

# Village of Long Grove Town Hall Meeting 2012



**WELCOME!**

**THE NEXT FIFTY YEARS....**



# Village of Long Grove Town Hall Meeting 2012



## Tonight's Agenda.

- “ Introduction of Stakeholders.
- “ Overview – Growth.
- “ Milestones.
- “ Survey Results.
  - Traffic.
  - Property Values.
    - ❖ Village Budget - Long Grove Comparisons To Other Villages.
- “ Economic Development – Historic Business District.
  - Village Of Long Grove.
  - Long Grove Business & Community Partners (LGBCP).
- “ Communications.
- “ Questions.
- “ Next Town Hall Meeting – August 14, 2012.



# Village of Long Grove Town Hall Meeting 2012



- Special Thanks to The Grove Country Club for hosting.
- Introduction of the stakeholders who are present tonight.



# Village of Long Grove Town Hall Meeting 2012



## “ Village Of Long Grove Summary Overview.

- Established 1827
- Incorporated 1956
  - ✦ Incorporated to avoid becoming developers town - required 100 people.
  - ✦ Preserve semi-rural charm, 3-acre lot sizes.
  - ✦ No Village Property Tax.
- Non Home-Rule.
- Form Of Government - Counsel-Manager Adopted 1990.
  - ✦ Appointed by President and Board of Trustees.



# Village of Long Grove Town Hall Meeting 2012



## Village of Long Grove Growth Since Incorporation

	1956	1960	1970	1980	1990	2000	2010	% Change 1960 to 2010
Population (Growth)	350	640	1,196	1,839	4,476	6,403	8,043	2298%
Households	97	177	304	559	1,421	1,962	2,593	2673%
Avg. Household Size	3.6	4.0	3.9	3.4	3.3	3.3	3.0	
Children	155	354	578	805	1,904	2,472	2,593	1671%
Classification	Agricultural	Rural	Suburban Estate	Suburban Estate	Low- density	Low- density	Low- density	
Avg. Household Value:			\$43,000			\$555,400	\$756,400	
Square Miles of Land (est. 1960 - 70)	4	6	9	14	16	18	18	450%
Miles of public roads (est. 1960 - 80)	1	1	13	27	31	31	31	3100%
Acres Of Dedicated Public Land/Open Space				150		602		



# Village of Long Grove Town Hall Meeting 2012



## Milestones



# Village of Long Grove Town Hall Meeting 2012



- Milestones (1950's thru 1970's):

- 1957 – Village Comprehensive Plan Adopted.
- 1960 – Mardan Woods and Mardan Estates Annexed.
- 1963 – Long Grove Country Club Estates Approved.
- 1971 – Long Grove Road Covered Bridge Constructed.
- 1971 – Love Grove Subarea Sanitary Sewer Agreement with Lake County.
- 1973 – First Amendment To Comprehensive Plan.
- 1974 – Conservancy Soils Ordinance adopted.
- 1974 – Long Grove Historical Society organized.
- **1975 – Long Grove Park District established by referendum.**
- 1978 – Scenic Corridor Easements ordinance established.
- 1979 – Second Amendment To Comprehensive Plan.
- 1979 – Reed-Turner Woodland Purchased by Park District.



# Village of Long Grove Town Hall Meeting 2012



- Milestones (1980's thru 2006):
  - 1985 – The Fields Of Long Grove approved – first “cluster” development.
  - 1990 – First Village Manager Cal Doughty hired.
  - 1991 – Third Amendment to Comprehensive Plan adopted.
  - 1999 – Downtown Streetscape Plan finalized.
  - **1999 – Fourth Amendment to Comprehensive Plan adopted.**
    - ✦ Long Grove Station, Old McHenry, Lake-Cook, Downtown Subareas created.
  - 2002 – Second Village Manager David Lothspeich hired.
  - 2004 – Long Grove Commons (Old McHenry Road subarea).
  - 2005 – Downtown SSA Established & CDC Reorganized To LGBCP.
  - 2006 – Menards Development approved (Lake-Cook Subarea).



# Village of Long Grove Town Hall Meeting 2012



## • Milestones (2008 thru Present):

- **2008 – Fifth Amendment to Comprehensive Plan –**
  - ✦ **Downtown Master Plan.**
- 2008 – IL Route 83 & Downtown TIF & BD established.
- 2008 – IL Route 83 Special Service Area established – Deep Well.
- 2009 – Archer Parking Lot & Archer Road (Created Four New Outlots).
- 2010 – Sunset Grove Development finalized.
- 2010 - IL Route 83 Deep Well constructed.
- 2010 – Lake Michigan Water allocation awarded.
- 2011 – Sunset Foods Grocery Store opens.
- 2011 – Arbor Grove (Former Geimer) PUD (Lake-Cook subarea).
- 2012 – Herons Landing–First Residents to receive Lake Michigan



# Village of Long Grove Town Hall Meeting 2012



## Village Comprehensive Plans



# Village of Long Grove Town Hall Meeting 2012



- **1979 Comprehensive Plan: Goals & Objectives.**
  - Reduce traffic circulation and congestion and provide suitable solutions in a sensitive fashion to ensure no adverse impacts on environment.
  - Restrict size of Business District & improve its general appearance.
  - Ensure future availability of parks, recreation land and other open space.
  - Promote the present & future quality of educational & cultural facilities.
  - Ensure that public monies are spent to best advantage of community.
    - ✦ Continue no Village real estate tax.
  - Establish viable communications links between Village and Residents.
  - Recommended establishment of Park District to preserve open space.



# Village of Long Grove Town Hall Meeting 2012



- **1999 Comprehensive Plan: Goals & Objectives.**
  - Reiteration of Goals & Objectives from 1979 Comprehensive Plan.
  - Preserve & Protect Residents on fringes from differing land use patterns outside the Village.
  - Maintain the 19<sup>th</sup> Century Character of the Historic Business District.
  - Safeguard and supervise general appearance of the Village.
  - Protection areas of significant natural value & promote native vegetation.
  - Protect and manage water resources – surface and subsurface.
  - Provide wildlife corridors that protect and maintain healthy wildlife.
  - Maintain high quality existing residential and encourage same for new.



