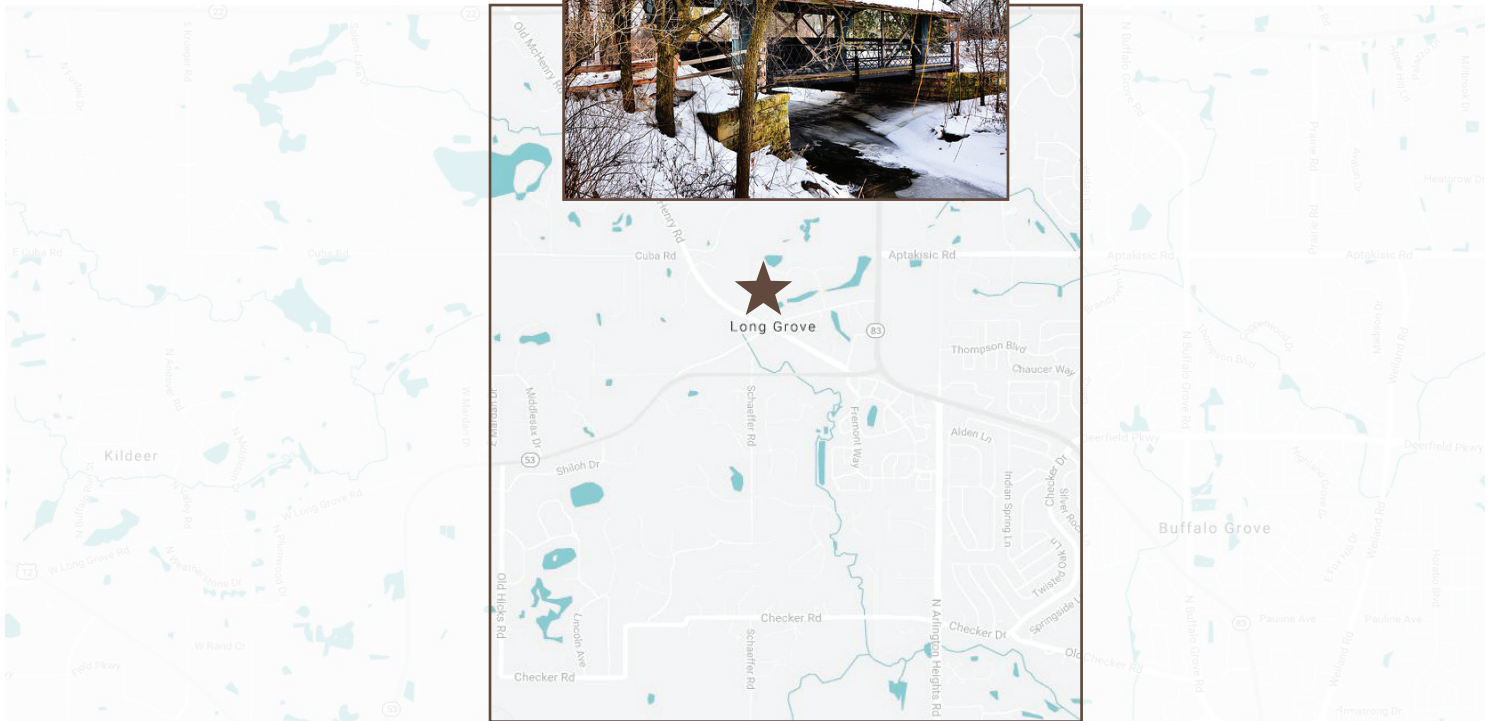


# Long Grove

## COMPREHENSIVE PLAN



ADOPTED NOVEMBER 27, 2018  
ORDINANCE NUMBER 2018-O-32



# Long Grove

## COMPREHENSIVE PLAN

### Table of Contents

<b>Chapter 1: Introduction: Long Grove Planning Tradition</b>	<b>1.1</b>
<b>Chapter 2: The Village of Long Grove: Planning Context</b>	<b>2.1</b>
<b>Chapter 3: History</b>	<b>3.1</b>
<b>Chapter 4: Goals &amp; Objectives</b>	<b>4.1</b>
<b>Chapter 5: The Environment</b>	<b>5.1</b>
<b>Chapter 6: Community Character</b>	<b>6.1</b>
<b>Chapter 7: Residential Neighborhoods and Housing</b>	<b>7.1</b>
<b>Chapter 8: Recreation and Open Space</b>	<b>8.1</b>
<b>Chapter 9: Potable Water Supply, Stormwater Management, and Sanitary Systems</b>	<b>9.1</b>
<b>Chapter 10: Community Facilities</b>	<b>10.1</b>
<b>Chapter 11: Transportation</b>	<b>11.1</b>
<b>Chapter 12: Village Land Use and Commercial Subareas Plan</b>	<b>12.1</b>
<b>Chapter 13: Village Finances</b>	<b>13.1</b>
<b>Chapter 14: Plan Implementation</b>	<b>14.1</b>

# Long Grove

## COMPREHENSIVE PLAN

### Appendices

<b>Appendix A: Water and Upland Resource Elements of the Natural Resource Base</b>	<b>A.1</b>
<b>Appendix B: Community Character</b>	<b>B.1</b>
<b>Appendix C: Scale Concepts for the Village of Long Grove</b>	<b>C.1</b>
<b>Appendix D: The Use of the Scenic Buffer in the Village of Long Grove</b>	<b>D.1</b>
<b>Appendix E: Residential Privacy</b>	<b>E.1</b>
<b>Appendix F: Long Grove Geology</b>	<b>F.1</b>
<b>Appendix G: Arterial Street and Highway System Maps and Cross-Section Data</b>	<b>G.1</b>
<b>Appendix H: Intergovernmental Cooperation</b>	<b>H.1</b>
<b>Appendix I: History</b>	<b>I.1</b>
<b>Appendix J: Housing</b>	<b>J.1</b>
<b>Appendix K: Community Assessment Report</b>	<b>K.1</b>
<b>Appendix L: Image Preference Survey</b>	<b>L.1</b>
<b>Appendix M: References</b>	<b>M.1</b>
<b>Appendix N: Downtown Plan</b>	<b>N.1</b>

# Long Grove

## COMPREHENSIVE PLAN

### Figures

Figure 11-1: Inflow and Outflow of Jobs in Long Grove	11.1
Figure 11-2: Journey to Work Information for Workers and Residents of Long Grove	11.3
Figure A-1: Drainage Area and Road Layout Properly Related to Topography and Natural Drainage Flows	A.6
Figure A-2: Drainage Area and Road Layout Properly Related to Topography and Natural Drainage Flows	A.7
Figure A-3: Plan and Section through a Knoll	A.10
Figure A-4: Plan and Section through a Small Ridge	A.11
Figure C-1: BVR	C.1
Figure C-2: LVR	C.2
Figure D-1: Scenic Buffers	D.2
Figure D-2: Landscape for Privacy	D.3
Figure D-3: Scenic Easements	D.4
Figure E-1: Typical Landscaping of a Village of Long Grove Residential Lot Circa Late 1980	E.2
Figure E-2: Typical Landscaping of a Village of Long Grove Residential Lot Circa Early 1920	E.3

# Long Grove

## COMPREHENSIVE PLAN

<b>Figure G-1: Typical Cross-Section of Proposed Long-Term Improvements to State Route 22</b>	<b>G-1</b>
<b>Figure G-2: Short-term Cross-Section of Improvements to State Route 22</b>	<b>G-2</b>
<b>Figure G-3: County Highway 33 (Aptakisic Road) Entryway Design Standards for Long Grove Road</b>	<b>G-3</b>
<b>Figure G-4: Standards for Long Grove Road [1991]</b>	<b>G-3</b>

### Tables

<b>Table 8-1: Open Space and Park Lands Owned By the Park District</b>	<b>8.11</b>
<b>Table 10-1: School Enrollments, Class Size and Graduation Rates, 2011-2015</b>	<b>10.1</b>
<b>Table 11-1: Average Daily Traffic Counts 1996-2016</b>	<b>11.4</b>
<b>Table 12-1: Retail, Industrial, Office, and Apartment Completions, 2014-2015</b>	<b>12.4</b>
<b>Table 12-2: Telecommuting Trends in Long Grove, 2017</b>	<b>12.5</b>
<b>Table F-1: Long Grove Geology</b>	<b>F.5</b>
<b>Table F-2: Water Table Measurements</b>	<b>F.7</b>
<b>Table J-1: Housing Age, 2013</b>	<b>J.1</b>
<b>Table J-2: Housing Permits and Demolitions in Long Grove, 2010-2015</b>	<b>J.1</b>

# Long Grove

## COMPREHENSIVE PLAN

<b>Table J-3: Recent Homes Sales in Long Grove and Barrington Area, 2014-15</b>	<b>J.2</b>
---	------------

### Maps

<b>Map 2-1: Location of the Village of Long Grove within Regional Context</b>	<b>2.2</b>
<b>Map 3-1: Historic Sites in Long Grove</b>	<b>3.4</b>
<b>Map 8-1: Open Space Districts Owned by Long Grove Park District</b>	<b>8.13</b>
<b>Map 8-2: Park District Paths and Trails Priority Map</b>	<b>8.14</b>
<b>Map 9-1: Long Grove Sewer Subarea</b>	<b>9.9</b>
<b>Map 10-1: Elementary School Districts</b>	<b>10.8</b>
<b>Map 10-2: High School Districts</b>	<b>10.9</b>
<b>Map 10-3: Fire Protection Districts</b>	<b>10.10</b>
<b>Map 11-1: Road Jurisdiction in Long Grove</b>	<b>11.18</b>
<b>Map 11-2: Transportation System Improvements</b>	<b>11.19</b>
<b>Map 11-3: Proposed Alignment for the Illinois Route 53/120 North Extension</b>	<b>11.20</b>
<b>Map 11-4: Paths and Trails Priority Map</b>	<b>11.21</b>
<b>Map 11-5: Planned Bikeways from the Lake County 2040 Transportation Plan</b>	<b>11.22</b>
<b>Map 11-6: Proposed Transit Improvements from the Lake County 2040 Transportation Plan</b>	<b>11.22</b>

# Long Grove

## COMPREHENSIVE PLAN

<b>Map 12-1: Subarea Site 1 – Midlothian Road</b>	<b>12.11</b>
<b>Map 12-2: Subarea Site 2 – Route 22/Old McHenry Road</b>	<b>12.13</b>
<b>Map 12-3: Subarea Site 3 – Triangle Area (Historic Downtown)</b>	<b>12.15</b>
<b>Map 12-4: Subarea Site 4 – Sunset Grove</b>	<b>12.17</b>
<b>Map 12-5: Subarea Site 5 – Lake Cook Road/Route 53</b>	<b>12.20</b>
<b>Map 12-6: Parcels and Subdivisions Map</b>	<b>12.21</b>
<b>Map 12-7: Future Land Use Plan Map</b>	<b>12.22</b>
<b>Map 12-8: Subareas Map</b>	<b>12.23</b>
<b>Map H-1: Boundary Agreement Lines</b>	<b>H.12</b>

## Acknowledgements

Special thanks to all the individuals, stakeholders, Commissioners, residents, and Village Officials who came together during the input, drafting and final approval stages to help create Long Grove's Comprehensive Plan Update.

### VILLAGE PRESIDENT

Bill Jacob

### VILLAGE BOARD

Chris Borawski, Anne Kritzmire, Chuck Nora, Rita O'Connor, Bobbie O'Reilly, Michael Sarlitto,

### VILLAGE CLERK

Amy Johns Gayton

### COMPREHENSIVE PLAN STEERING COMMITTEE

Mike Sarlitto, Fred Phillips, Ryan Messer, John Cortesi, Rachel Perkel, Jane Wittig, Bobbie O'Reilly, Georgia Cawley, Matt Potempa, Lindley Caldwell, Tyler Somlo

### PLAN COMMISSION & ZONING BOARD OF APPEALS

Fred Phillips (Chair), Charles Cohn, Jeffrey Kazmer, Magdalena Dworak-Mathews, William Peltin, Shelly Rubin, Helen Wilson



### **VILLAGE STAFF**

David Lothspeich, Village Manager; James Hogue, Village Planner; Margerita Romanello, Building Commissioner; Sherry Shlagman, Administrative Assistant; Vic Filippini, Village Attorney; Betsy Gates-Alford, Village Attorney; Geoff Perry and Mike Shrake, Village Engineer;

Comprehensive Plan prepared by:

**Teska Associates, Inc. with Business Districts, Inc.**

[www.teskaassociates.com](http://www.teskaassociates.com);

[www.business-districts.com](http://www.business-districts.com)

# Long Grove

## COMPREHENSIVE PLAN

### Chapter 1: Introduction: Long Grove's Planning Tradition

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)

The Village of Long Grove, together with a handful of communities in northern Illinois, most notably the BACOG municipalities, has sought to preserve its rural and early 1900s legacy through 62 years of consistent adherence to low density and open space preservation principles that have been embodied in the Village's Comprehensive Plan, which was first created in 1956 and last updated in 1999. As noted in the 1999 Plan:

*"Preserving Long Grove's semi-rural charm, while still permitting quality development, is the most important goal of this Comprehensive Plan." (1991, 1999)*

This 2018 Comprehensive Plan Update reaffirms this primary goal as it seeks to balance new development and preservation opportunities within the limited areas of the Village that remain largely undeveloped.

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. (1991, 1999)



BACOG is the Barrington Area Council of Governments, which is comprised of the communities of Barrington, Barrington Hills, Barrington Township, Cuba Township, Lake Barrington, North Barrington, South Barrington, and Tower Lakes. All BACOG communities are situated northwest of Long Grove.


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. State statutes distinguish a comprehensive plan from a community's regulatory controls (for example: zoning and subdivision ordinances) by stipulating that it is an advisory document reflecting the policy of the community toward its long range development and by itself cannot be construed to regulate or control the use of private property, except as such part may be implemented by ordinances enacted by the community. Therefore the comprehensive plan is a policy document—an expression of Long Grove's desires, aspirations, and goals and should be used with the Village's zoning and subdivision and other land development ordinances to direct future development of Long Grove. (2018)

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. Long Grove's approach to maintaining low density, to preserving open space and its visual character, while permitting limited development, plays an important role in the northwest Chicago region. As noted by previous regional planning agencies, Long Grove's commitment to open space and natural area preservation provides many regional benefits, including:

- Providing relief from the sprawling, urban development pattern;
- Preserving wildlife and plant habitats fostering biodiversity;
- Ensuring high quality ground water recharge areas are protected;
- Providing stormwater benefits by reducing flooding hazards; and


**IMPORTANCE OF THE COMPREHENSIVE PLAN**

*"Effective planning can be defined as the transformation of knowledge into action"*  
—R. Herman



The Comprehensive Plan Update will assess commercial opportunities in Long Grove beyond the downtown area, including building upon retail centers like Long Grove Commons along U. Route 22 near Old McHenry Road.

There is a recurring recognition in judicial decisions that land use regulations must link to and implement well-considered goals and objectives for the future development and growth of a community. Thus, land use decisions should follow a rational and deliberate consideration of the goals and objectives of the community.



The current Comprehensive Plan provided guidance for decisions on growth and change in the community over the last 16+ years. With this 2016 Comprehensive Plan Update, the Village of Long Grove will articulate its goals, objectives and plans for the next stage in its growth, recognizing that planning must be an ongoing process. The Comprehensive Plan provides Village officials a set of policies and principles to be implemented through economic development initiatives, municipal regulations, and through the development approval process.

- Creating a healthy, sustainable balance of open spaces that future generations can enjoy.

The regional planning agencies covering the Long Grove area are the Chicago Metropolitan Agency for Planning (CMAP) (formerly 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 body of Lake County, Illinois. Historically, both agencies have actively implemented regional plans which recognize the value of the conservation areas and low density development pattern in Long Grove that contribute to enhance water quality, provide aquifer recharge, and maintain wildlife habitat in an area of increasing urban development. Current regional plans for the Long Grove area recommend that the area be predominantly reserved as open space and large to medium lot (1 to 3 acres or greater) single family residential land use. (1979, 2018)

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 CMAP Open Space Plan, and predecessor plans (2018):

*“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)*

*“Green spaces contribute to our personal well-being and regional economy. Access to parks and open space improves the health of our region's residents and the value of their homes.”*

Key Recommendations from CMAP Plan:

1. Preserve the Most Important Natural Areas

Expansion of preservation of natural areas through a collaborative, multi-organizational, public-private approach. Most of this should conserve a network of land and water — *the green infrastructure network* — that follows waterway corridors, expands existing preserves, and creates new preserves in the region. Forest preserve and conservation districts, the state, private funders, and others should all prioritize land preservation within the green infrastructure network.

2. Provide Green Connections

Establishing connections between parks and preserves through greenway trails. Long Grove has been very successful in developing off-street trails, and the CMAP Plan promotes organizations in the region continuing to use the *Greenways and Trails Plan* to establish connections between preserves and parks, as well as to support walking and bicycle transit alternatives. (2018)

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)

### **Overview & Purpose of the Planning Process**

Now 18 years since the adoption of the last Plan update, the Village has sought to address emerging priorities, while maintaining the original vision of Long Grove. Recognizing the need to address pressures for new revenue sources to maintain limited Village services, leaders of Long Grove, through public strategic planning, evaluated the needs of the Village and established future goals. Of the goals identified, updating the 2000 Comprehensive Plan was an important short-term goal. This comprehensive planning process is both reflective of land use traditions of the Village, and responsive to many changes, both locally and nationally, that affect the long-term viability of Long Grove.

The Plan update addresses all elements of the previous plan, with special consideration given to development opportunities associated with the specific sub-areas identified in the 2000 Plan. In particular, opportunities for sales tax generating development or redevelopment in each subarea are proposed to expand the Village's tax base. The goal of the Plan is to strike a balance between high quality development opportunities while preserving the established community character.

The comprehensive planning process provided opportunities for extensive public input through an online survey, an interactive project website and mobile app, community workshops, open houses, and interviews with community stakeholders. These community engagement elements are described in more detail below. (2018)

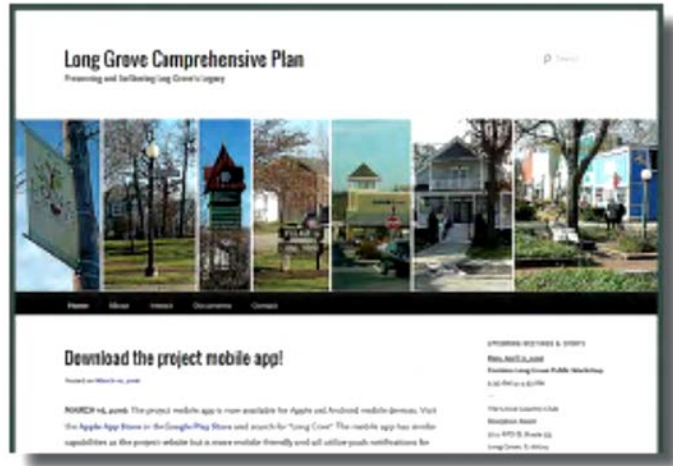
Starting with statements of goals and objectives, this Long Grove Comprehensive Plan includes studies of Long Grove's history, environment, community character, residential neighborhoods and housing, recreation and open space, water and drainage, community facilities, transportation, commercial areas and Village finances. Based on the research undertaken, community outreach and involvement, 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)

## Community Engagement

The Community Engagement Strategy was a core element of the planning process for the Comprehensive Plan Update. Designed to be carried out throughout the duration of the planning process, the community engagement is a multi-faceted strategy with the following components (See Appendix K, Community Assessment Report for a more detailed description of the engagement tools and activities):

- Project website
- App for mobile devices
- Business attraction survey
- Online mapping tool
- Comprehensive Plan Steering Committee
- Stakeholder focus group interviews
- Public meetings and workshops



# Long Grove

## COMPREHENSIVE PLAN

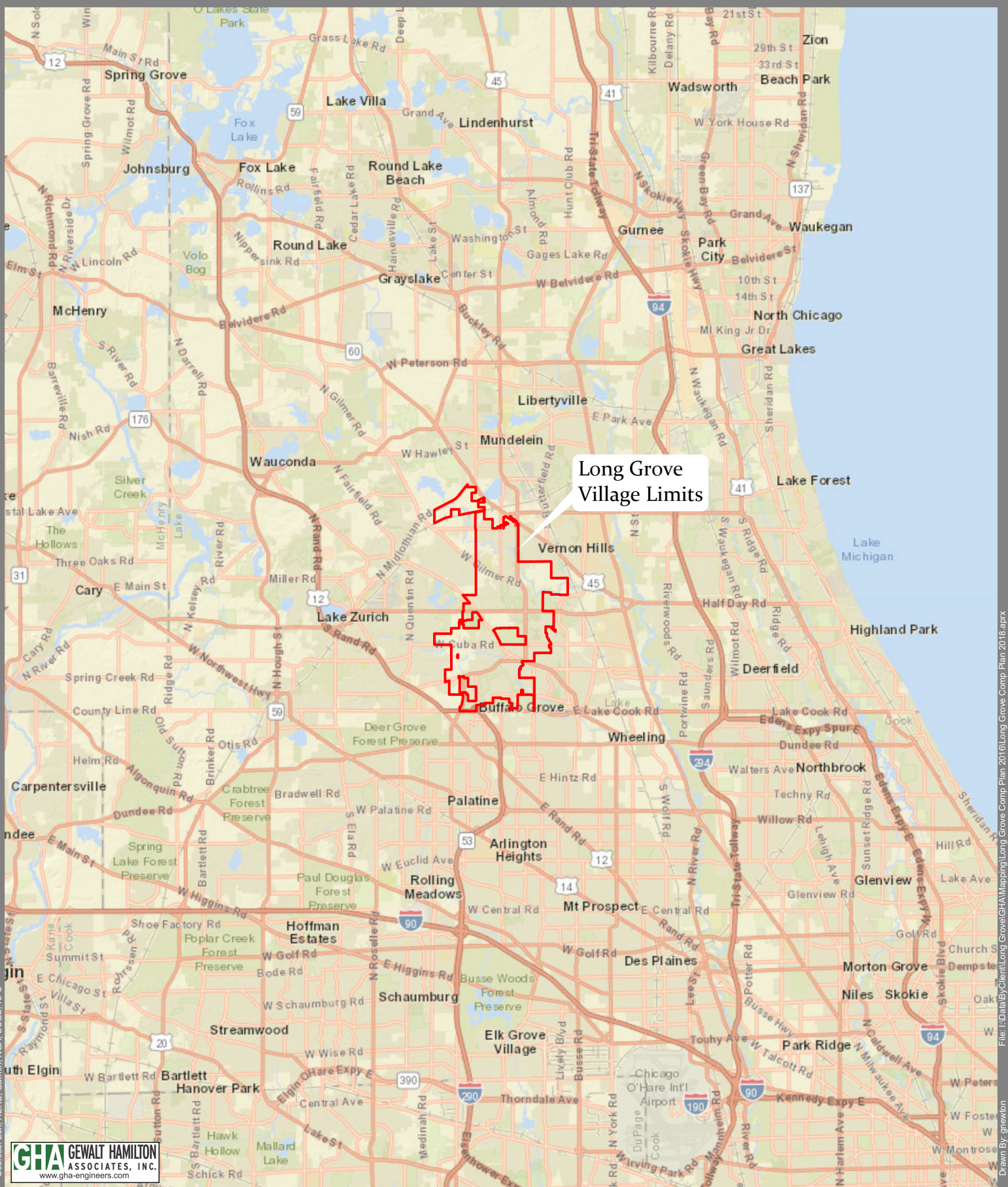
### Chapter 2: The Village of Long Grove: Planning Context

Long Grove is a Village of more than 8,100 persons (2010 Census) covering approximately 18 square miles of Lake County. It is a community which has managed to retain a rural community character, referred to as “rural character,” which has hallmarked the Village since its inception in the early 1840s. (1991, 1999, 2018)

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.

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 that 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)



Sources: Esri, HERE, Garmin, NGA, USGS, NPS



1 inch = 20,200 Feet

# Location Map

Village of Long Grove, Illinois

File: I:\Data\ByClient\Long Grove\GHAW\Mapping\Long Grove Comp Plan 2016\Long Grove Comp Plan 2018.aprx  
Drawn By: gnewton



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 3: 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. Before European 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.

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. (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. The early 1930s were quiet until the first "commuter" families, defined as someone who made his principal living outside of the community, appeared in the Village during the latter part of the decade. Approximately 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.

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 to incorporate 4 square miles, including a population of 400, located in the heart of the present Village. On December 31, 1956, Long Grove became a legal municipality. Since its inception, the Village has defended its rural lifestyle, successfully opposing new attempts to incorporate areas around Long Grove that were not in keeping with the Village's rural character. The Village's success in keeping its character is the result of planning that aligned with regional and County plans, all of which reinforced the importance of maintaining open space and large acre rural zoning (1979, 1991, 2018) As a result, 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 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. The Village adopted a Historic Landmark Ordinance by which all new construction in the business area must conform to 19th century architecture.

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 early 1970s, there was an addition to the scenic beauty of Long Grove by the construction of a cover over the bridge on Robert Parker Coffin Road over Buffalo Creek. The bridge was patterned after a vintage 1800 bridge in New Hampshire. The underlying iron truss bridge was originally constructed in 1906 by the Joliet Bridge and Iron Company of Joliet, Illinois, and is considered architecturally unique, distinguishing it from other similar structures constructed at the time. The bridge is a rare surviving example of a pin-connected Pratt Eyebars Pony Half-Hip Steel Truss Bridge for an urban setting. A decorative covering was added in 1973 to shield the steel from the elements, and enhance the appearance while controlling the weight restriction over the bridge. Located just off Route 53, the bridge serves as a rustic entrance to this rural village. (1979, 1991, 2018)

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 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.

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



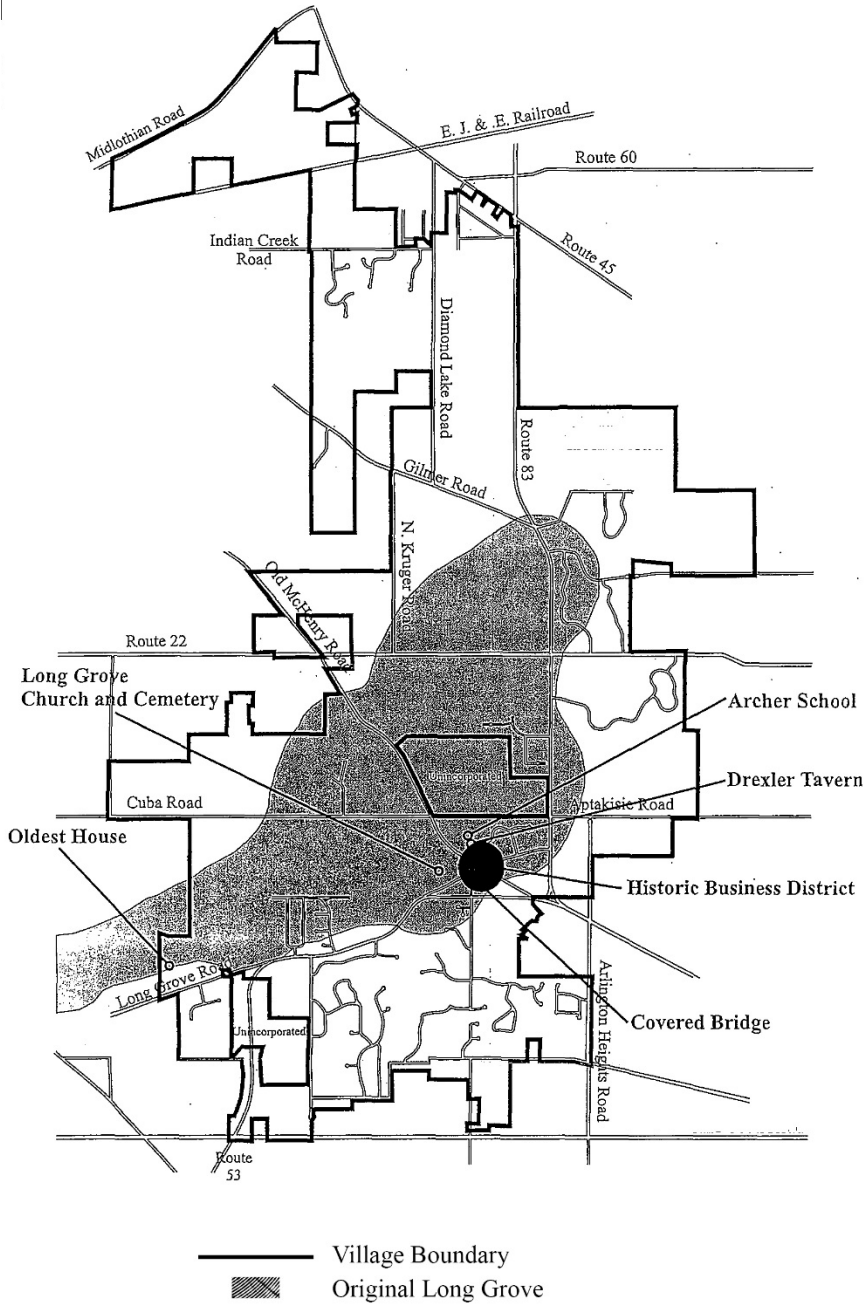
natural state as scenic corridors. The Scenic Corridor Easements Ordinance represents a significant and vital step to the preservation of open green space in the Village of Long Grove. (1979, 1999)

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 3.1 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)

An expanded description of the history, historic development pattern and the actions of Long Grove citizens to preserve the rural character of the community is provided in Appendix I.

