

# ***COMPREHENSIVE PLAN***

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## ***The VILLAGE OF LONG GROVE A SUMMARY***



APRIL 2000



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### **SUMMARY**

**This document is a summary and is not the full legal document entitled the Long Grove Comprehensive Plan. To review the complete document, please visit the Village of Long Grove Offices, 3110 RFD, Old McHenry Road, Long Grove, IL 60047.**



## Chapter 1

# INTRODUCTION

The Village of Long Grove is unique. In an era of unprecedented, unfettered development, Long Grove has managed to retain much of the pristine rural charm, the large open green spaces and the extensive natural groves of trees which have hallmarked the community since its inception. This has not occurred by coincidence but through thoughtful design. [1979, 1991]

Since its incorporation in 1956, the residents of Long Grove have diligently worked to develop and vigorously supported a comprehensive plan which seeks to ensure that the semi-rural atmosphere of the community is maintained while simultaneously permitting a wide variety of quality development in character with the existing motif of the community.

The Comprehensive Plan has worked remarkably well and, as a result of perseverance, the Village has, in fact, developed in accordance with the Plan. Preserving Long Grove's semi-rural charm, while still permitting quality development, is the most important goal of this Comprehensive Plan. [1991, 1999]

To ensure that Long Grove's future growth and development follows a course which is both desirable to residents and consistent with the existing development pattern within the Village, it is necessary to continue to actively implement a comprehensive plan with goals and objectives which ensure that this becomes an operational reality. It was to this end that Village officials held a series of meetings to formulate community goals and objectives in 1957. This process was repeated in 1979 and through the years 1988 to 1991 for a comprehensive plan amendment. [1979, 1991]

Recognizing that Long Grove is but a small portion of the entire region, serious consideration was given to the Village's role in relation to both the surrounding communities and the entire Chicago metropolitan area in formulating the Comprehensive Plan. The two major regional planning agencies in the Long Grove area are the Northeastern Illinois Planning Commission (NIPC), which plans for the entire Chicago metropolitan area, and the Lake County Regional Planning Commission, which is the planning mechanism of Lake County, Illinois. Both agencies have actively implemented regional plans in which the Long Grove area is predominantly reserved as open space, free from developmental activity. [1979]

For instance, in the Northeastern Illinois Planning Commission's Regional Open Space Plan, known as the "finger plan," Long Grove rests firmly in the middle of a corridor or "finger" designated for use primarily as open space. [1979]

In evaluating the importance of maintaining the Long Grove area in accordance with the Regional Open Space Plan, one needs to look no further than the Open Space Plan itself. Perhaps this may be best illustrated by considering the excerpts below from the

Northeastern Illinois Planning Commission's Open Space Plan:

From the introductory letter signed by Lee M. Burkey, then President of the Northeastern Illinois Planning Commission:

*Once lost, open space is exceedingly difficult, if not impossible, to reclaim. There can be no escaping the fact that now is the time—the only and last time—to prepare for future open space needs. [1979]*

From the introduction, Objective No. 1:

*Regional open space areas, if rationally selected, can be used as a means of preserving natural resources and creating a balanced relationship between man and the environment. It ensures that flood plains and areas of unstable soil conditions are prevented from becoming urbanized and thus reduces the hazards to life and property. [1979]*

*Open space preserves scenic areas in the urban setting which provide a contrast that is essential to the image and livability of the region. [1979]*

From the introduction, Objective No. 2:

*The preservation of open space in strategically situated areas can guide the urban development of the region. The regional form reflected in the Comprehensive General Plan, adopted by Northeastern Illinois Planning Commission in April 1968, can be created by preserving large areas of regional open space and low intensity development in the areas between the higher intensity 'development corridors.' [1979]*

Realizing the importance of retaining the open space character of Long Grove for the benefit of the entire region, the Long Grove Comprehensive Plan was designed to be complementary to and an integral part of the Regional Open Space Plan for the entire Chicago metropolitan area. [1979, 1991]

Starting with statements of goals and objectives, this Long Grove Comprehensive Plan includes studies of Long Grove's history, environment, community character, residential neighborhoods and housing, recreation and open space, water and drainage, community facilities, transportation, commercial areas and Village finances. Based on the research undertaken and the overall community goals and objectives, a plan for the future, including recommendations for effective implementation, has been established. [1979, 1991]

Although this Comprehensive Plan is in one sense a final document, the planning process is never complete. The evolution of changing conditions necessitates an ongoing planning process, one which periodically reshapes and amplifies planned courses of action to most effectively meet the needs of the community. It is hoped that this ongoing planning process will provide a rational basis on which Village officials and the citizens of Long Grove, working together, may make wise and creative public policy decisions to best meet the present and future needs and desires of the Village of Long Grove. [1979, 1991]



## Chapter 2

# THE VILLAGE OF LONG GROVE

Long Grove is a Village of more than 5,500 persons covering approximately 18 square miles of Lake County. It is a community which has managed to retain much of the rural character which has hallmarked the Village since its inception in the early 1840s. [1991, 1999]

Today Long Grove is a socially--and economically--heterogeneous community nestled in a setting of rustic open space and heavily wooded areas. The Village represents a green oasis between the denser suburban or even urban communities located to the south, east, and north of the Village. Located at the crossroads of Old McHenry Road and Robert Parker Coffin Road, the Historic Business District, with its historical architectural motif, reflects the essence of Long Grove as a rural farming community of the late 19th century. [1991, 1999]

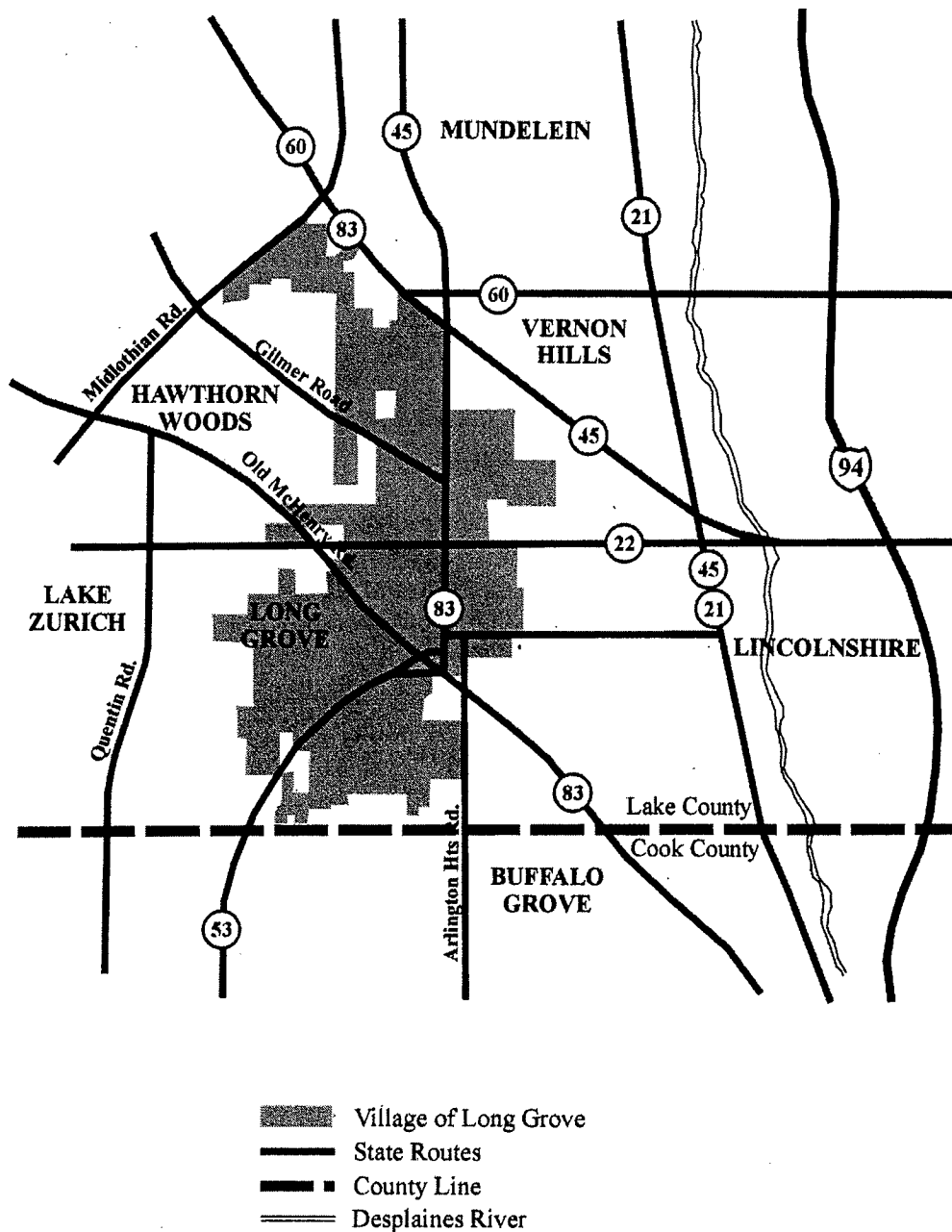
Situated about six miles west of the Tri-State Tollway and north of the Village of Arlington Heights; bordering on the Villages of Buffalo Grove on the east, Mundelein on the north, Vernon Hills on the northeast, Hawthorn Woods on the northwest, and Kildeer on the west; and within the Lake County townships of Ela and Vernon, Long Grove is located in a region which enhances the rural tranquility the Village has so consistently sought to preserve. Map 2.1 indicates the location of the Village of Long Grove within its regional context. [1991]