# Village of Long Grove Town Hall Meeting 2012



## • 1999 Comprehensive Plan: Goals & Objectives (*Cont.*).

- Sub Areas Plans Established for Commercial & High Density Residential.
  - ✦ Long Grove Station (Gilmer Road);
  - ✦ IL 22 & Old McHenry Road;
  - ✦ IL 83 & Aptakisic, and
  - ✦ IL 53 & Lake-Cook Road.
- Maintain no Village property tax.
- Village Policy to encourage private roads and to only accept dedicated roads under special circumstances. A reduction in length of dedicated roads will assist the Village in maintaining its no tax levy policy (1979, 1991).
- Annual Budget should be based upon sources of income which remain relatively stable.



# Village of Long Grove Town Hall Meeting 2012



## 2012 Village –wide Survey



# Village of Long Grove Town Hall Meeting 2012



- **Top Issues Identified By Village-wide Survey.**
  - **Traffic.**
    - ✦ Route 53 Extension.
    - ✦ IL Route 22 Widening.
    - ✦ Downtown Crossroads (Old McHenry Road & Robert Parker Coffin Road).
  - **Property Values/Property Taxes.**
    - ✦ Village Finances – Budget.
  - **Economic Development - Historic Business District.**
    - ✦ More Restaurants.
    - ✦ Better Occupancy.
    - ✦ More Involvement.
  - **Community Connectivity.**
  - **Communication with Residents.**



# Village of Long Grove Town Hall Meeting 2012



Traffic



# Village of Long Grove Town Hall Meeting 2012



## Traffic.

- IL Route 53 Extension.
  - ✦ Village has opposed extension of IL Route 53 as super highway.
  - ✦ Blue Ribbon Commission supports extension of IL Route 53 with conditions.
  
- IL Route 22 Widening (West Of IL Route 83).
  - ✦ Long Grove Supports Widening to four lanes within Existing ROW.
  - ✦ IDOT denied Long Grove's requests for temporary traffic signal at N. Krueger.
  - ✦ IDOT first public meeting 2010.
  - ✦ IDOT programming budget 2013-18.
  
- Old McHenry Road Improvements.
  - ✦ Improvements from Village Hall to Fire Station, includes RPC Intersection.
  - ✦ Lake County DOT first public meeting 2011.
  - ✦ Village supports minimal change to intersection.



# Village of Long Grove Town Hall Meeting 2012



## Village Finances - Property Tax



# Village of Long Grove Town Hall Meeting 2012



## • Village Finances - Annual Budget.

### ○ Revenues: \$2.6M

- ✦ Taxes (Sales, Income, Motor Fuel, Telecommunications, etc.) = \$2.1M (81%)
  - Non-restricted = \$1.3M (Sales = \$650K; Income = \$500K; Tele = \$190K)
  - Restricted = \$790K (Infra Sales Tax = \$490K; MFT = \$200)
- ✦ Fees/Permits/Licenses = \$400K (16%)
- ✦ Fines/Penalties = \$65K (3%)
- ✦ Miscellaneous = \$30K (1%)

### ○ Expenditures: \$2.5M

- ✦ Roads = \$946K (37%)
  - (Paving = \$450K; Snow = \$310K; Salt = \$90K, Maint = \$85K)
- ✦ Village Hall (Staff; Supplies; Maint) = \$595K (23%)
- ✦ Village Security (Sheriff) = \$500K (20%)
- ✦ Village Operations (Ins; Acct; Audit; Permits; Newsletter, Mosquito) = \$215K (8%)
- ✦ Legal & Engineering (Non-reimbursable) = \$149K (6%)
- ✦ Operations, Maintenance, Etc. = \$101K (4%)
- ✦ Grants & Donations = \$36K (1%)

For further information on Village Budgets & Financial Reports visit [www.Longgrove.net](http://www.Longgrove.net).



# Village of Long Grove Town Hall Meeting 2012

## Village Operations Comparisons

	Bannockburn	Barrington	Glencoe	Hawthorn Woods	Kenilworth	Kildeer	Lake Bluff	Lincolnshire	Northfield	Long Grove	Average
Population (2010)	1,583	10,327	8,723	7,663	2,513	4,114	6,223	7,956	5,726	8,035	6,721
Sq. Miles	2.5	5.1	3.85	5.4	0.6	4.5	4.1	4.4	3.3	12.3	3.8
Equalized Assessed Valuation	\$178,665,669	\$670,645,634	\$1,276,244,638	\$484,929,860	\$353,108,816	\$321,676,990		\$639,251,598	\$713,139,518	\$609,151,008	\$579,707,840
Total Budget/Expenditures	\$7,301,215	\$31,276,411	\$24,652,053	\$4,471,443	\$7,820,761	\$6,000,000	\$8,700,000	\$18,637,100	\$12,800,000	\$2,191,743	\$13,517,665
Median Home Value (2010)	\$933,500	\$480,000	\$1,520,940	\$618,700	\$979,043	\$743,120	\$798,918	\$391,400	\$610,300	\$765,213	\$805,296
Median Income (2010)	\$226,875	\$102,370	\$201,050	\$165,139	\$298,311	\$156,448	\$153,357	\$129,428	\$107,279	\$148,150	\$173,680
# Full-time employees	10	104	94	22	23	14	35	66	48	4	46
Annual full-time payroll	\$944,258	\$8,906,000	\$11,669,672	\$1,520,000	\$1,833,507			\$5,350,000	\$5,465,170	\$334,213	\$5,098,372
# Part-time employees	10	33	19.0	5	6	1	1	7	52	2	15
Annual part-time payroll	\$64,605	\$752,000.00		\$130,000	\$69,537			\$80,000	\$282,000	\$38,575	\$229,690

	Long Grove	Average
Population (2010)	8,035	6,721
Sq. Miles	12.3	3.8
Equalized Assessed Valuation	\$609,151,008	\$579,707,840
Total Budget/Expenditures	\$2,191,743	\$13,517,665
Median Home Value (2010)	\$765,213	\$805,296
Median Income (2010)	\$148,150	\$173,680
# Full-time employees	4	46
Annual full-time payroll	\$334,213	\$5,098,372
# Part-time employees	2	15
Annual part-time payroll	\$38,575	\$229,690