**Map 3.1 Historic Sites in  
Long Grove**



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 5: The Environment

#### Introduction

Historically the 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)

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 management (i.e., periodic burning) allowed both native and exotic species, such as buckthorn, honeysuckle, and teasel to establish a foothold. Similarly, without proper management, preserved wetlands have become and can be 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 over time 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 drainage way soils were clearly important because they served as the natural storm water drainage and storage system for the community. Some soils were wetland-related and help 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, and 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 study 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 also important in maintaining water quality and storm water management. Upland soils and wooded areas of the Village 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 area, 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, drainage way systems, and stream corridors. A map of wetlands is provided in Map 5.1, while a map of natural resources and flood zones is provided in Map 5.2. 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 1988 Village of Long Grove Natural Areas Inventory is still an important document for identifying and targeting areas for special treatment. (A copy of this document is available at the Village Hall) Environmental data provided by the Lake County GIS (Geographic Information System) Division provides an updated perspective on key natural areas in Long Grove, as part of this 2018 update to the Comprehensive Plan. (1991, 2018)

## **Water Resources**

Protecting the Village's water resource--both ground and surface--shall be approached from four perspectives. The first perspective 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 that prevent septic fields from being located in areas with high groundwater in order to prevent groundwater contamination and pollution. (1991)

The second perspective, 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) According to the Illinois State Geological Survey, some of the most common factors that affect water infiltration and groundwater recharge include: (For source references see Appendix M 5.1)

- Rainfall intensity and duration
- Texture and permeability of soil/geological materials
- Soil moisture/depth to water table
- Slope and landscape position
- Land cover (e.g., vegetation, impervious surfaces, retention/detention basins)
- Presence and types of different water sources or sinks (e.g., leaking water supply pipes, storm sewers, etc.)

The conservancy soils approach will help to manage soil conditions, which will impact texture, permeability, and moisture levels. Considerations to fortify the Village’s site design standards that regulate landscaping, slopes, and retaining walls may help to reduce runoff and improve water infiltration for groundwater recharge. In addition to fortified landscape standards, the Village may consider steps to reduce the amount of impervious surfaces, such as requiring more pervious materials in new developments and working closely with an engineer to evaluate the efficiency of existing and proposed retention/detention basins to properly manage stormwater using native plantings, emerging technologies, and other best practices. The Village should also consider long-range capital improvement projects, particularly evaluations and potential repairs/replacements of water supply infrastructure such as modernizing old pipes, replacing fractured or undersized pipes, and cleaning out all storm sewers to prevent backups and overflowing.

In addition, the Village encourages homeowners to play their part in managing stormwater and infiltration for groundwater recharge, particularly through its rain gardens how-to manual and water-efficient landscaping manual, which are both available on the Village’s website:

- Rain Gardens How-To Manual for Homeowners (For source references see Appendix M 5.2)
- Water-Efficient Landscaping Manual (For source references see Appendix M 5.3)

The third perspective requires the protection and management of wetlands. Such protection of wetland areas assures the protection of surface water quality. (1991) The Illinois Department of Natural Resources (IDNR) provides statewide protections for wetlands, including the Interagency Wetlands Policy Act of 1989 and Agency Action Plans (AAPs) that are prepared by each agency within IDNR’s Interagency Wetlands Committee and required to be updated every four years. (For source references see Appendix M 5.4)

Finally, a well-planned surface drainage system shall be maintained in addition to the already protected floodways and floodplains. The Village will continue to rely on soils as one tool available

to the Village to build stronger methods for the protection of portions of the drainage system which are not floodway or floodplain areas. (1991)

The Village is a certified community that is committed to implementing the tenets of the Lake County Watershed Development Ordinance (WDO) at the local level. Originally enacted and effective in October 1992, and last amended in 2015, the WDO is intended to minimize the impacts of new development by mitigating existing stormwater issues and preventing new ones from arising. The WDO accomplishes this by setting minimum standards across Lake County for stormwater management, including floodplains, detention, soil erosion/sediment control, water quality treatment, and wetlands. Lake County Watershed Development Ordinance (WDO) (For source references see Appendix M 5.5)

A more detailed discussion of each of these water resource elements, and their importance to the sound planning of the Village of Long Grove, is set forth in Appendix A, along with other related policy statements in Chapter 4. (1991)

## **Upland Resources**

For purposes of the Long Grove Comprehensive Plan, upland resources are defined as those elements of the resource base including topographic features, woodlands, prairies, natural landscaping, and wildlife communities. In addition to the discussion of these features set forth in this chapter of the Plan, a more detailed discussion of each of these upland resource elements, and their importance to the sound planning of the Village of Long Grove, is set forth in Appendix A, along with other related policy statements. (1991)

### Topographic Features

In general, this area of Illinois is lacking in dramatic topographic features except near the Great Lakes. Topographic features are important due to their uniqueness and natural beauty. The topography, or relative elevation of the land surface, within the Village of Long Grove, has been formed by glacial deposits. The configuration of the glacial deposits matches an upland-moraine complex and was formed by the retreat of the Wisconsin glaciers 10,000 to 20,000 years ago. In general, the Village is flat with some gentle rolling terrain. The low-lying areas are associated with perennial and intermittent stream valleys and are a part of the internal drainage patterns. Long Grove derives some of its “rural community character” from these features. It is important that this, as well as the need for their preservation and restoration, be clearly understood. (1991)

Slope, to a considerable extent, determines the land uses practicable on a given parcel of land. Lands with steep slopes are poorly suited for development, as well as for most agricultural purposes, and therefore, shall be maintained in natural cover for wildlife habitat and erosion control. Lands with less severe slopes may be suitable for certain open space uses such as pasturelands, and for certain development, such as carefully designed low-density residential areas. Lands that are gently sloping or nearly level are typically best suited to development. It should also be noted that slope is directly related to water runoff and erosion hazards and therefore, the type and extent of land uses shall be



carefully adjusted to the slope of the land. In general, slopes of twelve percent or more shall be considered unsuitable for development and shall be maintained in essentially natural open uses. (1991)

### Woodlands

Woodlands serve many functions in the Village and shall be preserved and reestablished. They have important roles in many of the biological cycles, such as energy, oxygen, nitrogen, and carbon cycles. They also provide essential wildlife habitat for numerous varieties of plants and animals. At least one such woodland in Long Grove provides shelter to a state-endangered species. Woodlands serve as buffers against the potential impacts of soil erosion, pollution, and severe weather. They are especially important in areas where they help to slow water flows and minimize runoff, break wind velocities, absorb pollutants, and moderate solar radiation. (1991)

With all these important functions, woodlands shall be preserved and/or reestablished wherever possible. Land to be developed that was previously farm field shall be heavily landscaped with trees to provide the subdivision with its own source of woodland protection and benefits. Developable land with existing woodland should be strictly regulated so that there is as little disturbance to the woodland as possible. (1991)

### Prairies

The 1998 Long Grove Natural Areas Inventory identifies several areas containing prairie remnants and several are included in sites recommended for priority acquisition or preservation. Although they are all severely degraded, their quality can be improved through proper management and restoration. (1991)

Prairie restoration shall be considered wherever large open areas are being created. Restorations represent opportunities for the effective management of new prairie lands. The Village shall continue to require seeding of open areas and roadsides in prairie mix seeds. This practice is desirable even where an area cannot be burned and will follow a natural succession, or is planted to grow into a woodland. It will take a minimum of 20 years for most trees to mature into actual woodland. During the interim, the prairie plants will add interest to the areas, as well as provide additional buffering. (1991)

The public shall be educated about the benefits of prairie plantings. Too many people still think of the old field as something unkempt and in need of maintenance. Rather, it should be viewed as a continuously changing environment of interest and beauty. There seems to be the feeling that when grasses go to seed, they should be cut. The shift in color, however, is part of the changing visual value of the prairie and the seeds should be left to be harvested by wildlife. (1991)

### Natural Landscaping

Since Long Grove is not a typical suburban or urban community, the traditional suburban ethic of mowed lawns needs to be altered with an educational effort on the beauty of natural plantings. A whole range of natural landscaping alternatives shall be made available to encourage residents to plant portions of their yards in more natural materials and leave them alone. Three areas are to be encouraged: scenic easements, stream corridors, and street fronts. As of Spring 2017, Long Grove has preserved 1,563 acres in scenic easements and conservancy areas. In addition, the Village should do demonstration projects on natural lawn plantings, either in existing subdivisions with the assistance of developers still working in the Village, or with individual landowners. (1991, 2018)

Regulations for new development in the Village can take an aggressive posture. They can specify the introduction of new woodlands, maintenance and enhancement of wetlands, and the establishment of prairie plants. Open spaces should be planted in native species if possible and should be planted in a legitimate seed-bed, not just a plowed field. (1991)

A great deal more emphasis shall be placed on native oaks and hickories. While they are slower growing, more expensive, and harder to transplant than other trees, the effort should be made to give the native forests a chance to expand and regenerate. Understory plants shall be installed. For the oaks, smaller trees and even whips or seed may be used. The goal is to create natural looking plant groupings. The natural shape of natural succession groupings of woody plants is a mound shape. This can be achieved by installing large plants in the middle and small ones largely on the outside. (1991)

In new developments, the Village shall be protective of existing vegetation. This is not only important in areas of mature trees, but in successional areas as well. All new development should be required to have development pads on their site plans and show where existing vegetation would be cleared. The remainder of the lot shall be deed restricted and protected by the Village from clearing. Developers shall be encouraged to create wooded or prairie elements in the design of their developments. This strategy will provide a more rural atmosphere, better quality wildlife habitat, and more privacy. (1991)

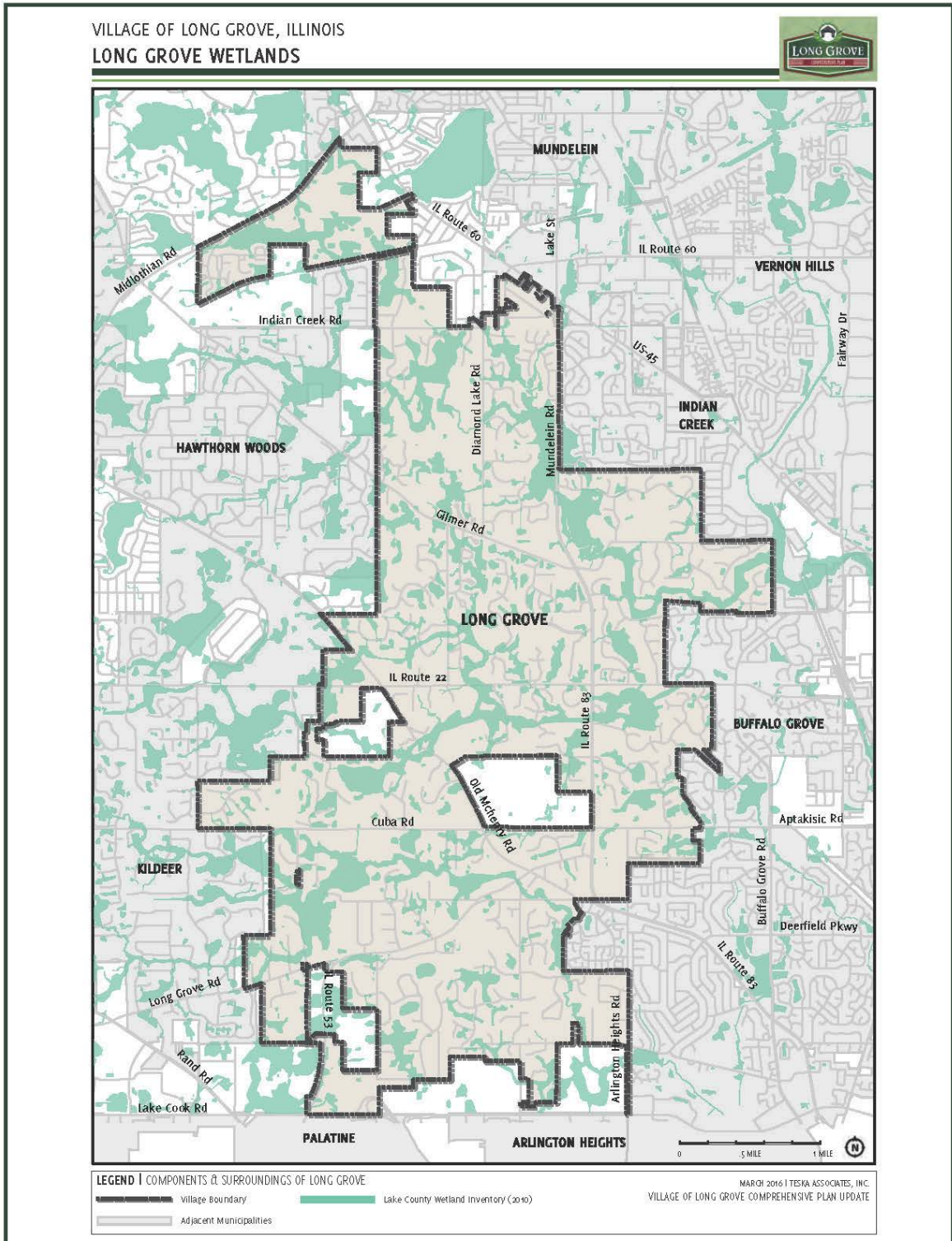
### Wildlife Communities

While establishing plant communities is relatively easy if they are properly planted and maintained, creating and maintaining habitat for larger mammals and small predators is far more difficult. They need larger areas, wildlife preserves, and corridors to connect them. The larger areas may be the open spaces established by the Village for supervision and protection and maintained and supervised by the Long Grove Park District. Conservancy areas shall be improved to compensate for lost open space areas. (1991)

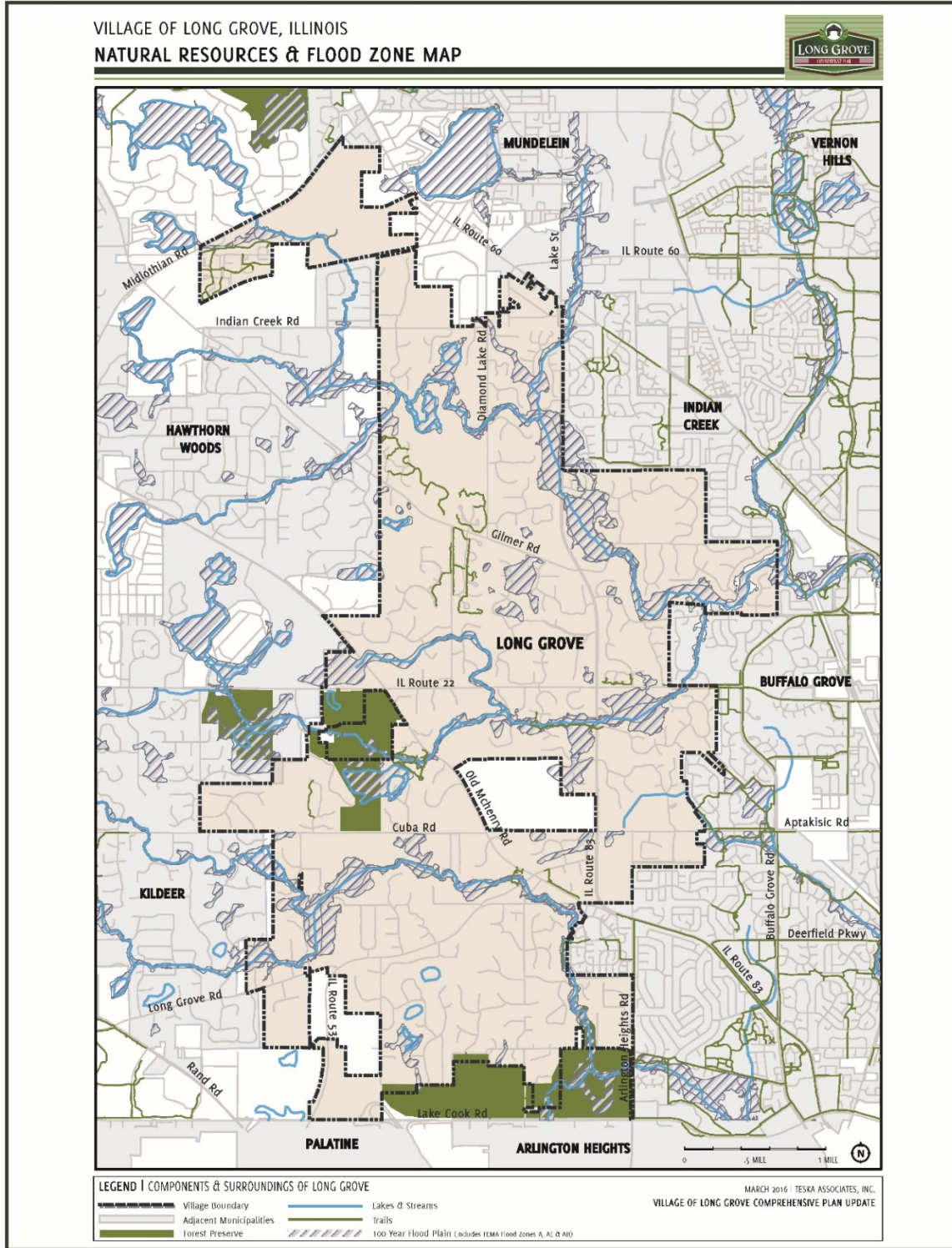
Connecting wildlife corridors are needed. Two environmental features are logical candidates for corridors: stream corridors and the scenic corridors required by the Village. The existing scenic corridors, however, are often too narrow to serve as effective wildlife corridors. More importantly, many provide almost no shelter. The interest in prairies has encouraged citizens to burn many of

these areas. The best solution would be to let succession take over in the scenic corridors. Wildlife needs cover and only a few species will use these narrow corridors. The larger corridors recommended in the community character chapter of this Plan will be far more effective. Native shrubs such as gray dogwood and sumac should be planted in these areas and mulched to encourage them to spread. Ideally, a wildlife corridor would be a minimum of 300 feet wide. In addition, scenic corridors should have an individual and appropriate plan for their eventual restoration to maximize their use by wildlife. (1991)

Map 5.1: Wetlands Map



Map 5.2: Natural Resources & Flood Zone Map



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 4: 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 land uses to largely low-density residential, with selective commercial offerings in the Downtown, and at the periphery of the community. Recently, at meetings among the Comprehensive Plan Update Steering Committee, Long Grove Plan Commission, Village Board, and Village residents, the following goals and objectives were revised, along with implementing policies, and reflect the needs of a village that will become more fully developed over the next 10 to 15 years. (1991, 2018)

The establishment of goals and objectives for the Village of Long Grove is a prerequisite to making decisions for the future development of the Village. In meetings with the Comprehensive Plan Update Steering Committee, Long Grove Plan Commission, Village Board, and Village residents, several key themes emerged from the community engagement process, as described in Chapter 1, and provided the basis for updating goals contained in previous plans. (1979, 1991, 2018)

## Key Planning Themes

### Maintaining Long Grove's Legacy & Community Character

Long Grove has a regional image and a long-held legacy of being a historic and pastoral community that places a premium value on preserving the open space and environmental features, along with residential neighborhoods and enclaves that respect and integrate well with these elements. Commercial development has historically been limited to sites at high volume road intersections and a quaint downtown that sets Long Grove apart from other communities in the region. Throughout Long Grove open space dominates the landscape. This legacy has been and continues to be a primary catalyst that molded Long Grove's current Comprehensive Plan. As one stakeholder indicated when describing the need to preserve the unique qualities of the Village:



***"You can't build another Long Grove."*** (Long Grove Resident)

### Providing Opportunities for Economic Growth

There is little question that the Village needs to pursue economic growth, both from the community survey and interviews with local stakeholders, particularly for a community that prides itself in not levying a property tax, and relies heavily on sales taxes to provide municipal services. Residents also recognize that the Downtown area needs some rejuvenation by exploring more diverse uses, e.g. entertainment oriented uses or similar uses that serve younger and older families, and that draw in customers from nearby communities. Apart from Downtown, there is recognition that some parts of the Village, such as Lake Cook Road and Midlothian Road corridors, and the Route 83/53 intersection, could be viable places for larger scale commercial development. The goal of this Plan is to establish the character, amount, and intensity of development that would be appropriate to spur economic growth without sacrificing the unique qualities of Long Grove that underlie its legacy. (2018)



### Providing Services to a Community with Limited Municipal Resources

Long Grove, by design, is built on the tradition of a self-sufficient community with limited government. This tradition continues to be maintained by leaders of homeowner associations (HOAs) and neighborhood groups, particularly as they understand their role to serve as "stewards of the land" to maintain their own properties and preserve the land around them. Resident involvement in HOAs or a neighborhood group also provides a sense of belonging to many residents, which heightens the sensitivity to stay invested in their community and connected with their neighbors. (2018)

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. The

following goals and objectives were developed along with the **policies** needed to accomplish them. (1991)

### **Community Character**

Long Grove's rural 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 safely 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)

I. Goal: To preserve and enhance the countryside character of the residential areas of the Village, as part of a green infrastructure corridor benefitting Long Grove residents, Lake County and the region. Green infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle by using natural systems to collect and infiltrate water. (1991, 2018)

#### 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, stormwater management best practices, and the restoration of wildlife and prairie open spaces. (1991, 2018)
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. Establish and maintain zoning standards to protect natural areas, Park District acquisitions, scenic and development easements, and to preserve and maintain the open rural character of the countryside. (1979, 2018)
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)



## II. Goal:

To provide for appropriate land use relationships on the fringes of the Village protecting from the adverse impacts of greatly differing land use patterns occurring in areas outside the Village's jurisdiction, encourage a "feathering" or gradual transition between lower densities in the Village with higher intensity uses, that will serve to enhance the quality of development, thus also protecting the inner areas of the Village. (1991, 2018)

### Objectives:

1. Encourage the annexation of properties within the planning area of the Village and, under certain conditions, annex beyond these planned boundaries where boundary line agreements do not limit such expansion, in order to promote the characteristics of Long Grove, and 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, 2018)
2. Require that development of planned commercial areas on the edge of the Village be zoned as Planned Developments and planned as a unified project, to avoid typical commercial "strip" developments which could potentially destroy the character Long Grove seeks to maintain and protect. (1991, 2018)

## III. Goal:

Strengthen and enhance the Downtown's unique qualities to ensure that it remains the centerpiece of Long Grove's image and identity, continues to be a high quality destination for visitors, and accentuates an engaging live / work / play / shop environment for community residents and their families. (2018)

### 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 19<sup>th</sup> 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 businesses 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)
9. Implement a signage and wayfinding system that includes Downtown gateway enhancements. (2018)
10. Retain successful businesses to attract and encourage new businesses to Downtown. An existing strong consumer base will strengthen the confidence of potential commercial investors to develop in the business district. (2018)
11. Broaden Downtown’s appeal so that more residents will want to utilize Downtown and will not travel to neighboring communities for their daily commerce needs. (2018)
12. Strengthen Downtown’s identity, safety, and hospitality by developing marketing, identity, and hospitality strategies for Downtown that will strongly distinguish its attributes from surrounding communities and will ensure that Long Grove remains a high quality commercial destination within the region. (2018) (Also see Appendix N – Downtown Strategic Plan)

IV. Goal:

To safeguard and improve the general appearance and identity of the Village. (1979, 1991, 2018)

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 partnerships in beautifying the Village through roadside planting and maintenance programs. (1979, 1999)
4. Promote the historic identity of the Village and the identification of landmark buildings and structures, and create a historic trail guiding visitors to landmark properties. (2018)

**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 62 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)

I. 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)

II. 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 drainage ways 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 flood lands, 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 flood lands including related floodways and floodplains. (1991)
7. Encourage the public education of responsible use of water and appreciation of same. (1991)
8. Promote the use of stormwater management best practices for residential and commercial sites (such as the use of bio-swales, rain-gardens, and pervious paving materials). (2018)
9. Participate with other communities and agencies in groundwater monitoring, protection, and potential regulation of groundwater use. (2018)

10. Ensure, to the greatest extent possible, that the shallow aquifer is adequate to serve the planning policies adopted by the Village. (2018)
11. Maintain the general planning policy that larger developments (e.g. large residential and commercial developments, golf courses, nurseries) use the middle aquifer (400 to 800 feet) as opposed to the shallow aquifer. (2018)
12. Encourage well drillers to drill private wells to a minimum depth of 200 feet to avoid drops in aquifer levels during dry periods. (2018)
13. Educate the community on aquifers, aquifer recharge and the mechanics of private wells to dispel misinformation on private water supplies and temporary well problems directly related to mechanical issues. (2018)
14. Emphasize the importance of groundwater conservation particularly during extremely dry periods and drought situations. (2018)
15. Explore the legal and practical aspects of restrictions for all property owners as to the use of the shallow aquifer for watering of outside vegetation. (2018)
16. Educate property owners regarding their responsibility for maintaining shorelines and private drainage facilities. (2018)
17. Encourage the expansion of the Village's potable water system and connection of such system to the Lake Michigan water supply where practical and economically feasible to preserve groundwater resources and ensure a reliable water source for the Village. (2018)

**III. 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)
3. Create a Wildlife Corridor Plan that serves to connect wildlife populations and habitat which would otherwise be separated by human activities or structures such as roads or other development, to increase biodiversity by reconnecting areas of fragmented land and/or parts of the aquatic environment thus contributing to the stabilization of species populations. (2018)

## **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)

### I. Goal:

Maintain the high quality of existing residential areas and encourage a high quality of life in new residential areas. (1991)

### Objectives:

1. Maintain single-family housing, while exploring a greater diversity of housing types to serve a variety of people. (1979, 1991, 2018)
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**

### I. 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 to adequately meet the needs of Village residents and visiting shoppers, and add electric charging stations to existing spaces . (1979, 1991, 2018)
2. Prevent traffic accidents through the improved design of potentially 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. Continue long standing opposition to the extension of F.A.P. 342 or tollway, Illinois Route 53 expressway extension, into Lake County per the Village Board resolution statement. (1979, 1991, 1999, 2018)
6. Oppose any further widening of Illinois Route 83 through Long Grove.
7. 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)
8. 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)
9. Promote the use of existing, as well as new and creative forms of public transportation. (1991)
10. Encourage the preservation of scenic roads through scenic road designation. (1991)
11. Continue the Village's long-standing policy of incorporating only private roads in new developments (in lieu of expanding the current inventory of Village owned/maintained roadways), including compliance with Village standards that ensure adequate surface maintenance, clearing of brush or overgrowth, access for emergency vehicles, and other guidelines regarding the safety and appearance of the community. (2018)
12. Take careful consideration of any potential roadway improvements or creation of new roadways to ensure minimal impacts on the community's quality of life and legacy to preserve Long Grove's semi-rural community character with an abundance of open space rich in natural resources. (2018)
13. Stay up-to-date on the implementation of IDOT's 2016-2021 Proposed Highway Improvement Program and Lake County's 2040 Transportation Plan to ensure projects align with the Village's goals and do not adversely impact Long Grove's character. (2018)

14. Establish walkways and bicycle trails in residential developments and within specific access easements that tie into the regional network of trails and close any gaps in the trail network, particularly as Lake County and State of Illinois continue to add their own trails to the network. (2018)
15. Continue to work with Pace, Metra, and other transit agencies, particularly in regards to strategies outlined in Lake County's 2040 Transportation Plan, to provide transit service for Long Grove residents, employees, and visitors. (2018)
16. Work cooperatively with various agencies and units of government in creating an overpass above the Canadian National Railroad tracks on Rt. 83 near Diamond Lake Road to improve traffic circulation in the Village as well as traffic circulation the area in general.

