<u>Item #14</u>:

Village Trustee Sarlitto

Report Of The Comp Plan Steering Committee Mtg. – 10/06/16

Village of Long Grove Illinois

MEETING AGENDA
LONG GROVE COMPREHENSIVE PLAN STEERING COMMITTEE (CPSC)
Thursday, October 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 5.17.16 Meeting.
2. Review of Sub-Area Plan Maps; suggested modifications.
3. Plan Text Comments/Review.
4. Next Steps.

OTHER BUSINESS:

ADJOURNMENT: Next Scheduled Meeting: T.B.D.

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.

teska

MEMORANDUM

To: Comprehensive Plan Steering Committee

James Hogue, AICP, Community Development Director

David Lothspeich, Village Manager

From: Konstantine T. Savoy, AICP, Principal

Date: October 6, 2016

SUBJECT: ***Sub Area Concept Plan #4: Arlington Heights Road***

In response to concern raised by property owners along Arlington Heights Road, south of Aptakistic Road, the Village held a special workshop meeting on August 30, 2016 with owners to review plan recommendations and response to questions. Key issues identified by the residents includes the desire to remove recommended commercial land use designation for the properties fronting Arlington Heights Road, and the elimination of direct road access from development to the west.

In order to facilitate discussion of the Steering Committee members on the appropriate course of action, provided below is a description of alternative approaches to address the land use issues raised by property owners.

Alternative Planning Approaches

1. Remove the commercial, office and hospitality designation from the subarea land use plan.
    a. Issues to consider:
        i. At the outset of the planning process, Village officials established the importance of expanding the commercial tax base of the Village. This was supported by the results of a community survey where a majority of residents favored expanding uses that provided alternative revenue for the Village.
        ii. This subarea has the greatest potential for additional commercial development in the near term, supported by adequate public utilities. The additional properties on Arlington Heights Road enhances the feasibility and potential for commercial development by creating opportunities for larger sites that provide flexibility in the types of commercial uses that may choose to located in this area.

iii. Removal of all commercial land use recommendations would create uncertainty for potential developers, and could prohibit the expansion of commercial use, if and when market conditions or ownership positions change. The Comprehensive Plan is a long-term guide for the Village and for potential investors (typically updated every 10 years), which should contemplate land use recommendations if and when conditions change.

iv. The commercial land use designation in the Plan does not change the zoning of the property. All proposals will be subject to Village regulations regarding rezoning, which will require public notice and community input.

2. <u>Remove the commercial designation from the subarea land use plan, but modify the text of the plan to identify the Village's long-range interest in expanding commercial development under certain conditions</u>.
   a. Issues to consider:
      i. As the long-term development and policy guide for the Village, the Comprehensive Plan provides general direction on the Village's desires. Statements supportive of consideration of proposals to expand commercial use, that would be added to or modified in the proposed text, would serve to identify the Village's overall intent to consider proposals under certain conditions. Conditions could include: demonstration that addition land is necessary to respond to market potential and commercial uses, and to achieve the critical mass necessary for a successful development; securing a sufficient number of properties so that future development does not result in a piecemeal approach or fragmentation of any remaining residential properties (such as requiring consolidation of a minimum of 10 acres); and creating sufficient landscaped buffers and development controls to mitigate impacts on remaining residential uses.

      ii. This approach serves to balance Village and resident issues by communicating general intent (no specific land use recommendation), without compromising future possibilities.

      iii. Any proposal to expand the commercial area would require that the Comprehensive Plan be amended, thus requiring public notice and community involvement. The properties would also have to be rezoned in compliance with Village regulations.

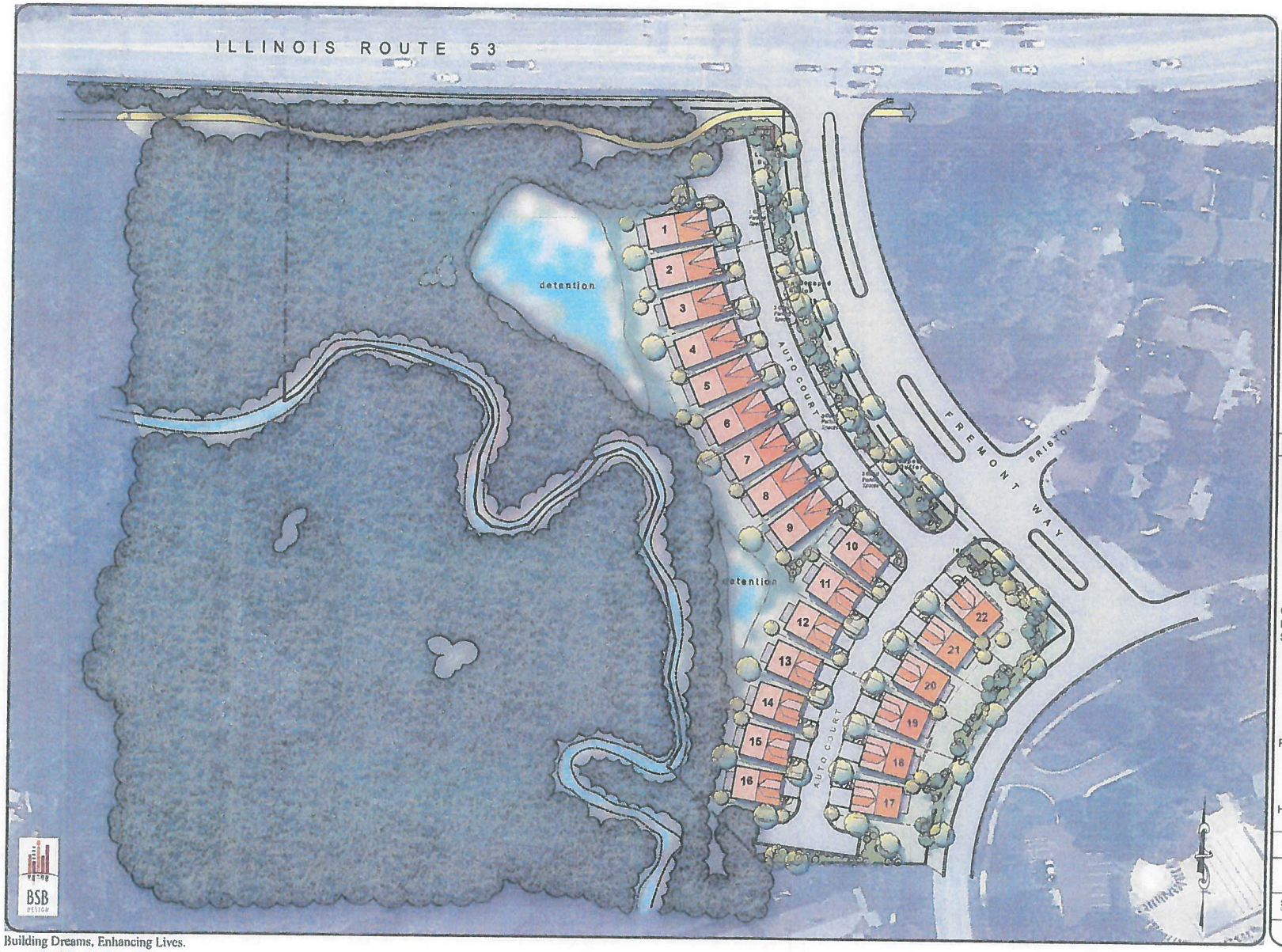
   b. <u>Modify the commercial land use designation by creating a "Future Development Opportunity" classification</u>.
      i. Issues to consider:
         1. Provides additional clarity to alternative #2, by identifying the area the Village will consider for additional development potential without providing specific land use recommendations.

The draft of the new comprehensive plan for the Triangle Area shows a mixed-use development consisting of approximately 1.8 acres (15,700 ft^2 GFA) in the northwest and southeast corners; first floor commercial with second floor multi-family along Old McHenry Road 1.5 acres (13,500 ft^2 GFA); and townhouses behind the commercial mixed use along Old McHenry Road 1.2 acres (8 units). The remainder of the district are open or environmentally sensitive areas - approximately 10 acres of the 14.5 acres of the triangle. This appears to be significantly less developable area than in the current 2008 Comprehensive Plan. This ratio of area to be developed to open space may not be attractive to developers. Also, while I appreciate the desire by the Village of Long Grove to revitalize their downtown area, the concept of apartments or condominiums above retail space may not be as viable as it once was.

To begin implementing the proposed Comprehensive Plan, the key is to make the area attractive to developers and to minimize the cost to the Village outside of required infrastructure. As noted above, a requirement is permitting a density that allows for a reasonable return on investment for developers while maintaining the ambience of Long Grove. Currently there is no residential zoning that allows for anything smaller than a one acre lot or business zoning that allows for more than a 10,000ft^2 lot and single use 5000ft^2 building (without going through the special use process) and no provision for any type of mixed use. There is no path available to them except a Planned Use Development with no guarantees that an investment in time and money will come to fruition. Zoning districts for different types of residential areas, different business configurations, and mixed use need to be defined to fit with the proposed Comprehensive Plan.

The proposed plan appears to be changing downtown Long Grove into more of a community than the tourist destination that is its heritage. This includes more retail that caters to basic needs, service businesses, and more walkability as well residences. This is a fundamental change to Long Grove where downtown has been a non-resident destination with the residents living on large lots in a country-type setting. As stated above there is no zoning classification that allows new construction on less than one acre and no provisions for any kind of multi-family housing. The areas covered in the Comprehensive Plan need to be rezoned with the new classifications created in support of the plan. The sooner this is completed the better. Long Grove has proactively changed zoning on parcel before. This lets developers know not only what the Village wants in an area but also the requirements and parameters of developing in those areas. Having the zoning in place also saves staff time by reducing the number of questions from potential developers as well as potentially eliminating the entire PUD process which is lengthy and costly from both the village and developer points of view. If the Village wants to require a PUD for development in the downtown area, that is still possible, it allows some flexibility for the Village and developer, but can still adhere to the basic requirements of the zoning districts.