# Village of Long Grove Town Hall Meeting 2012

## Long Grove Property Tax Bill

**2012  
PROPERTY TAX BILL EXAMPLE**

SAMPLE TAX BILL FOR INCORPORATED  
VERNON TOWNSHIP PARCELS (LONG GROVE)  
\$750,000 MARKET VALUE



**2nd  
INSTALLMENT  
PAYMENT  
COUPON** Tax Year 2011

ROBERT SKIDMORE  
LAKE COUNTY COLLECTOR  
Pin 14-36-200-000  
IMA HAPPY RESIDENT  
7156 RFD  
LONG GROVE, IL 60047-8340

Postmarked on or before 9/6/2012  
\$19,589

PAYABLE TO LAKE COUNTY COLLECTOR

Your cancelled check is your receipt

Property Location: 15156 RFD  
LONG GROVE Pin Number 14-36-200-2 Acre 2

Legal Description: LOVE LONG GROVE SUBDIVISION  
LOT 2

Taxing Body	Rate	% Of Tax Bill	\$ Amount
KILDEER COUNTRYSIDE SCHOOL DIST #96 +	3.453	43.1%	\$8,438.42
STEVENSON HIGH SCHOOL DISTRICT #125 +	2.465	30.8%	\$6,023.95
LONG GROVE FIRE PROT DIST + PENSION	0.692	8.6%	\$1,691.11
COUNTY OF LAKE + PENSION	0.554	6.9%	\$1,353.86
VERNON AREA PUBLIC LIBRARY DIST + PENSION	0.261	3.3%	\$637.83
COLLEGE OF LAKE COUNTY #532	0.24	3.0%	\$586.51
FOREST PRESERVE + PENSION	0.201	2.5%	\$491.20
TOWNSHIP OF ELA	0.099	1.2%	\$241.94
SPECIAL ROAD IMPROVEMENT ELA GRAVEL	0.042	0.5%	\$102.64
ROAD AND BRIDGE-ELA	0.009	0.1%	\$21.99
<b>VIL OF LONG GROVE</b>	<b>0.000</b>	<b>0.0%</b>	<b>\$0.00</b>
<b>Totals</b>	<b>8.016</b>	<b>100%</b>	<b>\$19,589.46</b>

Land Value	\$85,000
+ Building Value	\$164,750
x State Multiplier	1.0281
= Equalized Value	\$254,379
+ Farm Land and Bldg + State Assessed	
+ State Assessed	
= Total Assessed Value	\$254,379
- Fully Exempt	
- Senior Freeze	
- Home Improvement	
- Limited Homestead	\$6,000
- Senior Homestead	\$4,000
- Veterans/Disabled	
- Returning Veteran	
= Taxable Value	\$244,379
x Tax Rate	8.016
= Real Estate Tax	\$19,589.46
+ Special Assessment	
+ Drainage	
= Total Current Year	\$19,589.46
+ Omitted Tax	
+ Forfeited Tax	
= Total Tax Billed	\$19,589.46
+ Interest Due as of	
+ Cost	
<b>= AMOUNT BILLED</b>	<b>\$19,589.46</b>
Fair Market Value	\$750,000
1st Installment Due	\$9,794.73
2nd Installment Due	\$9,794.73



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<b>Totals</b>	<b>8.016</b>	<b>100%</b>	<b>\$19,589.46</b>



# Village of Long Grove Town Hall Meeting 2012

Village Property Tax Rate = Zero

2012  
Area Tax Rate Comparisons

<u>Municipalities Property Tax Rates</u>		<u>Total Community Tax Rate Comparisons</u>	
Mundelein	1.344	Grayslake	11.198
Barrington Hills	1.216	Mundelein	8.671
Lake Forest	0.909	Kildeer	8.157
Lake Zurich	0.907	Vernon Hills	8.057
Buffalo Grove	0.852	<b>Long Grove</b>	<b>8.016</b>
Highwood	0.714	Mettawa	7.816
Barrington	0.586	Deerfield	7.738
Lake Bluff	0.532	Buffalo grove	7.675
Libertyville	0.497	Barrington Hills	7.431
Grayslake	0.493	Lincolnshire	7.271
Highland Park	0.468	Highland Park	7.23
Bannockburn	0.439	Hawthorn Woods	7.12
Hawthorn Woods	0.416	Highwood	7.08
Deerfield	0.32	Bannockburn	6.872
Lincolnshire (Pension)	0.238	Lake Zurich	6.854
Kildeer	0.234	Libertyville	6.821
Lake Barrington	0.221	Green Oaks	6.666
North Barrington	0.205	Barrington	6.435
Mettawa	0.108	Deer Park	6.28
Deer Park	0	Lake Bluff	6.039
Vernon Hills	0	North Barrington	5.89
Green Oaks	0	Lake Barrington	5.768
<b>Long Grove</b>	<b>0</b>	Lake Forest	4.649

Total Property Tax Rate For Long Grove Properties



# Village of Long Grove Town Hall Meeting 2012



## Economic Development - Historic Business District



# Village of Long Grove Town Hall Meeting 2012



## • Milestones (2008 thru Present):

- 2008 – Fifth Amendment to Comprehensive Plan –
  - ✦ Downtown Master Plan.
- 2008 – IL Route 83 & Downtown TIF & BD established.
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# Village of Long Grove Town Hall Meeting 2012

## Downtown B1A Sub Planning Area



Downtown Master Plan . 2008





# Village of Long Grove Town Hall Meeting 2012



## Downtown Economic Development Long Grove Business & Community Partners

- Quick history of the L.G.B.C.P.
- Economic Development, efforts and updates.
- Marketing Today.
- Volunteerism and hands on involvement.



# Village of Long Grove Town Hall Meeting 2012



## Communications



# Village of Long Grove Town Hall Meeting 2012



- **How To Be Better Informed/Involved.**
  - Visit Village Web Site [www.longgrove.net](http://www.longgrove.net).
    - ✦ Sign up for communications from Connect-CTY (email, text, phone messages).
    - ✦ Sign up for communications for Village Newsletter *The Bridge* (monthly).
    - ✦ Sign up for Village meeting agendas (call or email the Village Hall).
    - ✦ Sign up for Long Grove Business & Community Partners Downtown Bulletin.
  - Attend and participate in Board and/or Commission Meetings.
  - Volunteer.
    - ✦ Village Plan Commission & Zoning Board of Appeals; Architectural Commission; Conservancy Scenic Corridor Committee; Ad-hoc Committee.
    - ✦ Park District Programs.
  - Participate in the many community events (Arts & Music Council, Historical Society, etc.)