## **Community Facilities**

### Community Facilities Goal:

Improve the Village's community facilities in accordance with needs of the present and projected population. (1979)

### Objectives:

1. Support the Long Grove Rural Fire Protection District and Countryside Fire Protection District to eliminate the use of the outdated RFD address system. (2018)
2. Work with both fire districts to enhance on-site water stores and improve the maintenance and use of dry hydrants. (2018)
3. Support the Long Grove FPD's efforts to improve the compliance rate of Downtown property owners with the fire alarm ordinance, which was passed in 2009 but which has only stimulated an approximate 10% compliance rate. (2018)
4. Ensure all roads, whether public or private, are properly cleared of brush or overgrowth to provide unobstructed paths for emergency vehicles which have experienced slower response times due to roadway obstructions. (2018)
5. Work with private properties that have security gates to provide a means of access for emergency vehicles which have experienced slower response times due to gated entries. (2018)
6. Work with telecommunication providers or explore other options to provide high-speed data services that support home based and high tech businesses, including identifying locations for telecommunication towers on public lands and other viable sites. (2018)
7. Explore establishment of a community center in the Downtown area which includes, for example, a library, post office, children museum, multi-purpose meeting room or other such community uses.

8. Create an “Alternative Energy Plan” to further explore and evaluate alternative energy issues to encourage the responsible development and use of alternative sources of energy within the Village in conformance and harmony with the existing land development and use patterns and modify established alternative energy policy as needed.

Parks, Recreation, and Open Space Goal:

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

Objectives:

1. Ensure that existing parks and opens spaces are adequately maintained and promote open space dedication in cooperation with the Illinois Department of Conservation, Forest Preserve districts, as well as through development planning and dedications. (1979, 1999, 2018)
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)
6. Encourage acquisition of land for open space, park and recreation use. (2018)
7. Encourage the reevaluation of under-used Park District properties and promote active uses at existing facilities.

Municipal Infrastructure Goal:

Provide adequate public water and sewer services to support needed services and commercial development. (2018)

Objectives:

1. Develop a long-range capital improvement plan to address the Village’s existing and future water supply. (2018)
2. Monitor the effectiveness of existing special service area (SSA) created to provide potable water, and consider establishing similar SSAs for other properties that may have constraints on access to potable water. (2018)
3. Continue to use Lake Michigan water allocation to serve as a reliable source for potable water and reduce the dependency on the shallow private wells, and encourage the use of deep aquifers (Also see Appendix A). (2018)



4. Work with Lake County to explore potential service expansion from lift stations that serve commercial properties. (2018)
5. Provide property owners with access to reliable sanitary sewer service, particularly from established sources under the jurisdiction of Lake County. (2018)

### **Educational and Cultural Facilities**

#### I. Goal:

Promote the present and future quality of educational and cultural facilities. (1979)

#### Objectives:

1. Promote the identification, preservation and renovation of historic sites and buildings. (1979)
2. Require developers of housing to make open space donations through the building permit process. (1991, 2018)
3. Encourage the expansion of educational opportunities, working in cooperation with local school and college districts, and other public and for-profit organizations (e.g. culinary school, trade school, etc.) (2018)

### **Fiscal Responsibility & Economic Development**

#### I. 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 revenue through responsible impact fees, and expansion of the commercial tax base to support required infrastructure growth and municipal services (i.e., roads, open space, etc.). (1979, 1991, 2018)
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. Maintain the present practice of retaining most elected Village officials on a volunteer, non-salary basis. (1979)
4. Maintain a budget process which minimizes structural costs of Village operations and identifies/adjusts programs and reduces associated costs beyond standard Village operational funding. (1999, 2018)

5. Maintain general fund minimum reserve policy of 100% of general fund operating revenues in conjunction with an annual balanced budget policy in order to ensure that the Village maintains adequate cash reserves necessary to fund the Village's normal reoccurring obligations and ability to better handle unexpected expense(s) or loss in revenue(s) (emergency). Non-budgeted expenditures reducing the reserve below the minimum established level should be limited to emergency or crises situations. (2018.)

II. Goal:

Continue to ensure long-term financial viability and sustainability by promoting thoughtful, fiscally prudent and “village character” appropriate economic development (2018)

Objectives:

1. Explore appropriate Village-wide economic development opportunities beyond just historic district and main street subarea boundaries. (2018)
2. Leverage the Village’s geographically unique “connective tissue” relationship with more contemporarily developed bordering communities in meeting consumer demands that may be of a more historic, unique and/or experience driven nature. (2018)
3. Promote and reinforce the Village’s longstanding “destination” marketing thrust in attracting/growing sales tax driven revenue production. (2018)
4. Explore additional opportunities to increase recurring village “foot traffic” through development and promotion of repetitive consumer services (i.e. educational, healthcare, personal maintenance, etc.). (2018)

**Public Information**

I. 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 electronic and hardcopies of newsletters, as appropriate, providing relevant information to Village residents. (1979, 2018)
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. (1999)
7. Monitor issues impacting the village, both internal (i.e. development opportunities, crime, financial metrics, annexation opportunities, etc.) and external (i.e. proposed Rte. 53 extension, neighboring community developments, state-level fiscal health, etc.) and timely communicate with residents. (2018)
8. To the extent practical, work to tech-enable internal and external communications and processes in order to better engage residents (i.e. email, social media, telecommunications, website, etc.). (2018)

# Long Grove

## COMPREHENSIVE PLAN

### Chapter 6: Community Character

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)

From its incorporation in 1956, Long Grove has continued to maintain a rural community character which is very different and apart from the urban/suburban development pattern of other communities. As illustrated on the Community Form Map in Map 6.1, the Village is characterized by large residential lots and natural open spaces which both define the form and character of the Village, generally referred to as rural or countryside character. Although the environmental character of the land consisting of extensive wetlands and floodplains (see the Long Grove Wetlands and Natural Resources & Flood Zones Maps 5.1 and 5.2, respectively) has largely contributed to the low density nature of the community, the Village made a concerted effort to embrace and preserve these qualities by limiting urban utility services and adopting strict environmental protection laws and scenic conservation programs. Long Grove was an early leader in the environmental movement and was one of the first communities in Illinois to enact environmental regulations. Through these efforts, the community has preserved 1,563 acres in scenic easements and conservancy areas.

Today Long Grove remains an affluent, non-home rule community located in Lake County, Illinois, approximately 35 miles northwest of Chicago. As of the 2010 Census, the Village has a population 8,085 individuals and comprises approximately 18 square miles of land area. The Village maintains boundary agreements with the Villages of Kildeer and Hawthorn Woods, which are both situated to the west and the northwest of Long Grove, respectively. Few large undeveloped tracts of land remain within the corporate limits of the Village. Limited areas exist for annexation. Map H-1 in Appendix H shows Long Grove's municipal limits and the boundary agreement lines with Kildeer and Hawthorn Woods. The central questions raised by community stakeholders, as was addressed in the 1999 Plan, are:

***"What type of community is the Village of Long Grove, and in what direction is it headed?"***

These questions remain the two most critical aspects of the comprehensive planning process.

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. In the past 35 years, and prior to the economic downturn of 2008, the Village has seen periods of unprecedented development which has stressed the Village's ability to preserve its "rural community character." In 1980, there were 559 residential dwelling units in Long Grove based on U.S. Census data; in 1990, there were 1,421 units (U.S. Census Bureau);, and in 2000 there were 2,021 units. By 2010, the Census Bureau indicated that the number of housing units had risen to 2,593. Based on Village building permit records, the number of units increased to 2,664 in 2015. As a result of this rapid growth, the Village of Long Grove has established and implemented policies that better protect, preserve, and enhance its unique, "rural" character. (1991, 1999, 2018)

The development of land in the Village shall be planned with great care to ensure that the unique, "rural" character of the Long Grove community is preserved. Regulations and policies that give better definition to the Village's character and the intention of preserving and enhancing that character are encouraged and should be implemented by all official public bodies of the Village. (1991, 2018)

If the Village wishes to maintain its unique "rural" characteristics, regulations must be adopted that implement 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, "rural" community character. (1991, 2018)

### **Long Grove: Regional and Local Position**

In an era of unprecedented, unfettered development, Long Grove has retained the rural charm, groves of trees and natural beauty that have hallmarked the community since its inception. The Village has historically made a tremendous effort to preserve these characteristics. The effort has become much more difficult in recent years. Gone are the large farm fields that used to characterize and buffer the community. Despite the preservation of 1,563 acres in scenic easements and nature conservancy areas, the Village needs to continue to explore new concepts to protect its natural features and to guard its rural character, while effectively managing continuing growth. (1991, 2018)

Recognizing that Long Grove is but a small portion of the entire region, serious consideration has been given to the Village's role, both in relation to 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 Chicago Metropolitan Agency for Planning (CMAP), formerly known as 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 have actively implemented regional plans in which the Long Grove area is predominantly preserved as open space--free from intense development. (1979, 1991, 2018)

The situation in the County and the Chicago metropolitan area has changed significantly since the regional plans were first adopted. NIPC's Regional Open Space Plan, known as the "Finger Plan," and the predecessor to the CMAP "Green Vision Plan", shows Long Grove resting firmly in the middle of large open space or "green infrastructure" areas. The CMAP Parks and Open Space Plan is an update to the Finger Plan, and continues to expound the need for open space in northeastern Illinois. (1991, 2018)

Realizing the importance of retaining the open space character of Long Grove for the benefit of the entire region, as well as the community, the Long Grove Comprehensive Plan is designed to fulfill many of the "action recommendations" in the current regional parks and open space plan. (1991, 2018)

Historically, the Village was built in the forested lands along waterways, thus creating an essentially invisible community by using building setbacks, scenic easements, landscape preservation and new plant materials to minimize the impact of buildings on the built environment. In addition, the Village made preserving this open space an objective in the development process for the Village, thereby promoting what may be called a "green community" concept. The quality of life in the community is greatly enhanced by these open spaces. More importantly, Long Grove and other green communities answer an important regional need for open spaces, thereby separating and defining the sprawling suburbs. (1991, 2018)

Long Grove has long maintained a desire to preserve the open spaces and semi-rural charm that has characterized the Village throughout its existence. At the same time, however, the Village desires to permit quality development within the Village. These two goals have been and continue to remain the most important goals of the Long Grove Comprehensive Plan. The Village needs to first decide then implement the best course of action for continuing to achieve these goals. The Village actively continues to implement the Comprehensive Plan's goals and objectives to ensure the Plan remains an operational reality. (1991, 2018)

### **Long Grove Community Character**

There are three related components involved in describing community character. The first is a view of the large-scale components of a community (such as type of land use and intensity of use) to determine the type of community. A second crucial factor is the scale and a third aspect is the design of development and the degree to which it contributes to a cohesive community. The theoretical elements of each component are described in Appendix B and C. Community character elements identified by residents to serve as development guidelines are provided in Appendix B. (1991, 2018)



## Community Form and Character

To further illustrate the elements that define Long Grove's character and function, the Community Form and Character Map 6.1 describes the basic organizational structure of the community, opportunities for economic development, and the role of roads in maintaining a sense of place. Together each component of the community plays an important part in ensuring a sustainable future:

- Nature: preserves habitat, way of life, values
- Character: reflects values
- Economic opportunity: allows for the others to be preserved

Long Grove has its own special personality, composed of districts, corridors, neighborhoods, and special places. As the community matures, redevelopment, infill, and public improvement projects may impact the character of the Village. The Community Character and Form Map 6.1 assists the community in evaluating ways to maintain and improve the quality of life through the enhancement and protection of the Village's visual environment.

## Community Scale

The scale concept addresses how a building or space relates both to its inhabitants and to other buildings or spaces. Scale, by its very nature, is subject to quantification, at least on a relative basis. There are several methods for measuring scale. Some relate the building or space to human beings, others relate buildings or spaces to each other, and still others relate the building to its land. These concepts are explored further in Appendix C. (1991)

Out-of-character building scale has been an issue in Long Grove. The scale of newer residential structures is much greater than the older buildings. This trend may however be shifting toward smaller residential structures on smaller lots due to market forces and the rising costs associated with land acquisition and development. (1991, 2018)

In general, a community may have occasional civic buildings that are out-of-scale with the remainder of the community; but they should be buildings of importance to the general public so that their difference has a symbolic meaning. (1991)

## **Community Character Action Program**

With smaller portions of vacant land remaining and with development rapidly taking place, preserving the rural characteristics of Long Grove has become more difficult, yet retains a high level of community importance. In some areas, regaining a lost localized rural character may be impossible. Two strategies have been combined to address this issue. The first is a positive shift in Village development regulations to ensure that new development enhances the remaining rural characteristics of the



Village, with open spaces, clustering, and landscaping included as design elements. The second is the adoption of a strategy that seeks to re-establish rural character, possibly through the use of landscaping, or other innovative development techniques. The Village should adopt policies and regulations, as well as provide informational materials that encourage the re-establishment of the rural character of the Village so development proposals, as well as individual residents can take action to establish and maintain the desired character of the community. (1991, 1999, 2018)

### Residential Cluster (Grouping of Homes)/Conservation Oriented Subdivisions

Development strategies may require the clustering of residential development and alternative housing products, in some cases, as well as the creation of larger, more visible open spaces; improved scenic buffers and street treatments. Encouraging architectural designs that actually minimize the impact of the buildings on the existing landscape is also desirable. This strategy requires setting limits on building size, which the Village has set by ordinance and reaffirmed relative to residential structures, in 2015 by limiting building size to 13,000 square feet. (1991, 2018)

*Clustering is a means of grouping of homes without increasing density, providing open space within a development by reducing the lot sizes or other “bulk” requirements that would typically force all the land to be built upon instead of remaining as open space. Clustering residential developments has mostly been used to maintain the overall low residential density of a site while preserving the conservancy soils. It also can be used effectively to create a more rural atmosphere. (1991, 2018)*

In areas of the Village which have remaining vacant land suitable for development, clustering can be used to maintain open land along roads and between nodes of development. The use of public sewers and/or land treatment systems is one method to encourage these developments. Clustering may also mean grouping of buildings on lots smaller than one acre while maintaining an overall rural density. In wooded areas, buildable lot size is one of the most important factors affecting development impact on the existing landscape. In some circumstances, large lot sizes may not promote rural qualities, nor be attainable with smaller land areas being available for development. For the most part, large uninterrupted open spaces may only be achieved by clustering lots or highly





restricted buildable areas on large lots. Clustering may also be supplemented with enhanced landscaping, including extensive use of natural species and land management policies which enhance the character of the Village. Scenic buffers are another critical element in preserving rural character. (1991, 2018)

#### View from the Road: Corridors and Gateways

The character of Long Grove is viewed by its residents and visitors, not from subdivision streets but from the major roads. These views shall reflect the unique “rural” character of the community. Small meadows along major roads are encouraged to be continuous and of sufficient width to adequately preserve “rural” character, while demonstrating how to use prairies to enhance community character. Therefore, a goal of the Village is to protect these visual qualities through the public dedication of open space areas, conservation areas, conservancy district easements and scenic corridor throughout the Village. Scenic buffers are another critical element in preserving rural character. (1991, 2018)

Roadway corridors are the most visible parts of a community, and can be a major factor in how a community is perceived. “Views from the road” shape our memories in a way that establishes either a positive or negative community image. Corridors are links that tie communities together, and thus, are an important element of a community’s character. Each corridor identified on the Community Form and Character Map (Map 6.1) is based on the principal functional characteristics of the roadway which can form the basis for developing guidelines to preserve and enhance Long Grove’s image. A number of factors contribute to the appearance of corridors, including land use, density, open space, landscape, architecture, infrastructure, access, and pedestrian and vehicular circulation. The following is a general description of the key elements which typically define each type of corridor:

#### *Countryside Corridor (limited to residential areas)*

- Rural road cross section - drainage swales, no curb and gutter
- Narrow road
- No on-street parking
- Pathways that inter-connect the community
- Buildings do not take access directly from road
- Large front yard setbacks, with or without scenic easements
- Narrow right-of-way
- Natural, informal landscape theme – hedgerows, prairies, tree groves
- No street lights

### *Suburban Community & Regional Corridor (limited to commercial areas)*

- Wide right-of-way
- Sidewalks, one or both sides
- Smaller front yard setbacks
- Urban road cross section, with or without curb and gutter (depending on right-of-way width and adjacent land uses)
- Two-four lane road
- No on-street parking
- Buildings back onto street (no direct access from road)
- Wide parkway area
- Generally little or no unified landscape theme
- “Highway” type street lighting typically with wide spacing

### *Gateways & Wayfinding*

Gateways are important identifying markers of a community. Several gateway locations are identified along each major corridor where they define entrances to Long Grove or special districts, such as the Downtown. A range of design and appearance improvements should be considered at each gateway location. The following is a general description of the key elements to be used to define each type of gateway:

- Landscaping - distinctive accent plantings should be provided at each gateway location.
- Medians - where feasible, new landscaped medians could be provided within existing rights-of-way for approximately one block long.
- Entry Sign - distinctive identity signs announcing entrance to the community and special sub-areas of the City.
- Lighting - special or unique lighting fixtures could be provided to highlight and accent each gateway feature.

In addition to gateways, wayfinding signs are important as they both bring attention to and direct people to special places in the community. While the Village has limited signs identifying the Downtown area, several additional locations should be considered to both create early notification and provide direction to the Downtown beyond existing locations.

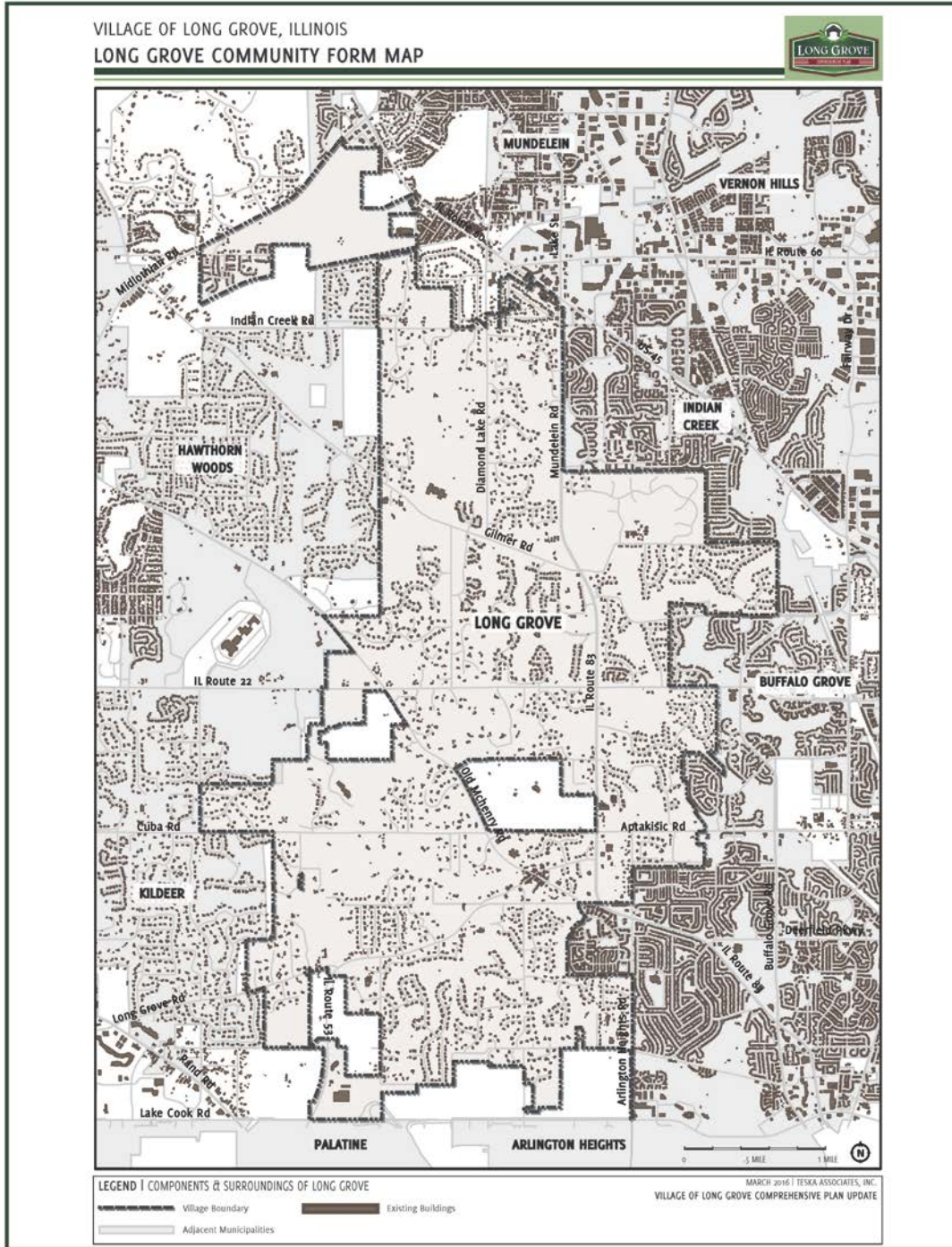
### **Development Access Management**

Developments should be required to take access from subdivision roads rather than the main roads to the greatest extent possible. Access drives should be combined or eliminated along major roads when possible. The older areas of Long Grove demonstrate these qualities and actually make up the

perceived image of Long Grove. Development that occurs in wooded areas is relatively easy to mask from view with large setbacks, but development in open areas needs to be treated differently to minimize impacts to the landscape and maintain community character. (1991, 2018)

In open areas, masking views is much more difficult. At even very low densities, the homes scattered across the landscape are very visible and quickly reach a point where the horizon is continually interrupted by buildings. Therefore, clustering and architectural and bulk restrictions are viable techniques to preserve the landscape qualities of the community. The bulk regulation of the Village zoning ordinance, in concert with other development regulations, are important tools in ensuring the protection of community character. Low structures utilizing natural colors and materials, that are thoughtfully placed and sufficiently landscaped so as to blend into and be in harmony with the natural landscape, should be the rule rather than the exception. The large modern homes which have been built in the Long Grove environment tend to draw attention to themselves and thus, accelerate the erosion of the rural landscape, resulting in a loss of community character. (1991, 2018)

### Map 6.1: Community Form and Character



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 7: Residential Neighborhoods and Housing

#### Introduction

For much of Long Grove's history, agriculture was the major land use in the community and surrounding environs. Over time this land use pattern has undergone rapid and significant change as demand for Long Grove's large lot residential development attracted new development. Now, Long Grove is a predominantly residential community, with nearly all of its total land in or platted for residential use. As reported by the Chicago Metropolitan Agency for Planning (CMAP), half of the homes in Long Grove have been built since 1990 and, in general, are newer than overall Lake County and the Chicago Region. However, the opportunities for new housing have been limited by the regional slow housing recovery, changing housing preferences, and limited opportunities for new subdivisions in Long Grove, (See Appendix J). (1991, 2018)

#### Issues in Housing

As a maturing residential community, Long Grove must focus on both new development and resale, including housing redevelopment. Key housing issues that influence the future of housing include: (See also Appendix K – Community Assessment Report for expanded description of housing issues)

Residential Scale. In order to preserve Village character, controls have been recently enacted on the size of residential buildings. Now, the supply of land which is easily developable and without severe resource limitations has dwindled; thus, there is less land available to develop. Consequently, massive homes being forced onto smaller lots was an issue. (1991, 2018)

Residential Privacy. Long Grove historically provided privacy in residential areas by maintaining large lots and preserving open space. (1991, 2018)

Family Activity and Recreational Areas. Except in clustered subdivisions (grouping of homes) where recreational space is provided within the adjoining common open space areas of the development, family-oriented activity and recreational opportunities are best provided on the individual residential dwelling lot. (1991, 2018)

Open Space Preservation. Long Grove’s character is primarily due to the preserved open spaces. All new development must maintain and expand open spaces, and be linked together by open space corridors such as the Village-required scenic corridors, buffers and conservancy easements. Several examples of scenic buffers are illustrated in the Appendix D. (1991, 2018)

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. (1991, 2018)

Multi-generational Living. With “in-law suites” and coach houses allowed on Long Grove’s large lots, it is possible to accommodate multi-generational living. Multi-generational living is increasing as new homebuyers are looking to jointly purchase with a parent. The recent addition of assisted and memory care facilities also allows residents to move aging parents closer to a Long Grove home.

Demolition and Redevelopment. Generally, when houses turn approximately 40 years old, major renovations will be needed. The high cost of repairs encourages demolition and replacement of houses. Although redeveloping these homes will improve the appeal of the property to families seeking to invest in Long Grove’s high value neighborhoods, it is important to ensure that the scale and appearance blends with the existing character. Splitting lots or changing setbacks are examples of property redevelopment that could change neighborhood character.

Amenity-Focused Housing. Allowing subdivisions that feature a shared open space that may contain an amenity such as a natural area or an agri-business such as a working farm, fits Long Grove’s interest in maintaining rural character. Developers proposing these special focus subdivisions would site homes on smaller lots that, when totaled with the special amenity, on average, meet the minimum lots size.

Alternate Housing Types. As detailed in subarea plans in Chapter 12, Long Grove will consider attached and zero lot line housing that facilitates pedestrian access to commercial clusters.

