

Item #3:

Ordinance Approving Amendments To Comp Plan Re: IL 53 Subarea

VILLAGE OF LONG GROVE

ORDINANCE NO. 2011-__

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

Adopted by the President and Board of Trustees
of the Village of Long Grove
this 27th day of September, 2011

Published in pamphlet form by direction
and authority of the Village of Long Grove
Lake County, Illinois
this 28th day of September, 2011

**VILLAGE OF LONG GROVE
ORDINANCE NO. 2011-O-__**

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

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

WHEREAS, the Village's current comprehensive plan, approved in 1999, ("**Long Grove Comprehensive Plan**") sets forth goals and objectives pertaining to development of the Village; and

WHEREAS, pursuant to duly published notice, the Village Plan Commission and Zoning Board of Appeals conducted a public hearing to commence the first part of a review of the Long Grove Comprehensive Plan and to consider possible amendments to the Long Grove Comprehensive Plan that would update elements of the Long Grove Comprehensive Plan relating to the Lake Cook Road/Route 53 Planning Subarea (the "**Subarea**"), all in accordance with the requirements of the Illinois Municipal Code, 65 ILCS 5/11-12-7; and

WHEREAS, the public hearing was conducted and concluded on September 20, 2011; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission and Zoning Board of Appeals recommended approval of amendments to the Long Grove Comprehensive Plan relating to the Subarea; and

WHEREAS, the Board of Trustees reviewed the proposed amendments to the Comprehensive Plan relating to the Subarea and has determined that adoption of the recommended amendments to the Comprehensive Plan is in the best interests of the Village and its residents;

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

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

SECTION TWO. **Amendment to the Comprehensive Plan.** Pursuant to the authority granted by Division 12 of the Illinois Municipal Code, 65 ILCS 5/11-12-5 *et seq.*, the Long Grove Comprehensive Plan shall be and is hereby amended by the adoption of the "Village of Long Grove 2011 Comprehensive Plan Update--Part I (Lake Cook Road/Route 53 Planning Subarea)," a copy of which is attached hereto as Exhibit A.

SECTION THREE. **Filing of Notice of Amendment.** The Village Clerk and staff shall cause the "Notice of Amendment of the Comprehensive Plan," in substantially the form attached to this Ordinance as Exhibit B, to be filed in the Office of the Lake County Recorder.

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

PASSED this 27th day of September, 2011.

AYES:

NAYS:

ABSENT:

APPROVED this 27th day of September, 2011.

Village President

ATTEST:

Village Clerk

EXHIBIT A

**Village of Long Grove 2011 Comprehensive Plan Update--Part I
(Lake Cook Road/Route 53 Planning Subarea)**

--RECOMMENDATION DRAFT--
VILLAGE OF LONG GROVE
2011 COMPREHENSIVE PLAN UPDATE--PART I
(Lake Cook Road/Route 53 Planning Subarea)

INTRODUCTION

The Village of Long Grove (the "***Village***") has a strong history of careful planning with respect to the zoning and development of its community. That care has resulted in a stable and predictable pattern of development during the more than 50 years since the Village was incorporated. Although the framework of the Village's development goals and objectives has remained largely unchanged since the Village's incorporation as a unique rural community with large open green spaces and extensive natural groves of trees, some changes have occurred.

In recognition of the changes that have occurred in the Village, the Village Board of Trustees (the "***Village Board***") has directed that the Long Grove Plan Commission begin reviewing the Village's 1999 Comprehensive Plan (the "***1999 Plan***") and update those aspects of the 1999 Plan that have undergone material changes. This 2011 Comprehensive Plan Update (the "***Update***") is just the first part of the Village's effort to review and update the 1999 Plan in its entirety. This Update is intended to complement the 1999 Plan and provide the basis for a more complete review of the 1999 Plan as circumstances permit.¹

The areas of the Village that have undergone significant transformation since the 1999 Plan was prepared are the Village's commercial subareas described in Appendix J of the 1999 Plan, and specifically (i) the Lake Cook Road/Route 53 Planning Subarea, (ii) the Route 22/Old McHenry Road Planning Subarea, and (iii) the B1-A Planning Subarea. In the interest of managing the Village's resources, these subareas will be reviewed incrementally to update the 1999 Plan. Part I of the Village's effort to update the 1999 Plan involves a review of the Lake Cook Road/Route 53 Planning Subarea, which was the first subarea to undergo major changes.