John Ullrich
"Triangle property owner"



David Weekley Homes

N·C·B·D·C

PLAN INFO

COMMUNITY INFO

Development Data:

Site Area	5.5 acres
Units Proposed	22
Conservancy Area	2.8 acres
Floodplain	1.1 ac
Detention	0.7
Buffer	0.5
Open Space	0.5
Gross Du/Acre	4
Net Du/Acre	5
Setbacks:	
Front	20'
Rear	16' to Open Space 30' to Fremont Way
Side	6' Separation 30' to Fremont 40' to South Prop. 90' to Rte. 53
Parking:	2 Garage 2 Driveway 12 Guest
Height	2 & 3 Story 42' maximum

SITE PLAN

FREEMONT WAY
LONG GROVE, IL

SCALE: 1"=80'-0" | SCALE: 1"=40'-0"

v4 | PE

Revised: July 22, 2016

BSB DESIGN

Building Dreams, Enhancing Lives.

David Weekley Homes

Sub Area 1 Midlothian Road & Sub Area 3 Triangle

Dear Mr. Hogue:

We are in receipt of your letter and plans regarding the Village Comprehensive Plan update.

Please consider the requests for the following parcels:

For Subarea Site 1: Midlothian

The parcels located just north of the railroad tracks with the PIN 10-35-400-005 and portions of 14-02-200-001 are presently planned Rural Single Family Residential yielding, 22 dwelling units.

Please consider these parcels for Cluster Single Family Residential.

For Subarea Site 3: Triangle Area-Historic Downtown

The parcels located along Old McHenry Road PIN 15-30-106-006 are considered for commercial, 8700 sf.

Please consider Mixed Use Commercial with Multi-Family Residential. 11 Dwelling units.

Our company's staff has lived in Long Grove for over 30 years and feel there's a necessity for smaller apartments or condominiums to accommodate the empty nest residents that wish to stay in Long Grove.

Thank you for your consideration with this matter.

If you wish to contact me please feel free to contact me.

Sincerely,

Vince Nora
Otrebla Investments
847-540-6177

Sub-Area 5 – Lake Cook/RT 53

From: azam khan [mailto:khan_azam@yahoo.com]
Sent: Tuesday, October 04, 2016 8:55 AM
To: James Hogue
Subject: Village Comprehensive Plan, Pin # 14-35-200-014 & 14-35-200-015

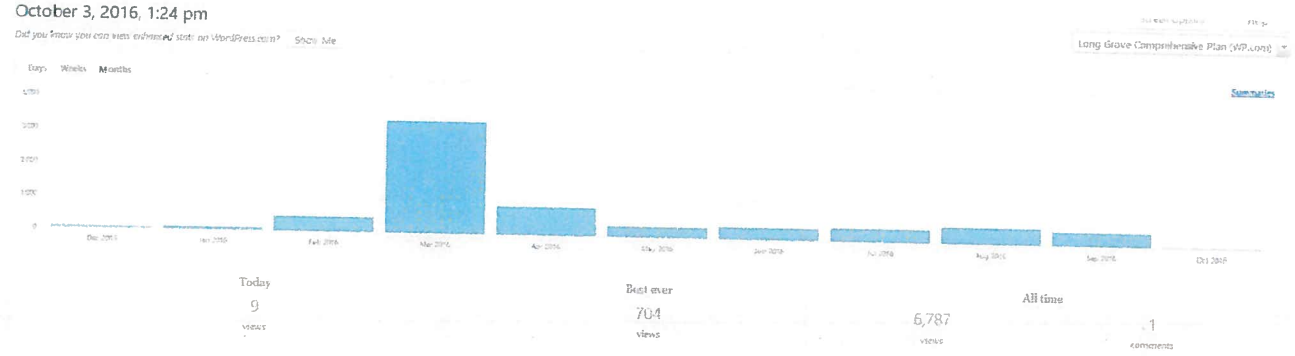
Hi James,
I would like to thank you for your time and input last Tuesday. I checked with the Lake County and according to them both parcels are 'NOT' designated as "ADID" wetlands and currently zoned as agricultural land. With current zoning they could be used for farming or some agricultural related business such as Nursery/Land Scape Company etc. or houses could be built on both parcels.
At present, it is my intention to retain a consultant with expertise in wetland delineation at my convenience to explore my best options for the future development of my parcels and certainly not to make it an open space as per your proposed Village Comprehensive Plan. Looking at the proposed plan, I am surprised to see the parcels south of my parcel (and other parcels in the area), which has the same characteristics in terms of wetland, has been designated as "Office/Commercial" whereas most of my both parcels are designated as "Environmentally Sensitive Open Space".
With regard to your Village Comprehensive Plan, I am open to discuss any possible future development of my parcels such as hotel/commercial/assisted living etc. at mutual convenience.

Thanks
M. Khan
3720 Albert Lane
Long Grove, IL 60047

PROJECT WEBSITE

https://longgrovecompplan.wordpress.com

October 3, 2016, 1:24 pm



PROJECT WEBSITE

https://longgrovecompplan.wordpress.com

Author	Comment	In Response To	Submitted On	
Pepper Wilkinson paperbird@gmail.com 104.129.196.104	These are people's homes you're developing. It's appalling.	Conceptual Subarea Site Plans View Post 0 3	2016/07/06 at 10:19 am	0
Steven Goldin sgoldin@swerveco.com 173.239.75.210	The conceptual framework for consideration of Area 4: Sunset Grove/Bally Bunion would seem to apply to the 12 acre parcel next to Area K as well. This parcel is similarly underused at the present time and might benefit from additional consideration.	Conceptual Subarea Site Plans View Post 0 3	2016/06/30 at 1:41 pm	0
Anne Kritzmire anne.kritzmire@comcast.net 50.203.231.17	As a resident of North Arlington Heights Rd, in sub-area B of Site 4, I am adamantly opposed to this plan. I own 2.5 acres currently zoned 2-acre residential as do my neighbors on north Arlington Hts Rd. It backs on residential areas in both Buffalo Grove and Long Grove. I was not informed of this planning at all and am completely opposed to it. Long Grove needs to do a better job of developing commercial areas that are on major roads (like the FRONT of Route 83) and generate revenue that the village can use. That residential area should not be used for commercial purposes.	Conceptual Subarea Site Plans View Post 0 3	2016/06/29 at 4:58 pm	0
Tina tinamf79@yahoo.com 148.168.19.193	Long Grove need more casual dining options, kid friendly places like a park or nature center (indoor and out), fitness studio (yoga/meditation). I have been spending more time in town due to the new wineries and I've been bringing a lot of friends, but this has not made me shop more. Me and my girlfriends would shop if the stores would be open until 9pm!!	Final week to take the online survey! View Post 1	2016/03/18 at 9:42 am	1

IDEA ZONE

https://longgrovecompplan.wordpress.com/idea-zone/

Hey, Long Grove! What's on your mind? What is your story, idea or comment?

1. I have lived in Long Grove for about 10 years. I think when most people think of Long Grove, an upscale rural community comes to mind. However, almost every major road through the village presents an appearance of neglect. Most "Welcome to Long Grove " signs are either leaning to one side or knocked over. Most trees in the median strips along Rt22 or Rt83 are dead, damaged, or missing. During the summer, the grass is never maintained properly. In fact I have seen it grow to 2 ft tall. Maybe this is not the responsibility of the Village but it would be a good idea to find out how Lincolnshire is handling things - everything always looks manicured and perfect driving through that town.

2. Would LOVE to have a Starbucks in Long Grove. If you build it, they will come.

3. Rebuild downtown access, specifically the sidewalk. Supply seating. Easy to find public restrooms. Add downtown directory, include outlying businesses. Make it easy for people to navigate and explore.

4. Would love to see a place where families with school aged kids could gather, maybe casual family dining. Also recommend a safe place that welcomes teens and young adults to gather like a coffee/tea shop or sandwich shop that has WiFi. Downtown is ideal as many of the community kids can walk or bike safely.

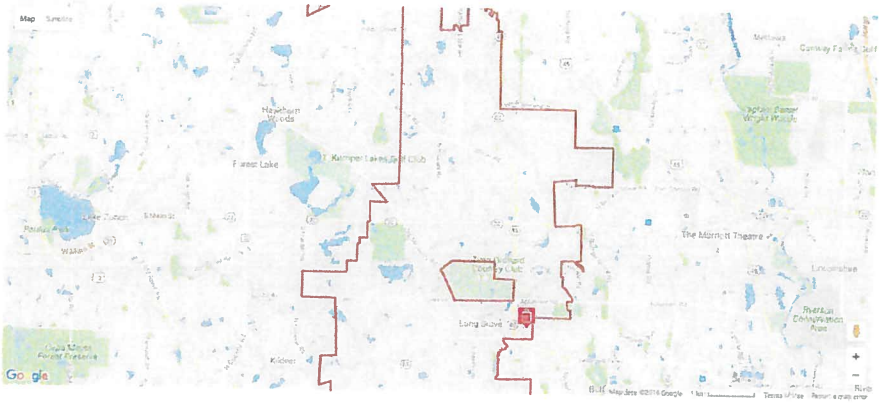
5. I would like to have sidewalks from 83 along Coffin Rd tutu downtown to make the shopping area more accessible for residents and visitors and give a neighborhood feeling.