### **Affordable Housing Plan**

In accordance with the Illinois Affordable Housing Planning and Appeals Act, 310 ILCS 6711 *et seq.*, the Village of Long Grove adopted the Village of Long Grove Affordable Housing Plan on March 22, 2005. The Affordable Housing Plan identifies locations for, and describes potential policies and incentives to promote affordable housing in a manner that preserves the character and environment of Long Grove and protects the public health and safety capabilities of the Village. While the Village of Long Grove

recognizes the importance of providing affordable housing throughout the State of Illinois, affordable housing must be provided in a way that does not compromise the public health or safety, or destroy the environment and character that defines the Village, as documented in this Comprehensive Plan. (2018)

# Long Grove

## COMPREHENSIVE PLAN

### Chapter 9: Potable Water Supply,

### Stormwater Management & Sanitary Systems

#### **Fresh Water Systems / Private Wells**

Groundwater is an economically important, renewable resource. Each day Illinois uses over one billion gallons of groundwater to meet supply needs for drinking water, agriculture, industry, and power generation. Although Illinois aquifers have an estimated combined potential yield of approximately 7 billion gallons per day, those aquifers are neither uniformly distributed throughout the state nor homogeneous in their physical and chemical properties from area to area. It is the responsibility of the State Scientific Surveys to evaluate these resources for the people of Illinois. This is accomplished through a wide variety of field geologic and hydrologic investigations, geologic mapping, and groundwater modeling. (2018)

About 90,000 Lake County residents rely on groundwater from aquifers to supply their private wells, and another 146,000 rely on groundwater from community water systems supplied by water wells. (2018)

Most of the residences in the Village of Long Grove aquifers its fresh drinking water from wells which are community (subdivision) or individual private wells. Community wells are typically served by the deep aquifer (800+ ft.). Individual wells are typically served by shallow wells (300 ft.), known as dolomite aquifers. There is no known sharing of water between both types of aquifers. The Lake County Health Department, in conjunction with the Illinois Department of Public Health (IDPH) regulates, reviews applications and permits, as well as inspects and monitors private, semi-private and supplemental irrigation wells along with non-community water systems, to protect groundwater from contamination and assure safe drinking water for citizens of Lake County in both incorporated and unincorporated areas. 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, 2018)

Potential aquifer yields are based on estimates of groundwater recharge. Geologic and hydrologic data show a tremendous variability in the character, thickness, and hydraulic conductivity within the geologic



materials overlying these aquifers. This variability, in turn, causes great variability in recharge to underlying aquifers. (2018)

The dolomite aquifer is of greatest importance for individual wells on residential properties and the preservation of its recharge system is of extreme importance. The prime recharge locations for this aquifer are the sloughs, lakes, stream beds, pot holes and marshes. However, since many of these recharge locations are being altered, filled in, or paved over in the neighboring communities, it is becoming even more important that Long Grove retain its recharge locations in their natural state. (1979, 1991, 2018)

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. As surface water penetrates the ground, it is filtered by muck, sand, and gravel. These natural filter beds have a considerable ability to cleanse the water of suspended and organic contaminants, but there is a definite limit, especially with regard to dissolved industrial wastes. (1979)

Abandoned wells provide a direct pathway for contaminants to get into aquifers. Contaminated surface water, agricultural runoff, and effluent from septic systems can enter groundwater through an open or submerged well casing, potentially contaminating other wells in the area used for drinking water. Each year many wells are abandoned when they are replaced with new wells or when homes are connected to community water systems. These wells, if no longer used, must be sealed with approval from the Lake County Health Department.

Many homeowners take their drinking water for granted and have expectations of a limitless flow of water. Most water systems are not inspected until it is required for a real estate transaction or refinancing of property. The Lake County Health Department recommends all water wells be sampled at least once a year for coliform bacteria and nitrate/nitrite contamination. (2018)

The Village of Long Grove has long been concerned about groundwater supplies. The issue of ground water consumption however, is sensitive in the community with many residents feeling the matter is a private issue. In past years, the local aquifer (the dolomite aquifer, down to 300 feet) has been monitored as to depth in three different locations (one in the north, central and south) of the village. Studies and reports generated from the results of this monitoring effort indicate that there are billions of gallons of water in the shallow aquifer. Monitoring of that supply indicates that while there is a drop in the aquifer during dry periods, there is a point where even that drop tends to level off. (2018)

A study (based on logged instances of "dry wells" in the community) indicates the greatest majority of temporary well problems are directly related to a mechanical issue, such as the original well was not dug deep enough, or the well pump needs to be lowered deeper into the well. (2018)

The Village has planned for the protection of recharge areas for aquifers. While the Village does not control other communities, the surrounding communities that utilize the local aquifer are typified by low-density residential development, and in many cases, they have conservation measures in place. Larger suburban communities have traditionally used the deep aquifer for their water supply {800 feet down and beyond). Lake County, through the Stormwater Management Commission, now protects a greater number of aquifer recharge areas than in years past. (2018)

At some point, there may possibly be a need for more study and research on groundwater supplies and water levels in the community. (2018)

### Community Wells

In an effort to minimize water usage from the shallow aquifer, and to protect individual residences' sole source of water, the Village has adopted the policy of requiring larger subdivisions and large water users to only use deep aquifers. A community well is a large well that usually has a holding tank or other reservoir situated on high ground in a development or may use pumps to deliver water to individual residences. Because this is a shared neighborhood utility, each property does not need to drill and maintain a private well. Typically, a water meter is placed on the residence as an equitable way to bill for water usage to the dwelling.

Community drinking water systems are inspected and monitored under the supervision of the Illinois EPA, while non-community drinking water systems are the responsibility of the Illinois Department of Public Health (IDPH) through the Lake County Health Department as noted above. Community well systems are very much like being on "city water" from the perspective of the homeowner except that individual homeowners (often through a Homeowners Association –HOA) are "the city". These systems are usually run by professional companies specializing in this field and have costs associated with this "utility". There are 9 subdivisions presently in the Village with community water systems. (2018)

### Village of Long Grove Water System

In 2008 the Village of Long Grove established a special service area (SSA) for potable water service by a limited number of properties located along Illinois Route 83 between Aptakisic Road and Old McHenry Road. The SSA authorized the Village to develop a deep well water supply system to support commercial development of these properties and to provide a source of water for new projects in the Downtown. The Village water system has recently been extended to loop this existing water system along Old McHenry Road and Robert Parker Coffin Road and to Archer Road and eventually into downtown Long Grove. (2018)

## Lake Michigan Water

The Village has sought opportunities to secure water service for Long Grove from a more reliable water source than the shallow private wells, which have historically and currently serve much of the Village with potable water. A water allocation, which has been granted to the Village for drawing water from Lake Michigan, is an important potential option for water as some residents have very poor quality water and limited options for potable water supply as a result of the low number of customers to be served, due to low densities. Lake Michigan water is currently being provided along the northeast portion of the Village by Lake County.

Although Lake Michigan water presents a reliable source of potable water of a quality and quantity that may present long-term benefits to the residents and property owners in Long Grove, the expense of providing such water is significant.

The Herons Landing Subdivision has connected to the existing Lake Michigan water line provided by Lake County that serves Vernon Hills and other area communities. An SSA for the construction of a local water distribution system to provide Lake Michigan water service to approximately 118 residential lots in the Herons Landing Subdivision was established to finance this improvement. Connection to the Lake Michigan water line serves as an insurance policy for residents experiencing issues with wells and also for potential commercial development. As of the 2018 update of the Comprehensive Plan, the Village maintains discussions with Buffalo Grove to abandon its existing deep well and replace it with a connection to their water supply for Lake Michigan water.

The Village of Long Grove successfully applied for and has a water allocation permit from the Illinois Department of Natural Resources (IDNR). Long Grove does have a well for water service to commercial properties along Route 83. If additional commercial development is pursued in the future along Route 83 or other major corridors, it will be imperative for the Village to account for service expansion to these areas, as well as build on ongoing discussions to extend water service to the Downtown area. (2018)

Long Grove still has an adequate water supply. However, if development is allowed to proceed unchecked in the Long Grove area, a water shortage could result from the increased demand for water and the concurrent destruction of natural recharge locations. The density of development and the location of natural recharge areas are significant issues in this context. To ensure that important natural recharge areas are not lost, the Village has passed a conservancy ordinance. The conservancy ordinance prohibits any construction in floodplains and on a series of soil types associated with wetlands. With this 2018 update to the Comprehensive Plan, it will be important to ensure the conservancy ordinance is still applicable today and should be modernized to current conditions and standards, as necessary. (1979, 1991, 2018)

Appendix F provides more background information on fresh water systems.

## Storm Water Drainage

The Des Plaines River watershed wholly or predominantly includes the communities of Arlington Heights, Buffalo Grove, Deer Park, Grayslake, Gurnee, Hawthorn Woods, Indian Creek, Kildeer, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mettawa, Mundelein, Old Mill Creek, Riverwoods, Third Lake, Vernon Hills, Wadsworth, and Wheeling. New development has centered around the many lakes in the watershed. Open space areas are concentrated along the Des Plaines River, where the Forest Preserve District of Lake County has substantial holdings, which stretch almost uninterrupted from the Wisconsin-Illinois border to Cook County. Watershed planning efforts are currently underway for the entire Des Plaines River watershed through the Upper Des Plaines River Comprehensive Watershed Plan, which is sponsored by the Illinois Department of Natural Resources, U.S. Army Corps of Engineers, and Lake, Cook and DuPage Counties. Additionally, the Lake County Stormwater Management Commission (SMC) is developing Watershed Plans for the Indian Creek, Newport Drain, and Mill Creek sub-watersheds.

The Des Plaines River originates in Racine and Kenosha Counties in Wisconsin, flowing south into Illinois. The Des Plaines watershed in Lake County drains an area of approximately 202 square miles or 129,577 acres. It is the largest of the county's four major watersheds. The topography of the watershed is dominated by a gently rolling landscape with numerous wet marshy areas. The Des Plaines watershed in the County is divided into nine sub-watersheds. (2018)

The Village of Long Grove contains within its boundaries the headwaters of three of the major tributaries of the Des Plaines River. These are the North Branch of Indian Creek; the South Branch of Indian Creek (also known as Kildeer Creek), whose headwaters are in the northwestern portion of the Long Grove area on both sides of Illinois Route 22; and Buffalo Creek, whose headwaters are in the Villages of Long Grove and Kildeer, largely on the south side of Cuba Road and east of Quentin Road. In these areas, sloughs and wetlands are extensive. These natural retention basins act as sponges in wet weather, absorbing the rain and releasing it slowly after the peak of the storm has passed. In this role they are far more effective than any man-made retention system. (1979, 1991)

These wetlands shall be zealously guarded, and all construction, filling or alteration should be prevented. In this way the Village of Long Grove would be performing a very great service, not only to its own residents, but to all of the municipalities that lie down stream. (1979, 1991)

The Lake County Stormwater Management Commission (SMC) was established in 1991 through state legislation to coordinate stormwater management activities (including wetlands) from a countywide and interjurisdictional perspective. The mission of the Commission is to coordinate the stormwater activities of over 80 local jurisdictions to improve water quality, reduce flood damages, and restore and enhance the natural drainage system. This goal is accomplished in several ways including: management of Lake County's floodplains and watersheds by administering countywide floodplain and stormwater



management standards; reduction of flood damage through flood hazard mitigation projects; implementation of “Best Management Practices;” and watershed management plans and effective floodplain and stormwater management regulations. The promotion of resource protection and restoration by utilizing a mix of funding sources and partnerships to restore and enhance the natural drainage system are also part of the mission of the SMC.

To this end Lake County SMC, pursuant to the powers granted to it by 55 ILCS 5/5-1062, adopted the Lake County Watershed Development Ordinance (“WDO”) in 2005/ 2006, thereby establishing rules and regulations for floodplain and stormwater management throughout the County of Lake and superseding any less restrictive municipal rules and regulations which may have been previously established. The Village of Long Grove first adopted these regulations in 2006 and has re-adopted these regulations as amended over time.

Lake County SMC also adopts and maintains the Lake County Stormwater Management Plan which provides the framework for the County’s coordinated, collaborative approach to stormwater management, defines SMC’s mission, programs, and services, and provides guidance for SMC as it works to address the County’s stormwater management issues and needs. As a result of population increases in the County, flood problem areas (e.g., urban flooding) continue to emerge, combined with increases in rainfall intensity and total annual precipitation. The green infrastructure approach to stormwater management, which has emerged on the national scene, is a method to alleviate flooding.

The Village is a Certified Community under the WDO and has authority to administer and enforce the WDO. Certified Communities are those communities that have been delegated authority by SMC under the WDO to administer all, or portions of, the Lake County Watershed Development Ordinance (WDO) within their community limits. Communities must apply for re-certification every three years. The Village continues to maintain “Certified Community Status”. (2018)

An additional side benefit from the preservation of wetlands and the construction of the retention basin lies in the open areas, which constitute scenic vistas, as well as reservoirs for wildlife. Efforts to channelize or otherwise "improve" water-courses should only be done in conformance with the WDO, if at all.

As long as Long Grove retains its open character, serious flooding or storm water disposal issues should be minimized. However, there are and will be developed areas, especially along its south boundaries, where storm water systems will have to be considered.

Potential impacts on flooding and stormwater management may also result, as stormwater infrastructure will inevitably experience wear and tear as it ages. In particular, the Ela Township Public Works Department indicated via stakeholder outreach conducted in 2016, that underground storm sewers are causing issues and need repairs. The current plan recognizes that stormwater management

systems will need to be considered for new developments, particularly on the southern end of the Village. As the Village plans for the development potential of all its sub-areas, the need for stormwater management systems will be an important consideration, particularly adhering to the WDO and ensuring that the Village's stormwater retention ordinance is updated, if necessary, to adequately address current conditions and standards. (2018)

### **Sanitary Sewer System**

At present, approximately one-half of households in the Village of Long Grove are disposing of their wastewater through the use of onsite wastewater treatment systems (OWTS). OWTS, commonly referred to as septic systems, are used to treat and disperse wastewater for both residential and non-residential property. These systems are used in incorporated and unincorporated areas wherever public sewers do not exist. The balance of the community is connected to the sanitary sewer system. Twenty-three (23) subdivisions in Long Grove, including the Downtown Historic Business District, are presently served by sanitary sewer service provided by Lake County.

While most Long Grove residents utilize septic filter fields on their private properties to dispose of sanitary sewerage, not all sections of the Village have the soil capacity to support septic systems without issues or failures, so it will be imperative to develop strategies that support private septic systems or another service provider that ensure all properties have the ability to provide for reliable sanitary sewer service. Lake County is one such service provider, as they offer retail sewer service to Long Grove. Also, the 1972 sewer agreement that was established between Long Grove and Lake County needs to be amended in order to reflect current conditions, fit the County's updated agreement model, and reflect changes to service areas that have changed treatment facilities over the past 40+ years.

As a method of maintaining the orderly growth of the Village, the Village of Long Grove has entered into a contract with Lake County whereby the Village reserves the right to review and approve the alignment of any future sewer trunks and interceptor lines within the Long Grove Subarea. The agreement further stipulates the County shall not accept sewage or wastes from any source within the Long Grove Subarea without the written consent of the Village. Such agreements give the Village of Long Grove an important tool for guiding future growth within the community. (1979)



In the past, the only exception was a sewerage system, owned by the Village of Long Grove, which collectively served the Historic Business District and Kildeer School. The Lake County Department of Public Works has expanded its County Sewerage System to serve those portions of the Village where the need exists. 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)

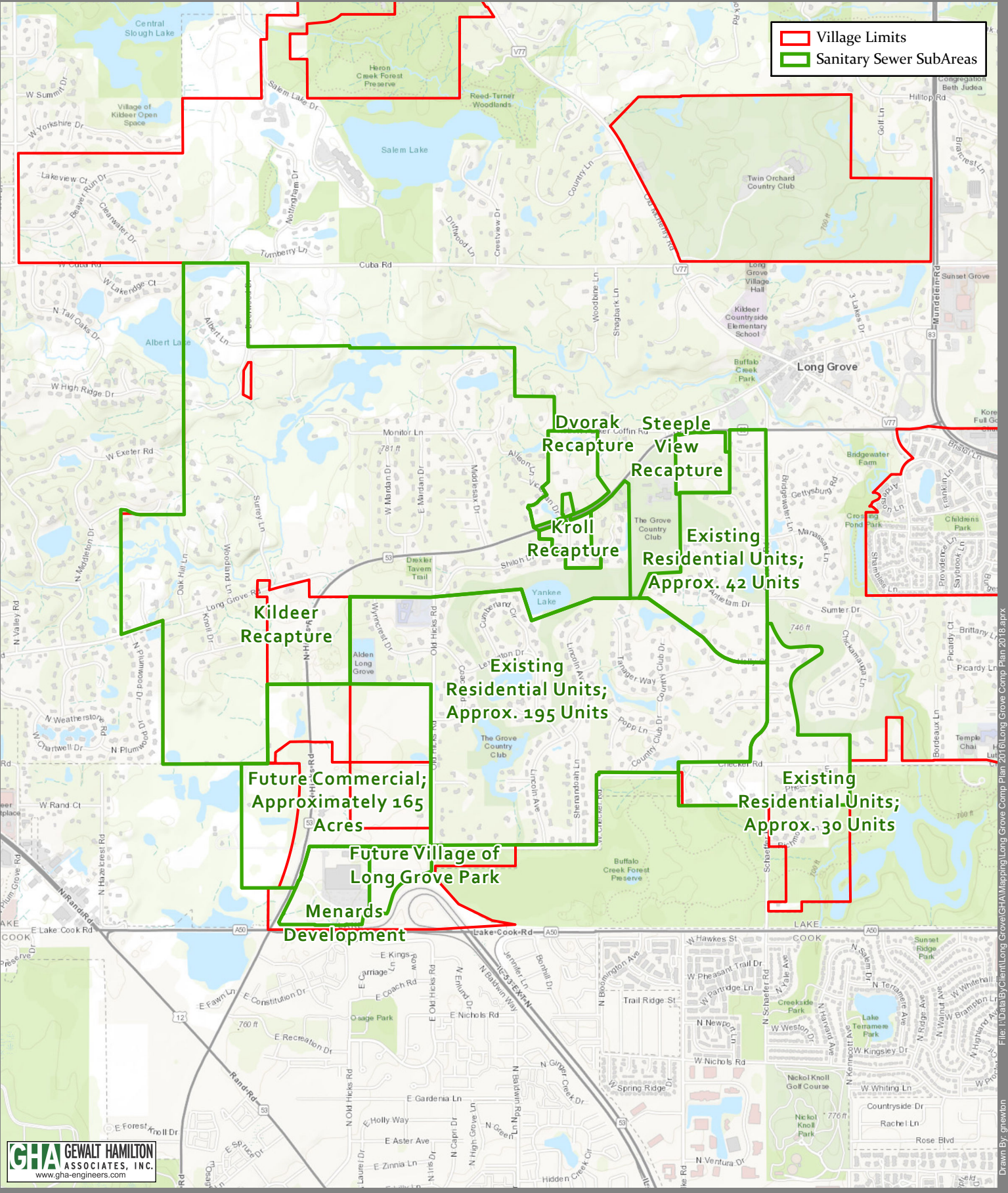
Sanitary sewer use has been governed through a policy standard established in 1971, and contained in Resolution 84-R-II, which was reaffirmed in 1998. This policy standard holds that future connections are not for mere convenience, to increase the value of property, or increase the density of the zoning on the property in opposition to the zoning and planning philosophy of the Village of Long Grove. Recent updates to this policy provide flexibility in the use of sanitary sewer capacity on a first come/first serve basis. Lake County does not prohibit future use of the sewer system. (1999, 2018)

In 2012, via ordinance 2012-O-31 the Village determined it was no longer necessary to require applicants to demonstrate such hardships to obtain approval for a sanitary sewer connection and amended the Village Code with respect to sanitary sewer connections. This amendment simply requires an applicant to submit in writing to the Village his or her request for approval of connection to a sanitary sewer system along with: (a) plans for the proposed sanitary sewer connection; (b) plans for the protection of existing vegetation on the lot; (c) an escrow deposit to reimburse the Village for all expenses incurred in processing the applicant's request, including, without limitation, Village legal and engineering consultant expenses, and; (d) a survey of the area surrounding the lot for which application for sanitary sewer connection has been submitted for a determination by the Village as to the general need for sewer.

Due to the unique ecological character of much of Long Grove, the future location of the interceptor sewer and all other sewer connections within the Village shall be based on ecological considerations as well as topographic, geologic, and engineering considerations. The Long Grove Subarea is shown on Map 9.1. (1979, 1991)

In cooperation with the Villages of Kildeer and Lake Zurich, interceptor sanitary sewer lines have been allowed to travel through Long Grove. To provide for wastewater management needs in the southwest parts of the Village, a portion of the Kildeer interceptor sewer line is available to Long Grove property owners. (1999) Additionally, with the construction of the Menards development in 2006, a sanitary sewer line was extended down Checker Road and up Schaeffer Road to provide an alternative wastewater management option largely to residents of the Country Club Estates Subdivision as well as other vacant and undeveloped properties in this service area. A recapture fee, payable upon connection to this sanitary sewer line, has been established to allow Menards to recoup the costs associated with the construction of this line.

 Village Limits  
 Sanitary Sewer SubAreas



Sources: County of Lake IL, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

File: I:\Data\ByClient\Long Grove\GHA\Maping\Long Grove Comp Plan 2016\Long Grove Comp Plan 2016.aprx

Drawn By: gnewson

**GHA** GEWALT HAMILTON  
 ASSOCIATES, INC.  
 www.gha-engineers.com



1 inch = 2,020 Feet

# Sanitary Sewer SubAreas

Village of Long Grove, Illinois



# Long Grove

## COMPREHENSIVE PLAN

### 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)

#### Recreation Needs

Long Grove's low population and its no-tax policy require additional alternative financial capacity needed to support most types of active recreational facilities. Its zoning focus on large lot residential areas and the topography of available land, leaves limited space for new outdoor or indoor recreational facilities. Despite these limitations, Long Grove is well served for recreational activities by surrounding areas. Within its boundaries, Long Grove does have three private golf-focused clubs. There are an additional five public golf facilities within five miles of the Village. Outdoor and indoor swimming facilities (public and private) are available in several surrounding towns. Commercial, municipal, and not-for-profit sports facilities of many types (gyms, tennis, ice skating, baseball, soccer, martial arts, etc.) are abundant in surrounding towns within a five-mile radius.

Over the years, the school districts serving Long Grove have expanded indoor and outdoor recreation and athletic facilities and programs for elementary through high school students. Increased tax revenues for the schools provide the Village youth with both a rich academic curriculum and an abundance of extracurricular programs of many types.

### Walking, Running, Biking – major area

Opportunities for walking, running, and biking are abundant. Three major locations exist within the Village boundaries. The Lake County Forest Preserve’s Heron Creek provides 242 acres of land, several miles of walking/biking trails, picnic shelters and playgrounds. The adjacent Reed-Turner Woodland Preserve is 49 acres of state-protected natural environment with walking trails. Both are located on Old McHenry Rd, just south of Rt. 22. Buffalo Creek Forest Preserve is a 387-acre preserve occupying an area nearly contiguous with Arlington Heights Road on the east, the Lake County line on the south, Old Hicks Road on the west, and Checker Road on the north. Due to the land’s suitability for flood control, the Metropolitan Water Reclamation District of Greater Chicago (MWRD) initiated flood control in Lake County for Cook County, and assisted with some of the acquisition that benefited Cook County. It offers miles of trails as well as a flood control reservoir. Each of these spaces provides major wildlife and habitat protection along with year-round public access for out door activity. (2018)

Additional park-like walking trails are in Buffalo Creek Park and Covered Bridge Trail in the historic downtown. In addition, Village residents have easy access to other Lake County Forest preserve sites which provide diverse recreational opportunities.

### Walking, Running, Biking – individual trails system

Individual subdivision walking/jogging trails are well developed in some subdivisions. The fragmented nature of these (and restrictions to subdivision residents) limits the value to the overall population. A community-wide trail system is needed (1979, 1991, 1995) and has been a work in progress in recent decades. The focus of the Village’s Pathways Committee is developing trails and/or sidewalks to connect existing subdivision trail systems via trails that follow major roadways (See Map 8.2). The long-term goal is to provide a walking / jogging path from most residential areas of the Village to the business core including the Sunset Grove area and the historic downtown. A priority is a sidewalk system on Rt. 22 from the western edge of Buffalo Grove (where existing sidewalks end,) continuing down Rt. 83 to Sunset Grove. (2018)

A second priority is the “Old McHenry Road Multi-Use Pathway”. The project is an important portion of the Village pathway plan as it is contemplated to be a “spine” segment that will provide connectivity in the pathway system. The pathway limits are from just north of Robert Parker Coffin Road to just south of Illinois Route 22. Total lengths of this segment is approximately 1.5 miles.

This pathway would provide a north-south pedestrian/bicycle connection between the Historic Business District; Long Grove Park District Buffalo Creek Park; Kildeer School; Long Grove Village Hall/Archer School/Ruth Barn; Reed-Turner Woodland and the Heron Creek Forest Preserve. Neighboring communities’ pathway systems as well as other pathway segments in the Village are anticipated to intersect with this pathway and provide connectivity within the Village pathway system as well as

allowing for an alternative to vehicular traffic on Old McHenry Road. This segment will be located in the Old McHenry Road right-of-way and is expected to conform to AASHTO design standards. Pathway alignment will be located to minimize tree removal as much as possible. (2018)

Biking trails and bike lanes are more complex, requiring greater width and more substantial construction. The more rural of the Village roadways are the most useful for scenic bike riding.

Trail development is ongoing. It has and will face challenges due to restrictive covenants on existing subdivision trails and the cost of developing and maintaining trails.

### Library resources

The Village benefits from service by two library districts (Ela and Vernon Area). Both districts offer extensive recreational and educational programming for all ages. Residents in either Library District have borrowing privileges in the other District. Both districts are forward looking, reinventing themselves to meet the technical needs and expectations of our new and rapidly changing digital world.

### “Active” Recreation

Local active recreation facilities are currently in little demand by the Village population. These active recreation facilities are not perceived as a current need or demand of the Village population. Many programs and facilities provided by nearby towns and the school districts serve Long Grove. (2018)

As a non-taxing body the Park District lacks funds to develop or maintain new facilities. The Park District is considering converting some space into Community Gardens, should there be adequate interest. This potential new service would engage entire families and foster a greater sense of community. (1995, 2018)

### Other Recreation Spaces

The facilities-based approach for recommended recreation space uses the required acres per 1,000 people for various recreation levels, beginning with tot-lots and proceeding to regional parks. Long Grove's current population is such that tot-lots are not necessary. The Lake County Forest Preserve District and State of Illinois provide for regional parks. Therefore, Long Grove is responsible for neighborhood and community level parks. Estimated space needed for these facilities is approximately 58 acres.

All of the spaces listed above provide, in one way or another, some of the facilities typically seen as part of a neighborhood or community park. Additionally, some of the open spaces owned by the Park District but maintained by HOAs also serve in part as neighborhood parks. A goal of the long-range plan is to attempt to distribute facilities where needed, to provide the entire community with service and

reasonable access. Trails should link these facilities with other open space areas within the Village. (1995, 2018)

#### Park District Recreation and Education Resources

The Park District offers dozens of programs for elementary and middle school children. These are typically afterschool programs operated at school facilities. This approach is more successful in attracting participants due to the convenience for parents by eliminating the need to transport children from school to another location. Programs include sports, science, chess, art, music and other activities. A limited number of programs for other age groups are also offered. Seasonal opportunities to explore the high quality natural habitats and flora and fauna at the Reed-Turner Woodland are offered both directly through the Park District and in partnership with the Chicago Botanic Garden. All of these programs are provided by outside contractors, cooperating agencies, or volunteers. The District will continue to seek new areas of interest among its service population and add programs to meet those interests. (2018)

Because of its non-taxing status, all expenses incurred by the Park District for the maintenance and operation of land and other facilities are met by modest income from a single cell tower, with limited additional support from public donations, grants, memorial funds, and fees. Land acquisition funds are derived solely from a Village ordinance which directs a small percentage of building fees to a restricted fund usable only for open space acquisition. Given the high cost of land in Long Grove and the slow pace at which this fund accumulates, there are few opportunities for further growth in District holdings.

#### Park District Support

The Park District relies on volunteers and the District's Summer Internship program for most property maintenance. Additional help comes from the Park District's Volunteer Stewardship program which focuses on maintenance of native flora and fauna in three actively managed open space sites (Buffalo Creek Park, Reed-Turner Woodland, and Long View Meadow- at southeast corner of Rt. 22 and 83). Volunteers support a number of educational programs. Over the years, numerous Boy Scout Eagle and Girl Scout Gold volunteer projects provided improvements to the Reed-Turner Woodland and other properties. The Reed-Turner Botanic Artists Circle, Long Grove-Kildeer Garden Club, and various Homeowner Associations also provide support and utilize Park District facilities as their 'home base'.