Not too long ago, Long Grove was located in a relatively secluded area of rolling farmland intermixed with groves of trees. Only recently has Long Grove felt the pressure of the developer's shovel. The nearby communities have now developed most of the farmland within their respective borders, thus leaving Long Grove as a pastoral island. The three state highways which pass through the Village provide access linking the community to neighboring metropolitan areas. Illinois Route 22 bisects Long Grove in an east-west direction, while Illinois Routes 53 and 83 pass through the southern and eastern portions of the community, respectively. [1991]

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Map 2.1

LOCATION OF THE VILLAGE OF LONG GROVE  
WITHIN REGIONAL CONTEXT [1991]





## Chapter 3

# GOALS AND OBJECTIVES

### Introduction

Good planning is a rational process for determining the location, intensity, and amount of land that development will require for the various space using functions of human life within the framework of preserving the natural environment. Plans should be based upon goals and objectives that have been produced and accepted by the community. Good planning ensures that the plans are realistic, gain public support, and are, consequently, implemented. The goals and objectives stated here serve as the basis for both short- and long-term policy and decision-making for the development of the Village. [1991]

The Village of Long Grove adopted its first plan in 1957. Since then, the Village has gone from predominantly agricultural to largely low-density residential. In 1979, the Village goals and objectives were further refined, as documented in a report titled Village of Long Grove Comprehensive Plan (Lake Bluff; Illinois: Rolf C. Campbell & Associates, Inc., 1979). Recently, at meetings among the Long Grove Plan Commission, Village Board, and Village residents, the following goals and objectives were revised—along with implementing policies that reflect the needs of a village that will become more fully developed over the next 10 to 15 years. [1991]

The establishment of goals and objectives for the Village of Long Grove is prerequisite to making decisions for the future development of the Village. In meetings with the Long Grove Plan Commission, Village Board, and Village residents, the following goals and objectives were developed, along with the policies needed to accomplish them. [1979, 1991]

In the Comprehensive Plan for Long Grove, a goal is defined as a long-range end toward the attainment of which plans and policies are directed. Subordinate to goals are objectives. An objective is a short-range end toward the attainment of the goals to which the objectives are subordinate. [1991]

### Community Character

Long Grove's unique community character sets it apart from adjoining communities. The most critical of the Village's goals are the provision of a quiet countryside, with an unhurried and unstructured environment where families can live and enjoy the open space, and the preservation of community character through Long Grove's consistent and longstanding efforts to maintain the qualities of such lifestyles. [1991]

#### Goal:



**To preserve and enhance the countryside character of the residential areas of the Village, as part of a green corridor benefitting Long Grove residents, Lake County and the region. [1991]**

**Objectives:**

1. Increase the quality of existing scenic corridors and upgrade the scenic corridors in areas that remain to be developed with restoration to native conditions. [1991]
2. Encourage designs that require buildings to become part of the landscape and which reduce the visual impact of buildings built in open land. [1991]
3. Encourage the placement of buildings on the land, which provides both large areas of open space within newly developing areas and, also, rural landscapes even after the land is fully developed. [1991]
4. Develop a landscaping brochure that provides both new and existing residents with information that will enable them to plant and maintain their property to promote the rural character, encouraging the use of native plant types and the restoration of wildlife and prairie open spaces. [1991]
5. Provide linkages between the various elements of the green corridor in order to provide passive recreation opportunities to Village residents' environment, while respecting wildlife and wildlife corridors. [1991]
6. Through zoning, park district, scenic and development easements, preserve and maintain the open rural character of the countryside. [1979]
7. Adopt and continue to enforce ordinances to enhance community appearance including the enforcement of the tree preservation ordinances. [1979, 1991]
8. Discourage the reshaping and contour change of raw land so often proposed by developers in the name of "pure marketability." [1991]

**Goal:**

**To protect residents on the fringes of the Village from the adverse impacts of greatly differing land use patterns occurring in areas outside the Village's jurisdiction by feathering the intensities and enhancing the quality of development, thus, also protecting the inner areas of the Village. [1991]**

**Objectives:**

1. To annex out to the planned boundaries of the Village and, under certain conditions, annex beyond these planned boundaries, in order to promote the characteristics of Long Grove or to ensure that adjoining development does not have adverse impacts on the residents of Long Grove located on the outer edges of the Village. [1991]

2. To provide a commercial zoning classification that upgrades the development quality of areas on the edge of the Village which would otherwise develop as typical commercial "strip" developments which could potentially destroy the character Long Grove seeks to maintain and protect. [1991]

**Goal:**

**To maintain the 19th century character of the Village Historic Business District as a unique commercial environment and as a regional specialty center. [1991]**

**Objectives:**

1. Maintain the scale of buildings in the Village Historic Business District , to ensure its character as a rural village, with small-scale buildings. [1991]
2. Provide architectural controls to maintain the scale and historical character of a 19th Century rural village. [1991]
3. Require the landscaping of parking and other vehicular areas with native plant materials in order to reduce the visual impact of the automobile on the character of the Village Historic Business District . [1991]
4. Encourage the containment of the existing business area. [1979]
5. Protect the existing character of the Village Historic Business District as a district of small specialty shops. While protecting the uniqueness of small specialty shops, provide business designed to encourage Long Grove residents to shop and dine in the district. [1999]
6. Improve the appearance of areas to the rear of existing shops. [1979]
7. Provide adequate walkways for pedestrian traffic. [1979]
8. Provide unobtrusive but adequate parking. [1979]

**Goal:**

**To safeguard and supervise the general appearance of the Village. [1979, 1991]**

**Objectives:**

1. Create distinctive entrances to the Village through proper development and landscaped areas. [1979, 1991]
2. Eliminate overhead wires in existing areas and promote underground utilities in new developments where human and natural resources might be harmed. [1979, 1991]

3. Promote the participation of conservation, garden clubs and other community groups in beautifying the Village through roadside planting and maintenance programs. [1979, 1999]

### **The Environment**

The protection of the environment has long been a primary concern of the Village and its residents. Environmental concerns have grown over the past 40 years, as has our knowledge of the environment and its protection. This section has undergone substantial amendment and change that reflects, not a change in the Village's commitment to environmental protection, but, rather, the Village's increased understanding of the environment and its importance to the quality of human life in the Village. [1991]

#### **Goal:**

To protect areas of significant natural value and promote the re-establishment of native vegetation of all types, with particular attention to the groves that gave Long Grove its name and historic character. [1991]

#### **Objectives:**

1. Protect trees from destruction caused by new development or roads. [1991]
2. Undertake an education program to inform residents of the Tree Protection Ordinance and the importance of such an ordinance. [1999]
3. Promote the re-establishment and restoration of native vegetation through the adoption of new landscaping standards. [1991]
4. Promote natural landscaping in areas typically thought of as lawns by providing residents and businesses with information on natural landscaping and its benefits. [1991]
5. Promote the use of scenic and conservation easements or open space acquisition in order to achieve this goal. [1991]

#### **Goal:**

To protect and manage water resources in order to provide high quality surface and subsurface waters to serve the community's needs. [1991]

#### **Objectives:**

1. Protect wetlands and drainageways so that their natural functions of carrying and storing water are maintained. [1991]

2. Promote groundwater recharge through the use of septic tanks or land treatment sewerage systems in areas with acceptable soils. [1991]
3. Promote and protect groundwater recharge through the protection of aquifer recharge areas. [1991]
4. Prohibit the development of septic systems in areas of poor soils. [1991]
5. Protect the floodwater storage capacity of natural floodlands, including related floodways and floodplains, by prohibiting reduction of their storage capacity by development. [1991]
6. Protect the flow capacity and rate of perennial stream channels and associated floodlands including related floodways and floodplains. [1991]
7. Encourage the public education of responsible use of water and appreciation of same. [1991]

**Goal:**

**To provide wildlife corridors that protect and maintain healthy wildlife communities within the Village. [1991]**

**Objectives:**

1. Maintain open space or naturally vegetated areas within developments which are of sufficient width to serve as wildlife corridors or islands, and, where necessary, landscape them with natural native vegetation to provide wildlife with a suitable habitat. [1991]
2. Protect and revegetate corridors and islands between natural areas so that they provide protective cover to wildlife traveling through them. [1991]

**Residential Neighborhoods and Housing**

Long Grove is primarily a residential community, and the preservation of neighborhoods for families and individuals is central to providing a high quality living environment. [1991]

**Goal:**

**Maintain the high quality of existing residential areas and encourage a high quality of new residential areas. [1991]**

**Objectives:**

1. Maintain single-family housing. [1979, 1991]
2. Housing units in the Village should be sympathetic from both a visual and a land use intensity standpoint to the visual quality and character of adjacent areas and neighborhoods. The design of housing units in the Village should follow the general

bulk and land use intensity guidelines set forth in the applicable Village ordinances and codes. [1991]

3. Existing and new residential areas should accommodate the preservation of environmentally-sensitive areas and not adversely impact those areas. [1991]
4. Narrow private streets are encouraged in residential areas to provide safety and environmental aesthetics. [1991]
5. Landscaping may be required of developers and residents of individual housing units to provide privacy for residents. [1991]
6. Continue enforcement of building, zoning, and subdivision control codes for the protection and improvement of existing and new residential areas. [1979]