6. The Rt 53 corridor into Long Grove looks like low income housing. It's an embarassment to have this as the entrance to our cute town. You should be enforcing village code as to how many people/families can live in one house. You should be enforcing the amount of cars one has on their property.

COMMENT MAP

http://communityremarks.com/LongGrove/

Retail Opportunities & Issues



Lisa Schultz

4 Votes

0 Votes

Very high end (Lamborghini, Rolls, Maserati) car dealership? It's been suggested before. It is a destination business so we wouldn't need the traffic that other businesses need. It provides high tax return but relatively low traffic. It would be a nice entrance to LG at 53 and 83 unlike a big box discount store which has been suggested for that property and would forever alter Long Grove to be "yet another"

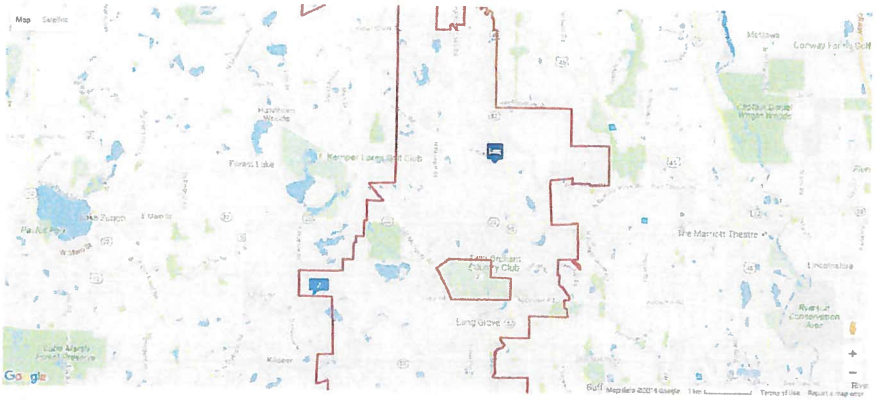
Anonymous

0 Votes

0 Votes

The restaurant options at this center like T's should include outdoor dining

Hospitality/Entertainment Opportunities & Issues



Anonymous

8 Votes

0 Votes

Hate to see this restaurant closed for so long. Have any serious investors contacted the Village over this property?

Respond

Anonymous

11 Votes

0 Votes

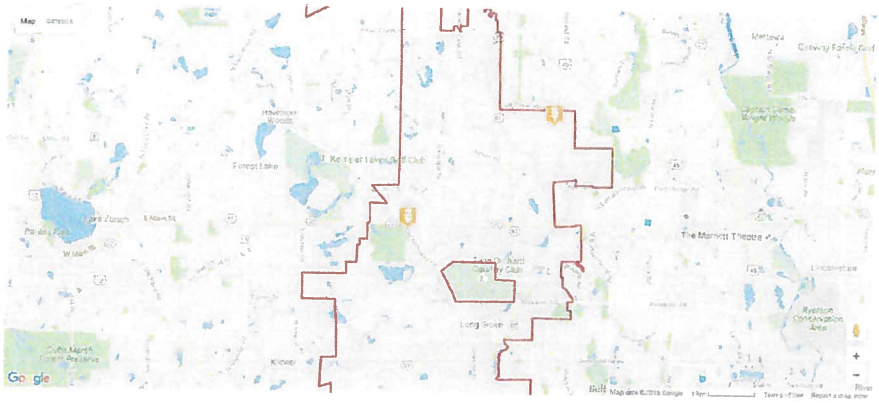
The Voice of Long Grove Trustees suggested wonderful opportunities for a Ravinia style entertainment venue on Salem Lake where the CS Industries property is/was. What a wonderful idea and upgrade to Long Grove for arts, tax revenue, land values!

Response from Anonymous

That's actually a really great idea. There aren't many music/entertainment venues in this area

Respond

Transportation Improvements & Issues



Anonymous

4 Votes

0 Votes

Property behind Abbott Research Farm Could be used for residential development or a community farm retail community center education etc

Respond

Anonymous

3 Votes

0 Votes

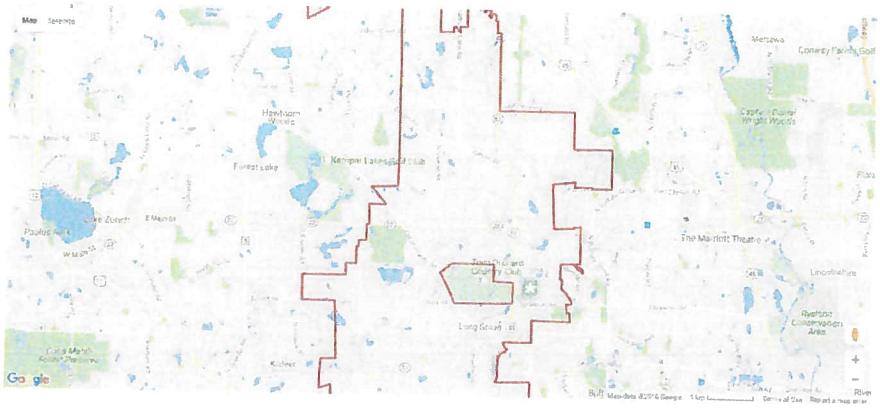
Most of the Long Grove population is educated and well read. It is time to stop the charade suggesting Route 53/120 extension was ever about traffic. As the fallacy of the 53 extension as a traffic solution is further revealed, it seems almost daily by the media now, it is time for Long Grove to take a stand beyond the resolution against the project. Long Grove needs to start fighting for real east/west traffic solutions and against the economic and environmental disaster this project would bring to us all. Why is our Mayor not out aggressively advocating against this ill conceived and unfunded project? Is there something in it for her personally? It makes no sense that she continues to side against 67% of residents and with Aaron Lawlor. We need representation now or a new mayor in 2017. Stop the charade

Response from Anonymous

More banter from the "haters"

Respond

Other



Mike Firsel

0 Votes 0 Votes

Would like to adding the 125 acre Goldin property to the east of Planning Area 4 along Aptakisic Road

Anonymous

0 Votes 0 Votes

Residential redevelopment site

Anonymous

0 Votes 0 Votes

Great opportunity for residential redevelopment

Anonymous

0 Votes 0 Votes

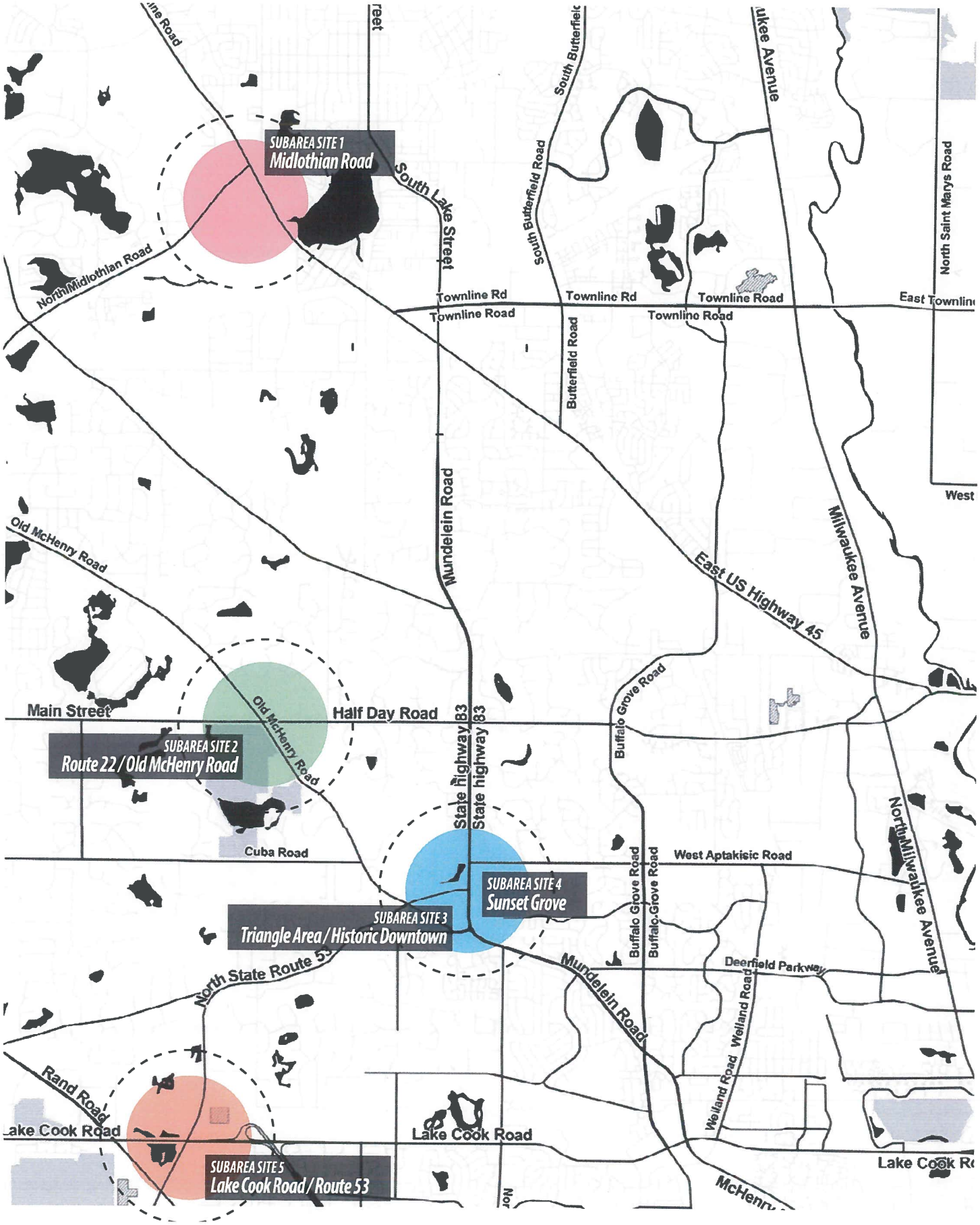
need more housing choices Something for those of us who love the town but don't like the idea of taking care of a huge lawn