The Park District periodically updates its master plan that integrates and reflects the growing and changing needs of the community with the traditional emphasis (as stated in the referendum which founded the District) on open space preservation, all within the financial constraints of the District. (1979, 1995, 2018)

The Park District is administered by a 7-member, elected Board of Commissioners serving staggered 4-year terms. Park District Board meetings are currently held monthly on the first Monday at 7:00 p.m.

at the Reed-Turner Woodland Nature Center at 3849 Old McHenry Road. All meetings are open to the public. (1979, 1999, 2018)

### **Permanent Preservation of Open Space and Natural Environment**

Within the corporate limits of Long Grove there is a great deal of undeveloped land that exists as woodlands, prairie floodplains, lakes, creeks, and open space. Both the Chicago Metropolitan Agency for Planning (CMAP) and Lake County Regional Planning Commission have recognized that the larger Long Grove area in southern Lake County offers a valuable open space resource and preserves these natural open spaces within their respective master and framework plans. However, because open land within this region is limited, the pressures for development within the Long Grove area are persistent and have increased since the late 1980s. Left unchecked, future development in Long Grove may substantially reduce the quality and quantity of these natural open spaces and diminish the rural atmosphere of the Village. It is, therefore, crucial the Village endeavor to permanently set aside certain portions of the landscape to be left in its natural state, and thus, continue this long standing land use policy. (1979, 1991, 2018)

To date, the Village has successfully preserved a number of areas as open space to be left in their natural state in perpetuity; the open space preservation program is an ongoing process with the Village. The program is carried out primarily through the Long Grove Park District working in conjunction with the Village. The program is virtually in constant negotiation at the Village Board and various parties, such as private property owners and developers. The Village remains committed in its efforts to permanently retain a significant portion of Long Grove in its natural state. (1979, 1991, 2018) Table 8.I indicates the amounts of open space that have been preserved in the Village of Long Grove through 1998. These areas have been preserved using a variety of preservation techniques including dedicated open space, semi-public conservation areas, private conservancy district easements, and scenic corridor easements. (1991, 1995, 1999, 2018)

Through 2015, over 1,563 acres of land within the boundaries of the Village of Long Grove have been totally restricted as open space and not built upon. (1991, 2018)

### **Methods of Open Space Preservation Implementation**

Long Grove has several methods available to preserve open space. These include private action, development easements, zoning, the Long Grove Park District, park development, the forest preserves, and local improvement projects. (1979, 1995)

#### Private Action

Many civic groups have had marked success in preserving open space for one or a variety of purposes. A private group may have funds available for prompt acquisition of an area threatened with loss of its

open space character, whereas a governmental organization may not have the funds. The private group later may turn over this land to a public body for maintenance and public use as is justified. Frequently, people are willing to donate land or interests in land to an organization whose goals parallel their own. (1979, 1995, 2018)

### Development Easements

To preserve the rural aspect of a community for purely aesthetic reasons, individual property owners may grant public scenic easements over portions of their property to the Village of Long Grove or other open space organizations. Under such terms, the property would be maintained in its natural state but the present owners would maintain the exclusive right to use and occupy the property. In addition, the property owners may be entitled to declare the fair market value of the easement as a charitable tax deduction against their federal income tax. This should also result in a reduction of real estate assessments. (1979, 1995, 2018)

### Zoning

Zoning can help preserve existing land features through regulations to restrict building in floodplains, wetlands, and high quality natural areas. Presently, there remains open spaces in Long Grove which are being used for agricultural activities. These areas are presently classified in residential and commercial zoning districts which allows, but does not ensure, they will remain as agricultural open space. (1979, 2018)

Zoning could also be used to preserve the forest, meadow, and floodplain areas lining Indian and Buffalo Creeks. These could be zoned through the establishment of overlay protection regulations such as a "Reserved Floodplains" overlay district, that would restrict development and require best management practices to mitigate infiltrations, such as bio-swales, rain-gardens, and use of native plantings. As such, they would be zoned to discourage and prohibit development, while encouraging use for wildlife, limited recreation, or education. (1979, 1995, 2018)

## 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 adhered to the referendum's language and spirit which includes preservation of natural areas, retention of open space, wise stewardship of conservancy areas, acting as a depository agency for easement grants, and continuation of the Village no taxation policy. A later modification to the mission of the District was the addition of limited support of recreational activities. The District will continue to operate under these principles.

The boundaries of the Park District are nearly contiguous 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)

Donated to the Park District in 1977, Covered Bridge Trail consists of approximately one-half acre along Buffalo Creek, bounded by Robert Parker Coffin Road on the north and Schaeffer Road on the west. Ninety Percent (90%) of this parcel is located in the floodplain.

The Park District acquired the 32-acre Reed-Turner Woodland at 3849 Old McHenry Road through a grant from the Illinois chapter of the Nature Conservancy. As an Illinois Certified 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. In 2011, the Park District purchased from the Village, 7.2 acres of land including the residence formerly owned by Barbara Turner, and added these acres to the Illinois Certified Nature Preserve. (1979, 1991, 2018)

Aside from these purchases, the Park District's land has been received as part of Village-mandated set-asides for various PUDs. The land is typically wetland or floodplain that is not suitable for purposes other than open space and natural area preservation. The lands contain environmentally sensitive areas such as ponds, streams, wetlands, woodland and unique wildlife habitats. The District owns only two small active recreation areas: Gridley Field, at 5601 Oakwood Rd (just east of Rt83) and Lemmon-Hill fields (northwest corner of Rt 83 and Gilmer Rd).

Table 8.1 provides a brief description of all existing open space sites and their suitability for various uses. Two locations are suited for active recreation (Gridley and Lemmon-Hill). Should the Park District

acquire additional property and funding sources to support it, the District would develop plans for the best use of the property in keeping with the Park District's mission.

Map 8.1 indicates the existing open spaces and their classification. Map 8.2 indicates the existing and proposed trails that may connect the open space. (1995, 2018)

### Forest Preserves

An integral part of Long Grove's open space is the Buffalo Creek Forest Preserve. This 387 acre preserve occupies an area nearly contiguous with Arlington Heights Road on the east, the Lake County line on the south, Old Hicks Road on the west, and Checker Road on the north. Acquisition of this land took place in several purchases between 1978 and 1987. Due to the land's suitability for flood control, the Metropolitan Water Reclamation District of Greater Chicago (MWRD) assisted with some of the acquisition. (2018)

The single-family residences in the vicinity of Schaeffer Road are not included in the forest preserve. Impetus for the establishment of the Buffalo Creek Forest Preserve originated in a proposal by the Metropolitan Sanitary District of Greater Chicago (MSD), now the MWRD, to construct a retention basin to protect the communities of Buffalo Grove and Wheeling, both located to the south of Long Grove, from flooding by Buffalo Creek. The preserve was established by the MWRD working in conjunction with the Lake County Forest Preserve District with the cost of the project borne by the MWRD, the Lake County Forest Preserve District, and a federal grant. Much of this preserve is managed for flood control, as evidenced by a dam on Buffalo Creek and the reservoir that results. Careful and creative design of the reservoir has created a natural-looking wetland.

Most of this property was previously owned by the Popp family, who since early settlement times had farmed the rich land. The Popp's initially had a dairy farm, and then converted to grain crops such as soybeans, wheat and corn. Prior to European settlement, this land supported a tallgrass prairie dotted with a few small wetlands. Restoration of that prairie has been underway since the 1980s. Though the land has been drastically altered, first by farming and later during reservoir construction, a surprising diversity of grassland birds uses the preserve, including bobolinks and eastern meadowlarks.

Additionally, the Heron Creek Forest Preserve was acquired by the Lake County Forest Preserve District in 2008. The preserve occupies 242 acres of land area at the southwest corner of Illinois Route 22 and Old McHenry Road some of which is in the Village of Long Grove as part of the former CF Industries Headquarters and some which remains in unincorporated Lake County adjacent to the Village boundaries. The entrance is on Old McHenry Road, south of Route 22. The preserve is adjacent to the Long Grove Park District's Reed Turner Nature Preserve. Heron Creek features a rolling landscape of scenic woodlands and open fields. The Indian Creek basin, which flows through the site, is an Advanced



Identification Wetland (ADID), the highest wetland classification in Lake County. It offers exceptional wildlife habitat and plant communities including a sedge meadow.

More than 116 species of birds appear here, including a resident population of waterfowl and herons. Six state endangered bird species (black tern, black-crowned night heron, yellow-crowned night heron, osprey, Forster's tern), and three state threatened bird species, (brown creeper, pied-billed grebe and red-shouldered hawk) have been found in the area. Gravel trails for hiking, biking and cross-country skiing as well as an innovative playground of tunnels, slides, ladders, bridges, decks and swings for children to climb and explore are also available at this facility. (1979, 1995, 1999, 2018)

### Local Improvement Projects

In addition to the effects of acquiring permanent open space preserves, the Village residents are encouraged to initiate programs aimed at enhancing the natural beauty and rural atmosphere of the Village.

Guy Reed, the first mayor, started such a program with incorporation in the late 1950s. This program included the planting of flowering trees along road-sides and in other strategic locations. The program has witnessed the construction of a covered bridge over Buffalo Creek and construction of a brick walk through the Historic Business District along Old McHenry Road. Conservancy and Scenic Corridor Areas provide the greatest opportunity for residents to achieve the goal of enhancing the natural beauty and rural atmosphere of the Village.

Conservancy and Scenic Corridor areas are identified by an easement that is established on the property at the time of subdivision and restricts the use of property so designated. Once established, these easements are intended to be permanent; alteration of the boundaries of these areas is generally difficult if not impossible and strongly discouraged.

In general conservancy areas are more restrictive than scenic corridor areas and are established to protect lands that may have limitations for building construction (i.e., wetlands and flood hazard areas). Protections of groundwater recharge areas open space, which contribute greatly to the character of the community, are also achieved through the use of these easements.

Management of conservancy districts and scenic corridor easement areas are permitted and encouraged. Conservancy district and scenic corridor easement areas may be periodically maintained, renovated, and replanted, but only in accordance with the specific provisions which govern these areas. Protected areas may be replanted with native species (from the Village approved species list) but any such plans and activities require the prior review of the Conservancy and Scenic Corridor Committee. Final approval by the Village Board is also required for such improvements.

Non-native species may be removed as well as invasive or noxious vegetation. No permit is required for the removal of non-native invasive or noxious vegetation including, but not limited to, Canada thistle, purple loosestrife, reed canary grass, buckthorn, teasel, garlic mustard, and other such invasive or noxious vegetation.

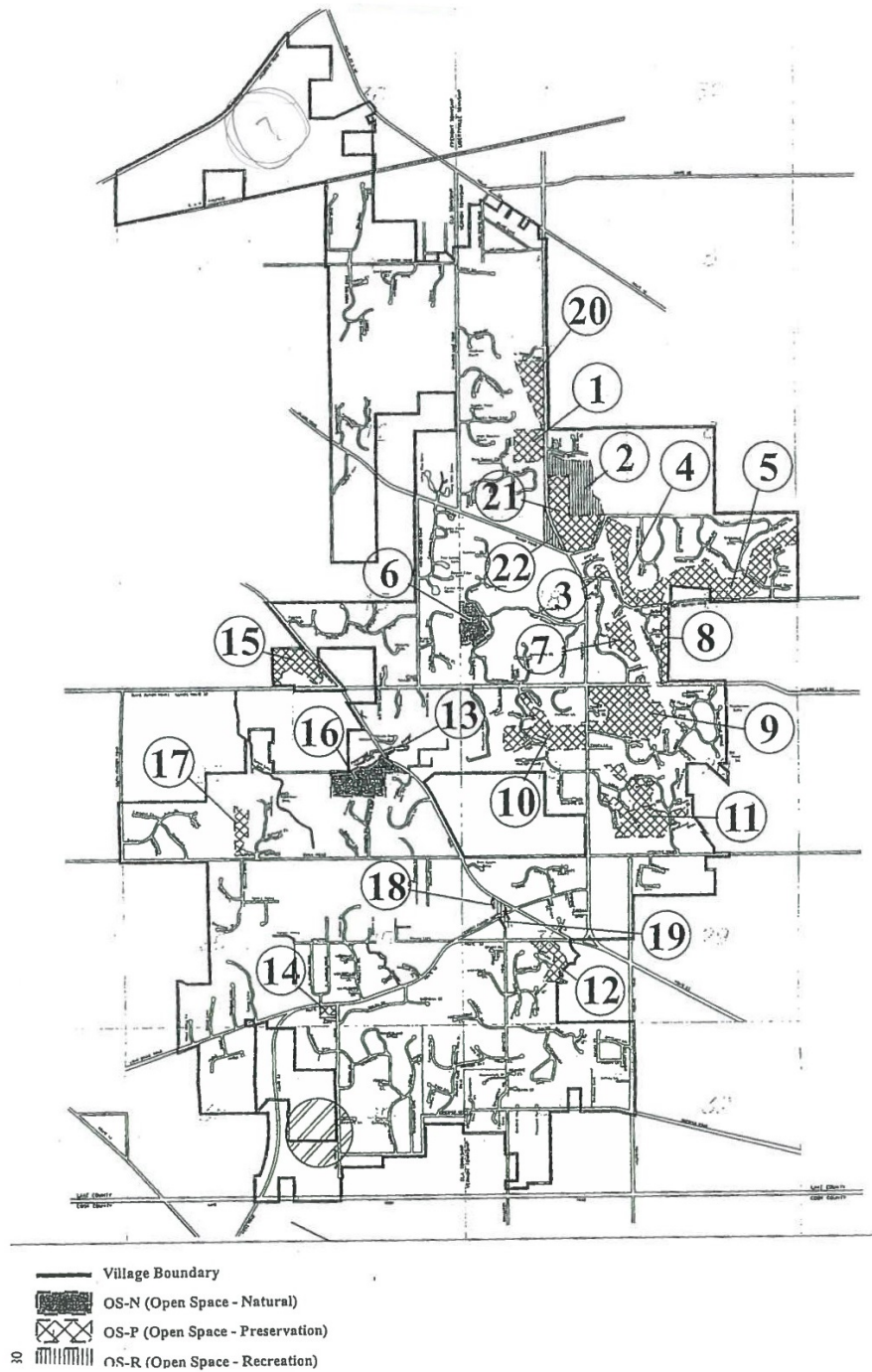
Long Grove has a long history which continues today of beautifying area roadways with daffodil plantings. Each fall the Village supplies bulbs to residents who agree to plant them along roadways to enhance the community.

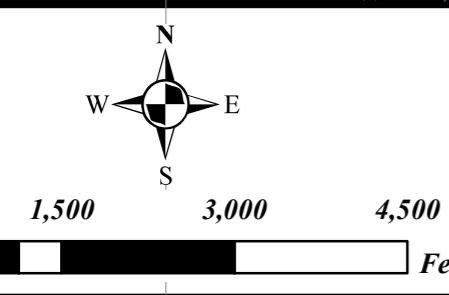
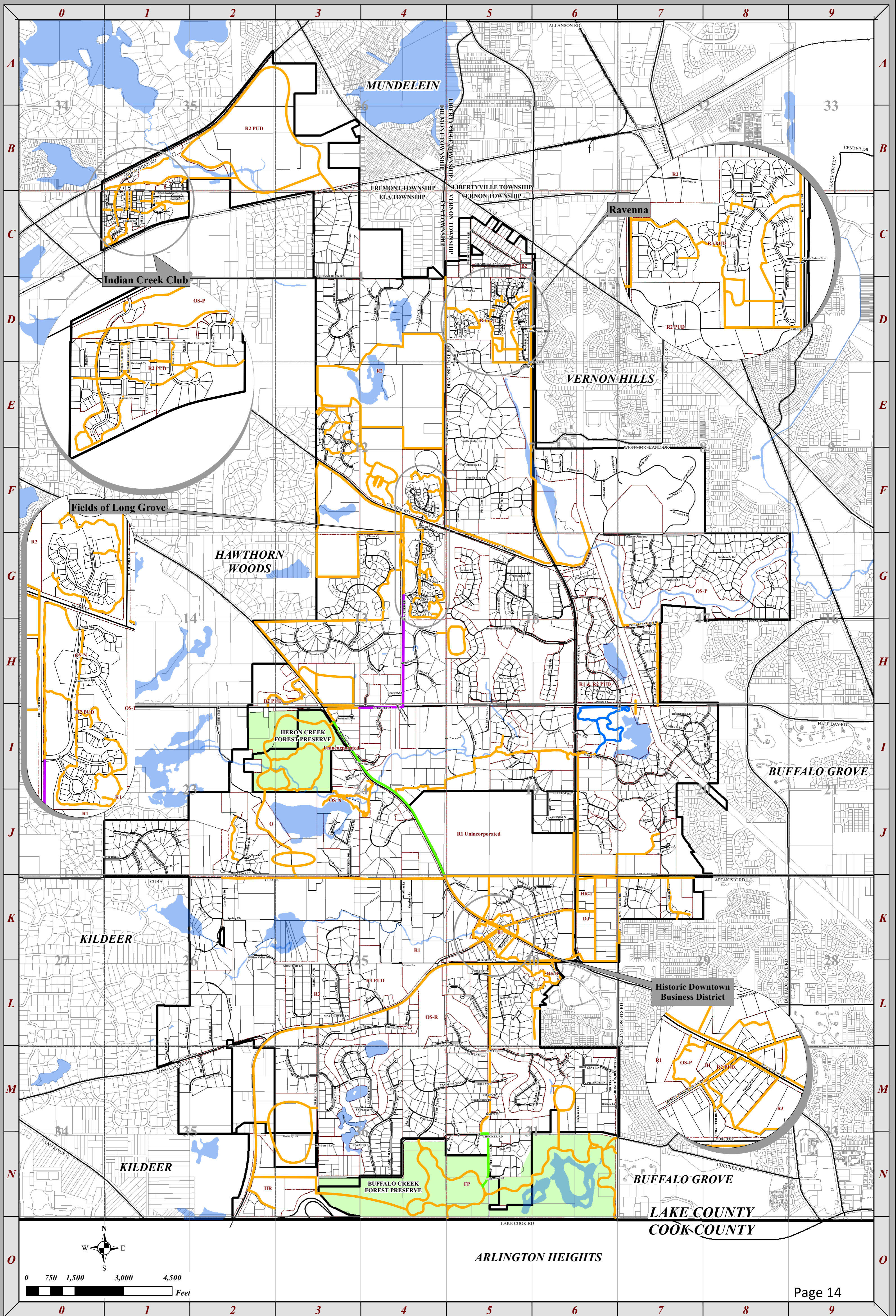
**Table 8.1 Open Space and Park Lands Owned by the Park District**

<b>Description of and uses for sites owned by the Long Grove Park District as of 2016</b>				
<b>#</b>	<b>Name</b>	<b>Acres</b>	<b>Description</b>	<b>Uses</b>
1	Highland Pines	17	Floodplain, berms, stream	Open space
2	Gridley Farm	30	Floodplain, stream, upland field	Active recreation, open space
3	Oak Hills, Unit #4	2	Pond, wetland	Open space
4	Oak Hills, Unit #5	47	Floodplain, stream, highland woods	Walking trail, wildlife corridor
5	Heron's Landing	56	Floodplain, prairie plants	Open space, Walking trail (HOA)*
6	Wehrenberg Woods	22	Wooded wetland, marsh	Walking trail
7	Promontory Pointe	18	Pond	Open space
8	Promontory Pointe	0.5	Ridge line	Open Space
9	Long View Meadow	60	Restored prairie, wetland, stream, lake	Natural space & birding area
10	Stonehaven	30	Floodplain, prairie	Open space, walking path (HOA)
11	Briarcrest	45	Floodplain, pond, meadow	Open space, walking path (HOA)
12	Bridgewater Farm	10	Floodplain, creek, mowed field	Walking path, recreation (HOA)
13	Woods End (designated Illinois Nature Preserve)	5	Creek, wetland, woodland	Open space; protected nature preserve
14	Drexler Tavern site	3	Wetland (marsh)	Open space
15	NW Corner	27	Wetland	Open space
16	Reed-Turner Woodland (designated Illinois Nature Preserve)	41	Creek, woodland, restored prairie, floodplain	Protected nature preserve; walking trails, educational
17	Reed-Turner Nature Center	3	Developed- building, parking, grass	District office, meeting space

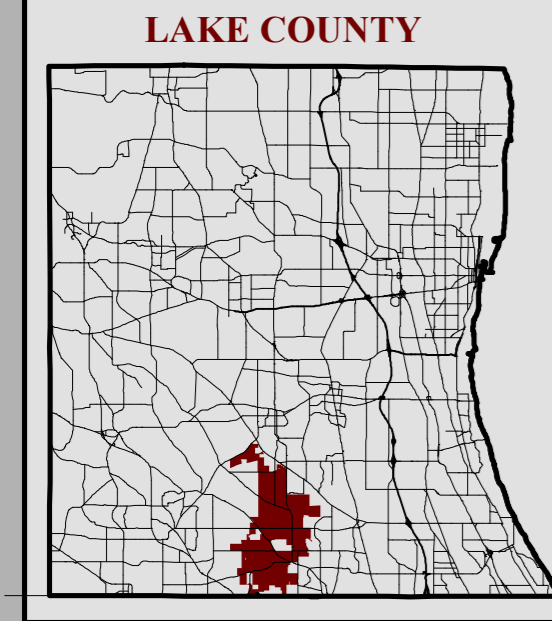
Description of and uses for sites owned by the Long Grove Park District as of 2016				
#	Name	Acres	Description	Uses
18	Glenstone	15	Wetland, prairie	Open space, Walking trail (HOA)
19	Buffalo Creek Park	5	Park, creek, floodplain	Passive recreation, walking trail, educational
20	Covered Bridge Trail	0.5	Creek, floodplain	Walking trail
21	Stockbridge Farm	25	Creek, floodplain	Open space
22	Lemmon-Hill (3 parcel total)	18	Fields, woodland, maintenance & storage buildings	Active recreation, maintenance & storage
23	State (IDOT) mitigation site (Rt 83 & Oakwood Rd)	55	Creek, wetland, floodplain, upland	Open space
24	Preserve of Long Grove	14	Pond, wetlands, grassland	Open space
	Total:	549		
*HOA = Trails or spaces maintained by Homeowners' Association. Consultation with and guidance from Park District required for changes in maintenance, use or additional development.				

Map 8.1 Open Space District Owned by Long Grove Park District





Albert Ln K2	Bucknuck Dr B1-C1	Cobbstone Ln E3	Ellis Ave C3	Gosse Pointe Blvd D6	KNOLL CT M2	Maurwood Ct J2	PICARDY CT M6	Ridgewood Ln I3	Steeplechase Dr I5	Victorian Dr L4
Alison Ln L3	Brookwood Cir J7	Collier Cir F6	Endwood Dr F6-F7	HAMPTON DR I17	KNOLL DR M2	Norandy Ct H5	ROANOKE CT M5	ROANOKE CT M5	SUMNER CT M6	Walden Ln J7
Andrew Ct M4	Brookwood Ln L5	Country Club Dr M4	ESTATE LN D4	HARTWOOD DR I17	KNOLL DR M2	Northfield Dr I16	FOREST PARKER COPPIN RD K4-K4.4	FOREST PARKER COPPIN RD K4-K4.4	SUMNER DR M5-M6	Wellington Dr G5-H5
APTAKSISC RD K6-K7	Bridlewood Ct K7	Country Ln J4	Fairview Ln K6	HEATHWOOD CT I5	KRIEGER RD F4-H4-J1	Nottingham Dr J2	ROLLING GLEN DR J3	ROLLING GLEN DR J3	SUNSHINE LN J6	Wendover Dr H5
ARLINGTON HEIGHTS RD K6-K6.6	Brookside Ln K7	Farmstead Dr F4-G4	Farmstead Ln K6	Hickory Rd I6	Lake Pointe Cir G4	OAK GROVE CIR F7-F8	Pine Tree Dr J5	Pine Tree Dr J5	Sunny Ln L2	Westchester Cir F7
ARROWHEAD CT D3	BRITANNY LN M6	FEDERAL CT M3	FEDERAL CT M3	High Meadow Ct K5	LAKERIDGE DR D4	OAK GROVE DR H4-H7	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Westwood Dr I6
Ashby Ct D5	BRITANNY LN M6	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Ashby Ct D5	BRITANNY LN M6	CREEKWOOD DR M5	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Asur Ct G3	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Babson Ct F5	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bailey Ct G7	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bauer Ct N3	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Beaver Run Dr J1	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bedfordshire Dr J6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Belknap Cir F6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Benny Ln M6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Black Walnut Tr G6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Blackhawk Ln I4	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Blue Heron Dr F8	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Blue Spruce Ct F5	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Blue Stem Ct G8	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bob-O-Link Dr K6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bodman Ln M6	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3
Bohler Ct B1-C1	Brookside Ln K7	CRESTVIEW DR J3	Forest Ln I6	Hickory Ct H4	Lakewood Ct J1	Oak Hill Ln I1	Pinehill Ct J7	Pinehill Ct J7	TANAGER WAY M4	Wild Rose Ln G3



Publication Date: May 17, 2018  
 Prepared By:  
**GHA GEWALT HAMILTON ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 Data Source:  
 Lake County, Illinois  
 GIS and Mapping Division  
 Coordinate System: Illinois State Plane East  
 North American Datum 1983

**Paths & Trails Legend**

- Other (Orange line)
- First Priority (Green line)
- Second Priority (Blue line)
- Third Priority (Purple line)

PUBLISHED BY AUTHORITY OF THE VILLAGE OF LONG GROVE, ILLINOIS

Parcel boundaries to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Recorder of Deeds.

This map is part of the Village of Long Grove Zoning Ordinance. The information represented may contain proprietary and confidential property of the Village of Long Grove, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the Village of Long Grove at 3110 Old McHenry Road, Long Grove, IL 60047.

# Long Grove

## COMPREHENSIVE PLAN

### 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 Consolidated 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 at the northern portion of the Village. The Adlai E. Stevenson High School District No. 125 services most of the community, with Mundelein Consolidated High School District No. 120 servicing only a small northerly portion of the Indian Creek Club subdivision at the northern part of the Village. These districts are illustrated on Maps 10.1 and 10.2. (1979, 1991, 2018)

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)

The table in Table 10-1 summarizes trends in enrollment (all schools), average

**TABLE 10-1: SCHOOL ENROLLMENTS, CLASS SIZE & GRADUATION RATES, 2011-2015**

	TOTAL ENROLLMENT			AVERAGE CLASS SIZE (2015)		
	2011	2015	CHANGE	SCHOOL	DISTRICT	STATE
<b>DIAMOND LAKE SCHOOL DISTRICT #76</b>						
Fairhaven (PK-1)	346	310	36 ▼	19	17	21
Diamond Lake (2-4)	351	334	17 ▼	19	17	21
West Oak Middle (5-8)	495	434	61 ▼	16	17	21
<b>FREMONT SCHOOL DISTRICT #79</b>						
Fremont Elementary (PK-2)	760	792	32 ▲	23	24	21
Fremont Intermediate (3-5)	721	681	40 ▼	26	24	21
Fremont Middle (6-8)	775	720	55 ▼	24	24	21
<b>KILDEER COUNTRYSIDE COMMUNITY CONSOLIDATED SCHOOL DISTRICT #96</b>						
Country Meadow Elementary (K-5)	402	404	2 ▲	19	21	21
Kildeer Countryside Elementary (1-5)	524	459	65 ▼	23	21	21
Twin Groves Middle (6-8)	569	549	20 ▼	19	21	21
Woodkawn Middle (6-8)	608	665	57 ▲	24	21	21
<b>MUNDELEIN HIGH SCHOOL DISTRICT #120</b>						
Mundelein High School (9-12)	2,729	2,120	159 ▼	GR	91%	86%
				MR	13%	12%
<b>STEVENS ON HIGH SCHOOL DISTRICT #125</b>						
Adlai A. Stevenson High School (9-12)	4,253	3,906	347 ▼	GR	95%	86%
				MR	4%	12%

class size (grades PK-8), and graduation rate (grades 9-12) for each school in the three elementary school districts and two high school districts that serve Long Grove.