### **Transportation and Circulation**

#### **Goal:**

**Reduce traffic circulation and congestion and provide suitable solutions to transportation requirements in a sensitive fashion to ensure no adverse impacts on the existing environment. [1979]**

#### **Objectives:**

1. Provide sufficient parking in the Historic Business District at the intersection of Old McHenry Road and Robert Parker Coffin Road to adequately meet the needs of Village residents and visiting shoppers. [1979, 1991]
2. Prevent traffic accidents through the elimination of poorly designed and, therefore, dangerous intersections. [1979]
3. Improve pedestrian circulation through the promotion of pedestrian walkways and bicycle trails in conjunction with scenic easements which effectively link open space and areas of unique natural value to other areas of the Village. [1979]
4. Encourage upgrading of the existing highway system as set forth in the Village Comprehensive Plan. [1991]
5. Oppose the extension of F.A.P. 342 or tollway, Illinois Route 53 expressway extension, into Lake County per the Village Board mission statement. [1979, 1991, 1999]
6. Require that all new feeder and access roads be designed and constructed in such a manner that they provide adequate access for fire department vehicles, school buses, and service vehicles while simultaneously discouraging excessive through-traffic. [1979]

7. Discourage regional traffic traveling through residential areas and on Village roads not designed for regional traffic by means of signage, road pattern design, and if necessary, vacation and closure of roads. [1991]
8. Promote the use of existing, as well as new and creative, forms of public transportation. [1991]
9. Encourage the preservation of scenic roads through scenic road designation. [1991]

### **Community Facilities**

#### **Community Facilities Goal:**

**Improve the village's community facilities in accordance with the wants and needs of the present and projected population. [1979]**

#### **Parks and Recreation Goal:**

**Ensure the future availability of parks, passive recreation land, and other open space dedicated as such in perpetuity. [1979, 1991]**

#### **Objectives:**

1. Acquire land for park and recreation use and other open space dedication in cooperation with the Illinois Department of Conservation, relevant park and forest preserve districts, as well as through development planning and dedications. [1979, 1999]
2. Establish scenic easements to permanently preserve areas of unique natural beauty and aesthetic value. [1979]
3. Preserve open space through an ongoing policy of securing development easements. [1979]
4. Create conservation districts in stream valleys, wetlands, steeply sloping lands, and areas of poor soil types. [1979]
5. Develop within the community a sense of stewardship to the land and understanding of the inter-connection of the ecosystem. [1979]

### **Educational and Cultural Facilities**

#### **Goal:**

**Promote the present and future quality of educational and cultural facilities. [1979]**

#### **Objectives:**

1. Promote the preservation and renovation of historic sites and buildings. [1979]
2. Reserve land in outlying areas for schools and parks. [1979]
3. Require developers of housing to make school, park and open space donations through the building permit process. [1991]

### **Fiscal Responsibility**

#### **Goal:**

**To ensure that public monies are spent to the best advantage of the community. [1979]**

#### **Objectives:**

1. Require that any new subdivision pay its fair share of the cost in the provision of services. Seek the generation of dollars through responsible impact fees to support required infrastructure growth (i.e., roads). [1979, 1991]
2. Continue the policy of no Village real estate levy in order to facilitate the retention by private land holders and the park district of agricultural and other open spaces so essential to this Comprehensive Plan. [1979,1991]
3. Avoid the establishment of public service facilities which are not necessary in a low density community. [1979]
4. Maintain the present practice of retaining elected Village officials on a volunteer, non-salary basis. [1979]
5. Maintain a budget process which identifies programs and costs beyond standard Village operational funding. [1999]

### **Public Information**

#### **Goal:**

**Establish viable communication links between Village officials and Village residents. [1979]**

#### **Objectives:**

1. Maintain an accurate running census of the Village population, especially as State Motor Fuel Tax and State Income Tax are proportional to population. [1979, 1991]
2. Maintain an up-to-date mailing list of Village households. [1979]
3. Conduct occasional surveys of public opinion on current issues relevant to the Village. [1979]
4. Issue regular newsletters of information to Village residents. [1979]
5. Bring major issues to the public through public hearing processes. [1991]
6. Promote public awareness regarding water usage, recycling, and stewardship of the land. [1991]

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## Chapter 4

# HISTORY

Long Grove is in many ways a unique community. Its location marks the western edge of the once great ice sheet that centered over Lake Michigan during the Glacial Period thousands of years ago. To the east of the Village the land is flat and level. Beginning with the Village and moving westward, the terrain becomes rolling terminal moraine country. [1979]

Before white settlement, Northeastern Illinois was a mixture of open prairie and forested groves. Long Grove is unique in that, again, it was on the boundary of one of these groves. The "long grove" from which its name derives stretched on the northeast from a point, about Gilmer Road and Route 83, stretching southwest to Deer Grove Forest Preserve. The edge of this grove can still be traced by where oaks and hickories grow. On the south it followed along Long Grove Road and Route 53. [1979, 1991]

The first scattered hunters entered the area following the Glacial Period some 12,000 years ago. The pattern of life changed little until about 1200 A.D. when the culture of corn and beans led to a more settled life. All of the local Indians were Algonquin speaking. Earliest records show the Miami in occupancy. They were replaced in 1700 by the Pottawatomie, who remained until all Indians were removed about 1838. [1979]

Following Father Marquette and Louis Joliet in 1673, scattered French voyagers and fur traders passed through the area. A few French place names, like the Des Plaines River and Grosse Pointe over on Lake Michigan, persist. Except for the fact that the Indians acquired guns, metal tools, and other trade goods, their pattern of life changed little. In 1763 the French role was replaced by British, but the local traders, for the most part, remained French. [1979, 1991]

Following the Treaty of Paris in 1783, Long Grove became part of the infant United States and was part of the Northwest Territory. Fort Dearborn, where Chicago now stands, was built in 1803. The famous massacre at that site took place during the War of 1812. In 1818 the boundary of Illinois was drawn just to the north of Long Grove. Chicago was incorporated in 1832 and American settlers began to enter the area. The first settler in Vernon Township was Daniel Wright, a veteran of the War of 1812 who settled and then built a mill just south of Half Day. Nothing is left of his home, but the home of George Ela, the first settler of Ela Township, still stands as part of the Goldbogen home on Quentin Road. The oldest house in Long Grove presently belongs to Barry and Alison Sullivan on Long Grove Road. This cabin and George Ela's house are the only two shown as existing when the first government survey was made in 1838. At this time the area was divided into sections, and the land was officially opened to white settlement after the Indians were removed first to Iowa and then some of them further to Oklahoma. [1979, 1991]

The name Half Day was the English translation of Aptakisic, an Indian chief friendly to the whites. His home was in Naperville, but the nearest Indian Village was at the junction of Indian Creek and the Des Plaines River near Half Day. Following the opening of land to the whites, the area filled rapidly with settlers from the east. Typically, most of them came from New England and upper New York State. An example was the Gridley family who took up land where the Abbott farm is now. George Ruth was a Pennsylvania Dutchman whose farm was in the location of the present crossroads. While many of the English names are still to be found in the area, starting in the middle 1840s came a wave of German-speaking settlers. These were mostly Rhinelanders with more than half of these being German-speaking French nationals from Alsace. [1979]

The Long Grove Church was founded in 1846. The present building built in 1847 is the oldest church building still in use in Northeastern Illinois. George Ruth gave the site of the Long Grove Church, and he lies buried in its churchyard. There was once a German Methodist Church across McHenry Road from its present location known as the James Byrne residence. [1979, 1991]

Long Grove had several blacksmiths, and grew to have a cheese factory (across from the Mill Pond building) and a grist mill (across from the church community building). Following the Civil War, many of the English-speaking families moved away and during the next 60 years, Rhineland Plattedeutsch (low German) became the predominant language of farmers in this region. [1979, 1991]

Nearly as old as the City of Chicago, Long Grove changed very little from its founding until the Great Depression of the 1930s. As a language, German lost its popularity after World War I, although the Long Grove Church records were kept in this language until 1930. During the late 1920s, there was a great deal of land optioned by the Insull interests, but this was subsequently abandoned. The early 1930s were quiet until the first "corn-muter" families--defined as someone who made his principle living outside of the community--appeared in the Village during the later part of the decade. Perhaps twenty such families had purchased acreage when World War II intervened and stopped the change which was occurring in Long Grove. Following the war, more new families entered and the pattern of the present community took shape. The new residents were united in appreciation of the rural beauty of Long Grove and in the unique historic heritage of the community. When Route 83 was built, it missed the crossroads to the east. Later when Route 53 was built, it likewise bypassed Long Grove. The result was a farming and shopping village identical to those characteristic of the 19th century preserved intact. The last general store in the community, the Farmside, closed during the war but was reopened again in 1948. It was followed by the Crossroads Exchange, with the gradual reopening of other shops. The Village blacksmith, located on the same site since the Civil War, moved into The Historic Business District. The District as a whole is more than 50 years old. [1979, 1991, 1999]

As the Long Grove area developed, a community spirit began to emerge. The first evidence of a striving, unified community emerged in the 1940s with the building of the Kildeer Countryside Elementary School. Prior to the building of the school, the children in the Long Grove area attended one of four one-room schools. By 1945 the residents of the area felt the need to bring their children together in one school and passed a referendum which provided for the site of the present Kildeer Countryside School. [1979]

