

Village of Long Grove Comprehensive Plan Update Project¹

Planning Policy Issues Extraction Prepared By: Trustee Sarlitto – UPDATE 8/24/2016²

Policy Consideration #1 for Board Discussion (Discussion Date: May 24, 2016)

“Future Land Use/Development: Growing Sales Tax Revenue vs. Growing Resident Population?”

Considerable discussion has been devoted to balancing remaining parcel development to align with Village priorities... the need for additional sales tax revenues (commercial retail development) versus residential development targeting a perceived housing gap of higher density/lower maintenance housing products. Additional housing without an offsetting plan to grow primary revenue sources to the Village may only serve to burden an already stressed infrastructure with additional costs (fire, police, schools, transportation, etc.)... Likewise, additional housing may create greater demand for home-grown services boosting retail sales tax revenues.

Policy Consideration #2 for Board Discussion (Discussion Date: June 14, 2016)

“Is There Need for Higher Density Housing Options to Attract/Retain a Changing Demographic?”

Long Grove’s long-held legacy of being a historic and pastoral community that places a premium value on open space and environmental preservation including a deliberate bias to large lot size residential zoning which has been a primary catalyst that has molded the Village’s current Comprehensive Plan. However, the next 30 years will see Long Grove’s predominant workforce retiring and possibly downsizing into lower maintenance properties. Should the Village consider offering services and amenities needed for older populations desiring to age in place? In addition, we have a growing millennial age group, now equal to baby boomers. Should, and if so, how does the Village contemplate retaining and attracting new residents/investors to replace an aging community, but who may also have different values/attitudes toward housing, recreation, municipal services, taxation, etc.?

Policy Consideration #3 for Board Discussion (Planned Discussion Date: September 13, 2016)

“How Big... Is Big Enough? Balancing a Building Size Cap with Emerging Market Demand and Preservation of Precious Open Space Can Be a Challenge”

An excerpt from our Comprehensive Plan...

“Out-of-character building scale has been a problem in Long Grove. The scale of newer residential structures is much greater than the older buildings. In general, a community may have occasional buildings that are out-of-scale with the remainder of the community, but they should be buildings of importance to the general public so that their difference has a symbolic meaning.” [1991]

¹References: Community Assessment Report - Draft 3/31/2016

²Original Issue: 5/7/2016; Subsequent Updates: 6/10/2016, 8/24/2016

A recent variance request to the long-standing 13,000 sq. ft. building size cap brought on a series of questions for board consideration:

- How many permit requests for a “McMansion-Sized” home does Long Grove forego annually as a result of its current cap policy? What is the current/future market demand for such buildings? What is the current inventory of vacant homes of this size within the Village, surrounding communities and Lake County?
- How do we identify, assess and adjust (as necessary) policies such as this that may enable the Village and builders to provide additional housing options that fit Long Grove, with particular attention to preserving its legacy of building with nature and preserving open space?
- Would a high vacancy rate with larger sized residential housing (similar to other surrounding communities) give impressions that our Village is in growth stagnation?

A clear understanding of the national, regional, and local housing markets is key to developing a comprehensive plan that supports existing uses, particularly in providing a diverse housing stock that meets the needs of residents. Ever since the 2008 crash that brought about the first housing value decline in the collective memory of most homeowners, there has been uncertainty in the national housing market. Do we need additional discussion of this policy, a policy that heretofore seems to have served the Village well in baselining the “Community Scale” concept... a concept that addresses how a building or space relates both to its inhabitants and to other buildings or spaces... is a change really needed?

