park District receives no financial support from Village
- Not much land left in LG to preserve
- Impact fees received from new development can only be used for land acquisition

### **Comments on Fire Protection Districts:**

- LG FPD was a volunteer department (2 people per day) in 2000; now 6 FT people per day; State grant to replace tanker; all new equipment and vehicles; covers 2/3 of LG, portion of Prairie View, Deer Park, Hawthorne Woods, Kildeer, and unincorporated Cook County and Lake County
- Countryside covers 1/3 of LG; portions of Vernon Hills (majority), unincorporated Mundelein, Hawthorne Woods, Kildeer; equipment and vehicles have all been replaced since 2000, running on a general 10 year life cycle
- Most LG streets are private roads with unmaintained brush and gates
- 1988 fire sprinklers required in all homes
- Terrible water sources for FPDs; Countryside FPD has 60 dry hydrants, LG FPD has less
- LG FPD runs 911 and EMT through Red Center; Countryside FPD runs own 911 and EMT
- LG FPD brings 9,000 gallons of water to all calls to supplement low water stores on site
- LG going from 2 nursing homes in town to 4
- LG FPD handles most of Village's commercial areas; mostly residential for Countryside FPD
- Response times: Countryside FPD (average 7.5 minutes); mutual aid agreements with Mundelein since they are located closer; LG FPD (about 6.5 minute response time to most areas in service area); some property owners and Village still prefer using RFD addresses even though FPDs need actual street addresses to provide service, which can slow down response times
- Speed bumps on private roads can really slow down FPD response times
- Class 3 (Class 1 being best) for both FPDs
- CERT national organization
- No fire alarms in downtown buildings (2009 ordinance passed but only 10% is alarmed)

### **Comments on Ela Township Public Works:**

- Buildup of overgrown brush on roads
- Need for ditches to control water flow



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- Public/private streets with very little tax revenue to support infrastructure improvements
- Underground storm sewers causing issues and need repairs
- Potential for special assessments for localized repairs but probably wouldn't be supported
- Quality of public roads is slowly improving but still a long way to go (current finances would support improvements through 2019)
- No major issues with storm sewer
- Street sign replacements are ongoing
- TIF district was supposed to lead to burying downtown utility wires, but hasn't happened yet and ComEd balking on paying for burial; Harbor Chase was supposed to bring water to downtown but business owners said no even though cost survey stated cost lower than what was initially quoted
- Potential for an SSA or Business Improvement District (BID)