¹ The Village Board notes that this Update is being prepared at a time when the Village and the broader United States and global economies are still recovering from the effects of a very serious worldwide recession. Although a full review of the 1999 Plan would be desirable, the Village Board has determined that the 1999 Plan still reflects the basic character and policies of the Village. Because there have been several areas within the Village that have experienced significant changes, however, the Village Board has determined to update the 1999 Plan incrementally to keep its comprehensive plan current while staying within the Village's financial means.

LAKE COOK ROAD/ROUTE 53 PLANNING SUBAREA -- AN OVERVIEW

At the time of the 1999 Plan, the Lake Cook Road/Route 53 Planning Subarea was developed with a few residences and a landscaping business. Nevertheless, the 1999 Plan foresaw that the subarea was appropriate for certain types of commercial development, as well as senior housing.

Since the 1999 Plan was adopted, the Lake Cook Road/Route 53 Planning Subarea of the Village has undergone a major transformation that can be summarized in one word: Menard's. The new 36-acre retail center anchored by a Menard's home improvement store is located at the northeast corner of Lake Cook Road and Route 53 (the "**Menard's Development**"). With such development came substantial improvements in the infrastructure serving the area, as well as the development of major amenities to serve the subarea and the Village as a whole. The Menard's Development has also been the spur for the 2010 approval of the redevelopment of the 14.2-acre Geimer Nursery tract (the "**Arbor Grove PUD**") immediately north of the Menard's Development.

Importantly, the Menard's Development represents the realization of the goals and objectives of the Village as set forth in the 1999 Plan. As noted in the 1999 Plan, this area was identified for commercial development, but such commercial development was to "reflect the countryside nature of the community, respecting scenic corridors, open space, and community quality of life." (1999 Plan, App. J-6.) Consistent with these goals, the Menard's Development includes conservancy and scenic corridor easements, a nine-acre open space area conveyed to the Village, and landscaping and design elements that are consistent with the character of the Village and that far exceed typical "big-box" developments of this kind.

The Menard's Development also brought various infrastructure improvements to the area. These are planned to serve not only the Menard's Development, but will also enable other commercial or senior housing developments to proceed.

Like the Menard's Development, the Arbor Grove PUD establishes substantial requirements for scenic corridors, conservancy areas, and naturalized wetland areas. Further requirements relating to building layout and design and landscaping will cause Arbor Grove, upon development, to achieve the same planning objectives that the Village has achieved with the Menard's Development.

The land uses, infrastructure, and related amenities that have advanced the goals and objectives of the 1999 Plan are discussed *infra*.

LAKE COOK ROAD/ROUTE 53 PLANNING SUBAREA -- LAND USES

The land uses for the Lake Cook Road/Route 53 Planning Subarea today are largely unchanged from what had been identified in the 1999 Plan. With the approval of the Menard's Development and the Arbor Grove PUD, the specifics of those land uses have become more defined.

With respect to the Menard's Development, in addition to the home improvement store, the Village has authorized a range of uses consistent with those identified in the 1999 Plan. Likewise, the Arbor Grove PUD has a comparable array of retail and office uses that are allowed within that development. To assist the property owners in pursuing development approval, the Village created a new "H-R" zoning district that permits land to be developed through the flexibility of a planned unit development process that is respectful of the land's characteristics, rather than rigid adherence to setback lines and lot shapes.

There remains other substantial undeveloped or underdeveloped land in the Lake Cook Road/Route 53 Planning Subarea. Across the road to the west of the Arbor Grove PUD is an approximately 50-acre parcel (the "**50-Acre Parcel**") that is appropriate for senior housing as had been identified in the 1999 Plan. The development potential of the 50-Acre Parcel for such use has been substantially enhanced due to the improvements that the Village required in connection with the Menard's Development and the Arbor Grove PUD, but also because of the direct investment that the Village has made to provide for nearby open space and extension and enhancement of trail systems.