# Village of Long Grove Town Hall Meeting 2012

David Lothspeich

**From:** The Village of Long Grove [sshlagman@longgrove.net]  
**Sent:** Friday, June 15, 2012 12:05 PM  
**To:** David Lothspeich  
**Subject:** News from The Village of Long Grove - REVISED

Having trouble viewing this email? [Click here](#)



June 2012 Issue: 4

**TO READ THE BRIDGE IN ITS ENTIRETY, CLICK HERE**

**IL Route 53 Extension Update**  
 The northern extension of Route 53 remains an emotional issue. However, in April 2009, 76% of the Lake County voters supported the further extension of the road in an advisory referendum. (43% of Long Grove voters supported the expansion). [Read more](#)

**Village Pathways**  
 Earlier this spring, the Village Pathways Committee was pleased to be able to make a small extension to the trailway system. Thanks to the cooperative effort between the Village, the Long Grove Park District, and an easement granted over private property, a walking trail was cleared through a wooded area connecting the existing walking path in Stonehaven to Willowbrook Road. . [Read more](#)

**Pop-Up Art Show**  
 There's a new gallery in Long Grove that highlights the visual creations of local artists! Situated at 224 Robert Parker Coffin Road in the building previously known as the Tuscan Table (between M. Belle's and Fountain Square), this gallery shows the works of members of the newly formed Long Grove Artists Guild. [Read more](#)

**Sweet or Savory, It's All in the Crust**  
 And the owners of **M. Belle's Pie Shop and Café** are so correct! This isn't your typical pie shop. Andrew Mansour, co-owner with Cliff Mulnix of Long Grove's new café in downtown Long Grove,

**In This Issue**

- [IL Route 53 Extension Update](#)
- [Village Pathways](#)
- [Pop-Up Art Show](#)
- [Calendar of Events](#)
- [Town Hall Meeting](#)

**Town Hall Meeting**  
 Residents are invited to attend a Town Hall Meeting hosted by the Village of Long Grove Board of Trustees on Tuesday, June 26 from 7 p.m. until 8:30 p.m. [For more information, click here](#)

[Join Our Mailing List!](#)




3110 RFD, Long Grove, Illinois 60047 Telephone 847.534.9400 Fax 847.534.9400

June 2012 Bridge Newsletter

**VILLAGE TOWN HALL MEETING**

Residents are invited to attend a Town Hall Meeting hosted by the Village of Long Grove Board of Trustees on Tuesday, June 26 from 7:00 p.m. until 8:30 a.m. The Town Hall Meeting is being held by the Village Board as a follow-up to address questions and concerns raised by Residents through the Village-wide survey. The meeting will be an opportunity to hear the results of the Village-wide survey and the Village's efforts to address these items. Items to be discussed include: Property Taxes; Village Services; Village Finances; IL Route 53 Extension; Historic Downtown, etc. The Village will make a brief presentation to be followed by an opportunity for Residents to participate in a question and answer forum. Your efforts to make the time to attend this important meeting are greatly appreciated.

**ROUTE 53 UPDATE**

By Village President Marc Strohman

The northern extension of Rt. 53 remains an emotional issue. However, in April 2009, 76% of the Lake County voters supported the further extension of the road in an advisory referendum (43% of Long Grove voters supported the expansion). That referendum prompted the establishment of an advisory board with representation from a wide variety of interests, both pro-build and anti-build alike, to thoroughly discuss the benefits and consequences and make a recommendation putting an end to the debate. I was appointed to the Council as a representative of the Stormwater Commission of Lake County.

This article is meant to state the facts and dispel any rumors about the recent recommendation for the Northern extension of Rt. 53 by the Blue Ribbon Advisory Council. First of all, this is just a recommendation by an advisory committee, the Tollway Board still has final authority to build or not build the road.

After nine months of serious discussion, workshops, and presentations from experts in the transportation and environmental fields, Blue Ribbon Advisory Council approved a 170 page document that detailed a criteria that would have to be met if the road were built. You can watch a video of the workshops and meetings on the Tollway website. The final draft of the recommendation will also be posted as soon as it is complete, which should be very soon.

Some highlights from the recommendation are as follows:

**Environmental concerns:** The road should be a limited access boulevard that is two lanes in each direction with a recommended speed of 45 miles per hour (see the video of the workshop for discussion as to why this is the optimal speed to consistently move traffic). The boulevard nature of the road allows it to easily meander around sensitive wetland or conservation areas. The impact will be significantly less than a six lane superhighway running through these areas with little respect for the landscape or natural drainage.

The character of the road will change to accommodate the surrounding environmental challenges as it winds north through Lake County. In some areas the road will be depressed with berms on either side to address sound issues; other areas will see the road elevated above the surrounding wetlands or north and south lanes split to go around sensitive areas (especially the area just south of Rt. 22).

**Financial concerns:** The report recommended a variety of ways to potentially close the two billion dollar funding gap; these ideas were presented as a list of nearly 20 different potential options. Suggested options range from accelerating the construction schedule, to a funding mix of value capture agreements and possibly adding tolls to the current Rt. 53 expressway. Lake County businesses, and ultimately residents, will be responsible for a portion of the cost; however, we recommended that the cost should be shared throughout the system.

In the end, I can tell you that the discussion and recommendation process was well done and a fine example of how our process is supposed to work. Years ago, discussions were about a six lane superhighway that surely would have changed the character of our village. The recommended road is meant to move the traffic with much less environmental impact. The Tollway has not approved the construction of the road but you should know that there is a great deal of support for some sort of road. As



# Village of Long Grove Town Hall Meeting 2012



Questions/Comments?



# Village of Long Grove Town Hall Meeting 2012



- Next Town Hall Meeting – August 14, 2012
  - Traffic
  - Village finances.
    - ✦ Infrastructure maintenance planning and funding.
      - Roads.
      - Bridges.
      - Stormwater system.
      - Well and water systems.
- Thank you for attending.