Anonymous

0 Votes 0 Votes

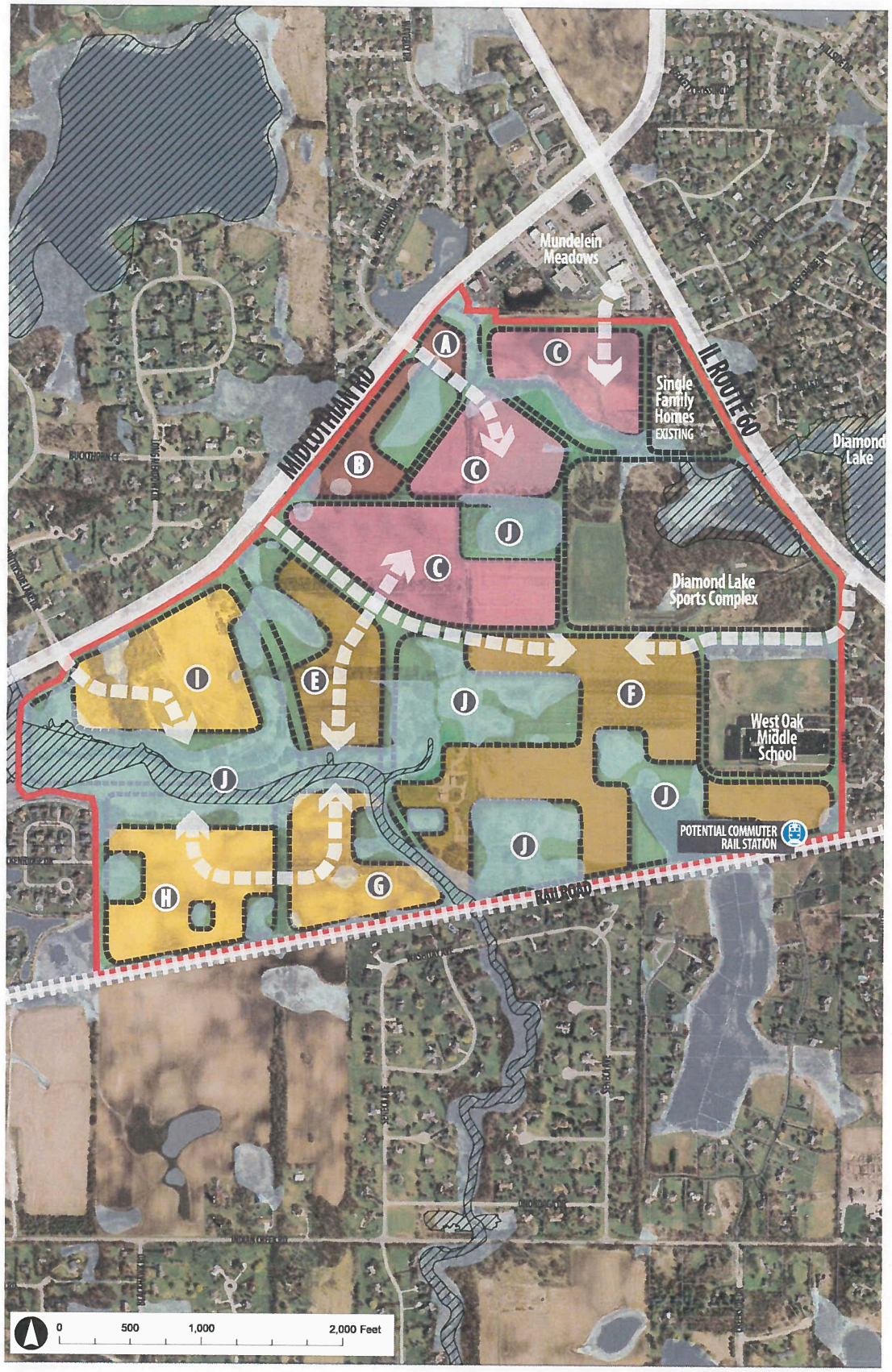
Long Grove needs a more diverse range of housing options the historic downtown would be more vibrant with addition residential geared towards young families and empty nesters me I would love to live within walking distance to the downtown

FIGURE 6.7
Subareas Map



SUBAREA SITE 1

Midlothian Road



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

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

C PROFESSIONAL OFFICES/RESEARCH
NET ACREAGE: 50.3 ac (60.6 ac GROSS)
FLOOR AREA: 548,000 sq ft GFA

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

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

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

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

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

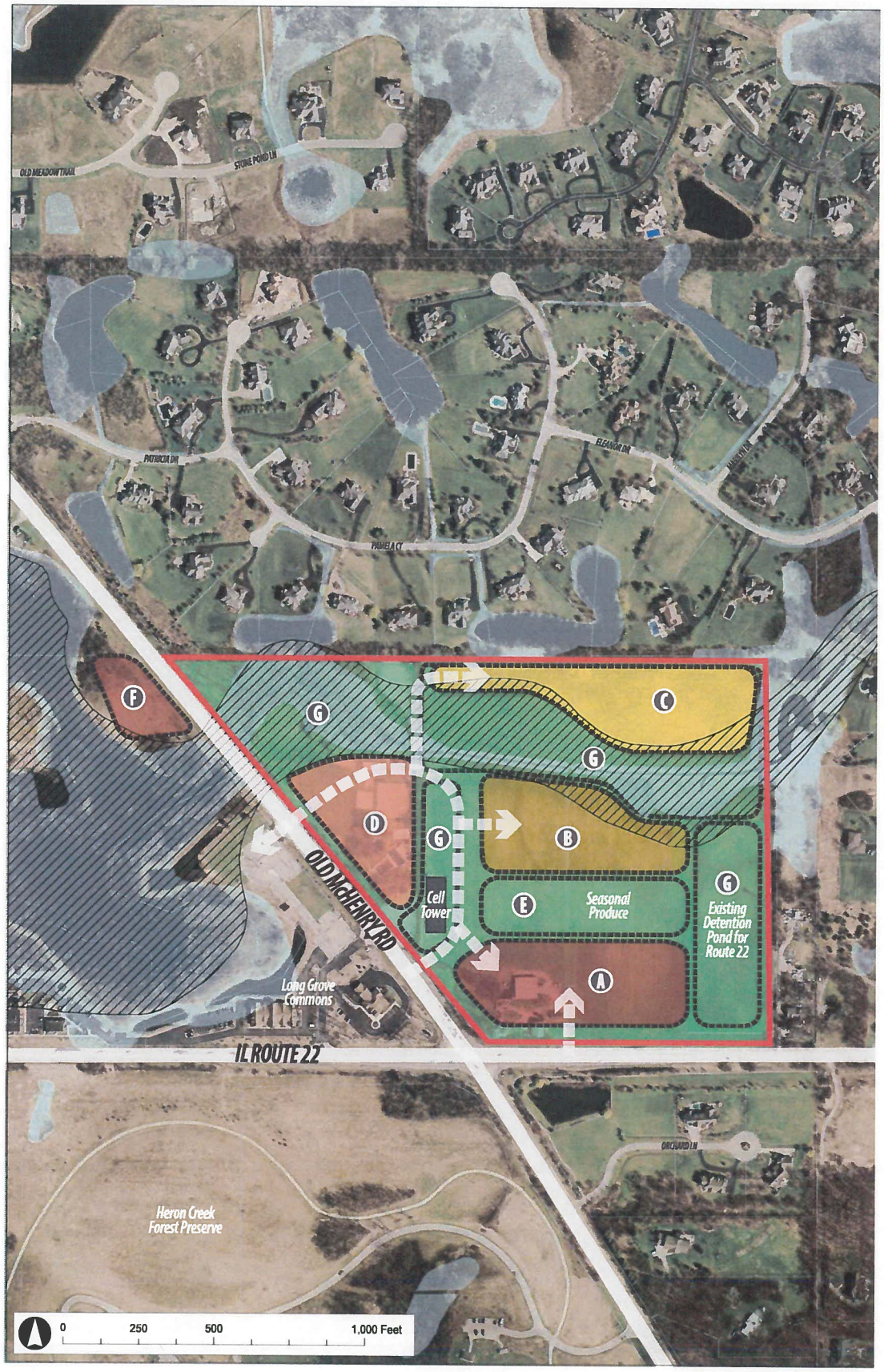
I CLUSTER SINGLE FAMILY RESIDENTIAL

J ENVIRONMENTALLY SENSITIVE OPEN SPACE

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

SUBAREA SITE 2

Route 22 / Old McHenry Road



A FARM-TO-MARKET COMMERCIAL
NET ACREAGE: 4.6 ac (5.6 ac GROSS)
FLOOR AREA: 40,000 sq ft GFA

B CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 4.1 ac
UNITS: 16 dwelling units

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

D TOWNHOUSES
NET ACREAGE: 3.6 ac
UNITS: 30 dwelling units

E SEASONAL PRODUCE
NET ACREAGE: 3.3 ac

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

G ENVIRONMENTALLY SENSITIVE OPEN SPACE

The overall residential density shall be determined by applying 1.00 du/ac to the gross area of Subarea 2. The floor area ratio (FAR) applied for commercial and office is 0.20 and 0.25, respectively.

