

ACTION/DISCUSSION ITEM

Item #9:

Ordinance Approving SUP For Long Grove Senior Care, IL 53

September 12, 2017

Dear Village Board Members,

Is it true that the Planning Commission has given the "green light" to the development of the corner of Thicket & 53 as a Senior Care Center? So so, would this use be against current zoning restrictions?

I cannot imagine that the homeowners in this vicinity are too pleased. It is so difficult for them to manage the traffic on 53 as it is. Would a stop light be installed? Is such a facility needed?

As a long time resident of Long Grove, I would be disappointed if just laws were so easily dismissed. You may recall that my husband, Jim, was on the Plan Commission for quite a while. I believe he truly had a desire to be fair and get things our Village zoning intact. I wonder how he would have voted.

Perhaps I am unaware of changes in this area and if so, I am open to correction. Your thoughts would be appreciated. You are to be commended for giving of your time.

Thank you,

Helen Young

3140 RFD
Long Grove,
60047-9605



To: David Lothspeich, Village Manager
Village of Long Grove, Illinois
(via email to dlothspeich@longgrove.net)
From: Susan Coveny, Broker/Owner
ReMax Prestige, Long Grove, Illinois
Re: Long Grove Senior Care: Special Use Permit
Date: September 5, 2014

Dear Mr. Lothspeich,

My name is Susan Coveny, and I am a resident of, and the owner of a business, in Long Grove.

I have been a resident of Long Grove for 37 years.

I have owned and operated a real estate brokerage business in the Long Grove Historic Downtown for 22 years, and I own business properties in the Long Grove Historic Downtown.

I am sending this letter to you because, due to a previous commitment, I will be out of town and will not be able to attend the Long Grove Village Board meeting on Tuesday, September 9, 2014, to which the Village Board has continued its consideration of Long Grove Senior Care's application for a Special Use Permit to construct and operate a senior living community at the south side of Old Route 53, between Old Hicks Road and Long Grove Road. Therefore, I would appreciate it if you would read this letter as my comment during the public comment period, if any, on Long Grove Senior Care's application for a Special Use Permit.

Since I am a long time resident of Long Grove and my company is, and has for many years been, the leading real estate broker in Long Grove, I believe that I have a unique perspective of the Long Grove community and business environment. Therefore, I would like to share my observations, conclusions, and recommendation regarding Long Grove Senior Care's application for a Special Use Permit.

My Observations:

The vacancy rate of business properties in the Long Grove Historic Downtown has been increasing for the past 15 years and has increased precipitously to 60% as a result of the recent Great Recession.

Historic Downtown presents a façade of empty store fronts with "For Sale" and "For Rent" signs and is characterized as a "Ghost Town" by our former patrons.

This vacancy rate of business properties in the Historic Downtown has resulted in a decline of business property values of up to 50%.

The decline in business property values makes it difficult, if not impossible, to obtain financing for new development, property acquisition, or property upgrading and rehabilitation in the Historic Downtown.

This has made the Historic Downtown unattractive as a location to new businesses of the high quality that were previously our standard.

These conditions have reduced the Historic Downtown customer traffic by more than half, which has had a deleterious effect on the remaining businesses.

The present situation dictates lower sale prices and rents for the business properties and invites lower quality businesses to fill the vacancies, which exacerbates the downward spiral of the Historic Downtown.

These factors have caused:

- The **reduction of sales tax revenue** to the Village of Long Grove;
- The **reduction of real estate tax revenue** to the School District and other taxing bodies;
- Long Grove home **values to lag behind the trend of recovering home values** in surrounding communities.

My Conclusion:

SOMETHING MUST BE DONE TO REVERSE THIS DOWNDWARD SPIRAL!

My Recommendation:

Aggressive action must be taken to encourage and facilitate new business and residential development in Long Grove that will positively impact the Historic Downtown and the Village in general.

One such action has already occurred: the approval of the development of the Harbor Chase senior living community at Route 83 and Route 53. This brings new development to Long Grove, which shows that astute professionals and investors have the confidence to invest tens of millions of dollars in our community. It will bring a substantial number of visitors and employees who will shop and dine in the Historic Downtown, and may seek housing opportunities in Long Grove. It will add directly to the real estate tax revenue of our taxing bodies and indirectly to the Village's sales tax revenue, and it will help fill the critically unfulfilled need for senior care facilities in Long Grove.

But Harbor Chase is only one small step. It provides only 150 accommodations to fill a documented need for over 1,300 senior care accommodations.

That is why I am surprised and dismayed over the hostility directed at the Long Grove Senior Living proposal to develop a 100 unit assisted living and memory care community, which provides all the same benefits as Harbor Chase does.