Appendix A

Key Themes & Community Profile

1. **Maintaining Long Grove's Legacy & Community Character:** "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.
2. **Providing Opportunities for Economic Growth: 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.
3. **Changing Values: Balancing a Community of Long-Time Residents & New Families –** 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.
4. **A Self-Sufficient Community: Providing Services to a Community with Limited Municipal Resources –** 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. Outreach to new residents and exploring ways to get them more invested in the community will be important.
5. **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. In addition, we have a growing millennial age group, now equal to baby boomers. Village needs to contemplate how to retain and attract new residents/investors to replace an aging community, but who may also have different values/attitudes toward housing, recreation, municipal services, taxation, etc.
6. **With almost all of its residents holding jobs beyond the Village, Long Grove is considered a bedroom community.**

Appendix B

Policy Items for Board Discussion

Economic & Market Analysis

1. Is the data infrastructure sufficient to support omni-channel retailing?
2. What is the impact of telecommuting on rush hour traffic?
3. How should the community view home-based businesses?
4. Is Long Grove interested in promoting a mix of commercial uses that allows showrooms, offices, and distribution in one development?
5. How can the community provide a robust framework for internet-based businesses? (e.g. high capacity data lines, , easy delivery truck access)
6. Does the stable Average Daily Traffic suggest opportunities to invest in multimodal access rather than higher volume roads?
7. 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:
 - a. 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?
 - b. How would an annexation agreement be written to encourage property owners to support joining Long Grove?
 - c. 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/
 - d. How does the interest in increasing revenue balance with upscale image goals of the Village?
8. Where could the businesses of most interest to residents be located?
9. Should village resources be used to attract highly desired uses even if they provide little revenue?
10. 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 not result in desired products)
11. How many units could reasonably be added within walking distance of downtown Long Grove?
12. 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)
13. What policies encourage property improvement?
14. How can water and sewer infrastructure be provided?

Housing

1. 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.
2. 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.
3. Does serving a retiring population require a different type of unit?

4. Can Long Grove identify space for at most 100 units of housing targeted to active seniors?

Land Use & Transportation

1. 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 maintain large lots and limiting the size of residential homes.
2. 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 significantly alter the existing character of Long Grove.
3. The Comprehensive Plan Update for Long Grove will identify potential impacts associated with the proposed Route 53/120 project on the Village, particularly in terms of the transportation network, land use, natural environment, and character of the community.

Facilities & Utilities

1. 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. Municipal government services consist of administrative, police and limited public works, and other community services provided by others consist of schools, fire/EMS, parks, library, and limited utilities (sewer and water).
2. Consultant suggests considering expansion, improvement or relocation of administrative facilities, particularly as part of new development proposals.
3. A summary of changes to each community facility since the adoption of the current plan can be found in Section 7 of the Draft Summary document.

COMPREHENSIVE PLAN UPDATE PROJECT

Trustee Michael Sarlitto

“Policy” Issues on Your Board’s Radar

#3: How Big... Is Big Enough? Balancing a Building Size Cap with Emerging Market Demand and Preservation of Precious Open Space Can Be a Challenge

As with prior update articles, we know that a key element of our Comprehensive Plan Update process is the determination of land use, design, and transportation policies that will direct the development of the several large undeveloped tracts of land within the Village. As a result, your Board will need to thoughtfully weigh several key policy-related issues as part of finalizing the plan. The next several update articles will highlight some of these policy issues... and the third is:

Policy Issue #3: How Big... Is Big Enough? Balancing a Building Size Cap with Emerging Market Demand and Preservation of Precious Open Space Can Be a Challenge

“Out-of-character building scale has been a problem in Long Grove. The scale of newer residential structures is much greater than the older buildings. In general, a community may have occasional buildings that are out-of-scale with the remainder of the community, but they should be buildings of importance to the general public so that their difference has a symbolic meaning.” Comprehensive Plan Excerpt [1991]

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Where Are We In The Process?

December 2015

February/March

April

May-July

August 30

Sept/Oct/Nov

Project Initiation

Stakeholder Interviews/Inaugural Steering Committee (CPSC) Meeting

Community Assessment Summary Report/EnVision Long Grove Public Workshop

Review of Specific Sub-Area Plans/ Village-Wide Plan Elements & Draft Plan Preparation

Preliminary Sub-Area Public Open House & Public Hearing

Public Open Houses & Hearings/Final Plan Review & Approval

NEXT MONTH'S ARTICLE: "Policy" Issues on Your Board's Radar (Cont'd)

Check-In on Progress and Sign Up for Updates At:
www.longgrovecompplan.wordpress.com

Questions / Input? Please contact Village Planner James Hogue at the Village Office:
(847) 634-9440 or jhogue@longgrove.net