Based on the trends above, all but three schools have experienced decline in their total enrollment between 2011 and 2015. Since many of these schools are comprised of students from multiple communities, it is difficult to pinpoint the impact that Long Grove students have on these trends. While Long Grove experienced a slight increase in total Village population, from approximately 8,043 residents in 2011 to 8,181 in 2015 (similar to 2014 Census estimate), that would have a minor impact on school enrollments. Other factors, such as family mobility, student matriculation, and population decline in other communities, likely have a more significant impact on declining enrollments at many of the schools. While enrollments at many of the schools have declined since 2011, the school system is generally viewed as a major asset, which is a strong indicator that Long Grove is a desirable community in which to live. (2018)

### **Village Emergency Preparedness**

To foster community resilience from community preparedness to prepare for, respond to, and recover from disasters over the long term, the Village should adopt an Emergency Operation Plan (EOP). This plan will promote community competence which is the ability of Long Grove to think critically, problem solve, form working partnerships, and collectively take action to address hazards. The goal of the EOP is to best utilize social capital by organizational linkages, cooperation among community segments, citizen participation, local leadership, and sense of community that make up the social support mechanisms in a community. (2018)

### **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 (Long Grove FPD) serves approximately 20 square miles or about two-thirds of Long Grove, including that portion of the Village 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 Long Grove FPD. The remaining portion (4.5 square miles/ 3,000 residents) of the Village of Long Grove is protected by the Countryside Fire Protection District (Countryside FPD). The Village continues to support the goal of establishing an integrated emergency response system with both Districts. These Districts are shown in Map 10.3. Long Grove FPD handles most of the Village's commercial areas and some residential areas, while Countryside FPD serves mostly residential. (1979, 1991, 1999, 2018)

Long Grove FPD currently operates from a single fire station located at 1165 Old McHenry Road north of Old Route 53 and south of Robert Parker Coffin Rd, in the Village of Long Grove. 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. Their fire protection equipment and vehicles have been replaced and updated in accordance to their general life cycles, as of the 2018 update of this plan.





The Long Grove FPD provides 24 hour fire, rescue, emergency medical services, and Fire Prevention services (Inspections, Investigations, and Public Education), with the leadership of the Fire Chief, Deputy Fire Chief, three Battalion Chiefs, and a Fire Marshal. The district operates three 24 hour shifts comprising of a Shift Commander, Lieutenant / Paramedic, and five Firefighter /Paramedics. The organization is made up of 13 full-time, 2 part-time, and 9 part-time paid on premise line personal, with a full-time Fire Marshal, part-time fire inspector, and part-time pre-planner.

The Long Grove FPD operates a 3000 gallon pumper tanker, an 1850 gallon pumper tanker, one 750 gallon pumper squad, one 300 gallon brush truck, two advance life support ambulances, a command vehicle, Zodiac boat, ATV, and miscellaneous support vehicles. The vehicles and equipment are updated in accordance to industry standards as of the 2018 update of this plan.

Long Grove FPD brings approximately 15,000 gallons of water on a reported fire with no city hydrants available. (1979, 1991, 1991, 2018)

Countryside FPD operates from its two staffed fire stations. Fire Station 1 is located at 801 South Midlothian Road which is a quarter 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 several automatic response intergovernmental agreements with neighboring agencies to assure the most efficient, closest fire station response. The Fire District also holds property on Gilmer Road between Diamond Lake Road and Highway 83 for a future fire station. (1999, 2018)

Countryside FPD became the first Internationally Accredited Fire Protection District in the USA in March 1998. The Fire District provides 24 hour fire, rescue and emergency medical services staffed with 43 full-time and contract Firemedics, complimented by 35 part-time Firefighters and Paramedics with leadership from three chiefs, a fire prevention bureau and support staff. The Fire District apparatus fleet includes four combination pumpers, a 2000 gallon tanker, one aerial ladder truck, one brush fire unit, three advanced life support ambulances, a battalion chief command unit, one hovercraft, and several chiefs, support and fire prevention vehicles. Their fire protection equipment and vehicles have been replaced and updated in accordance to their general life cycles, as of the 2018 update of this plan. (1991, 2018)

Long Grove FPD has an average response time of roughly 6.5 minutes to most locations in its service area. In 2017, the average response time for Countryside FPD was 6.5 minutes (less than 8 minutes 84% of the time). Delays in response time have been a concern with attribution to three primary factors: (1) the prominence of private roads in Long Grove that have security gates or are not always properly maintained in terms of clearing overgrowth; (2) the preference of certain property owners to use RFD addresses rather than street addresses that are in sync with the dispatch systems, and (3) the increase in the number of CN train at grade crossings on Route 83 near Diamond Lake Road, and at Gilmer Road near Indian Creek Road. The Village should work with both fire districts in exploring solutions, such as public service announcements or potential amendments to the Village Code, to address these concerns.

Both Fire Districts also raise concern about the reliability of local water sources to fight fires. Certain locations have low water stores on site, which require the fire districts to bring 10,000+ gallons of water to all calls as a supplemental water source (See Chapter 9 for more discussion of water resources). Dry hydrants are also commonly used, with Countryside FPD having 60 such hydrants and Long Grove FPD having less. A dry hydrant is analogous to a standpipe. A dry hydrant is usually an unpressurized, permanently installed pipe that has one end below the water level of a lake or pond. In general, a dry hydrant reduces the inefficiency of porting water from a long distance source and increases the reliability of uninterrupted water flow. The Village should work with both Fire Districts to assess solutions to enhance on-site water stores around the community and provide for greater usage of dry hydrants.

In terms of emergency medical services, Long Grove FPD runs its 911 Dispatch and EMT service through Regional Emergency Dispatch (RED) Center, which is a multi-jurisdictional organization with member agencies serving fire protection districts across the Chicago region. Countryside FPD operates fire dispatch in a consolidated 911 dispatch center located at the Vernon Hills PD, which also provides services for Libertyville and Knollwood Fire Departments. (2018) 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. (1999, 2018)

#### 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 historic 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) In 2009 the Village of Long Grove passed an ordinance requiring fire alarms in all commercial buildings. The Village supports the work of the Long Grove FPD to follow Village requirements and State fire codes. (2018)

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. (1979, 1991, 1999, 2018)

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. In response to complaints from some residents, the Village in 2003, held a non-binding referendum to establish its own Village police department. The referendum was defeated 558 against to 153 in favor (80.52% No – 19.48% Yes). (1979, 1991, 1999, 2018)

### **Library Facilities**

Long Grove residents continue to access library services from two locations: Vernon Area Public Library District (VAPLD) and Ela Area Public Library District (EAPLD). The majority of Village residents are served by the Vernon Area Public Library District. (1999, 2018)

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) In response to a community survey, the current VAPLD facility underwent

renovation of some of its spaces in FY2014 to accommodate its most popular materials, programs, and services for patrons.

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 DVDs, 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 current 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, 2018)

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) EAPLD moved to its current location on 275 Mohawk Trail in Lake Zurich in 2002. The current EAPLD location recently completed a renovation process that began in 2014 and concluded in 2015. (2018)

### **Long Grove Historical Society**

Organized in 1974, the Long Grove Historical Society has taken a prominent role 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 farmhouse located on Historical Lane in the Historic Business District. The Long Grove Historical Society keeps members and general visitors updated on its activities through a periodic newsletter and on its social media accounts on Facebook and Twitter. The newsletter began in 2008 and ran for several years, but has not been active on a regular basis since the end of 2013. (1979, 1991, 2018)

The first project undertaken 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 money raised by the Long Grove Historical Society and the Village Board of



Trustees and 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)

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)

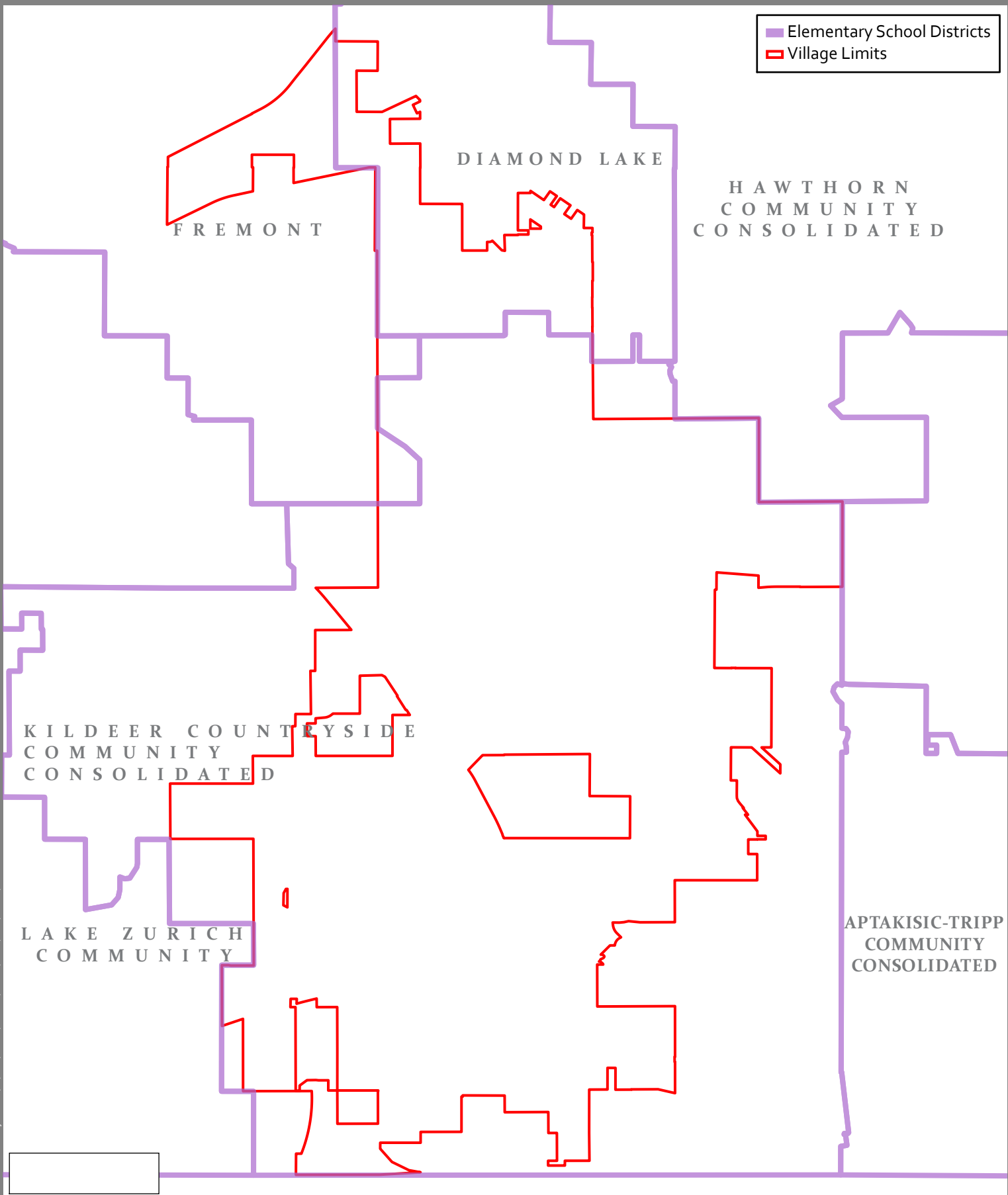
### **Postal Service**

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 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, 2018)

On April 2, 1960, the Long Grove Rural Substation was established in the Farmside Country Store and handled the over-the-counter postal service of the Village. The store closed its doors in 2011, with over-the-counter postal service currently being handled by the Lake Zurich Post Office. (1979, 2018)

■ Elementary School Districts  
■ Village Limits



Sources: County of Lake IL, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

File: I:\Data\ByClient\Long Grove\CHAMapping\Long Grove Comp Plan 2016\Long Grove Comp Plan 2018.aprx  
Drawn By: gnewton





1 inch = 4,040 Feet

# Elementary School Districts

Village of Long Grove, Illinois

MUNDELEIN  
CONSOLIDATED

 High School Districts  
 Village Limits

COMMUNITY  
HIGH SCHOOL  
DISTRICT 128

ADLAI E.  
STEVENSON  
CONSOLIDATED

LAKE ZURICH  
COMMUNITY

Sources: County of Lake IL, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

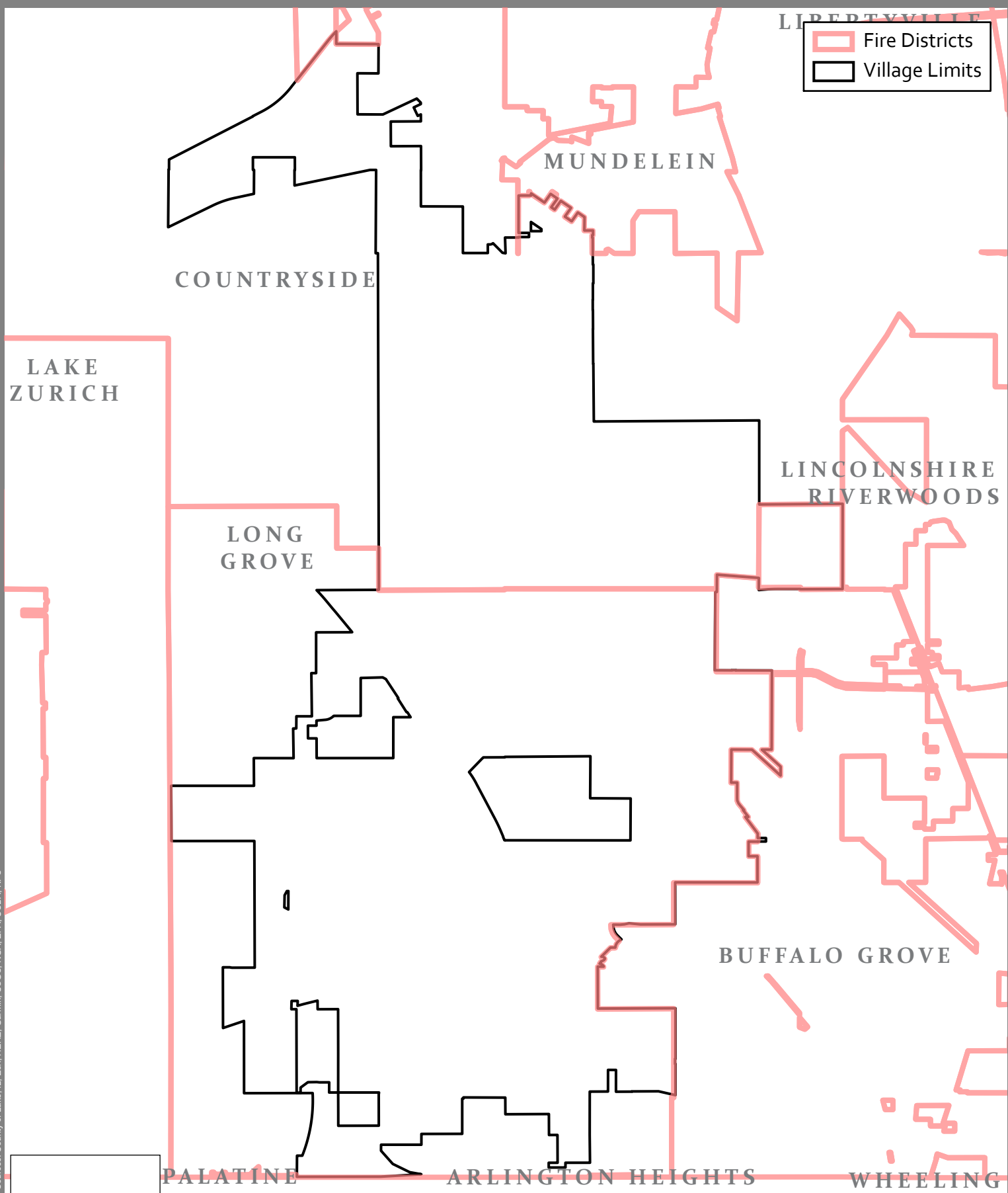
File: I:\Data\ByClient\Long Grove\GHA\Mapping\Long Grove Comp Plan 2016\Long Grove Comp Plan 2018.aprx  
Drawn By: gnewton



1 inch = 4,040 Feet

# High School Districts

Village of Long Grove, Illinois



Sources: County of Lake IL, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

File: I:\Data\ByClient\Long Grove\GHA\Mapping\Long Grove Comp Plan 2016\Long Grove Comp Plan 2018.aprx  
Drawn By: gnewton



1 inch = 4,040 Feet

# Fire Protection District

Village of Long Grove, Illinois



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 11: Transportation

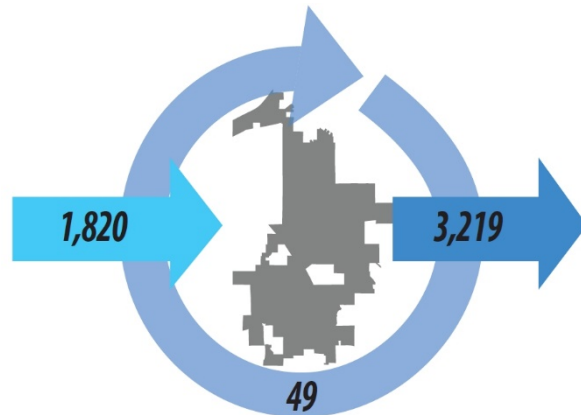
#### Introduction

Transportation planning, within a regional context, has historically focused on the creation of high-capacity, high-speed, long-distance transportation infrastructure. In recent years, there has been a realization that success in meeting regional transportation objectives is dependent on a coordinated pursuit of development strategies at all levels of government.

Managing the long-term balance of transportation supply and demand in the area is an ongoing activity that occurs in a number of federal, state and local settings. The land use, trip-making and traffic management conditions, as well as policies and practices that define the local transportation network, also define the grounds for large-scale transportation improvements.

Transportation infrastructure improvements can also greatly affect the quality of life and natural environment as well as the character of the community in general. In both urban and rural areas, transportation projects can improve access to areas, but can also impact and degrade them with congestion and pollution issues. Mitigation of environmental impacts that arise from transportation projects must be well thought out and an outcome of an interactive communication process that gives all stakeholders a voice in the decision-making process.

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 and the environment. This Chapter outlines the various



- Employed and live in Long Grove
- Employed in Long Grove, but live outside Long Grove
- Employed outside Long Grove, but live in Long Grove

Figure 11-1

#### ***Inflow and Outflow of Jobs in Long Grove***

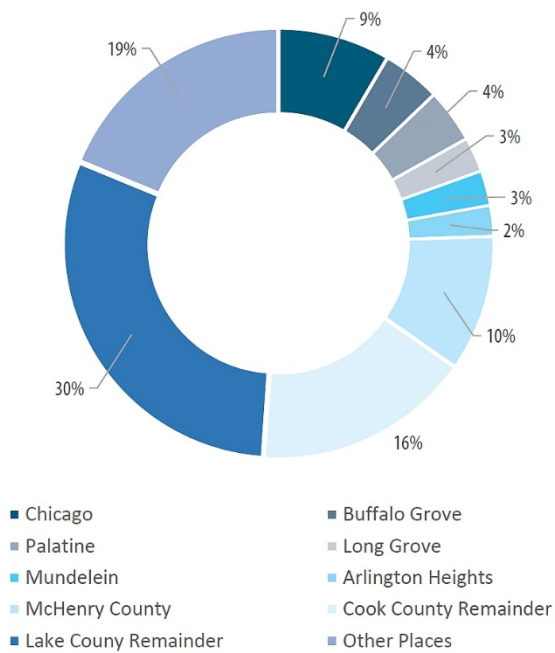
*Source: LEHD Origin-Destination Employment Statistics 2011*

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 continued opposition to that proposal, particularly in light of 2016 traffic data indicating that the Village has experienced an inflection point from its decades-old growth in traffic volume to an actual decline on 15 of 17 monitored roadways. Comprehensive Plans adopted by the Village, including this 2018 Update, have consistently been developed on the basis that there is neither support or need for the IL 53 extension. Therefore, Long Grove's general plan and economic development policies, as reflected in the specific subarea plans, are based upon the extension not being built. (1999, 2018)

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. Based on 2011 origin-destination employment statistics from the U.S. Census's Longitudinal Employer-Household Dynamics (LEHD), about 40% of the Long Grove population takes to the road to go to their places of work. In particular, the graphic in Figure 11-1 indicates that 3,219 people identify as residents of Long Grove and commute outside the community to work; however, 1,820 people who are employed in Long Grove are residents of communities other than Long Grove. In addition, very little of the Long Grove working age population live and work within the Village (49 residents). Overall, over 5,000 residents travel to and from Long Grove for work, which has a total population slightly over 8,000. (1991, 2018)

Figure 11-2 summarizes the journey to work breakdown of workers and residents in Long Grove. In particular, the chart on the left shows the home communities of workers who are employed in Long Grove. Almost one-third of workers (30%) come from Buffalo Grove, with 19% coming from Palatine, 16% from Cook County, 10% from McHenry County, and 9% from Chicago. Only 3% of people who work in Long Grove also identify as Long Grove residents. The chart on the right lists the communities to where Long Grove residents travel for their places of work. Almost one-third of Long Grove residents (32%) go to Schaumburg for their places of work, with 21% going to Cook County and 14% to Chicago. Less than 5% of Long Grove residents go to neighboring communities like Vernon Hills and Buffalo Grove.

### Where workers employed in Long Grove come from



### Where residents of Long Grove go to work

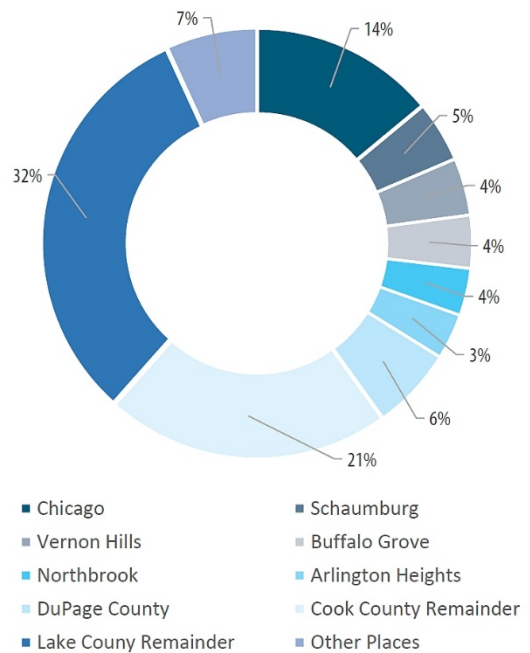


Figure 11-2  
**Journey to Work Information for Workers and Residents of Long Grove**  
 Source: LEHD Origin-Destination Employment Statistics 2011

The mean travel time to work increased by two minutes, increasing from 32.2 minutes in 2000 to 34.2 minutes in 2010. This is higher than the mean travel time to work for all of Lake County, which stayed fairly steady at 30.4 minutes in 2010, as compared to 30.1 minutes in 2000. Moreover, about 86% drive to work either alone or via carpool, with only 5% taking transit and 8% working from home. (2018)

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, 1988, and 1996, as well as more recent traffic data from 2005 to 2016, as summarized in the table in Table 11-1. For the first time since 1969, traffic volumes have reversed their decades-old upward growth trend with an actual decline in traffic volumes on 15 of 17 monitored roadways (2018).

Table 11-1: Average Daily Traffic Counts, 1969-2016

	1969	1977	1988	1996	2005	2011	2013	2016*
<b>Illinois Route 83</b>								
South of Route 53	7,500	15,000	27,300	27,700	31,300	32,500	36,300	33,900
North of Route 53 and South of Long Grove Road	8,200	16,000	27,900	37,300	44,000	42,900	49,300	45,400
North of Robert Parker Coffin Road and South of Aptakistic Road	9,600	16,300	26,700	37,300	44,000	42,900	49,300	45,400
North of Aptakistic Road and South of Route 22	8,000	17,300	25,400	37,300	44,500	43,600	46,100	42,100
North of Route 22 and South of Gilmer Road	8,600	16,400	25,600	40,600	43,400	41,100	45,000	40,900
North of Gilmer Road and South of U.S. Route 45	7,200	14,300	18,800	37,800	37,900	25,600	30,800	32,300
<b>Illinois Route 22</b>								
West of Route 83	4,000	9,300	12,100	16,000	16,900	17,100	21,400	20,000
East of Route 83	3,950	9,000	14,200	18,500	17,700	23,400	25,000	23,900
<b>Illinois Route 53</b>								
East of Robert Parker Coffin Road and West of Route 83	4,700	9,100	12,100	17,000	21,100	17,200	26,400	23,600
West of Route 83 and West of Long Grove Road	6,600	10,300	11,100	20,900	21,200	19,800	22,700	21,700
<b>Robert Parker Coffin Road</b>								
North of Route 53 and South of Old McHenry Road	1,600	3,100	No data available					2,900
Southwest of Route 83	1,150	2,200	3,200	No data available				
<b>Aptakistic Road</b>								
East of Route 83	3,650	8,400	8,700	10,500	10,900	10,000	10,000	11,200
<b>Gilmer Road</b>								
Northwest of	1,700	4,600	8,600	8,600	10,000	9,500	9,500	8,750



Diamond Lake Road and Southeast of Indian Creek Road								
Northwest of Route 83 and Southeast of Diamond Lake Road	2,500	4,100	8,400	8,600	11,600	10,800	10,800	10,100
<b>Old McHenry Road</b>								
North of Robert Parker Coffin Road and South of Route 22	1,700	4,200	6,700	7,000	9,900	9,000	9,000	9,350
<b>Diamond Lake Road</b>								
North of Route 83 and South of Route 45	No data available			5,600	6,500	4,900	4,900	3,600
North of Gilmer Road	1,000	1,050	5,900	3,750	3,600	3,250	3,250	3,250

\* NOTE: 2016 data represents partial data, as of August 2016

Source: Lake County Highway Department and Lane Kendig, Inc. (1969-1996 data); IDOT (2005-2016 data)

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 can be a hazard. It also detracts from the quiet and relaxed rural and residential atmosphere of the remainder of the community. Regional traffic should 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, minor collector roads in new developments due to limited funds to maintain public roads as a result of the Village's no property tax policy. (1979, 1991, 2018)

### Roadway Classification

The existing network of streets and highways in the Long Grove planning area may be classified by function: State highways (arterials), County highways (collectors), local streets (minor collectors), and private roads. Although different in classification, they are each dependent on the others for their proper functioning. The map in Map 11-1 shows the location of the State and County highways, as well as the general road jurisdictions of the road network serving Long Grove. Current and planned improvements are shown in the map in Map 11-2. While certain roads are controlled by county, township, and local governmental agencies, many are private roads maintained by homeowners associations (HOAs) or similar entities. (1979, 1991, 1999, 2018)



## State Highways (Arterials)

Three state highways serve the Village of Long Grove: Illinois Route 83, Illinois Route 22, and Illinois Route 53. These are rural highways that handle sizable traffic volumes at medium to high speeds. Together they connect Long Grove with the surrounding communities in the region. (1991)

Currently, Route 53 terminates into Route 83 just east of the Village center providing a major north-south corridor. Route 22 provides an east-west route through the center of the Village and Vernon Township. Lake Cook Road at the southern portion of the Village and Route 60 at the northern limit, provide east-west routes. (1999)

As proposed in the 1991 Comprehensive Plan, State Route 83 has been widened to a four lane divided roadway with a thirty foot center median, turning lanes and lighting improvements. The Village would oppose any further widening of State Route 83 through the Village.