I have been at the Plan Commission and Village Boards meeting at which the Long Grove Senior Living proposal has been considered, and I am ashamed of the behavior of some of our residents and public officials toward to proponent. While the Village government's and the public's scrutiny to assure that the Long Grove Senior Living proposal complies with Village ordinances and codes is to be expected and even admired, the constant repetition of complaints, claims, and concerns that the proponent has agreed to allay, at the cost of hundreds of thousands of dollars, or has produced factual evidence to show are incorrect or unfounded, coupled with invective and lack of decorum are unworthy of Long Grove.

I recommend that the Village Board welcome Long Grove Senior Living, issue the Special Use Permit it has applied for, and facilitate its investment of over \$20 million in Long Grove, its payment of \$400,000 per year in real estate taxes to our taxing bodies, its bringing 65 new employees and up to 100 visitors a week shop and dine in our Historic Downtown, and its providing 100 of the 1,300+ senior care accommodations needed to serve the residents of our community and their parents.

THIS IS A POSITIVE ACTION THAT WE MUST TAKE!

Respectfully submitted,


Susan Coveny

David Lothspeich

Subject: FW: Long Grove

-----Original Message-----

From: Angie Underwood
Sent: Friday, September 12, 2014 10:02 AM
To: Lucy Devaux
Subject: Re: Long Grove

Hi Lucy,

I understand your strong feelings and concerns regarding this issue, and your disappointment that the outcome was not the one you had hoped for. The decisions of the Plan Commission and Village Board were carried out over the period of several months. This allowed many opportunities for the public to raise concerns, and the petitioner to present and respond to concerns. In the end, a decision had to be reached based on all of the available information from both sides. I appreciate the time and passion that you have spent making your feelings known to me and to the Board, and the respectful way in which it has been done.

Dave Lothspeich is out of the office for several days and can forward you a copy of the motion when he returns to the office. In the meantime, please feel free to call me if I can help to answer some of your questions or clarify the decision of the Village Board. I will be home most of the day today and generally available this weekend. If a phone conversation would be helpful to you please know that it would not be a bother, and I would be happy to talk.

Sincerely,

Angie Underwood
847-478-5140

-----Original Message-----

From: Lucy Devaux
Sent: Thursday, September 11, 2014 1:16 PM
To: dlothspeich@longgrove.net
Cc: angie@aunder.com
Subject: Long Grove

David/Angie

I am still in shock about the decision made at the Village Board mtg. I did not understand the motion made for the Senior Facility, would you please send me a copy of the motion. Does this mean that the project was approved even though the resident petitions were signed, the IDOT situation was not finalized, size of project in such a small space, (is there space for the residents of this facility to walk and enjoy), the wells/ septic, and what about the replacement of all of the trees, and it goes on and on? It appears to me to have more disadvantages, again the tree lose, traffic and safety, location of project and decreased value of property near project. (who wants to live or buy next to 2 senior facilities and 2 more nearby) We need to concentrate on bringing back the Historic Long Grove it once was. It seems to me that information was presented, challenged by the residents, but does Long Grove have all the backup? I know that some of the information was not accurate, which I, as well as others have brought up at the meeting.

I am concerned with the wetland, according to the Wetland Map of Lake County, wetlands are across the entire north end of this parcel. Have they acquired compensatory storage if they go over the wetland with their entrance? Never mentioned at the meetings that I recall. They just said it was approved. Do you know if this is accurate?

Why is Long Grove so determined to pass this project, they say it would benefit Long Grove? How? No tax benefits, it contradicted its Comprehensive Plan, why have it if we don't follow it.

(maintaining open space, preserve trees, safe roads and single family homes.

When I checked the Zoning regulations for " Special Use" the standards

state: a) is it necessary for public convenience at that location, b) operated so public health, safety and welfare protected, c) it should not cause substantial injury to the value of other lots in neighborhood, and the others as listed. I am sure you are aware of the Zoning regulation for Special Use(5-11-17), I just wanted to stress that it will affect the neighbors surrounding g this project. It is not necessary and it will affect the value of homes.(2 Senior facilities next to each other) how any people would buy or want to live in those surroundings. Would You?

The Trustees that voted against this project had specific reasons, the look of the corridor entering Long Grove, wrong area, road safety and loss of trees. The Trustees that voted for this project did not have specific reasons except good use of space?, good presentation by petitioners, need for more building in Long Grove. Why not concentrate on building up the downtown area to encourage more visitors to our town as it was and other towns are doing.i used to be envied because I lived in Long Grove, now people what to know what happened with Long Grove. In the end I am hopeful this will not go through.

Thank You for letting me express my views and thoughts, Lucy DeVaux

2306 Old Hicks.

Sent from iPad =