For some years there had been the Kildeer Civic Association which served as community watchdog, and in 1956 serious consideration was given to incorporation. The concept grew of a municipality dedicated to the preservation of its rural character, open green space, and natural beauty. In a day when ecology and environment were little known words, Long Grove was a pioneer. In December, 1956, a vote was taken on incorporating 4 square miles, including a population of 400, located in the heart of the present Village. With a favorable vote the Judge entered the results, and on December 31, 1956, Long Grove became a legal municipality. [1979, 1991]

After the first Village election, the original board set to work to create a master plan and a zoning ordinance, without which the Village had no legal powers concerning the development of land within its corporate limits. [1979]

The first real test of the Village became apparent on Memorial Day weekend in 1957 when what was later to become the Farmington Bath and Tennis Club on Long Grove Road was built by a large crew of carpenters working for a major Chicago developer. Gradually the plan evolved. The developer had options on about 6,500 acres in the triangle of Barrington, Lake Zurich, and Long Grove. Furthermore, these options were all interconnected by ingenious corridors. [1979, 1991]

Community apprehension came to a head in the fall of 1957 when the Village of Vernon Hills was incorporated by another builder. Under the state law at the time, it was possible to incorporate a Village with only 100 people. The builder's strategy was to have twenty families of his employees file to form a village. Once organized, the builder controlled zoning, subdivision control, building code, plus all inspections. Similar strategies were prevalent in the Chicago area. It soon became apparent that the Chicago developer's subdivision on Rand Road was to be the core and by October he would have fulfilled the residence requirements. [1979]

There now followed a round of maneuvering in which the developer first tried to incorporate as a village, then as a city. He was unsuccessful in both of these efforts, due to the collective opposition of the area's residents. [1979]

The strategy was revised and an effort was made to secure the necessary zoning through Lake County. A public hearing before the Lake County Zoning Board of Appeals was held in the Legion Hall in Lake Zurich. So many protesters turned out that the street in front of the hall was filled. The Joint Municipal Planning Committee which organized the opposition successful indicated that the Village had a plan which agreed with the County Plan and that both were based on open space and large acre rural zoning. The Zoning Board of Appeals denied the developer's petition and the County Board sustained them. In a desperate maneuver, the developer attacked the County Board's decision as unreasonable in the Circuit Court. In a scathing decision, the Court denied the developer's petition once more. He appealed to the Appellate Court and was again denied. The Supreme Court refused to hear the case. [1979]

The Village and all of its citizens persevered and were successful in maintaining their development philosophy. As a result, this effort of the developer came to nought and the Village took a substantial step forward toward preserving the type of living which is provided today. [1979]

During the confrontation with the Chicago developer, Long Grove grew greatly by annexation. The original 4 square miles grew to almost 14 square miles. Mardan Woods and Mardan Estates to the south, and other areas along the northern periphery of the Village were also annexed. A period of quiet growth ensued during the 1960s, '70s, and early '80s while experiencing some interesting planning innovations in the Village. [1979, 1991]

The Long Grove Country Club Estates was a pioneer in planning in 1962. This was essentially a Planned Unit Development in a pre-P.U.D. day. The concept of average zoning traded smaller house sites for a covenant preserving the remaining land as golf course or open space. Another first was the commissioning of the U.S. Department of Agriculture to prepare soil maps designed to permit a subdivision to be laid out in accordance with the capabilities of the soil. These were used in the design and approval of the country club, to ensure all building sites were buildable and that low-lying ground was used for lakes and golf course. [1979, 1991]

The Village Board recognized early the unique nature of the Historic Business District. Here was fortuitously preserved intact a 19th century rural shopping crossroads such as had once served most of the country, but which "progress" had largely swept away. As increasing commercialization occurred, it was obvious that soon the rural atmosphere of The Historic Business District could be lost. Research was done and the communities of Salem, Williamsburg, Charleston, New Orleans, Santa Fe, and Monterey, all noted for their historic significance, were contacted. They furnished their preservation ordinances as well as much valuable advice. From these was written the present Historic Landmark Ordinance by which all new construction in the business area must conform to 19th century architecture. As stated in the Ordinance, no new buildings can be built and no exterior alterations can be made without the approval of the Architectural Board. All signs must be approved and only indirect lighting can be used. This Ordinance is still being successfully administered. [1979, 1991]

Another innovation was the experiment in inter-municipal cooperation with the Village of Kildeer. This began when Arthur T. McIntosh proposed to purchase a portion of the Brickman properties and develop it "like Inverness." As parts of it lay in both Long Grove and Kildeer, a three-way contract was drawn permitting all of it to be annexed to Kildeer, a move designed to strengthen the smaller villages. Long Grove and Kildeer established a legally-described jurisdictional boundary. This made use of a provision of the state statutes in effect at that time dealing with the identification, in advance, of the municipality a developer will be dealing with. [1979, 1991]

In November 1971, the Village entered into a contract with the County of Lake setting up the "Long Grove Sewer Sub-area." Again within a legally-described boundary, an area was established within which the Village of Long Grove has the right to approval before any proposed development can connect to the Lake County Public Works sewer system. This type of agreement, of which Long Grove had the first, has been widely hailed by such bodies as the Northeastern Illinois Planning Commission as a large step forward in the orderly growth of the area. [1979]

During the late 1960s, there was an addition to the scenic beauty of Long Grove by the construction of a covered bridge on Robert Parker Coffin Road over Buffalo Creek. The

bridge was patterned after a vintage 1800 bridge in New Hampshire. Located just off Route 53, the bridge serves as a rustic entrance to this rural village. [1979, 1991]

In February 1974, the Village, recognizing that certain soil types and configurations of terrain place definite and specific limitations on building construction, development and land utilization, passed a Conservancy Ordinance which prohibits any construction in floodplains. The Ordinance also puts construction prohibitions on a series of soil types associated with wetlands while putting strict limitations on development on land with slopes of twelve percent or greater, potential water recharge areas, and potential areas of ground water pollution. As such, the Conservancy Ordinance was designed to further the appropriate use and conservation of land and water resources and, in doing so, protect the health and welfare of all present and future residents, not only of Long Grove, but also of the surrounding areas, from the problems of soil erosion, flooding, sedimentation, water pollution, exhaustion of aquifers, stripping of forest cover and to guide development so as to make maximum use of the capabilities of the land, including preservation of green areas, open space, wildlife cover of the locally endangered species of flora and fauna, and to avoid all possible damage to the natural environment and ecology of the Village. This ordinance takes note that in the greater Chicago metropolitan area, this type of ecological community is fast disappearing. [1979]

Perhaps the most innovative planning tool implemented by Long Grove is its Scenic Corridor Easements Ordinance adopted in February 1978. Designed to protect residential development from the considerable noise generated by vehicular traffic along major thoroughfares in and bordering the community and to provide a refuge for native flora and fauna, the Ordinance requires that land located within 200 feet, measured from the right-of-way, of major state and national highways and expressways and 100 feet from all other state, county, and collector streets be preserved in its natural state as scenic corridors. As a scenic corridor, all significant natural vegetation shall be preserved and maintained and shall not be mowed, cultivated, sprayed, or in any way disturbed except for such vegetation which is found to be harmful to the general health and welfare of the Village or property owner, in compliance with approved plans, or approved by the Conservation and Scenic Corridor Committee (CSC). The Scenic Corridor Easements Ordinance represents a significant and vital step to the preservation of open green space in the Village of Long Grove. [1979, 1999]

In 1979, 1991 and 1999, the Village reaffirmed its strong commitment to the sound planning of the Village environment through the comprehensive amending and updating of the Village of Long Grove Comprehensive Plan. [1999]

During the late 1980s and into the 1990s, the Village of Long Grove has had a significantly increased growth of residential development and an extension of the boundaries of the community in accord with the Comprehensive Plan. This growth of residential development, as well as the enlarged area of the community, has increased the awareness of Village officials and residents alike, relative to the importance of the preservation of its countryside character. Village officials and residents wish to continue to foster a community attitude towards the preservation of the rural character of the Village. In this respect, the Village carefully reviews all subdivision designs with particular attention paid to the preservation of those natural resource elements which contribute so significantly to that countryside character. These elements include open space, forest and woodland areas,

prairie areas, water bodies and streams, wetlands, drainage soils, and scenic vistas. These elements are not only preserved through zoning but also through the use of private deed restrictions and protective covenants. [1991, 1999]

In 1980, the Village of Long Grove conducted a detailed inventory of the natural areas remaining under its jurisdiction. In that study, thirty-three sites, ranging in size from one to nearly 100 acres were discovered and documented. That study was updated in March 1988 through the document titled "Natural Areas Inventory Update for Long Grove, Lake County, Illinois" prepared by Wayne Schennum and Edward Collins. [1991]

In the late 1980s, the Village also approved its first "cluster" type of housing development called "The Fields of Long Grove." This development used a concept for on-site sewage treatment called "spray irrigation" where all of the sewage generated on-site is also treated on-site and applied in a spray fashion to nearby agricultural areas. [1991]

Today, the Village of Long Grove exhibits many of the natural and man-made features that were characteristic of the region when settlement first began in the early 1800s. There still exists in Long Grove an abundance of the original flora and fauna of the region, including the original "Long Grove" of trees, prairie, wetlands, and a wide variety of wildlife. Perhaps even more significant are the remaining man-made features built by the settlers of this rural farm community. The Long Grove Church and Cemetery (built in 1847), the Historic Business District, Archer School, the Gridley homestead on the Abbott farm, the covered bridge, and a number of farm houses all offer proud testimony to the culture, architecture, and way of life that existed in this region over 100 years ago. Map 4.1 indicates the location of these historic sites. [1979, 1991]