SUBAREA SITE 3

Triangle Area - Historic Downtown

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

B TOWNHOUSES
NET ACREAGE: 1.2 ac
UNITS: 8 dwelling units

C MIXED USE COMMERCIAL W/ MULTI-FAMILY RESIDENTIAL ABOVE
NET ACREAGE: 1.5 ac
UNITS: 11 dwelling units
FLOOR AREA: 13,000 sq ft GFA

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

E ENVIRONMENTALLY SENSITIVE OPEN SPACE

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

SUBAREA SITE 4

Sunset Grove / Ballybunion

A OFFICE / HOSPITALITY
NET ACREAGE: 13.0 ac
FLOOR AREA: 142,000 sq ft GFA

B COMMERCIAL
NET ACREAGE: 14.7 ac
FLOOR AREA: 128,000 sq ft GFA

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

D COMMERCIAL
NET ACREAGE: 7.6 ac
FLOOR AREA: 66,000 sq ft GFA

E GREEN BOULEVARD / OPEN SPACE

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

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

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

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

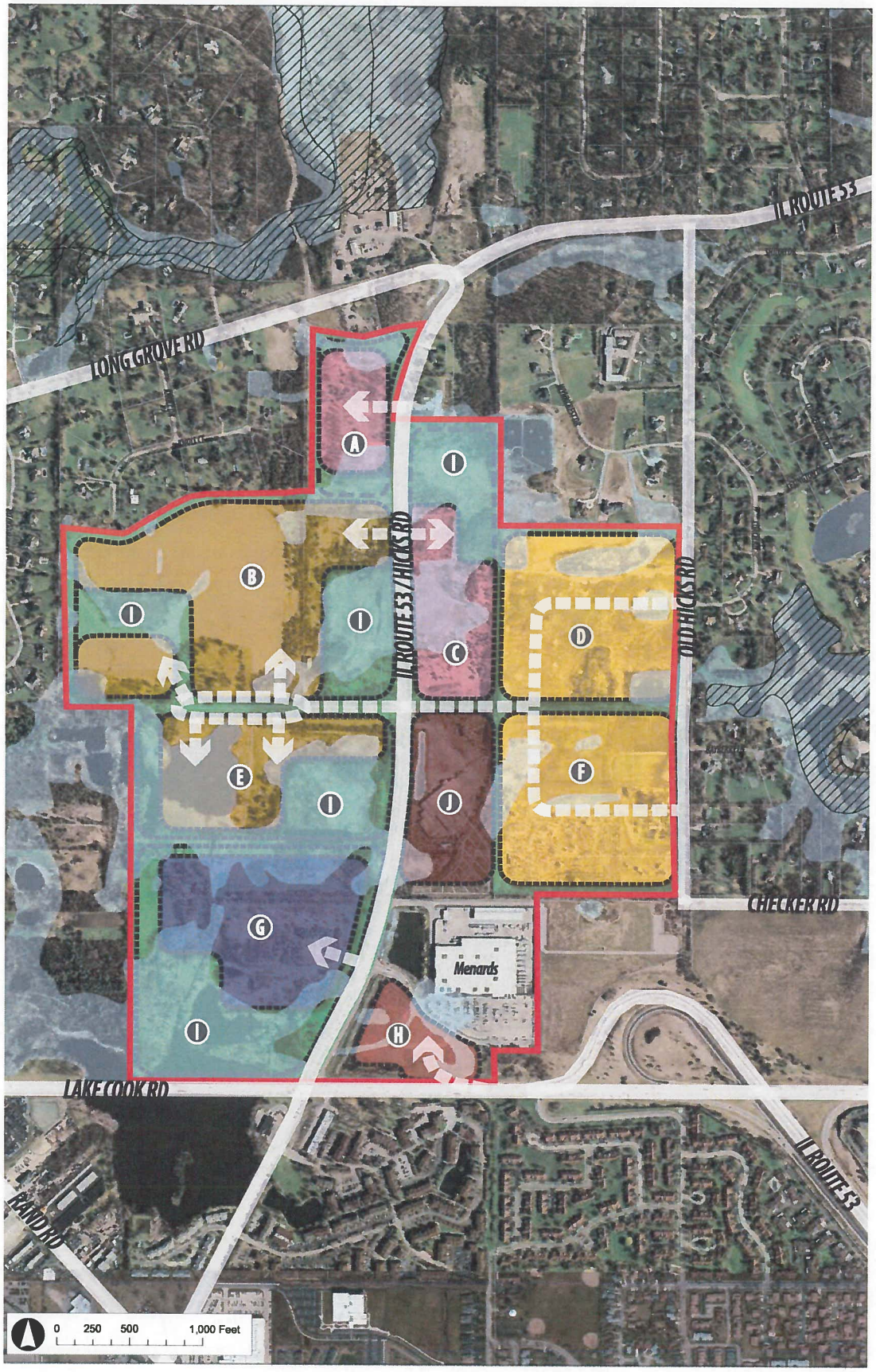
J NATURAL TRANSITIONAL BUFFER
NET ACREAGE: 0.4 ac