State Highway 22 has been proposed for improvement and upgrading to four lanes with a design similar to State Route 83. Route 22 has already been widened from Route 83 east through Buffalo Grove. Route 22 between Quentin Road and Illinois Route 83 is included in IDOT's Fiscal Year 2016-2021 "Proposed Highway Improvement Program" and is presently in Phase II of the project. The improvements proposed include widening to allow two traffic lanes in each direction, left turn median and intersection improvements within the road corridor. The Village of Long Grove has adopted resolutions in support of the widening of IL 22. (2018)

Two of the three state highways, State Route 22 and State Route 60/83, are classified as Strategic Regional Arterial (SRA) roads. The SRA system is intended to carry larger volumes of traffic at higher speeds as a complement to the region's expressway system. Efforts are made to preserve the level of service on these roadways through appropriate access and traffic signal locations and spacing. An SRA study prepared by IDOT summarizes recommendations for certain portions of Route 22 serving Long Grove including:

- Right-of-way cross section design
- Accommodation of a planned interchange with FAP 342 (Route 53 Extension) between Old McHenry Road and Kemper Drive
- Intersection channelization improvements at Old McHenry Road and Route 83
- Establishment of desirable locations for access to future development near the Old McHenry Road intersection
- Traffic signal locations and spacing guidelines
- Median location and design, with the intent that future developments without a proposed median opening will be designed to enable access to Route 22 via other crossing roadways such as Old McHenry Road, Route 83, and Buffalo Grove Road (2018)

## Proposed Illinois Route 53/120 Project

An access controlled highway facility within central Lake County to serve as a north-south link in the northeastern Illinois freeway system has been considered since the late 1950's. Planning for a facility of this type has continued intermittently since that time. The focus of this proposal has been the realignment and upgrade of State Highway 53 as a limited access toll road. Long Grove has opposed this facility as unneeded and environmentally destructive. (1999)

In July 1993 The Illinois General Assembly passed a resolution authorizing the Illinois State Toll Highway Authority (ISTHA) to study the feasibility of the Illinois Route 53 extension into Lake County. The proposed highway (referred to as FAP 342) would be designed as a tollway and preliminary engineering and environmental studies have been undertaken jointly by the Illinois Department of Transportation and ISHTA. (1999)

FAP 342, like all expressways, would only serve as an inducement for intense urban development. Thus, the Village of Long Grove, as stated in this Comprehensive Plan, continues to oppose FAP 342, and will continue to cooperate with the Illinois Department of Transportation (IDOT) and neighboring municipalities to develop more practical transportation alternatives. (1979, 1991)

The Village has historically maintained that transportation studies do not accurately reflect, nor support the need for FAP 342. Previous studies did not support the contention that southbound traffic will be effectively served by the new road. Specifically, the Village noted there are actually three different components to that southbound traffic. The first and largest of these use I-94 and I-294 to reach jobs in Chicago or along these roads. FAP 342 will not provide an alternative for those commuters. A much smaller second group of commuters work in the Route 53 or I-355 corridors and may use portions of FAP 342. These commuters will still have to get to FAP 342. Therefore, east-west congestion will not be relieved. Lastly, there are people who are crossing the county line to jobs in an adjoining township; the vast majority of these people will use state and county roads for the short commute. (1999, 2018)

Congestion on Routes 45 and 83 north of the Village is largely the result of the failure to widen these roads to four lanes. Two other severely congested north-south roads, U.S. Route 41 and State Route 21 (Milwaukee Avenue) will not be impacted by the construction of FAP 342. Route 41 feeds traffic to I-94 and destinations not served by FAP 342. Route 21 is the north-south feeder of a major shopping and employment corridor whose customers have no other option to reaching their destinations. FAP 342 would not eliminate this need. Further, since no significant State funding is available for the improvement of feeder roads, it is likely that FAP 342 would generate worse congestion on many roads. Through Long Grove, IL Route 22 is an example of a State road that has been planned, but not yet funded for widening. As a result of the State's widening sections east and west of the Village, but not in Long Grove, IL 22 is a bottleneck for traffic. (1999, 2018)

Furthermore, the Village has maintained that the impact of FAP 342 on east-west traffic does not justify the improvement as the most congested roads in Lake County are U.S. Route 41, Lake Cook Road, and Illinois 21. In central Lake County, Route 12, Illinois 22, and Illinois 83 are also congested. All of these roads travel southeast toward the City of Chicago or east-west. Because of the proximity in Lake County, FAP 342, as proposed, cannot possibly relieve congestion on any of these roads. If FAP 342 were to be constructed, congestion may actually increase on east-west roadways as cars attempt to access the tollway. In light of the negative impact of FAP 342 on Long Grove and the surrounding region and the marginal benefit of the tollway for residents of Lake County, the Village will continue to oppose the tollway and support alternatives to help relieve traffic congestion, as outlined in the Village of Long Grove's resolution opposing the roadway. (Multiple resolutions have been adopted and are available at the Village Hall). (1999, 2018)

Discussion and study of FAP 342 at the regional level continued into the 2000s. To help alleviate traffic congestion in Lake County as regional population growth exceeds forecasts, County residents approved a non-binding referendum in 2009 that favored the extension of Illinois Route 53 north to Illinois Route 120, which is commonly referred to as the "Illinois Route 53/120 project". In 2012 the Route 53/120 Blue Ribbon Advisory Council, which is part of the Illinois Tollway, made the recommendation to pursue further studies of the proposed roadway. In 2015 Lake County and IDOT approved an Environmental Impact Statement (EIS) to further study the impacts of the proposed roadway.

As shown in Map 11-3, the proposed alignment of the Illinois Route 53/120 project would run through the western part of Long Grove with a southern connection point at Lake Cook Road. The current planning effort for the project, which is led by CMAP in collaboration with Lake County and local municipalities, managed multiple public input sessions in 2014-15 and conducted various meetings that culminated into a plan for the proposed corridor.

The Illinois Route 53/120 project is marked as a high priority in CMAP's GO TO 2040 Plan, particularly identified as one of only five major capital projects for regional mobility that should be pursued as part of GO TO 2040. CMAP has undertaken a three-year process to provide an update to the GO TO 2040 Plan, which will be called the ON TO 2050 Plan and will rely upon an extensive public engagement process to build upon the successes of the 2040 Plan, address issues that warrant further investigation, and focus on new emerging issues in the region. The Illinois Route 53/120 project may be one of those issues that get reevaluated.

As described earlier, it is important to emphasize that Long Grove has historically opposed the proposed Route 53/120 project (Multiple resolutions have been adopted and are available at the Village Hall). The resolution details the rationale behind the Village's opposition to the project, including concerns regarding traffic congestion on arterial roads, limited funding, development of rural areas, adverse impacts on environmentally sensitive areas, propagation of suburban sprawl, and diversion of jobs and economic development away from municipalities and focuses on the corridor. The resolution also



stresses the Village’s alternative to the proposed Route IL 53 (FAP 342), particularly its support in “solving existing severe congestion problems on arterial roadways through repair, modernization, reconstruction, and widening which would offer effective congestion relief at a much lower cost than constructing the extension.”

In December 2015 the Illinois Toll Highway Authority (Illinois Tollway) Board approved the preparation of the third Environmental Impact Statement (EIS), which is intended to further define road alignment alternatives, environmental impacts, financial feasibility, and a “no build” scenario, which will help to determine whether or not the proposed road should be built. Funded by the Illinois Tollway and costing between \$40 million to \$50 million, the EIS will be undertaken by the Illinois Tollway, IDOT, and Federal Highway Administration. The EIS will include public information and engagement processes.

There is additional concern of a funding gap for the project, which is estimated at \$1.9 billion. Potential ways to close the funding gap include a gas tax, increased tolls, and a special tax increment financing (TIF) district. Local opposition to a TIF district is rooted in the fear that it could hurt municipalities and other taxing bodies like school, library and park districts, which would absorb the annual increases in tax revenues. There is also concern that development would be concentrated within this potential TIF district, which would steer development away from parts of municipalities that would benefit from development and investment. The funding projection is based on the Village’s existing Comprehensive Plan, and anticipates development patterns that have already occurred, or are planned to occur without the IL 53 extension. Hence, the IL 53 extension will not increase development potential in Long Grove. Therefore, IL 53 will not contribute to or benefit from increased tax revenue created by new development.

The Village supports the abandoning of yet a third EIS processes in lieu of refocusing the region’s resources on a more sustainable vision for the Illinois Route 53/120 Corridor that more effectively balances transportation solutions with viable economic development, job creation, and protection of natural resources. Focus should be placed on improving the capacities of east-west and north-south arterial roadways, advocating for road and rail grade separations, adding turn lanes, reducing traffic congestion by expanding the Lake County Program for Arterial Signal Synchronization and Travel Guidance (PASSAGE) transportation management system, and investing more in transit system improvements. Significant Lake County support for the project has diminished and all prior environmentalists support has been withdrawn. (2018)

#### County Highways (Collectors)

The county highways (collectors) in Long Grove include Old McHenry Road (a scenic road), Gilmer Road, Diamond Lake Road, Arlington Heights Road south of Route 83, and Aptakisic Road. Each of these roads was designed for medium volumes of traffic. They are intermediate level routes supporting both local streets and the state highways. They also serve secondary traffic generators such as Kildeer-Countryside

Elementary School District, the Historic Business District, religious institutions, and the golf and country clubs. The maintenance of these roads is the responsibility of Lake County. (1979, 1991)

Lake Cook Road is maintained by Cook County and serves as a major urban arterial with a status similar to Routes 22 and 60. Cook County has periodically upgraded this road to accommodate increasing levels of traffic. Because of these improvements, this road serves traffic more effectively than State Routes 22 and 60. Additional improvements are needed, including major turn improvements on Lake Cook Road at Arlington Heights Road and Route 53. A right turn, northbound turn lane onto Old Route 53 from westbound Lake Cook has been added. (1999)

#### Local Streets (Village and Township Roads)

Certain selective local streets provide access to abutting residences. These collect individual trips for delivery to county and state highways. Local streets, as defined in this comprehensive plan, are those streets that are under the jurisdiction of either the Village of Long Grove or township roads. (1979, 1991)

#### Private Streets

In addition to the network of public roadways, there are numerous private roads within the Village. These private roads provide the bulk of the access to the residential areas of the Village. It is 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)

#### Scenic Roads

The Village of Long Grove has a number of roadways that pass through, or are bordered by, significant man-made or natural features and vegetation. The atmosphere and quality of these roads are significant resources in and of themselves. They exert a strong influence on the overall character of the residential, commercial and recreational areas they serve.

Criteria for designating a particular roadway or segment as a scenic roadway shall consist of the following: (1991)

1. The maintenance of the roadway in a rural or low traffic impact condition will help preserve the character of the surrounding neighborhoods and adjacent parcels. Thus, the character of the surrounding neighborhoods and adjacent parcels shall, in part, determine the quality of the scenic roadway provided. (1991)
2. The roadway or segment contains important or distinctive vegetation, trees, topography, scenic vistas, open areas, historic or other man-made structures, or natural resources. (1991)

3. The roadway or segment lies within the jurisdictional boundaries of the Village of Long Grove. (1991)

Roadways or segments designated as scenic roadways should be preserved to meet each of the three standards stated above while providing safe transportation routes through the Village. This means retention of existing rights-of-way except as would be required for major intersections. Preservation would also mean, for the most part, no tree clearing in rights-of-way (except for invasive species), retention of steep side slopes, signage identifying the road or segment as a scenic roadway, and posting of reduced speeds. In the event improvements or realignments are proposed, careful scrutiny will be given to the design so that no negative impacts to the surrounding natural resources are created that significantly alter the visual aspects and/or other character of the area while maintaining public safety within the Village. (1991)

Road segments that have been designated scenic roads in Long Grove are: Long Grove Road (see Appendix G), Old McHenry Road, Cuba Road, N. Krueger Road, Robert Parker Coffin Road, Port Clinton Road, Oakwood Road, Indian Creek Road, Checker Road, and North Arlington Heights Road. (1991)

#### Potential Roadway Improvements

When discussing any proposed improvements to the transportation system, Long Grove's guiding principle of natural resource preservation must be considered. The Village has decided to preserve the area as a semi-rural community character with an abundance of open space rich in natural resources. Any widenings shall be limited to the present right-of-way, to the greatest extent possible, to preserve the wooded areas along the borders of the roads except where a wide center median is used for divided roadways. Where center medians are used, any vegetation disturbed by road widening should be mitigated on the medians. Any widening projects that require additional right-of-way should be designed to minimize the impact on wooded areas, should include mitigation where woodlands are disturbed, and shall involve extensive landscape improvements. The construction or relocation of any thoroughfare that might unreasonably increase the volume of traffic passing through the residential areas of the Village is strongly discouraged. Any such construction may adversely affect the quality of the environment and the safety of the Village's residents. (1979, 1991, 1999, 2018)

#### **Roadway Standards**

Public roadways shall conform to the specifications and requirements of the Village of Long Grove Subdivision Ordinance. All improvements to roadways within the Village shall be designed so they are sensitive to and preserving of the topographic features, natural resources, surrounding character, and locally occurring trees and vegetation, both within and adjacent to the rights-of-way while maintaining safe levels of transportation access within the Village. (See Appendix G for Roadway Standards) (1991, 2018)

## Roadway System Improvements

This section of the Village Comprehensive Plan sets forth the planned roadway system improvements the Village deems necessary during the planning period. These planned improvements address state highways, county arterials, and local roads. (1991)

Table 11.1 presents, in summary form, the average daily traffic count for the Long Grove area. It is clear that while traffic volumes within the Long Grove area have historically been increasing, more recently, traffic volumes on 15 of 17 monitored roadways have decreased prompting the Village to adjust its course of action to address any lingering problems associated with past increases as they are related to each of the roadway classifications. In general, traffic through the village is oriented east and west bound. Therefore, traffic volumes and congestion are most prevalent for east and west bound traffic in the village, as opposed to north and southbound traffic volumes. (1991, 2018)

### State Highways

Route 53/FAP 342 Alignment: IDOT and ISTHA have proposed the FAP 342 alignment of Route 53. If this alignment is constructed, it will result in an increase in intensity of commercial and urban uses along the corridor with its corresponding deleterious effects upon the region, county, and villages. (1979, 1991, 1999)

Illinois Route 53: Work with IDOT to achieve complete and full access at the current intersection with Route 83 to realize the long-term economic opportunity of the Sunset Grove Subarea. This subarea is a high priority development opportunity site and capitalizes on the access and visibility to Route 83. Access to the currently vacant 15-acre property known as the “South 15” offers the opportunity for a large concentration of commercial development especially if IDOT grants complete and full access at this intersection. See also Ch. 12, Subarea Site 4: Sunset Grove Subarea. (2018)

Illinois Route 83: As previously mentioned, the Village of Long Grove is committed to working with neighboring communities and local and regional agencies to design economically and environmentally sensitive solutions to traffic issues. Thus, the Village negotiated a list of conditions which applied to the segments of Route 83 between Route 45 and Arlington Heights Road. The conditions consisted of a series of physical improvements, as well as landscaping and tree mitigation. Following the established guidelines, Route 83 has been developed as a divided median parkway. Construction was completed in 1995. The Village opposes any further widening of Route 83. An illustration of the roadway cross-section is presented in Appendix G, Figure G-1. (1991, 1999, 2018)

Illinois Route 22: Route 22 is a major east-west route serving the Village. Improvements have been and continue to be made to reduce congestion. Route 22 between Quentin Road and Illinois Route 83 is included in IDOT’s Fiscal Year 2016-2021 “Proposed Highway Improvement Program” and is presently in Phase II of the project. (1991, 2018)

According to the Lake County 2040 Transportation Plan, there is a proposed roadway widening of Illinois Route 22 from Illinois Route 83 westward to Quentin Road. These improvements will not include a raised median, with all changes, including a new traffic signal to occur within the existing right-of-way, to improve connectivity to adjacent land uses and developments. Lake Cook Road is also proposed for roadway widening. (2018)

### County Arterials

The following specifies proposed roadway improvements for county roads. On all county roads, the Village encourages the planting of bushes along back slope areas of the right-of-way for aesthetics, sound mitigation, safety, and the reduction of air pollution. (1991)

County Highway 26 (Gilmer Road): Improvements should consist of lane widening, improving drainage features, some cutting and filling, and curbing (which is otherwise known as an R-3 improvement). (1991)

County Highway 32 (Old McHenry Road): This roadway serves as the major link between the center and northwest areas of the Village. Because of the low-density residential character of the area and the scenic qualities of the surrounding environment, this corridor has been designated as a scenic roadway and improved according to this designation. Planned improvements include widening, resurfacing, and streetscaping. According to the Lake County 2040 Transportation Plan, route widening is proposed along the segment of Old McHenry Road from Illinois Route 22 northward to Quentin Road. (1991, 2018)

County Highway 33 (Aptakisic Road): Near the middle of the Village, Aptakisic Road represents one of several entrances to the Village. Improvements to this corridor are necessary, but should consist of carefully planned elements that enhance this entryway. A recommended design for this area is presented in Appendix G, Figure G-3. According to the Lake County 2040 Transportation Plan, route widening is proposed along the segment of Aptakisic Road from Illinois Route 83 eastward to Buffalo Grove Road. Long Grove supports this project, including the addition of bike and pedestrian improvements. With the majority of traffic flow traveling in the east and southeast directions in the morning, and reversed in the evening, consideration should be given to exploring the possibility of connecting Aptakisic Road to Cuba Road, and examining the benefits/costs, impact of traffic on Downtown businesses if the majority of traffic were to bypass the Downtown. (1991, 2018)

County Highway 64 (Diamond Lake Road): This route is not scheduled for improvements during the planning period and should not be considered a collector. Through traffic should be encouraged to remain on Routes 45 and 83. The county should be encouraged to reduce the actual width of the right-of-way on this road, as well as permit additional landscaping. Landowners should be encouraged to plant bushes on the back slopes for sound mitigation, as well as the obvious aesthetic benefit. The overall goal should be to create as rural an atmosphere as possible. (1991)

## Local Roads

Checker Road: There is a very high volume of traffic utilizing this route to avoid the intersection of Arlington Heights Road and Lake Cook Road. There are also instances of high speeds and reports of vandalism. This problem could be somewhat alleviated through the construction of the right turn lane as described under the Improvements for County Highway 79 (Arlington Heights Road, paragraph of the previous section). Future traffic control devices might also need to be considered. (1991)

Cuba Road: This is an important east-west road which has been designated and maintained as a scenic road. Any changes or improvements that are designed or implemented shall preserve or enhance the existing rural character of the road. In particular, installation of any additional utilities, sewer lines, or water lines in this area shall be placed beneath the paved surface of the roadway in this area so that improvements cannot destroy the adjacent hedgerows during installation. (1991)

Indian Creek Road: This road is a commonly used shortcut to some of the commercial areas of Mundelein and Hawthorn Woods. The traffic volumes during peak travel times exceed the design capacity of the this road. (1991, 1999, 2018)

North Krueger Road: This road has been designated and maintained as a scenic road, which should be maintained. Planned improvements as part of an FAU route, include widening at IL 22 for turn lanes and the addition of a traffic signal. (1991, 2018)

Route 53 (between Lake Cook Road and Route 83): The heavy traffic volumes and increased truck traffic on this road require improvements despite the high capacity of the road. Safety improvements such as caution lights, traffic signals, intersection improvements/turn lanes, or other regulatory signs should be studied. If deemed necessary, improvements could be implemented to reduce traffic speeds. The Village shall also encourage the preservation of mature back slope vegetation. (1991, 1999, 2018)

Robert Parker Coffin Road: This road has been designated and maintained as a scenic road. There should be a continuation of upgrading the scenic value of the business district including the protection of the covered bridge, the church, and the park land. Recent improvements to Robert Parker Coffin Road include the intersection with Route 83, which includes traffic signals as part of the Sunset Grove development. Planned improvements include widening, resurfacing, and streetscape. (1991, 2018)

Schaeffer Road: This road is divided into two sections: north and south. The division occurred at the time of platting Country Club Meadows subdivision. Before this division, traffic counts made on Schaeffer Road indicate that a significant volume of traffic uses this road to avoid congestion on Lake Cook Road, Arlington Heights Road, and Route 53. Counts suggested that volumes were three times greater than would be expected in a similar residential area. To alleviate the traffic congestion along Schaeffer Road, the Village initiated a rerouting of traffic through the Country Club Meadows subdivision's local public streets. This process has met with considerable success for the northern

portion of Schaeffer Road. Problems persist on Schaeffer Road south of Checker Road. This section of the road continues to have problems due to traffic avoiding the Lake Cook Road/Arlington Heights Road intersection. The Village has on-going efforts to improve the intersection. (1991, 1999)

### **Bicycle and Pedestrian Trails**

Pathways, such as walking trails and/or bikeways, offer recreational opportunities, as well as alternatives to automobiles for traveling to and from neighborhoods or other destinations. While trails are often identified as a recreational use, a substantial transportation component for many trails also exists. Residents who desire to go for a family bicycle ride or walk to a park or other destination, such as an undeveloped natural area, benefit from a system of safe, well-connected system of pathways. Pathways can often have a positive impact on property values, provide an alternative transportation mode, and encourage healthy lifestyles.

The Chicago Metropolitan Agency for Planning (CMAP) coordinates planning for trails and greenways in the region. Data provided in the “Northeastern Illinois Regional Greenways and Trails Plan” prepared by CMAP indicates that among the seven counties wholly within the Chicago metropolitan planning area, DuPage County leads in trails element implementation with 74.8% completion. Over the past six years, Cook County has completed the largest amount of new miles, with more than 56 miles of new trails completed. Lake County and Will County have completed more than 30 and 40 miles of new trails over the same period. Lake County is the second county to achieve over 50% completion of the trails element of the plan.

Between 2009 and 2015, about 164 miles of the regional trails were constructed or let for bid in Lake County. As of July 2015, an additional 63 miles of trails are programmed for future year funding. That is, these trails have funding commitments and are in various stages of preliminary engineering, with construction expected in the next several years. Regional trails are eligible for a variety of fund sources, including the Illinois Transportation Enhancement Program (ITEP) and the Congestion Mitigation and Air Quality Improvement (CMAQ) Program.

A high-quality pathway system also reflects well on the community where it is located. The quality of bicycling and walking trails in a community may be viewed as a “barometer” for the advancement of the quality of life of its residents. Streets that are busy with bicyclists and pedestrians may be considered as an environment that works at a human scale which in turn helps to foster a heightened sense of neighborhood and community.

One of the ongoing long-term goals of the Village of Long Grove has been and continues to be the establishment of walkways and bicycle trails in residential developments and within specific access easements for the benefit of children walking or riding to school, hikers, cyclists, and equestrians throughout the Village. These pathway segments, when separated from roadways, will help overall pedestrian, bicycle, and equestrian traffic safety in the Village by removing “pedestrian” traffic from the



roadways that are used by motor vehicles. Walkways and trails will also have obvious recreational value. No motorized vehicles are to be permitted on these types of paths. This trail system has been planned cooperatively with, and is under jurisdiction of the Long Grove Park District and in some instances the Village of Long Grove. The Village of Long Grove prioritizes its bicycle and pedestrian trails on the Paths & Trails Priority map in Map 11-4. In addition, the Lake County 2040 Transportation Plan indicates planned bikeways that serve Long Grove, as illustrated in the map excerpt in Map 11-5. (1979, 1991, 1999, 2018)

Recreational opportunities and transportation alternatives are important to the health of residents, within the Village as well as other communities. People choosing to ride or walk, rather than drive, are typically replacing short automobile trips that generate carbon emissions and other pollutants with a healthy, sustainable, and environmentally friendly alternative. Since bicycling and walking contribute no pollution, require no external energy source, and use land efficiently, they effectively move people from one place to another with minimal adverse environmental impacts when designed properly. (2018)

### **Mass Transit**

Mass transit alternatives work to keep cars off the roads, reduce congestion on roads, and improve air quality. Safe and reliable transit options help the economy and quality of life by giving people more choices for getting to and from desired destinations. (2018)

Mass transit is one of many ways to reduce traffic congestion, lower energy consumption, and protect air quality. In addition, mass transit provides access to employment and shopping opportunities for individuals who do not own or otherwise cannot operate a motor vehicle. The Village will work closely with the Chicago Metropolitan Agency for Planning (CMAP), Regional Transportation Authority (RTA), Metra, Pace, Lake County, and other agencies and municipalities in the region to improve access and mass transit facilities and to develop creative solutions to the region's mass transit needs. (1991)

According to the Lake County 2040 Transportation Plan, proposed transit improvements that will impact Long Grove include a bus transit corridor along Route 22, as illustrated on the map excerpt in Map 11-6. Another bus transit corridor is proposed along the proposed Route 53 extension, which the Village of Long Grove opposes. The transportation system, including motorized and non-motorized transit options, can and should be used to promote efficient land use. Transportation and land use decisions need to be mutually supportive. (2018)

### **Commuter Rail Service**

Residents of Long Grove have local access to two commuter rail lines on the Metra system: the Union Pacific Northwest (UP-NW) line which runs through Arlington Heights, Palatine, and Barrington; and the North Central Service (NCS) line which runs through Buffalo Grove, Prairie View, and Vernon Hills.