Fortunately, the forces of progress and time have not been allowed to destroy the rich heritage of Long Grove. Undoubtedly this region was once dotted with a number of communities such as Long Grove, but the demand for developable land and the neglect of these artifacts have caused them to vanish with the passage of time. Today, Long Grove stands alone--a monument to the diligence and perseverance of its residents--as a community which has successfully preserved much of the charm, natural beauty, and historical richness which has hallmarked the community since the 19th century. [1979, 1991]

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## Chapter 5

# THE ENVIRONMENT

### Introduction

The historic Long Grove environment was an area of wooded uplands and lowlands situated along Buffalo Creek and the south fork of Indian Creek (sometimes called Kildeer Creek). The Village of Long Grove took its name from these predominantly oak, hickory, basswood, and sugar maple woodlands. The surrounding areas were prairie mixed with oak-hickory groves. Occasional prairie fires maintained this vegetation pattern by preventing the spread of the woodlands. The large stands of burr oaks were not harmed because these trees could withstand the fires. In fact, the fire prevented other trees from invading the oak stands. Other wooded areas were invaded by less fire resistant tree species, because existing stream corridors and wetlands helped protect those ecosystems from fires. This gave rise to more diverse woodlands in the Village. (Also see Appendix A.) [1991]

The first settlers in Long Grove cleared some of the woodlands, tilled the prairies, and drained many wetlands for agricultural purposes. They also eliminated using fire as a management tool. Although remnants of woodlands may dominate the older sections of Long Grove, lack of fire allowed both native and exotic species, such as buckthorn and honeysuckle, to establish a foothold. Similarly, without fire, preserved wetlands have become dominated by aggressive native species, such as cattails, and exotics, such as purple loosestrife. [1991]

While the residents of Long Grove have long respected the beauty of their community, understanding how they interact with the environment, and the consequences of that interaction, has been a learning process. The Village has learned that an apparently resilient environment can be easily damaged or destroyed. [1991]

Long Grove was an early leader in the environmental movement and was one of the first communities in Illinois to enact environmental regulations. The effort was focused on protecting and managing wetlands, surface water, and subsurface water to promote high quality waters to serve the community's needs. [1991]

The first generation of regulations was based on soil classification. Wetland and drainageway soils were clearly important because they served as the natural stormwater drainage and storage system for the community. Some soils were wetland-related and held the water in ponds. In other areas, the water moved across the land in sheet flows. Soils in these areas were dense with characteristically high water tables and were unsuitable for septic systems and tile fields. These soils were designated "conservancy soils" and development on them was prohibited. [1991]

Long Grove's first effort at environmental management was very important. It focused attention on the environment and the impacts housing and other land uses could have on the environment. Today the environment is viewed both as a place to grow food and build homes, as well as a complex system that provides the land, water, and air the community needs to survive. The variety of natural habitats, that is, the vegetative cover, within the Village reflects physiographic site types that are established by the land forms and orientation of the land. They provide different conditions for the survival of plants and animals. Cycles of water, air, and nutrients support life. An understanding of the roles of different environmental elements is essential to a sound environmental management system. [1991]

Soil studies platting was done in the early 1960s. Since the first soil regulations were adopted by Long Grove in 1974, understanding of complex ecosystems has advanced. Although the very poor soils of wetlands are now recognized as having a role in recharging the community's groundwater, they are important in maintaining water quality and stormwater management. Upland soils and wooded areas of the Village may have much greater importance in recharging groundwater than previously believed. Upland soils and woodland areas intercept and detain significant portions of rainwater, reducing the amount and intensity of surface runoff and allowing large quantities of water to slowly filter into groundwater systems. Stream corridors and certain topographic features, as well as the upland soils and wooded areas, all play vital roles in protecting and enhancing the community's health and welfare. [1991, 1999]

This chapter presents discussion and recommendations pertaining to major elements of the natural environment: water resources and upland resources. Water resources include groundwater, wetlands, floodplains, drainageway systems, and stream corridors. Upland resources include topographic features, prairies, and woodlands. This chapter also discusses the other important environmental issues of natural landscaping and wildlife communities. Since these are all sensitive environmental features, their protection and preservation in as near an undisturbed state as possible is important. The 1980 Natural Areas Inventory and its 1988 update are important documents for identifying and targeting areas for special treatment. [1991]

### **Water Resources**

Protecting the Village's water resource--both ground and surface--shall be approached from four perspectives. The first is to prevent the introduction of pollutants to groundwater resources and to ensure sufficient groundwater recharge. Protection of this resource is represented by the current Village conservancy soils policy and regulations which prevent septic fields from being located in areas with high groundwater in order to prevent groundwater contamination and pollution. [1991]

Second, enhancing groundwater recharge is an issue that Long Grove has considered to be advocated by the conservancy soils approach. However, this approach must be supplemented in the future with more stringent protection of upland sites. [1991]





## Chapter 6

# COMMUNITY CHARACTER

What type of community is the Village of Long Grove and in what direction is it headed? Answers to these questions are two of the most critical aspects of the Village's planning. The Village's past planning policies have been directed at preserving the Village's rural character; likewise, its preservation is viewed as an essential element of this plan. The 1980s and 1990s have been a period of unprecedented development which has stressed the Village's ability to preserve its rural character. In 1980, there were 559 residential dwelling units in Long Grove; in 1990, there were 1,421 (U.S. Census Bureau); in 1998, there were 2,000 (based on building permit data). As a result of this rapid growth, the Village of Long Grove has established policies that better protect, preserve, and enhance its character. [1991, 1999]

The term "community character" covers a broad spectrum of concerns. First and foremost, community character is a visual concept. In Long Grove, however, community character is more than just an aesthetic concern. Long Grove has worked hard to preserve the natural environment within its jurisdiction for reasons greater than its aesthetic value. Many residents live in and move to Long Grove because the Village takes responsibility for, and an active role in, preserving a healthy and quality living environment. Therefore, while the types of community character discussed herein are often arrived at from a visual perspective, they are also defined by land use, economic, social, and lifestyle terms. [1991]

The remaining undeveloped land in the Village shall continue to be developed with great care to ensure that the rural character of Long Grove is preserved. Regulations that give better definition to the Village's character and the intention of preserving and enhancing that character are needed. This need is felt by the Plan Commission and Village Board as these bodies review proposed developments. [1991]

If the Village wishes to maintain its "rural" characteristics, firmer regulations must be adopted that give definition to the character concepts the Village wants to promote. This Chapter lays the essential foundation for regulations that protect the Village of Long Grove's rich and unique community character. [1991]

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## Chapter 7

# RESIDENTIAL NEIGHBORHOODS AND HOUSING

### Introduction

For much of Long Grove's history, agriculture was the major land use in the community. Within the last decade, this land use pattern has undergone rapid change. Residential land platting and construction of single-family dwelling units in these newly platted subdivisions has increased significantly. Long Grove has become a predominantly residential community, with nearly all of its total land in or platted for residential use. [1991]

### Village Housing Construction Activity from 1980 to 1990

The 1980s was a decade of increased residential building activity. During this 10-year period, a total of 750 dwelling units were constructed. The increased rate of construction was most notable in the latter part of the decade beginning in 1986. From January 1, 1986 to December 1, 1990, 550 residential dwelling were constructed in the Village representing about 71 percent of all the housing starts since 1980. The period between 1990 and 1997 has seen a stable, but strong, number of housing starts of approximately 40 to 50 per year. [1991, 1999]

To put this recent Village housing construction "boom" into a broader perspective, one must also look at how many dwelling units were in the Village at the time of the last census. In 1980, the U.S. Census reported a total of 559 total residential dwelling units including occupied, vacant, and seasonal. In 1990, the Census reported 1,421 dwelling units. In 1998, the figure was estimated to be approximately 2,000. The number of residential starts experienced in the Village between 1980 and 1990 represented an increase in 154% in 10 years. Since 1990, the total dwelling units in the Village has increase to 2,000, a 40% increase in 8 years. The Village is expected to continue this rapid growth as new developments are approved. Even though this rapid growth is spread over the 18 square miles of the Village, due to its low density, it has caused no adverse impacts to the regional transportation system, school systems, or other regional services. It has provided considerable tax base for both regional and local needs. [1991, 1999]

### Issues in Housing

As Long Grove matures as a residential community, new issues are brought into focus. Recently there has been a trend to build much more massive houses, some well over 10,000 square feet. The supply of land without severe resource limitations has dwindled; thus, there is less land available to develop. Consequently, massive homes are forced onto smaller

lots. [1991]

### Residential Privacy

Long Grove historically provided privacy in residential areas by scattering development through the wooded areas of the Village. Lots tended to be large, though homes were often modest in scale. Woodland or farmland separated the built-up residential neighborhoods. Privacy was adequately provided to residential dwelling units because of the preserved woodlands. [1991]

### Family Activity and Recreational Areas

Except in clustered subdivisions where recreational space is provided within the adjoining common open space areas, family-oriented activity and recreational areas are best provided on the individual residential dwelling lot. Since the minimum residential dwelling lot sizes in the Village exceed one acre, except in Village approved cluster subdivisions, ample room is provided on these lots to accommodate many family-oriented recreational activities which may only be provided by park districts in other communities. [1991]

Many of the existing open spaces in the Village can be effectively linked together by open space corridors such as the Village-required scenic buffers and easements. These linkages also provide an opportunity to develop a natural resource-oriented trail system for passive recreational opportunities. Examples of passive recreation opportunities include hiking, cross-country skiing, nature study, and, perhaps, horseback riding. [1991]