# Village of Long Grove Town Hall Meeting 2012



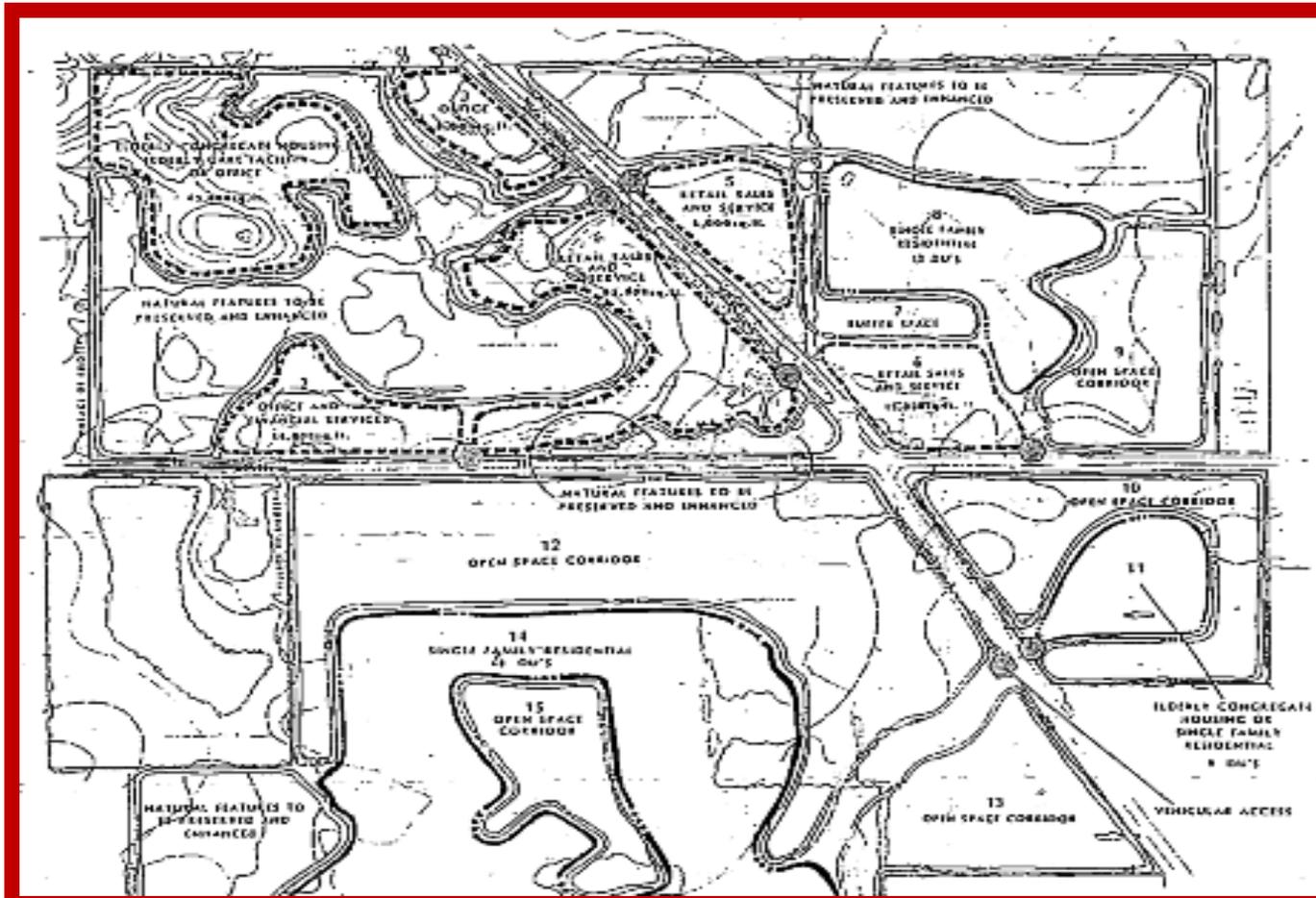
## Appendix Village Comprehensive Plans



# Village of Long Grove Town Hall Meeting 2012



## IL 22 & Old McHenry Road Sub Planning Area

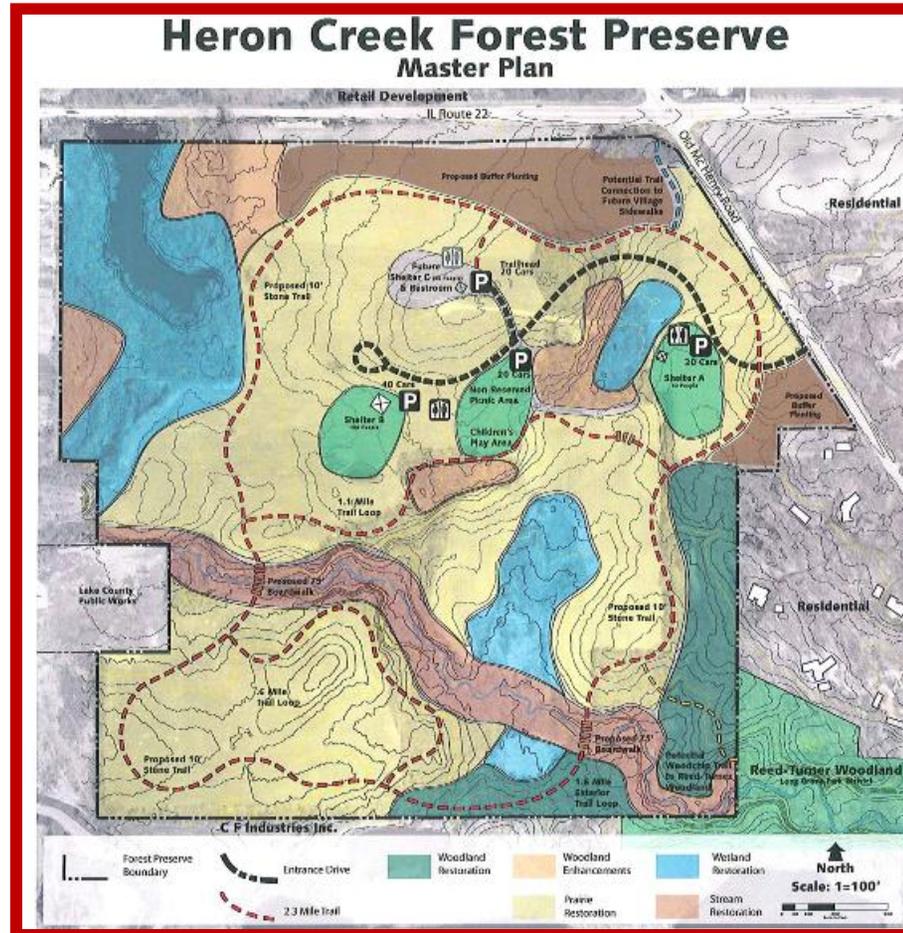