K CLUSTER SINGLE FAMILY RESIDENTIAL
NET ACREAGE: 7.5 ac
UNITS: 15 dwelling units

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

SUBAREA SITE 5

Lake Cook Road / Route 53



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

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

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

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

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

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

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

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

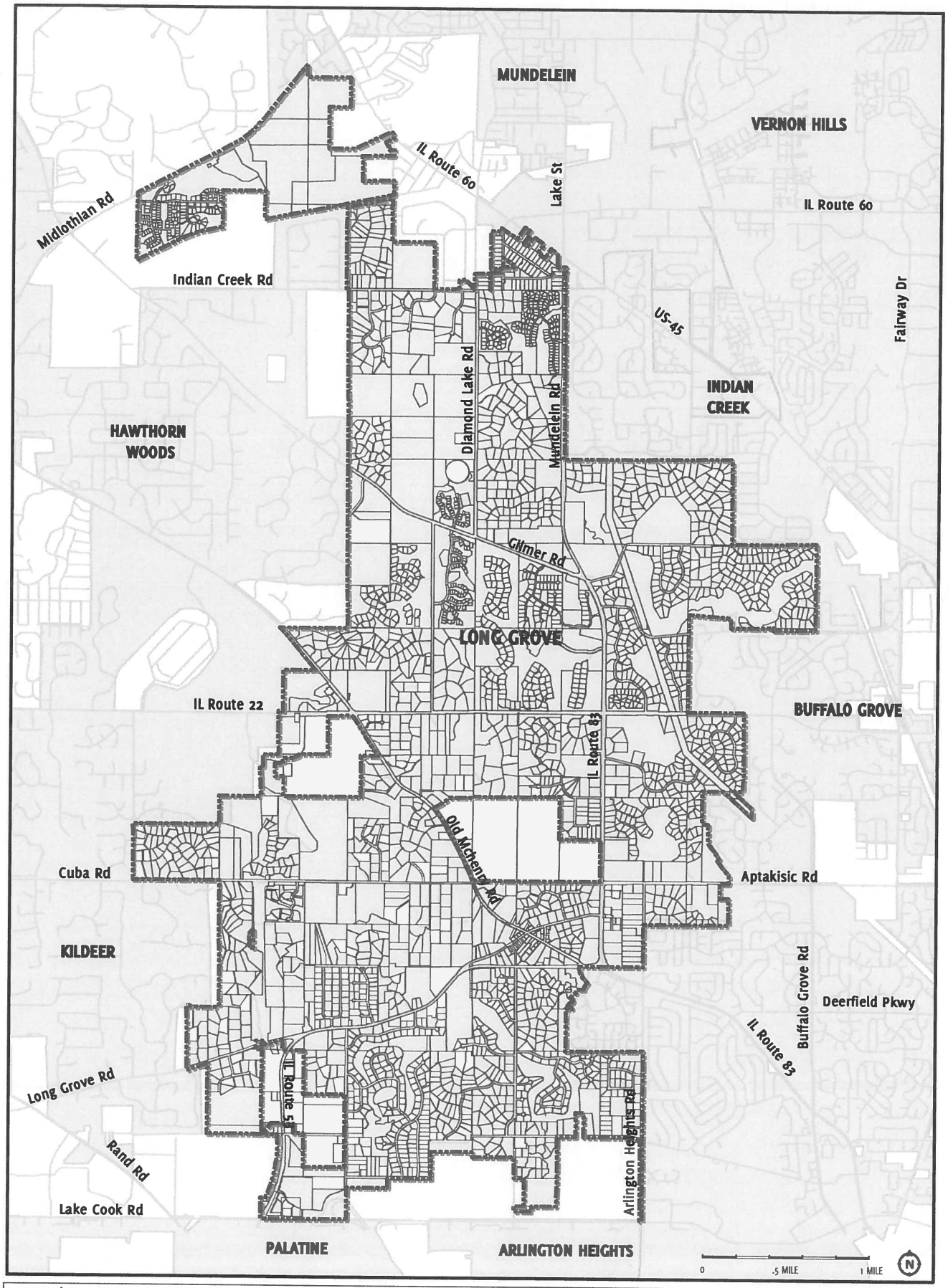
I ENVIRONMENTALLY SENSITIVE OPEN SPACE

J SPECIALTY BUSINESS / PRODUCTION
NET ACREAGE: 14.0 ac
FLOOR AREA: 122,000 sq ft GFA

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

FIGURE 6.2

Parcels & Subdivisions Map



LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE

Village Boundary

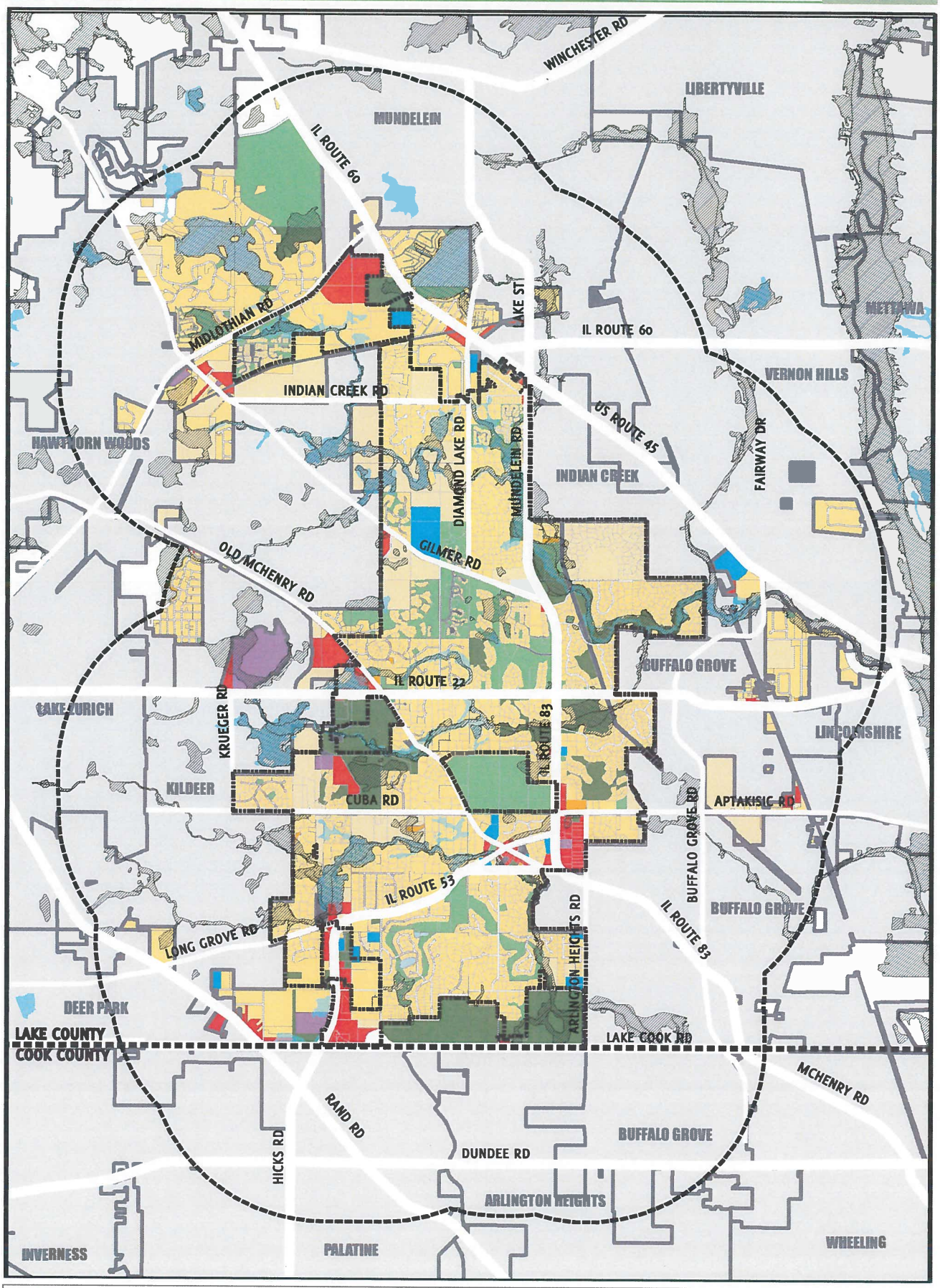
Parcel Lines

Adjacent Municipalities

MARCH 2016 | TESKA ASSOCIATES, INC.

VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN



LEGEND

- Single-Family Residential
- Multi-Family Residential
- Institutional
- Commercial
- Office/Research
- Agricultural
- Open Space: Conservation
- Open Space: Active Recreation
- Transportation/Utility Infrastructure
- Municipal Boundary
- 1.5-Mile Planning Area Boundary

VILLAGE OF LONG GROVE COMPREHENSIVE PLAN UPDATE

MAP DATA PROVIDED BY LAKE COUNTY
MAP PREPARED BY TESKA ASSOCIATES, INC
LAST REVISED: SEPTEMBER 6, 2016

WORKSHOP SUMMARY

EnVision Long Grove Workshop

April 11, 2016

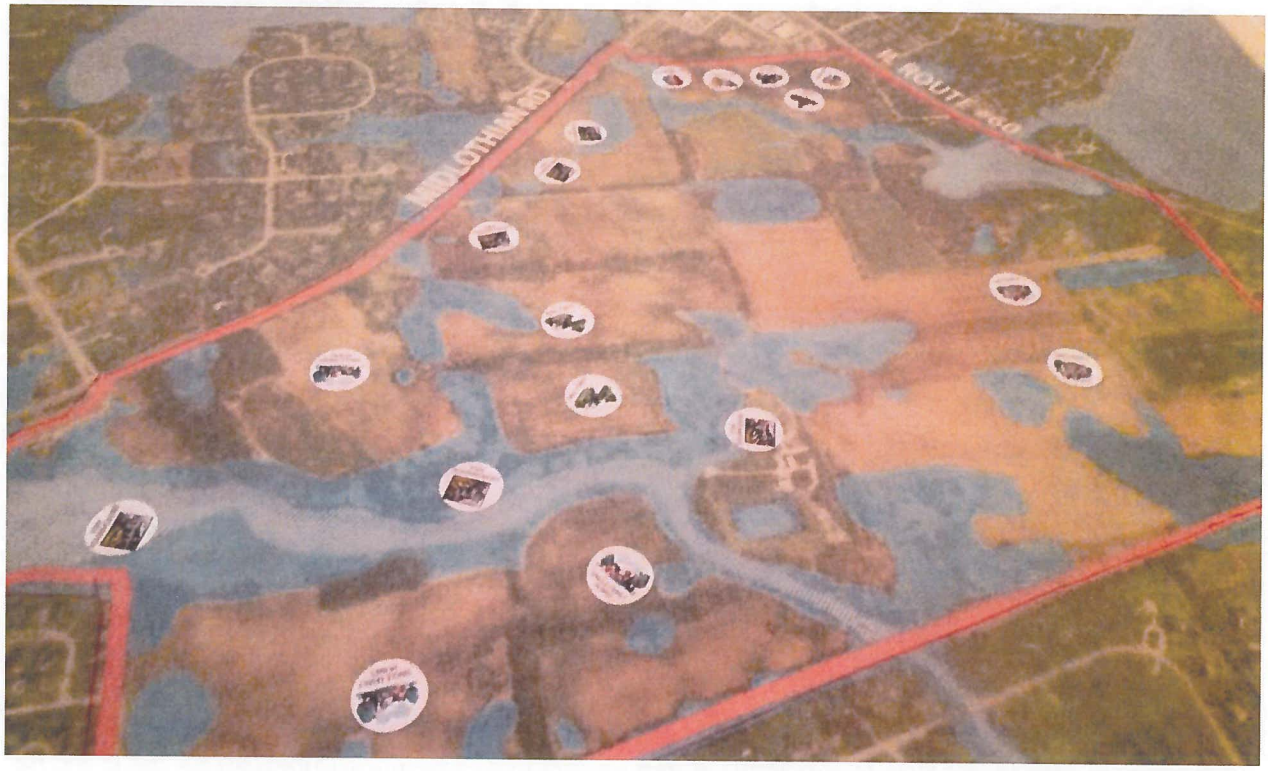
BUILD THE VISION MAPPING EXERCISE RESULTS

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

Workshop Summary Prepared By:

LONG GROVE
COMPREHENSIVE PLAN

SITE 1: MIDLOTHIAN ROAD



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

- Preservation of environmentally sensitive areas, including the floodplain that cuts through the central portion of the site.
- Single family homes in the southern section of the site, particularly integrating them with the environmentally sensitive features that characterize the area.
- Single family homes were also suggested closer to Midlothian Road but at the western end and away from the existing retail uses at the Route 60 intersection.
- Public parks were proposed near the center of the site, perhaps as a means to provide a centralized park space for the recommended single family homes.
- A mix of commercial uses – including big box retail, restaurants, childcare center, and neighborhood retail – were suggested adjacent to the existing Mundelein Meadows mixed retail center at the Midlothian Road/Route 60 intersection.

SITE 2: ROUTE 22/OLD McHENRY ROAD (GROUP A)

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

- Preservation of the farm property at the southwest corner of the site to serve as a working farm for local food production and education programs. Wagner Farm in Glenview was cited as a model to consider: http://wagnerfarm.org/ A small farm-based restaurant and gift shop could be considered as part of the working farm.
- Senior living units in the form of single family detached units are proposed on the back end of the site along the floodplain, particularly to offer some privacy and ability to integrate as cluster development.
- Two-story attached residential units are suggested on the triangular section along Old McHenry Road. The specific residential use was not specified but could range from apartments to duplexes.
- Commercial and office development is proposed on the southeastern portion of the site, with commercial uses closer to the intersection for better visibility, access off of Route 22, and possible integration with the working farm. Offices could be designed in a campus like setting to mold well with Long Grove's standards to incorporate a natural aesthetic in a low impact setting.
- The far northern section of the site on the north side of the floodplain was left vacant.