Several examples of scenic buffers are illustrated in the Community Character chapter of the Village of Long Grove Comprehensive Plan. These scenic buffers are recommended to vary in width from 100 feet to over 400 feet and, thus, can easily accommodate a trail system. In some areas, scenic corridors can be effectively linked with the residential lots through the use of scenic easements which may be located contiguous to front, rear, or side lot lines of individual residential lots. [1991]

### Vehicular Access Within Residential Neighborhoods

Long Grove's practice of encouraging private roads is beneficial to both the character and safety of the community. These private roads limit "through traffic" and typically serve only their abutting dwellings. The narrow winding private roads, while reducing sight distances in certain instances, also force a reduction in the overall traffic speeds. This decreases the stopping distance required for a moving vehicle and, hence, may improve overall road safety. This is particularly important because streets can be a major safety issue in suburban areas. Due to their proximity to front yards and their hard, flat surfaces, they are seen as excellent playing areas by local children. [1991]

The rural quality of these narrow roads is a substantial feature in giving value to homes in Long Grove. Wide streets, multiple lanes, and curbs are more appropriate for arterial roads and more urban uses. They do not add value to suburban homes. In Long Grove they are

seen as contributing to the destruction of the character of a residential neighborhood, which reduces the value of the homes. [1991]

Proper landscaping, as discussed in Appendix E, is one way of protecting community character and value. It screens homes from the street, which reduces noise and increases privacy. From the street view, the rural character of the neighborhood is enhanced. [1991]

### Community and Neighborhood Identity

As previously stated, the Village of Long Grove consists of a series of neighborhoods. They are characterized by residential uses, rural landscaping, open spaces between uses, and buffers separating the neighborhoods. Each neighborhood area derives its identity from a multitude of factors including the characteristics of the natural environment, lot size, distance between dwelling units, size of individual dwelling units, and the public street or private drive system. Typical neighborhoods tend to have a "suburban estate" character with open space. However, the features of Long Grove's neighborhoods have a rural element. This adds to the overall rural character which is not typically associated with true suburban development. (1991]

### Long Grove Station

If a commuter rail station can be created at the northern end of the Village, a new neighborhood would be created. The Long Grove Station is a traditional neighborhood with homes located around neighborhood open space or natural area. The center of the neighborhood would adjoin the train station and consist of mixed retail, office, and residential uses. Higher density residential would surround the neighborhood center with the lowest density units to the north where similar development in unincorporated Lake County exists. This neighborhood would continue the commitment to preserving a rural setting along Midlothian Road and would provide approximately 48 percent open space to preserve important wildlife habitats. [1996]

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## Chapter 8

# RECREATION AND OPEN SPACE

### Introduction

The Village of Long Grove is fortunate to have a great abundance of natural, open, and recreation areas within its corporate limits. Through careful planning, significant portions of the Long Grove landscape have remained in their natural state as dense woodland, stream corridor, open prairie, or rolling meadow. Throughout the Village, one can find an abundance of scenic lakes and ponds which complement the topography of the area and accentuate the many natural amenities provided by the landscape. [1979, 1991, 1995]

In addition to providing natural and restored areas, Long Grove seeks to provide passive and active recreation areas to promote residents' health and well-being--both mentally and physically. While other open space areas occur on environmentally diverse land, active recreation areas seek land relatively free of vegetation and with good access and drainage. Other open space districts and accompanying trail systems should surround these areas, providing Village-wide access in an unobtrusive manner. [1995]

### The Long Grove Park District

In May 1973 the Long Grove Park District was established by a referendum overwhelmingly supported by Long Grove residents. Since that time, the park district has pursued a philosophy of: preservation of natural areas, retention of open space, wise stewardship of conservancy areas, depository agency for easement grants, and continuation of the Village no taxation policy. The boundaries of the park district are contiguous, or nearly so, to the corporate limits of the Village of Long Grove. [1979]

The Long Grove Park District presently owns tracts of land dedicated as open space. The first of these, purchased in 1975, consists of a 5-acre parcel along both sides of Buffalo Creek fronting McHenry Road on the northeast and Robert Parker Coffin Road on the south. Forty percent of this property is located in the floodplain. To purchase the property, the park district received a \$35,000 Open Space Grant from the Illinois Department of Conservation and \$38,000 in donations from Long Grove residents and private solicitations. [1979, 1995, 1999]

The second piece of property owned by the park district is the Covered Bridge Trail. It consists of approximately one-half acre along Buffalo Creek, bounded by Robert Parker Coffin Road on the north and Schaeffer Road on the west. Donated to the park district in 1977, 90 percent of this parcel is located in the floodplain. The third is the 25-acre Stockbridge Farm Nature Preserve which was donated to the Village as the ongoing

development protection of open space. [1979, 1991]

The park district purchased the 32-acre Reed-Turner Woodland through a grant from the Illinois chapter of the Nature Conservancy. As an Illinois Nature Preserve, the Reed-Turner Woodland will be retained in its natural state in perpetuity. An additional 3 acres and log-sided building were added to the Woodland in 1989. [1979, 1991]

Because of the choice of not to tax, all expenses incurred by the park district for the acquisition, maintenance, and operation of land and other facilities are met by grants, memorial funds, fees, and public donations. The Park District offers limited, organized recreational programs. The Park District's goal is to develop a comprehensive park district plan that integrates and reflects the growing and changing needs of the community with the traditional emphasis on open space acquisition and preservation. [1979, 1995]

The Park district depends on volunteers for help with maintenance, recreation programs and to serve as trained docents for the Reed-Turner Woodland education programs. The Long Grove Stewardship program, another volunteer group, is also supported by the Park District to help monitor and maintain sensitive natural areas. [1999]

The park district is administered by a 7-member, elected Board of Commissioners serving staggered 6-year terms. Park district meetings are held monthly on the first Monday at 8:00 p.m. at the Reed-Turner Woodland Nature Center at 3851 Old McHenry Road. All meetings are open to the public. [1979, 1999]

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## Chapter 9

# FRESH WATER, STORM WATER DRAINAGE, AND SEWER SYSTEMS

### Fresh Water Systems

Each of the residences in the Village of Long Grove acquires its fresh drinking water from wells which are community (subdivision) or individual wells. The ability of these wells to provide an adequate supply of fresh water is dependent on the geologic makeup of the Long Grove area and the natural recharge of these aquifer systems. [1979, 1991] Since the dolomite aquifer is of greatest importance to Long Grove and all neighboring communities, the preservation of its recharge system is of extreme importance. To preserve the quality of the water from the relatively shallow dolomite aquifer, it is also imperative that the recharge locations be kept free of pollutants. To ensure that important natural recharge areas are not lost, the Village has passed a conservancy ordinance and adopted a water table monitoring program.

### Storm Water Drainage

As long as Long Grove retains its present open character, it is unlikely that serious flooding or storm water disposal will be a problem. However, there are and will be developed areas, especially along its south boundaries, where storm water systems will have to be considered. The Village shall adopt a storm water retention ordinance with measures to prevent erosion and sedimentation during construction. One construction project could adversely affect a whole stream basin by permitting soil to be washed into it and choking stream beds. All properties shall be required to retain on them all water that would be naturally retained, releasing it only at the rate at which it would be released naturally. [1979, 1991]

### Sanitary Sewer System

At present, most of the residents of the Village of Long Grove are disposing of their sewage through the use of septic filter fields located on individual home sites. Although the need for sanitary sewers is not prevalent throughout the Village, there is some need for sanitary sewer systems in certain areas of the Village where on-site septic systems have experienced failure or in areas where the soils cannot adequately accommodate septic systems. [1979, 1991, 1999]



## Chapter 10

# COMMUNITY FACILITIES

### Schools Servicing Long Grove Children

School districts are constantly evolving to meet an area's ever-changing student population. Presently, the Village of Long Grove is located in three elementary school districts and two high school districts. The Kildeer Countryside Community Elementary School District No. 96 services most of the Village, with much smaller portions of the community serviced by the Diamond Lake School District No. 76 and the Fremont School District No. 79. The Adlai E. Stevenson High School District No. 125 services most of the community, with Mundelein Consolidated High School District 120 servicing the Indian Creek Club subdivision at the northern part of the Village. These districts are illustrated in Figures 10.1 and 10.2. [1979, 1991]

The north side of the Village is serviced by both the Fremont School District No. 79 and the Diamond Lake School District No. 76. The central and southern portions of the Village are serviced by the Kildeer Countryside Community Consolidated School District No. 96. [1979]

The Adlai E. Stevenson High School District has one high school, located on Illinois Route 22 approximately three quarters of a mile west of Illinois Route 21 in Lincolnshire. The Mundelein High School District also has one high school, located at Hawley and Midlothian Roads in Mundelein. [1979, 1999]

According to the superintendent of District 96, there were 3,618 students in Grades K through 8 as of September 1998. This is projected to reach 3,701 students in the 1999-2000 school year, an increase of 2.3 percent. [1999]

High School District No. 125 expects a faster growth rate. During the 1998-99 school year, District No. 125 reported a student population of 3,503. This translates to a 6.1 percent increase over the enrollment for the 1997-98 school year. Current projections by the District show an enrollment of 3,803 students in 1999-2000. High School District No. 120 reported an enrollment of 1,740 students during the 1998-99 school year. This enrollment is expected to rise to 1,850 in 1999-2000, a 6.3 percent increase. [1999]