# Village of Long Grove Town Hall Meeting 2012

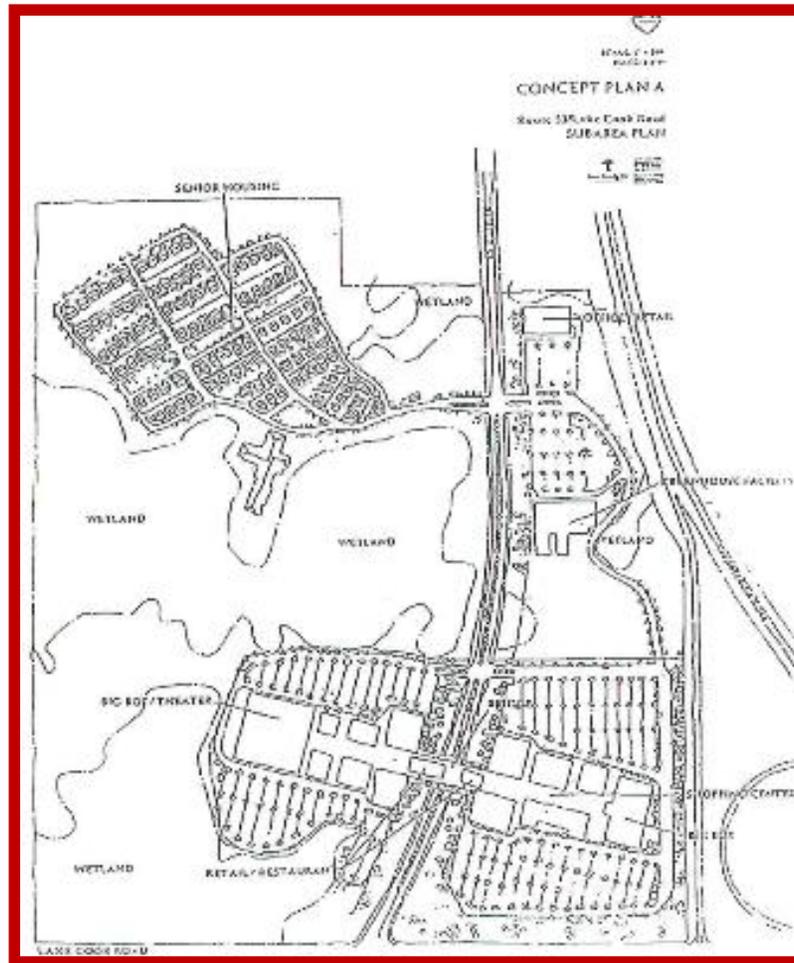


## IL 22 & Old McHenry Road Sub Planning Area



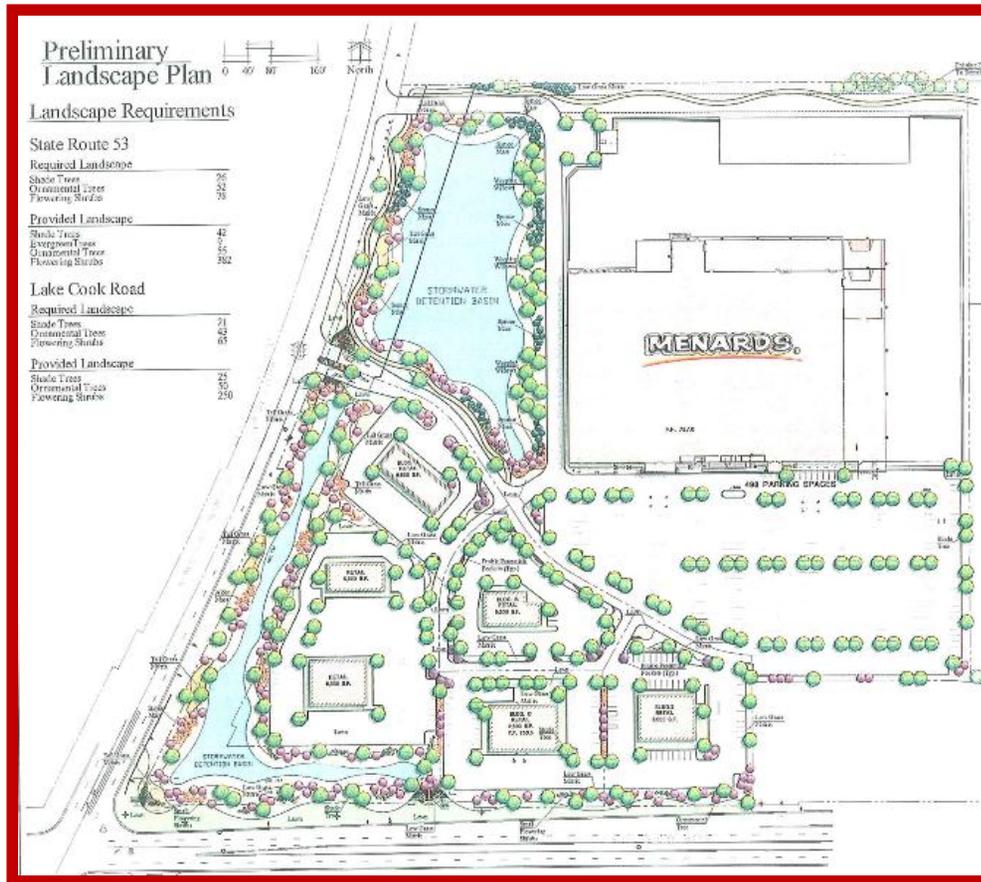
# Village of Long Grove Town Hall Meeting 2012