SITE 2: ROUTE 22/OLD McHENRY ROAD (GROUP B)

Two groups provided insights on this site. Group B visualized the following potential development and preservation ideas for this site:

- This group suggested the same working farm idea like Group A, utilizing the existing farm property at the southwest corner of the site for local food production and education programs. The existing barn could be utilized for community performance space. Moving Village Hall to this site was also proposed.
- Around the outer perimeter of the working farm concept would be ranch/prairie style single family detached homes on small lots. The homes could be served by meandering pathways to connect residents to the working farm and other uses on the overall site.
- Commercial development is proposed on the southeastern portion of the site, with access off of Route 22 and potential connectivity to the working farm. Proposed commercial uses include a farm-to-market restaurant, lifestyle retail, and natural/gardening/landscaping businesses.
- The far northern section of the site on the north side of the floodplain was left vacant but could be used for agricultural purposes.

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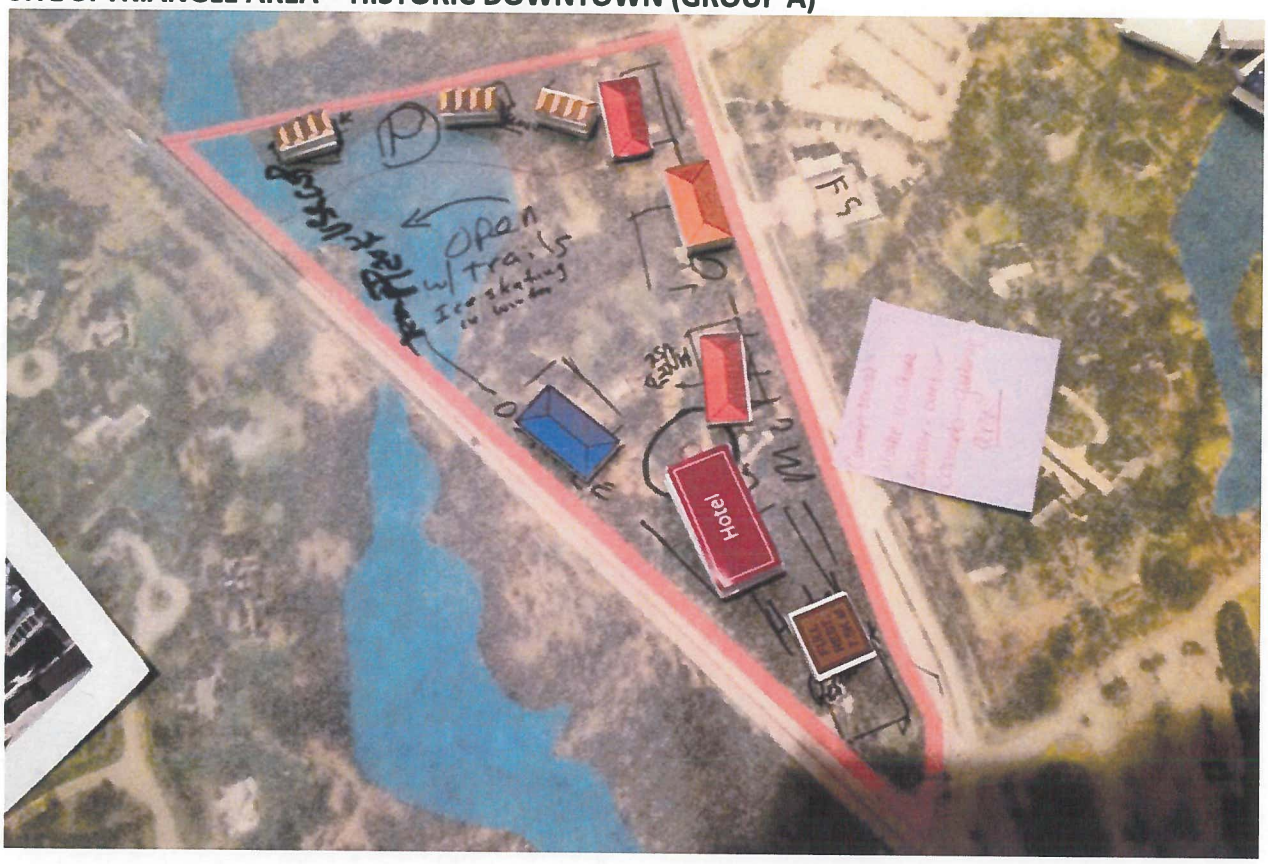
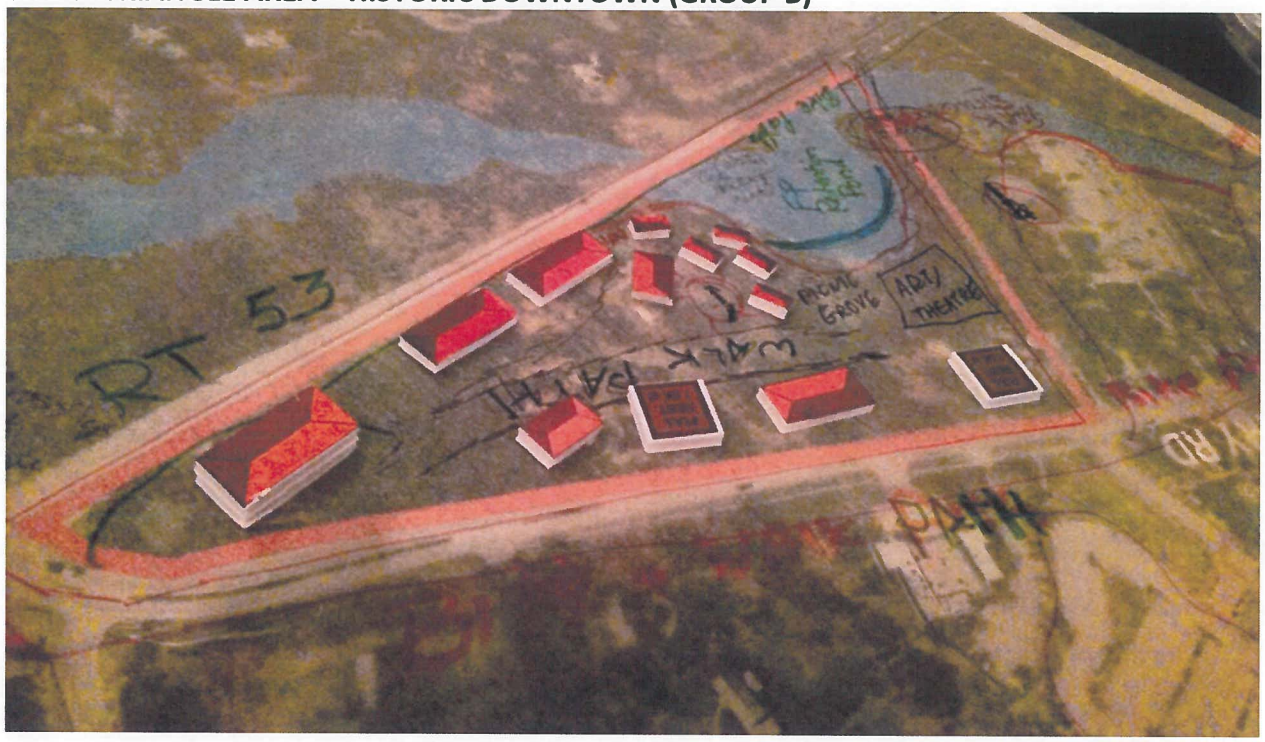
SITE 3: TRIANGLE AREA – HISTORIC DOWNTOWN (GROUP A)



Two groups provided insights on this site. Group A visualized the following potential development and preservation ideas for this site:

- Commercial development is suggested along Old McHenry Road, including a commercial/ residential mixed use building to provide living spaces near Downtown.
- A hotel is recommended near the Route 53/Old McHenry Road intersection.
- The same intersection could be utilized for a restaurant with synergy with the proposed hotel.
- Townhouses are proposed along the far western edge of the site to provide more housing options close to Downtown.
- The southwestern portion of the site along Route 53, which includes significant wetland coverage, could be retailed as open space with a park, trails, and spaces for outdoor recreation and entertainment, like ice skating rink in the winter and concerts in the summer.