To the south of the 50-Acre Parcel remains an approximately 90-acre unincorporated area that contains various natural conditions that will impact development, including substantial wetlands (the "**Unincorporated Area**"). The Village would encourage annexation of the Unincorporated Area to take advantage of development opportunities, including the clustering of the land uses in a manner to preserve the natural features of the Unincorporated Area. Because cluster developments often cannot be served by on-site sewage disposal systems, the clustering of development in the Unincorporated Area would be fostered by the availability of sanitary sewerage facilities that had been installed in connection with the Menard's Development.

The commercial land uses contemplated within the Lake Cook Road/Route 53 Planning Subarea are still deemed appropriate given the location and character of the area. Moreover, such land uses are essential for the fiscal health of the Village, as the continued nurturing of appropriate retail and other commercial uses is central to the Village's policy objective of continuing its operations without the imposition of a real estate tax.

LAKE COOK ROAD/ROUTE 53 PLANNING SUBAREA--INFRASTRUCTURE AND AMENITIES

The 1999 Plan comprehensively reviewed the various amenities and infrastructure that were available in and around the Village. The Village has continued to follow the policies, goals, and objectives of the 1999 Plan, and those actions have resulted in further development of the amenities and infrastructure of the Village, particularly in the Lake Cook Road/Route 53 Planning Subarea.

The Menard's Development is served by an on-site water system and public sanitary sewers that were designed in conjunction with the Village and the Lake County Public Works Department to provide sufficient capacity to serve the contemplated development within the Lake Cook Road/Route 53 Planning Subarea, as well as existing development downstream. Making sanitary sewerage facilities immediately available to the Lake Cook Road/Route 53 Planning Subarea required a ___-mile sewer main extension that includes ___ lift stations, all at an investment of approximately \$3.8 million. The Village has put into place special connection charges for future users to recapture the cost of that improvement.

The Menard's Development also has resulted in upgraded power utilities being extended to the Lake Cook Road/Route 53 Planning Subarea. Although those utilities are presumably available for development once it comes, the direct expense of bringing such utility facilities to an area and the time required to physically extend such utilities can often be a significant obstacle to seizing development opportunities.

In addition, significant roadway improvements along "old" Route 53 have been made, including road widening, turning lanes, and a signalized intersection. All of these roadway improvements will enhance the overall opportunity for the remaining properties in the Lake Cook Road/Route 53 Planning Subarea to pursue the development contemplated in the 1999 Plan.

Aside from these infrastructure improvements, the Village has acquired nine-acres of open space in conjunction with the Menard's Development, investing over **[\$600,000.00]** for the land and its improvement. The Village has also made significant investments to establish rights-of-way and easements for a pathway system to serve the Village and to connect to a regional system having over 30 miles of pathways. Nearly \$2.4 million in public funds have been spent or committed to improve the pathway system, which now includes rights that extend along Route 53 through the Lake Cook Road/Route 53 Planning Subarea and westerly from Route 53 to the 50-Acre Parcel.

CONCLUSION

The Village has meticulously followed the 1999 Plan for purposes of reviewing and approving development proposals in the Lake Cook Road/Route 53 Planning Subarea. Because of its care in planning and stewardship of Village and other resources, the Village has been able to maintain the essential character of the Village in the Lake Cook Road/Route 53 Planning Subarea as it has fostered retail and commercial development within the subarea. Moreover, because of these efforts, not only has the commercial development of the area commenced, but the critical elements for desirable commercial development (e.g., improved roadways, public sanitary sewerage facilities, and enhanced open space and trail amenities) are in place to promote additional development consistent with the Village's overall plan.

EXHIBIT B

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

The undersigned hereby certifies that by Long Grove Ordinance No. 2011-O-____, adopted on September 27, 2011, and published in pamphlet form on September 28, 2011, the President and Board of Trustees of the Village of Long Grove, pursuant to authority granted by Article 11, Division 12 of the Illinois Municipal Code, adopted an amendment to the Long Grove Comprehensive Plan entitled "Village of Long Grove 2011 Comprehensive Plan Update--Part I (Lake Cook Road/Route 53 Planning Subarea)," copies of which are available in the Long Grove Village Hall, 3110 Old McHenry Road, Long Grove, Illinois.

Village Clerk

Dated: _____, 2011.