### Fire Protection and Emergency Medical Services

The Village of Long Grove is served by two fire protection districts. The Long Grove Rural Fire Protection District serves approximately 20 square miles, including that portion of the Village of Long Grove which lies south of the north edge of Port Clinton Road extended. Portions of other villages and a substantial amount of unincorporated area are served by the



fire district. About 47 percent of the district's alarms occur within the Village of Long Grove. The remaining portion of the Village of Long Grove is protected by the Countryside Fire Protection District. These districts are shown in Figure 10.3. [1979, 1991, 1999]

The Long Grove Rural Fire Protection District is currently operating from a fire station located on Old McHenry Road north of Old Route 53, southeast of its intersection with Robert Parker Coffin Road. The district's firefighting equipment includes two combination pumper-tankers, one ladder truck, one brush-fire truck, one combination engine/rescue squad truck, one command car, and two Mobile Intensive Care Unit (M.I.C.U.) ambulances. At present, the district's personnel consists of 30 volunteer firefighters and eight full-time personnel. Personnel are cross-trained and, as such, handle both fire and ambulance service alarms. In addition there are two full-time ambulances on call 24 hours per day at the station. [1979, 1991, 1999]

The Countryside Fire Protection District became the first Internationally Accredited Fire Protection District in the USA on March 27<sup>th</sup>, 1998. The Fire District provides 24 hour fire, rescue, and emergency medical services through the 33 full-time firemedics and 30+ part-time fire fighters. The Fire District provides five combination pumper/tankers, one aerial ladder truck, one field fire truck, three advanced life support ambulances, one hovercraft, and miscellaneous prevention vehicles. [1999]

The Countryside Fire Protection District operates from its two fire stations as well as from neighboring fire stations that are co-staffed by the Fire District. Fire Station 1 is located at 26813 North Midlothian Road, 1/4 mile west of Highway 83. Fire Station 2 (Headquarters) is located at 600 North Deerpath Drive in Vernon Hills. The Countryside Fire Station participates in the co-staffing of the Old McHenry Road fire station (with the Lake Zurich Fire Department) and will co-staff the new Mundelein South fire station (with the Mundelein Fire Department) upon completion in 1999. The Fire District also holds property on Gilmer Road between Diamond Lake Road and Highway 83 for a future fire station. [1999]

Emergency medical services are provided by the fire districts using advanced life support ambulances with Illinois Department of Public Health licensed paramedics. Paramedics participate in monthly training and testing to maintain their life saving skills and state license. Paramedic services include advanced cardiac life support, defibrillation, intravenous drug therapy, trauma care, and other emergency procedures under the direction of the attending emergency room physician. Both fire districts transport to a variety of area hospitals and provide access to level one trauma centers via the Flight For Life helicopters. Emergency medical services account for 60 percent of the fire districts' call volume each year. [1999]

The Village of Long Grove currently holds a Class 7 fire insurance grading classification rating. The Countryside District has been improved to Class 4 for rural areas of the district. The Village provision of water drafting facilities has resulted in the Class 7 and 4 ratings. There will be continual efforts by the Village to improve Class ratings. [1979, 1991]

#### Building Regulations and Fire Protection

1. Commercial Areas - Buildings in the Historic Business District are predominantly

of wood frame construction and are spaced relatively close together. Some are of historical significance. Mercantile stocks in stores are generally of the combustible type, and storage/stock areas are often filled to capacity. A well-advanced fire is a distinct possibility, and it is likely that such a fire could spread to adjacent buildings. Loss of one or more buildings by fire in the Historic Business District would likely result in a significant sales tax revenue loss to the Village, as well as Real Estate tax loss to taxing bodies such as the fire district and the school districts. [1979]

The installation of automatic fire sprinklers throughout all commercial buildings in the Historic Business District is the only proven and reliable method of preventing devastating fire. All new construction requires fire sprinkler systems. [1979, 1991]

2. Residential Areas - Throughout the country, residential fires account for over 60 percent of the loss of life by fire. The distance to the fire department and the department's efficiency has little effect on fire casualties. On the other hand, smoke detectors have been found to be extremely effective in enabling dwelling occupants to escape from a home fire before being overcome. In connection therewith, the Village's building regulations have been revised to require at least one smoke detector on each level of each residential unit, for both new and existing buildings. In addition, the installation of automatic fire sprinkler systems in new residential buildings is also required in the Village. The installation of automatic fire sprinklers is required in all new construction and, in instances of remodeling or additions, to existing structures where the remodeling or addition represents a substantial percent of the total existing building. [1979, 1991]

### **Police Protection**

The Village does not have its own police department. The Lake County Sheriff's Department regularly patrols Long Grove; however, the Village contracts with the Lake County Sheriff's Department for additional patrols. Those police officers assigned to Long Grove report directly to the village manager. There is a sheriff's sub-station at the Long Grove Village Office. [1979, 1991, 1999]

In addition, Long Grove has a village marshal in the person of the village superintendent and a deputy marshal in the person of the village manager. While he performs considerable patrol, traffic and commercial area police functions, reliance in major situations is placed on the Lake County Sheriff's Department. In the case of an emergency, the sheriff's department dispatch center should be contacted directly (telephone number: 549-5200 or 911 may be used). [1979, 1991]

The present arrangement resulted from a study of the alternatives of forming a municipal police department, contracting with another municipality, contracting with private patrol(s), and the Village's current program. The objective is to provide the most thorough and professional police protection possible at an affordable budget. Forming a municipal police department in Long Grove would require the implementation of an additional form of taxation to defray operating costs. However, imposing such a tax at this time remains inconsistent with Village policy. [1979, 1991, 1999]

### Library Facilities

Library facilities for use by residents of the Village of Long Grove are provided by the Vernon Area Public Library District and Ela Area Public Library District. The majority of Village residents are served by the Vernon Area Public Library District. [1999]

Established by referendum in June 1974, the Vernon Area Public Library District provides tax-supported library service to an area covering 32.5 square miles, in and around Long Grove. After a humble start, which first saw the library occupying a classroom of the Adlai E. Stevenson High School and then a temporary building on the high school grounds, a new library building was constructed in the late seventies. Financed by a special library bond issue approved in a special election conducted May, 1977, a new 10,000 square foot library facility was located on Indian Creek Road in Prairie View. The structure contained a browsing area, reference department, children's room, meeting room, and facilities for the handicapped. In September of 1993, the library moved into a new 50,000 sq.ft facility at 300 Old Half Day Road. [1979, 1999]

Starting with a collection of 2,000 volumes in 1974, the library had a collection of over 70,000 items in May, 1991 and over 172,000 items in April, 1998. Besides books, the library's collection boasts a number of video cassettes, puzzles, records, magazines, a pattern exchange, a paperback exchange, and numerous games. As part of the North Suburban Library System, Vernon Area Public Library patrons have access to 16mm films, reference service, classical records and periodical reprint service. Cooperative lending through Interlibrary Loan and Reciprocal Borrowing gives Long Grove Village residents the privilege of borrowing materials from other area libraries. The new library facility provides an expanded collection and additional services, including computers for public use, Internet access and offers an extensive CD-ROM collection. The library offers homebound delivery which includes service to nursing homes in the area. [1979, 1991, 1999]

Originally located in the basement of St. Francis Church in Lake Zurich, the Ela Area Public Library District was established by referendum in 1973. In 1982, the library moved to its present location at 135 South Buesching Road in Lake Zurich. The library has a collection of over 136,000 items and serves more than 30,000 people. Through its computer system, library patrons have access to an additional 2.5 million items owned by other libraries. [1999]

A \$3.5 million expansion project was approved by voters in April, 1989, and completed in June, 1991. The project added another 23,000 square feet of space to the existing 10,000 square foot building. In January, 1999 the Library District proposed a \$13.9 million bond referendum to construct a new facility on South Old Rand Road in Lake Zurich. [1999]

### Long Grove Historical Society

Organized in 1974, the Long Grove Historical Society has taken a prominent roll in the movement to protect and publicize the Village's rich historical background and many assets. Both the society's membership and meetings are open to the public. Its office is located in the historic farm house located south of Red Oaks in the Antique Business District. [1979,

1991]

The first project attempted by the historical society was the restoration of Drexler Tavern, a pre-Civil War 1859 building donated to the Society. After a varied life as a home--at one time with an accessory cheese factory, as an inn for overnight guests, and as a neighborhood gathering place with an added room for dances--the structure was moved, renovated, and is now used as the Long Grove Village Hall. This was accomplished by monies raised by the Long Grove Historical Society and the Village Board of Trustees, aided by governmental grants and contributions from private corporations and concerned citizens. [1979]

The next project of the historical society was the renovation of Archer School, a one-room schoolhouse shown on an 1861 map of the area. Like the Drexler Tavern structure, Archer School was donated to the society, moved to its present location, and then refurbished. It now stands as an exhibit of education in an earlier day. [1979]

In recent years, the historical society has offered programs for the children of Long Grove, as well as children from other areas. [1991]

Both the Drexler Tavern and Archer School buildings are located on a three-acre parcel of land owned by the Village and located behind the Kildeer Countryside School. [1979, 1991]

The Long Grove Historical Society has published a thoroughly entertaining and educational book entitled, Long Grove Lore and Legend. It contains a detailed historical account of the region, physical and ecological information concerning the area, the philosophy of Long Grove Village government, and many other historically significant Village occurrences and activities. The text is intermingled with 164 pictures and maps illustrating many of the most significant historical aspects of the Village. [1979, 1991]