## Lake-Cook IL 53 Sub Planning Area

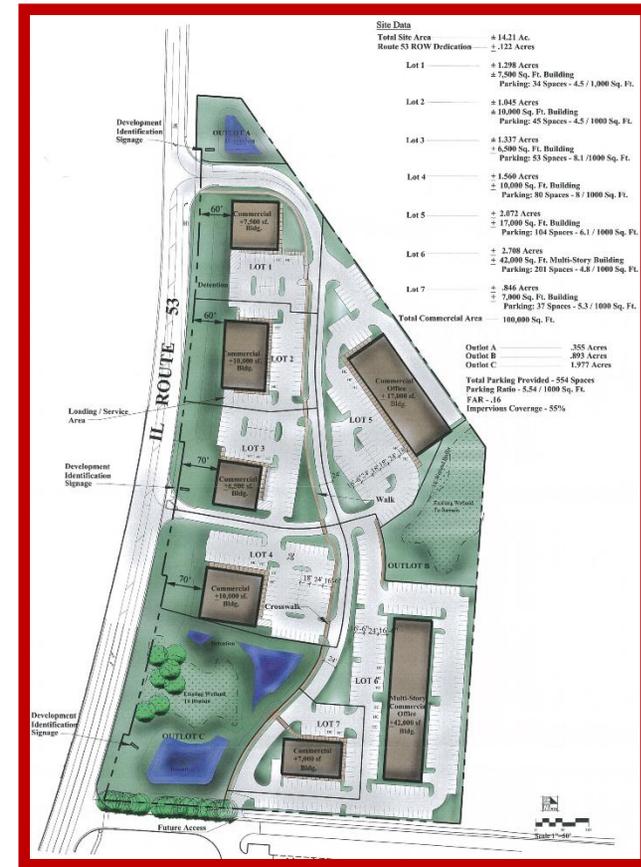


# Village of Long Grove Town Hall Meeting 2012

## Lake-Cook IL 53 Sub Planning Area



Menards Development



Arbor Grove PUD



# Village of Long Grove Town Hall Meeting 2012

## Lake-Cook IL 53 Sub Planning Area

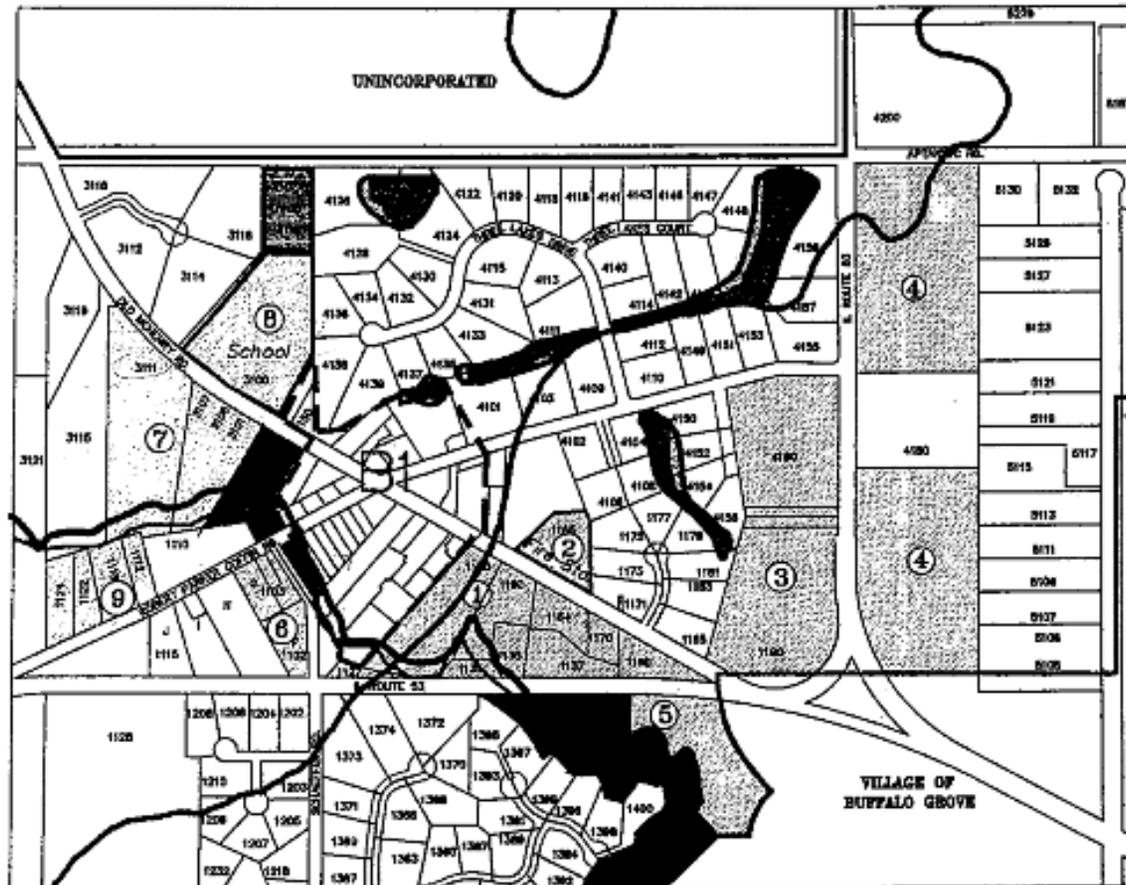


Menards Development



# Village of Long Grove Town Hall Meeting 2012

## Downtown B1A Sub Planning Area



**VILLAGE OF  
LONG GROVE**  
Long Grove, Illinois 60047-9635  
(847) 434-9445

**B-1-A STUDY AREA**  
revised September 7, 1999

### LEGEND

- REDEVELOPMENT SITES
- WATERBODY
- WATERWAY
- OPEN SPACE
- VILLAGE LIMITS
- INSTITUTIONAL SITES