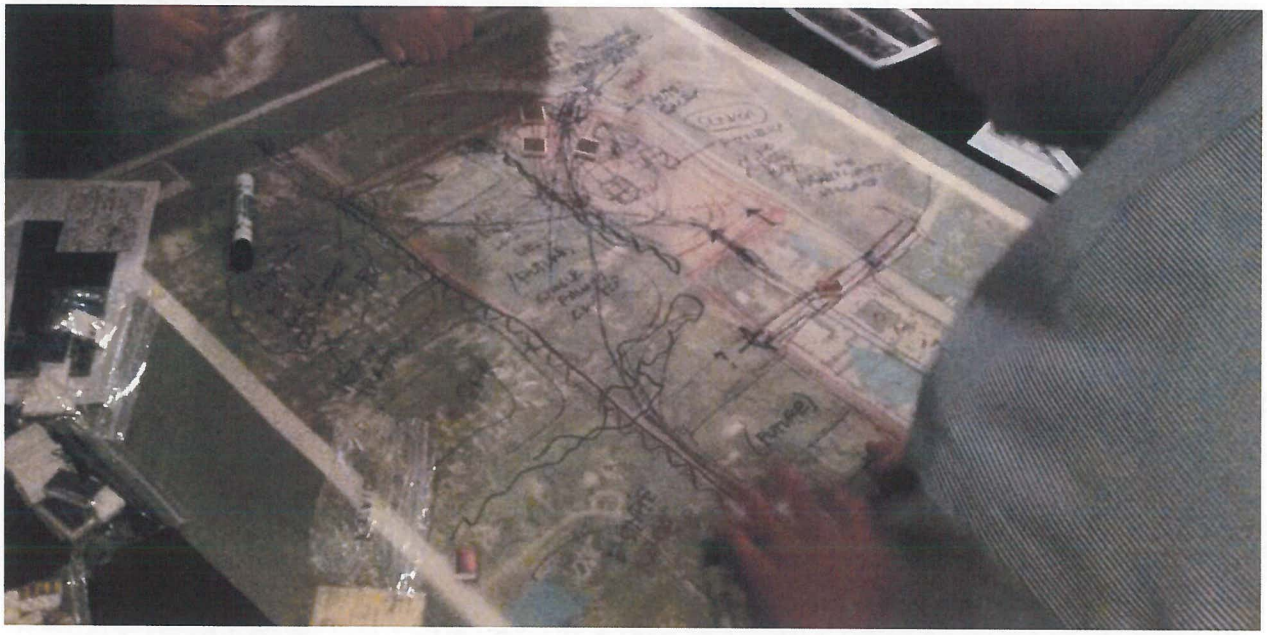
SITE 3: TRIANGLE AREA – HISTORIC DOWNTOWN (GROUP B)



Two groups provided insights on this site. Group B visualized the following potential development and preservation ideas for this site:

- A commercial/residential mixed use development is proposed at the Route 53/Old McHenry Road intersection. The residential units would provide living options close to Downtown, while the commercial space would blend with the other commercial uses recommended for the bulk of the site.
- The majority of the site is devoted to commercial development, including a mix of general businesses and restaurants.
- The southwestern portion of the site along Route 53, which includes significant wetland coverage, could be retailed as a retention pond and open space, possibly working with the Forest Preserve District. A picnic grove and outdoor arts/theater space are also suggested on the periphery of this open space. The arts/theater space could also have an indoor component in one of the proposed commercial buildings.
- Biking and walking paths are recommended within the site and along Old McHenry Road, providing linkages to Downtown and other parts of Long Grove.

SITE 4: SUNSET GROVE



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

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

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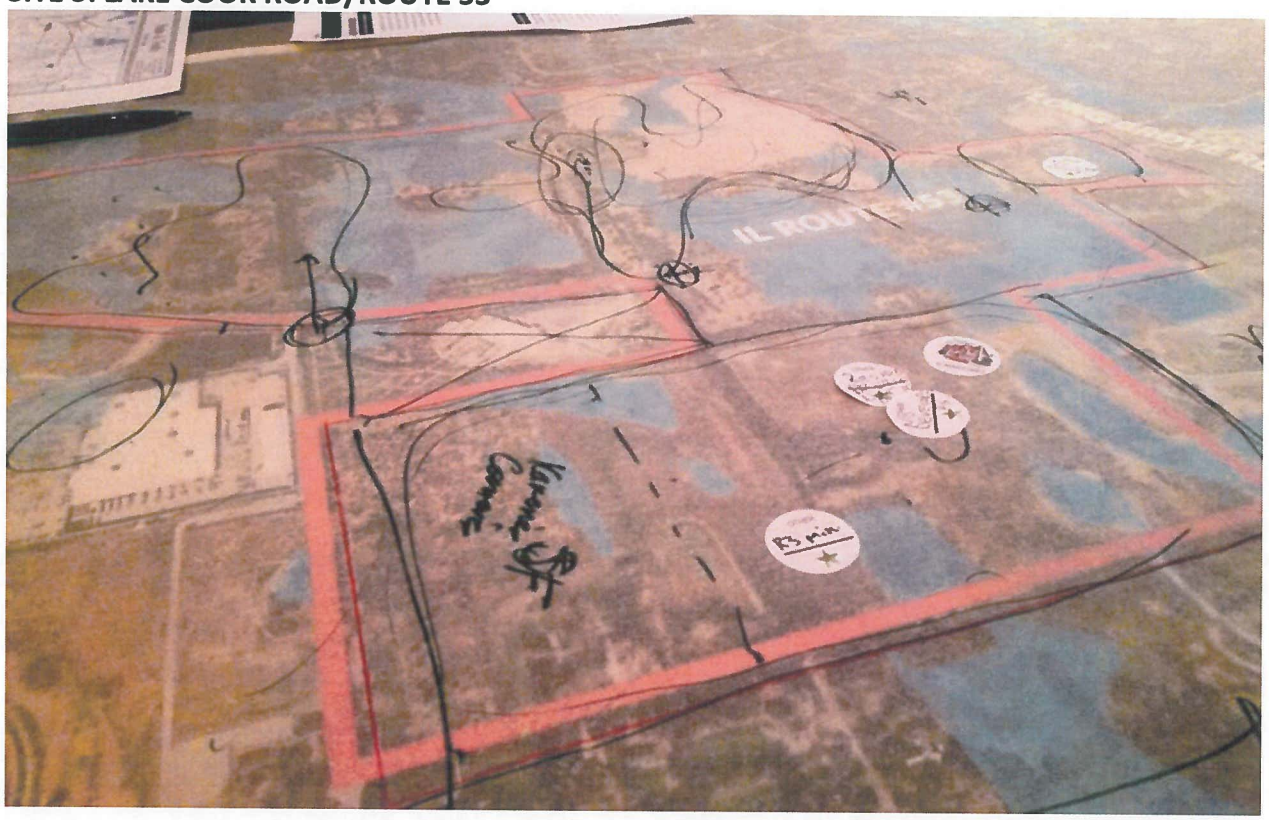
SITE 5: LAKE COOK ROAD/ROUTE 53



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

- The group noted the importance of maintaining the planned Karbon's Corner development located north of Menards at the northwest corner of Old Hicks Road and Checker Road. This planned development would maintain Long Grove's rural single family residential pattern of development.
- Residential development north of Karbon's Corner is also suggested but with certain limitations, such as an R3 zoning minimum and recommendations for townhomes.
- No other development was recommended by this group, particularly on the west side of Route 53/Hicks Road.

COMPREHENSIVE PLAN UPDATE PROJECT

Trustee Michael Sarlitto

"Policy" Issues on Your Board's Radar
#4: A Self-Sufficient Community:
Providing Services to a Community with Limited Municipal Resources

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. Numerous past update articles have highlighted some of these policy issues… the fourth policy topic is described below…

Policy Issue #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 have a long history of taking it upon themselves to be self-sufficient.

As a result and by strategic design, Long Grove has focused on providing only those services deemed by its residents as critical to ensuring a properly functioning Village in trade for maintaining a zero property tax position. In fact, in our recent village-wide survey conducted a short year ago boasting an uncharacteristically high 42% response rate, 82% of respondents strongly or somewhat agreed with the Village maintaining its long standing tradition of not charging residents a property tax and roughly the same numbers of 81% and 80% respectively, expressed a need for our government to live within its means and actually cut services if necessary to maintain the no-tax position.

Goal Statement excerpts from our current Comprehensive Plan include…

- Community Facilities Goal: Improve the Village's community facilities in accordance with the wants and needs of the present and projected population (Section 03, Page 7)
- Fiscal Responsibility: Avoid the establishment of public service facilities which are not necessary in a low density community (Section 03, Page 8)

How does the Village strike a seemingly "knife's-edge" balance emphasizing economic development objectives as a priority guiding future land-use development projects while considering potential expansion of the "public" service needs of our future residents simultaneously with contemplating potential incorporation of higher density housing products in our residential mix? Clearly, continued outreach to existing, new and target market residents in exploring ways to get them more "invested" in the community will be important.

Where Are We In The Process?

December 2015	Project Initiation
February/March	Stakeholder Interviews/Inaugural Steering Committee (CPSC) Meeting
April	Community Assessment Summary Report/EnVision Long Grove Public Workshop
May-September	Review of Specific Sub-Area Plans/ Village-Wide Plan Elements & Draft Plan Preparation
October 6	**Final Steering Committee Meeting, 7PM, Village Hall**
November 1	**Initial Plan Commission Public Hearing/Open House, 7PM, VH**
Nov-Jan	**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

Village of Long Grove Comprehensive Plan Update Project[1]

Planning Policy Issues Extraction Prepared By: Trustee Sarlitto – UPDATE 9/28/2016[2]

1. **<u>Policy Consideration #1 for Board Discussion</u> (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.

2. **<u>Policy Consideration #2 for Board Discussion</u> (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.?

3. **<u>Policy Consideration #3 for Board Discussion</u> (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]

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

[2]Original Issue: 5/7/2016; Subsequent Updates: 6/10/2016, 8/24/2016, 9/28/2016

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?

4. **Policy Consideration #4 for Board Discussion (Planned Discussion Date: October 10, 2016)**

"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 have a long history of taking it upon themselves to be self-sufficient.

As a result and by strategic design, Long Grove has focused on providing only those services deemed by its residents as critical to ensuring a properly functioning Village in trade for maintaining a zero property tax position. In fact, in our recent village-wide survey conducted a short year ago boasting an uncharacteristically high 42% response rate, 82% of respondents strongly or somewhat agreed with the Village maintaining its long standing tradition of not charging residents a property tax and roughly the same numbers of 81% and 80% respectively, expressed a need for our government to live within its means and actually cut services if necessary to maintain the no-tax position.

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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.