In 1990, the Long Grove Historical Society was collecting and preserving artifacts, books, pictures and other historical material relating to the Long Grove area. Future plans include marking historic buildings in the Village and the publication of maps for walking and motor tours of the area indicating historically relevant features. New facilities include a farmhouse, nurseries, offices, and shops. [1979, 1991]

### **Postal Service**

The Village of Long Grove is presently served by two post offices. The Lake Zurich Post Office serves most of Long Grove, while the Mundelein Post Office serves mostly the Towner Subdivision. [1979, 1991]

The distribution and collection of mail within the Long Grove area is handled by mounted, rural mail carriers. They serve the majority of Long Grove residents, plus a number of residents living directly west of the Village corporate limits. [1979, 1991]

On April 2, 1960, the Long Grove Rural Substation was established. This facility is presently located in the Farmside Country Store and handles the over-the-counter postal service of the Village. [1979]



## Chapter 11

# TRANSPORTATION

### Introduction

The Village of Long Grove has sought a transportation system that maximizes safety, access, and convenience, and minimizes adverse impacts on the Village's character. This chapter will discuss the various aspects of the system which are crucial to Long Grove's future, including the proposed extension of Illinois Route 53/FAP 342 and Long Grove's opposition to that proposal. [1999]

Long Grove's commitment to remain a basically residential community means that most of the residents must travel outside the community to their place of employment. Therefore, it is important that the Village transportation network be in efficient operating condition so as to minimize traffic congestion and accidents. [1991]

Because high volumes of traffic pass through the Village each day, primarily commuter traffic during peak hours, congestion problems have resulted on several of the major routes. This is particularly evident when one compares the average daily traffic counts on major roadways in the Long Grove area during 1969 with those counts collected in 1977 and 1988 (see Appendix I). To avoid congestion, some through travelers have begun using collector and local roads. With the growing number of pedestrians and bicyclists on those streets, as well as in the Village Center, through traffic is a genuine hazard. It also detracts from the quiet and relaxed rural and residential atmosphere of the remainder of the community. Regional traffic shall be discouraged from using collector and local roads when traversing the Village. [1979, 1991]

Long Grove's local roads and minor collectors are surfaced with either a bituminous or asphalt material. Safety improvements and new alignments are among the improvements planned, or currently being implemented, on some parts of the system. In general, however, roads are well maintained and functional. The Village continues its long standing policy of encouraging private roads in new developments. The Village continues to encourage the use of gravel surfaces for private roads. [1979, 1991]

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The Route 22/Old McHenry Road Planning Subarea Plan.  
The Lake Cook Road/Route 53 Planning Subarea Plan.  
The Long Grove Station Planning Subarea Plan.  
The B-1A Subarea Plan.

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## Chapter 13

# VILLAGE FINANCES

### Introduction

A key element dictating the success or failure of any comprehensive plan is the financial policies adopted by the governmental body implementing the plan. The Village of Long Grove is no exception. Sound financial policies which are in harmony with this Comprehensive Plan must be employed if the plan is to be successful. Because sound fiscal policy and rigid adherence to the Comprehensive Plan have been enforced, the Village has been able to manage its growth and development effectively and will continue to do so. To date, the following financial policies have served to guide the Village in the compilation and implementation of this--and previous--comprehensive plans: [1979, 1991]

1. Do not levy any taxes. [1979]
2. Do not spend more than Village income. Reserves are to be spent cautiously and wisely. [1979, 1991]
3. Maintain an adequate cash reserve for emergency purposes. [1979]
4. Do not rely on sources of income which fluctuate widely. Instead, the annual Village budget should be based on sources of income which remain relatively stable from one year to the next. Fluctuating income should be accounted for in budgeting for specific one-time capital investments by the Village. [1979, 1991]

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## Chapter 14

### PLAN IMPLEMENTATION

#### Planning Guidelines for the Future

The Village of Long Grove has much to preserve and protect in terms of its existing character, heritage, and rural country life orientation. Growth has not been rapid, but gradual and incremental, until recent years. The emphasis has been on quality. Low density residential estate development is the prevailing land use pattern for the community. [1979, 1991]

The planning emphasis, therefore, may need to change from dispersed single-family residences to clustered housing and hamlets which preserve open space and the ecology. [1979, 1991]

The Plan does not make provisions for major commercial and/or industrial land uses except as provided for in Chapter 12. Consequently, the Village of Long Grove is dependent on Lake County and the Chicago region for places of employment and commercial uses. Complementing the region, the Village of Long Grove stands in striking contrast as a bastion of quiet, residential areas nestled among beautiful trees and rolling land. If the Comprehensive Plan is respected in the future, Long Grove will retain its unique character.

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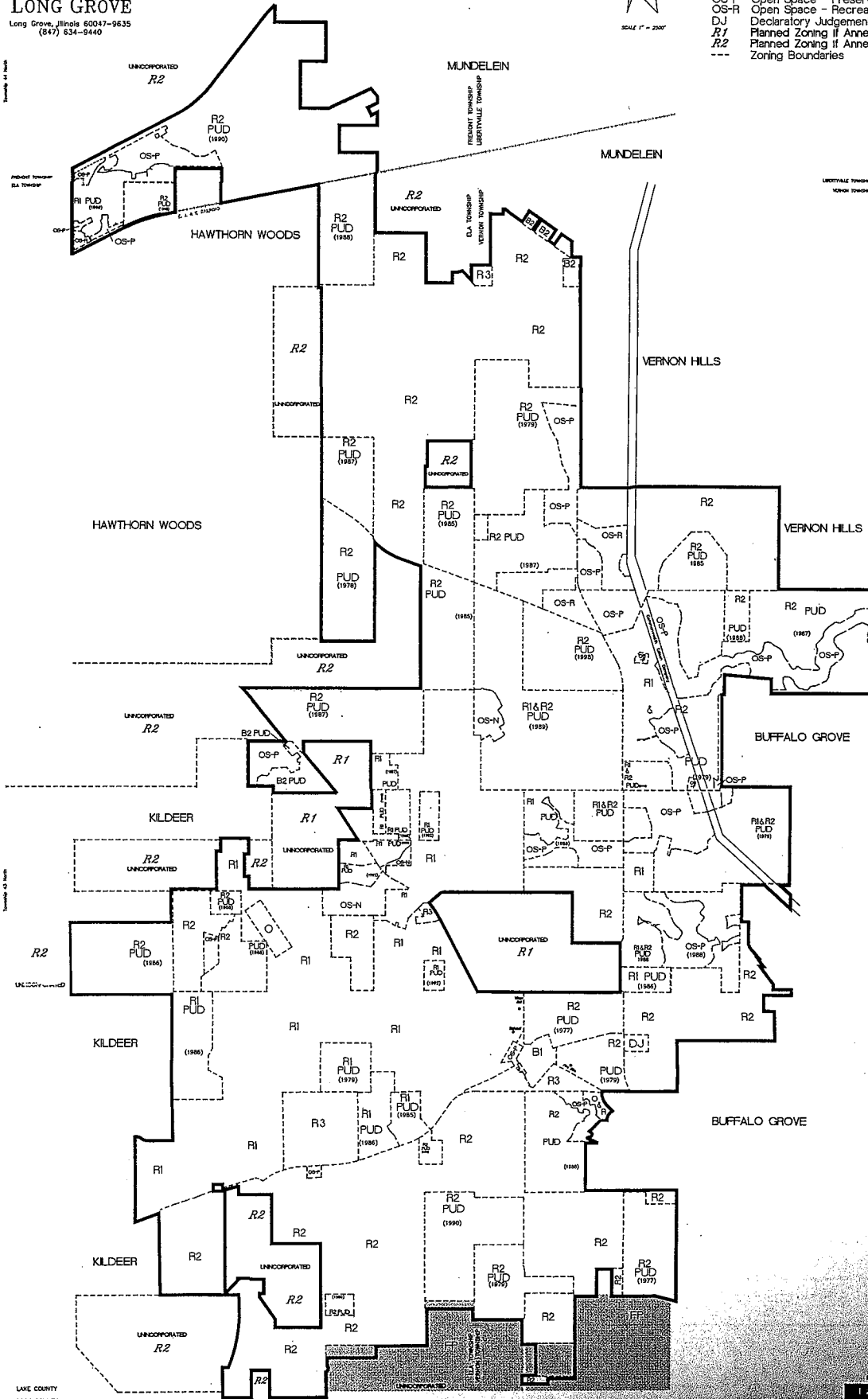
VILLAGE OF  
LONG GROVE  
Long Grove, Illinois 60047-9635  
(847) 634-9440

## ZONING MAP

Effective as of March, 2000



- R1 Residential Minimum 3 Acre Lots
- R2 Residential Minimum 2 Acre Lots
- R3 Residential Minimum 1 Acre Lots
- B1 Historic Business District
- B2 Commercial
- O&R Office and Research
- O Office
- PUD Planned Unit Development
- FP Lake County Forest Preserve
- OS-N Open Space - Natural
- OS-P Open Space - Preservation
- OS-R Open Space - Recreation
- DJ Declaratory Judgement
- R1 Planned Zoning if Annexed
- R2 Planned Zoning if Annexed
- Zoning Boundaries



LAKE COUNTY  
COOK COUNTY

Range 10 East

Range 11 East

ARLINGTON HEIGHTS

Prepared by  
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