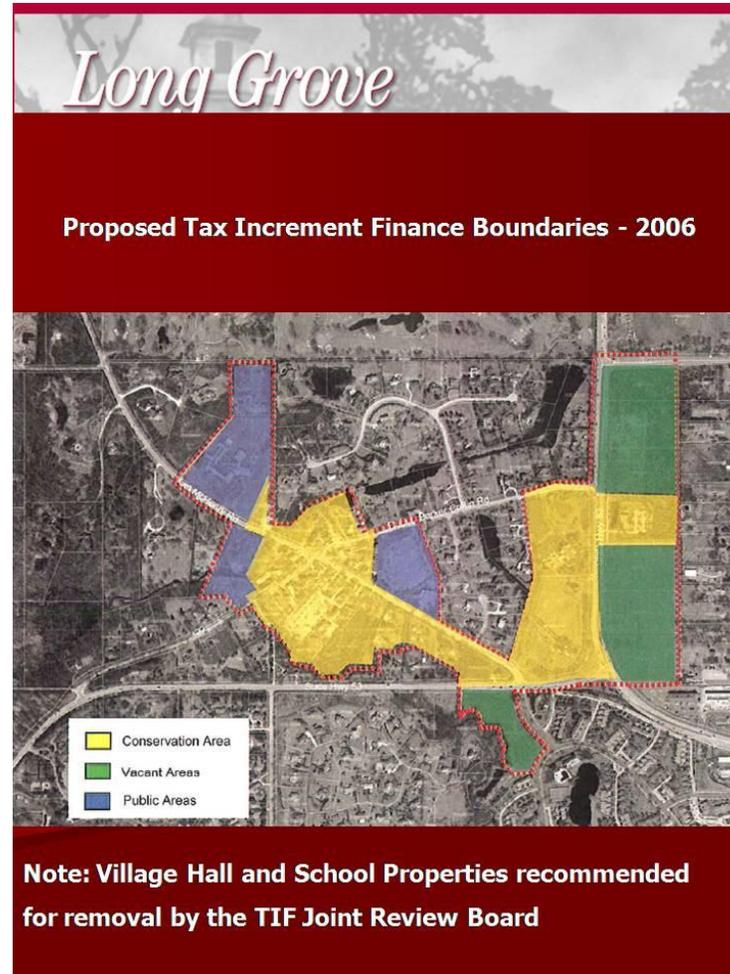


Map of Long Grove, Illinois  
Scale: 1" = 100'  
Date: 9/7/99  
Author: J. J. J. J.  
Editor: J. J. J. J.  
Drawing: J. J. J. J.  
Check: J. J. J. J.  
Title: B-1-A STUDY AREA  
Long Grove, Illinois  
Map Information provided  
by J. J. J. J. Engineering



# Village of Long Grove Town Hall Meeting 2012

## Downtown B1A Sub Planning Area

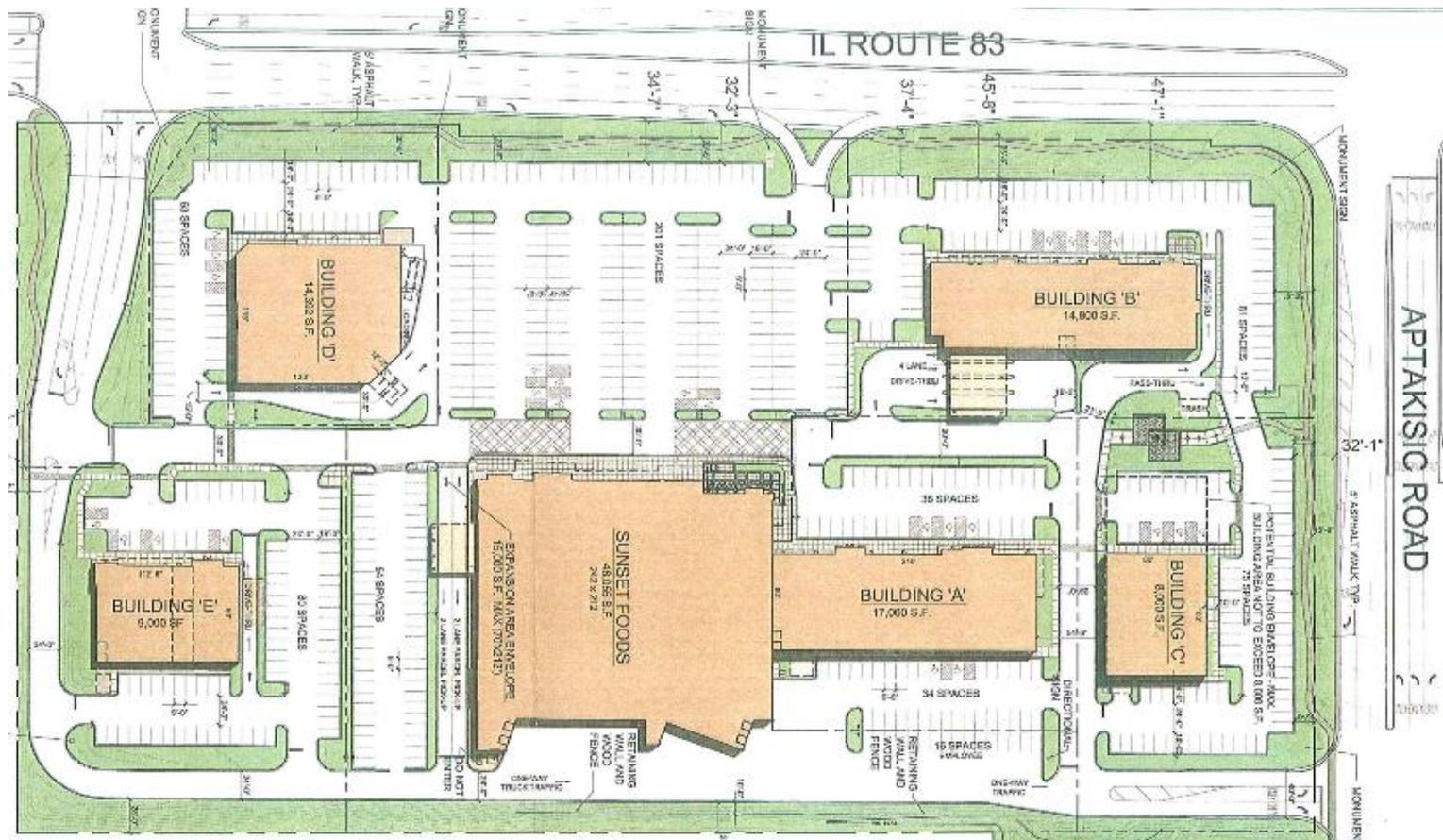


Downtown TIF District - 2008



# Village of Long Grove Town Hall Meeting 2012

## Downtown B1A Sub Planning Area/TIF



Sunset Grove Development - 2010



# Village of Long Grove Town Hall Meeting 2012

## Downtown B1A Sub Planning Area



Sunset Grove Development . 2010