Another rail line currently under study by Metra is the Canadian Nation (CN) line which runs through the northernmost portion of Long Grove. (1999, 2018)

Three train stations are accessible to Long Grove residents on the Northwest line: the Palatine Station (near the intersection of Colfax and Smith streets); the Barrington Station (on Main Street just west of Northwest Highway); and Arlington Park Station (adjacent to the Arlington Park Racetrack on Northwest Highway). These stations are between three and five miles from Long Grove. (1999)

The addition of the North Central Service provides three train stations less than one mile away from Long Grove. The service was first initiated in August 1996. According to Metra (North Central Corridor, Draft MIS, May 5, 1997), the purpose of this line is to serve a rapidly growing working population in communities in central Lake County and north central Cook County (north of O'Hare airport). The North Central Service also provides a connection to O'Hare airport. The major drawback to the North Central Service is that only limited service is available due to track capacity constraints. (1999, 2018)

#### Future Commuter Rail

During the development of the 2000 Comprehensive Plan, the Village promoted the concept of building a mixed-use community adjacent to a proposed new commuter station on the Canadian National (CN). Recent regional transportation planning efforts no longer support the establishment of commuter service along this rail line. However, if regional priorities change and this rail line is feasible for commuter service, Long Grove will explore the benefits of expanding commuter service for Village residents. To date, the Village of Long Grove has approved two development proposals for the area, Indian Creek Club and Forest Edge. In 1995, IDOT acquired 300 acres of the area for a Route 53 extension interchange with Midlothian Road. The completion of the Long Grove Station Plan would require that this land be acquired back from IDOT. This proposed route would affect the Village of Long Grove by increasing the linkages of the Village with a number of Chicago metropolitan area communities, including: Waukegan, Lake Zurich, Elgin, West Chicago, Aurora, Joliet, and Park Forest. (1991, 1999, 2018)



**VILLAGE OF LONG GROVE**  
 3110 Old McHenry Road, Long Grove, Illinois 60047  
 Telephone 847.634.9440  
 Fax 847.634.9408  
**BILL JACOB** Village President  
**DAVID LOTHSPICHER** Village Manager

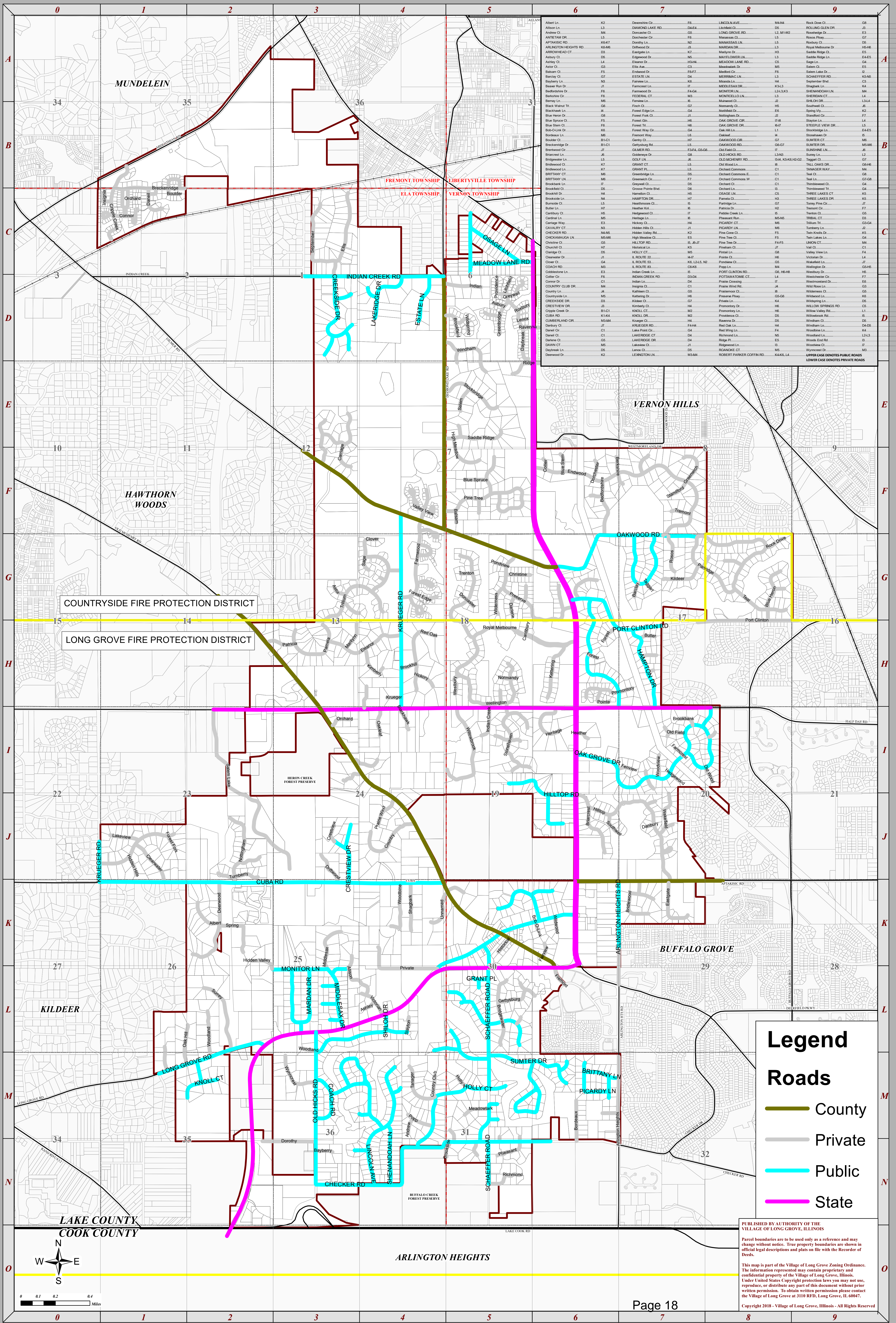
OFFICIAL  
**2018 Street Atlas**  
 Map 11-1: Roadway Jurisdictions

Publication Date: May 17, 2018

Prepared By:



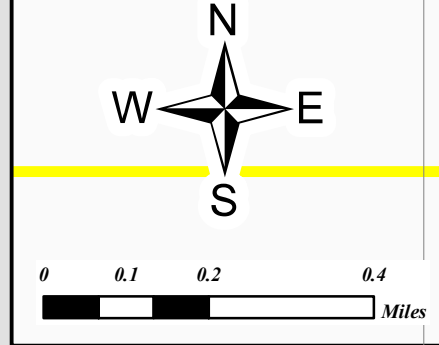
Data Source: Lake County, Illinois  
 GIS and Mapping Division  
 Coordinate System: Illinois State Plane East (NAD 1983)



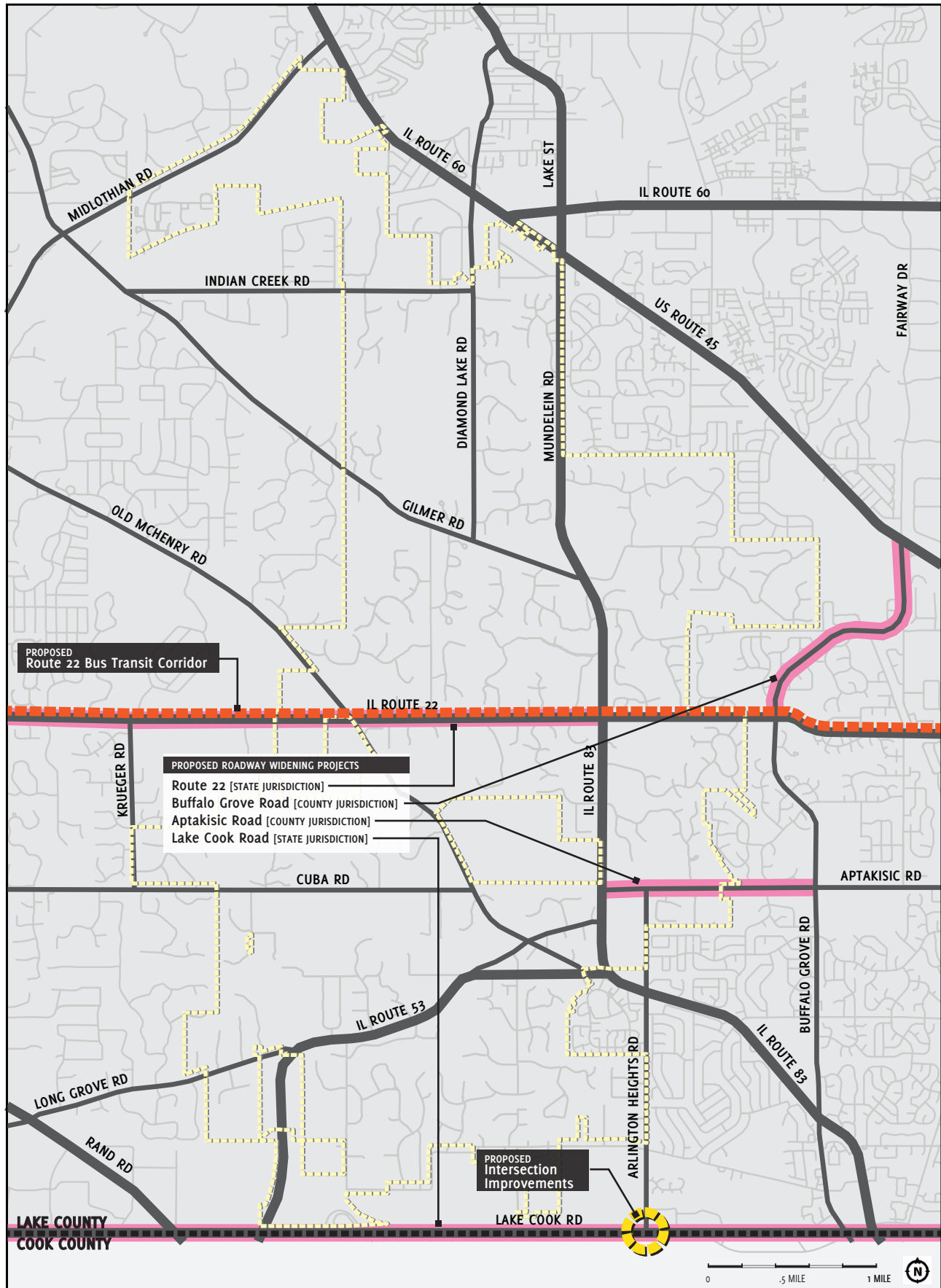
Albert Ln	K2	Dorchester Ct	FE	LINCOLLAITE	MA4M	Rick Close Ct	GB
Allison Ln	L3	Diamond Lake Rd	D4E4	Litchfield Ct	DS	Rolling Glen Dr	J3
Andrew Ct	MM	Docanier Ct	GS	LONG GROVE RD	L2, M1M2	Roseville Dr	CB
ANTHONY DR	L3	Duchester Ct	FB	MANASSAS Ct	L3	Roseville Pkwy	GT
APFAKISC RD	K6K7	Dorothy Ln	N2	MANASSAS LN	L5	Robury Ct	DS
ARLINGTON HEIGHTS RD	K6M6	Driftwood Ln	J1	MARSHALL DR	L3	Royal Melbourne Dr	H5H6
ARROWHEAD CT	DS	Eastgate Ln	K7	MAYERS DR	H9	Saddle Ridge Ct	E5
Asbury Ct	DS	Edgewood Dr	N5	MAYFLOWER LN	L3	Saddle Ridge Ln	E4E5
Ashley Ct	LA	Elmwood Dr	H3M	MEADOW LANE RD	CS	Sage Ln	G4
Ashy Ct	CS	Elia Ave	CS	MEADOWS DR	M5	Sage Ct	E5
Babam Ct	FS	Endwood Dr	F6F7	Medford Ct	FS	Salem Lake Dr	I2
Bacley Ct	CS	ESTATE LN	DK	MERIDIAN LN	L3	SCHAEFFER RD	K5K6
Bailey Ln	N3	Fairview Ln	M3	MIDLAND LN	H4	Shelburne Blvd	CS
Beaver Run Dr	J1	Farmstead Ln	J7	MIDDLESEX DR	K3L3	Shogren Ln	K4
Belknap Dr	FB	Farmstead Dr	F6F6	MIDWAY LN	L3, L3L3	SHERIDAN LN	L4
Berkshire Cr	FB	FEDERAL CT	M3	MONTECELLO LN	L3	SHERIDAN CT	L1, L4
Berry Ln	M6	Ferris Ln	R6	Murwood Ct	J2	SHILOH DR	L3, L4
Blue Walnut Tr	CS	Fish Ct	G2	Newberry Ct	H5	Southwest Ct	J6
Blackhawk Ln	J4	Forest Edge Ln	G4	Northfield Dr	E6	Spring Vly	K2
Blue Heron Dr	GS	Forest Fork Ct	J1	Nottingham Dr	J2	Standard Cr	J7
Blue Spruce Ct	FS	Forest Gc	H6	OAK GROVE DR	F7B	Stary Ln	L4
Blue Stem Ct	FE	Forest Tr	H6	OAK GROVE DR	J5J7	STEEPLE VIEW DR	L5
Bob-Link Dr	K6	Forest Way Cr	GA	Oak Hill Ln	L1	Stockbridge Ln	E4E5
Bonham Ln	M5	Forest Way	L6	Oakland	H4	Stockbridge Dr	R
Boulder Ct	B1,C1	Gentry Ct	HZ	OAKWOOD CR	G7	SUMTER CT	M6
Brockenridge Dr	B1,C1	Georgetown Rd	LS	OSAGE RD	GS,G7	SUMTER DR	M5M6
Brockwood Dr	J7	GLEMER RD	F3F4, GS,G6	Old Field Ct	IF	SUNSHINE LN	J6
Brownwood Ln	J6	Guldenway Dr	GB	OLD HICKS RD	GB	Sunny Ln	L2
Bridgewater Ln	L5	GOLF LN	CS	OLD MICHENER RD	IF	TAK KASKASKA DR	GT
Bridwood Ct	K7	GRANT PL	LS	Old Wood Ln	IB	TALL OAKS DR	GS,H6
Bridwood Ln	K7	GRANT CT	DS	Ochard Commons	C1	TANNER WAY	GS
BRITANNY LN	M5	Greenacres Ln	F7	Ochard Commons W	C1	Tee Ln	GT,GB
BRITANNY LN	M5	Greenacres Ln	DS	Ochard Ct	C1	Thornwood Ct	G7
Brookside Ct	DS	Greene Pointe Blvd	DS	Ochard Ln	IB	Thornwood Tr	G4
Brookside Dr	H4	Hampton Ct	H5	OSAGE LN	CS	THREE LAKES CT	K5
Brookside Ln	H4	HAMPTON DR	H7	OSAGE LN	H3	THREE LAKES DR	K5
Burnside Ct	L5	Heddenwood Ct	R6	OSAGE LN	GS	Timothy Dr	J7
Butler Ln	H7	Heather Rd	R6	OSAGE LN	H2	Timothy Dr	J7
Butterfield Dr	H6	Heddenwood Ct	R6	OSAGE LN	GS	TIMOTHY DR	CS
Cardinal Ln	M5	Heritage Ln	R6	OSAGE LN	MS,N5	TRIBAL CT	DS
Carriage Way	E3	Hickory Ct	H4	PICKARDY CT	M6	Twin Knolls Dr	GS,G4
CASCADE RD	N4,N5	Hidden Valley Rd	K2	PICKARDY LN	M6	Twin Lakes Ln	GS
CHICKAMAUGA LN	M5M6	High Meadow Ct	FS	PINE TREE DR	FS	Twin Lakes Ln	G4
Chickadee Ct	GS	HILLYTOP RD	R5, R5-7	Pine Tree Dr	FA,F5	UNION CT	M4
Churchill Ct	H7	Historic Ln	K5	Pinewood Ct	J7	Vail Ct	C1
Clayton Ct	GS	HOLLY CT	M5	Pinet Ln	GS	Valley View Ln	F4
Clover Ct	J1	IL ROUTE 52	H4F	Pondview Ct	H6	Village Dr	L4
Clover Ct	GS	IL ROUTE 52	K6, L2,L5, N2	Pondview Ct	GS	Wallfield Ln	J7
COACH RD	M3	IL ROUTE 52	GS,G6	Port Clinton Rd	GS	Wallfield Ln	GS,H5
COASTLINE LN	E3	Indian Creek Ln	R6	POTAWATOMIE CT	H4	Wallington Ct	GS
Collin Dr	FS	INDIAN CREEK RD	D3,D4	POTAWATOMIE CT	L4	Westchester Cr	F7
Coner Dr	C1	Insignia Ct	CS	Pratt Crossing	IT	Westwood Dr	E6
COUNTRY CLUB DR	M4	Insignia Ct	C1	Pratt Wild Rd	J4	Wild Rose Ln	CS
Country Ln	J4	Kathleen Ct	GS	Prattwood Rd	IB	Wilderness Ct	H6
Countryside Ln	M5	Kathleen Ct	H6	Prattwood Rd	CS,G6	Wildwood Ln	K6
CRENSHIDE DR	DS	Kidder Ct	G7	Private Ln	K4	Wildwood Ln	CS
CRESTVIEW DR	J3	Kidder Ct	H6	Prattwood Rd	H6	WILLOW SPRINGS RD	DS
Crestwood Dr	B1,C1	KNOLL CT	M2	Prattwood Rd	H6	Willow Valley Ln	L1
CUBA RD	K1,K4	KNOLL DR	M2	Prattwood Rd	DS	Willowbrook Rd	I6
CUMBERLAND DR	M5M6	Kuiper Ct	H4	Ravena Dr	DS	Winham Ct	DS
Danby Ct	J7	KULBERGER DR	F4,F4	Red Oak Ln	H6	Winham Ln	DS,DS
Daniel Dr	CS	Lake Point Dr	G4	Red Wing Ln	FA	Woodbine Ln	K4
DANIEL DR	C1	LAKE RIDGE CT	DA	Richmond Ln	NS	Woodland Ln	L2,L3
Darlene Ct	GS	LAKE RIDGE DR	DA	Ridge Pl	E5	Woods End Rd	B
DAWN CT	M5	Lakewood Ct	J1	Ridgewood Ln	IB	Woodstock Ct	I7
Dayton Ct	DS	Lane Ct	DS	ROANOCK CT	M3	Wymond Ct	M4
Deerwood Dr	K2	LEWISTON LN	M3M4	ROBERT PARKER COFFIN RD	K4,K6, L4	UPPER CASE DENOTES PUBLIC ROADS LOWER CASE DENOTES PRIVATE ROADS	

**Legend**  
**Roads**  
 — County  
 — Private  
 — Public  
 — State

PUBLISHED BY AUTHORITY OF THE  
 VILLAGE OF LONG GROVE, ILLINOIS  
 Parcel boundaries are to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Recorder of Deeds.  
 This map is part of the Village of Long Grove Zoning Ordinance. The information presented may contain proprietary and confidential property of the Village of Long Grove, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the Village of Long Grove at 3110 RFD, Long Grove, IL 60047.  
 Copyright 2018 - Village of Long Grove, Illinois - All Rights Reserved



# TRANSPORTATION SYSTEM IMPROVEMENTS



PROPOSED  
Route 22 Bus Transit Corridor

PROPOSED ROADWAY WIDENING PROJECTS  
Route 22 [STATE JURISDICTION]  
Buffalo Grove Road [COUNTY JURISDICTION]  
Aptakisic Road [COUNTY JURISDICTION]  
Lake Cook Road [STATE JURISDICTION]

PROPOSED  
Intersection  
Improvements

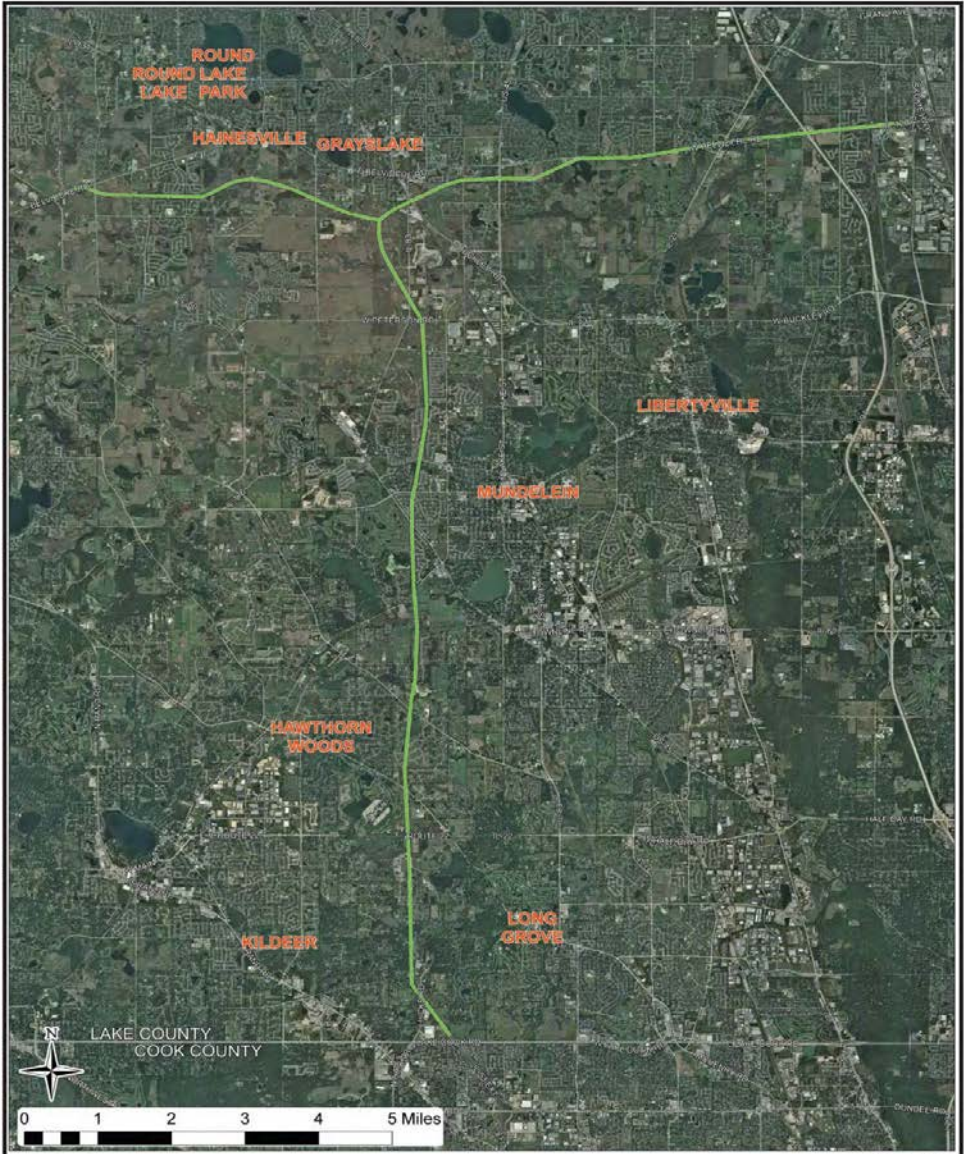
# Map 11-3: Proposed Alignment for Illinois Route 53/120 North Extension

Proposed Alignment for Illinois Route 53/120 North Extension



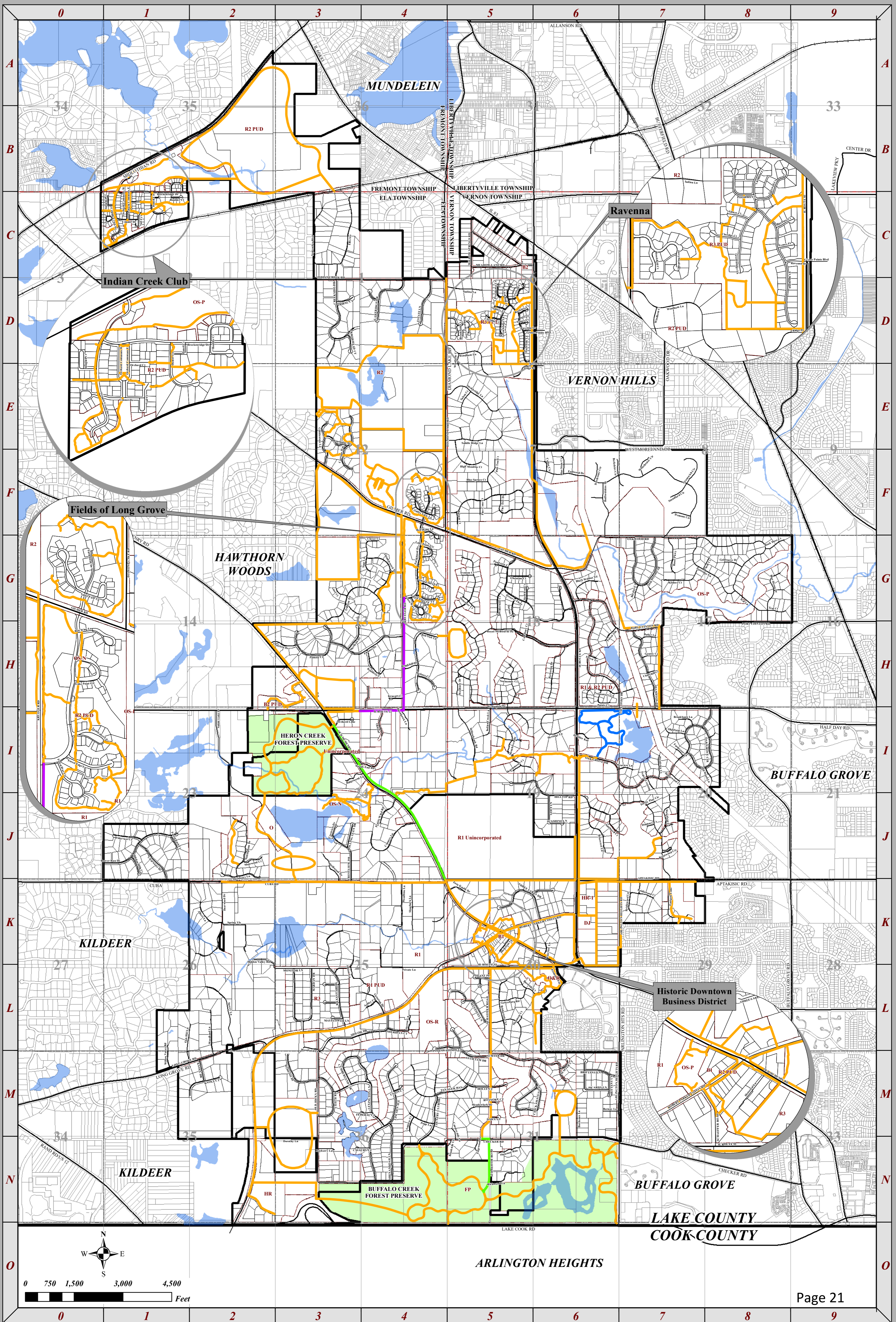
## Central Lake County Corridor Proposed Alignment for IL Route 53/120 North Extension

Right-of-Way limits are approximate and not to exact scale.

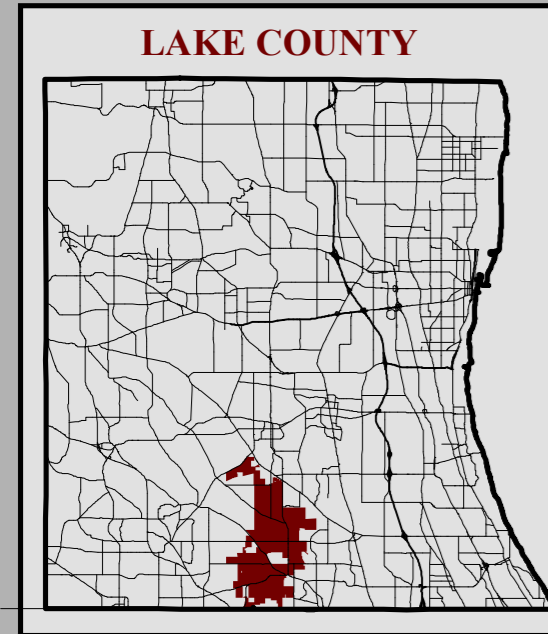


DRAFT

September 2011



Albert Ln K2	Buckwheat Dr B1-C1	Cobbstone Ln E3	Ellis Ave C3	Gosse Pointe Blvd D6	KNOLL CT M2	Mauveood Ct J2	PICARDY CT M6	Ridgewood Ln I3	Steeplechase Dr I5	Victorian Dr L4
Alison Ln L3	Brookwood Cir J7	Collier Cir F6	Endwood Dr F6-F7	Hampton Dr H7	KNOLL DR M2	Norandy Ct H5	ROANOKE CT M5	ROANOKE CT M5	SUMNER CT M6	Walden Ln F7
Andrew Ct M4	Bracewood Ln L5	Country Club Dr M4	ESTATE LN D4	Heartwood Ct I5	KNIGHT CT H4	Norfolk Dr I6	ROBERT PARKER COPPIN DR K4-K4.4	SUMNER DR M5-M6	SUMNER DR M5-M6	Wellington Dr G5-H5
APTAKSISC RD K6-K7	Brillwood Ct K7	County Ln J4	Fairview Ln K6	Hearthstone Ct I5	KRIEGER RD F4-H4J1-K1	Nottingham Dr J2	ROLLING GLEN DR J3	SUNSHINE LN J6	SUNSHINE LN J6	Wendover Dr H5
ARLINGTON HEIGHTS RD K6-M6	Brillwood Ln K7	Farmwood Dr F4-G4	Farmwood Ln K6	Heather Rd I6	Lake Point Cir G4	OAK GROVE CIR F7-38	ROOSEVELT DR I3	Sunny Ln L2	SUNNY LN L2	Wendover Cir F7
ARROWHEAD CT D3	Brittany Ct M6	Federal Ct M3	Farmwood Ln K6	Hickory Ct I6	LAKERIDGE DR D4	OAK GROVE DR H4-F7	Roadside Dr I3	Tanager Way G8	TANAGER WAY G8	Westwood Dr H6
Ashey Ct D5	Brittany Ln M6	Federal Ct M3	Farmwood Ln K6	Hickory Ct I6	LAKERIDGE DR D4	OAK GROVE DR H4-F7	Roadside Dr I3	Tanager Way G8	TANAGER WAY G8	Wild Rose Ln G3
Ashby Ct L4	Brookhill Dr H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tall Oaks Dr G6-H6	TALL OAKS DR G6-H6	Wilderness Ct G5
Aster Ct G3	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Wilderness Way F3
Babson Ct F5	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Wildwood Ln H6
Bailey Ct G7	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willow Springs Rd C5
Bayberry Ln N3	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willow Valley Rd L1
Beaver Run Dr J1	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Bedfordshire Dr J6	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Berkshire Cir F6	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Berry Ln M6	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Black Walnut Tr G6	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Blackhawk Ln I4	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Blue Heron Dr F8	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Blue Spruce Ct F5	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Blue Stem Ct G8	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Bob-O-Link Dr M6	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5
Bohler Ct B1-C1	Brookside Ln H4	Forest Edge Ln G4	Forest Edge Ln G4	Hidden Hills Ct J1	Lakewood Ct J1	OAKWOOD RD G6-G7	Royal Meadows Dr I5	Tanager Way G8	TANAGER WAY G8	Willowbrook Rd I5



**LAKE COUNTY**

Publication Date: May 17, 2018

Prepared By:  
**GHA GEWALT HAMILTON ASSOCIATES, INC.**  
CONSULTING ENGINEERS

Data Source:  
Lake County, Illinois  
GIS and Mapping Division

Coordinate System: Illinois State Plane East  
North American Datum 1983

**Paths & Trails Legend**

- Other
- First Priority
- Second Priority
- Third Priority

Paths & Trails shown as "Other" include those that are in existence, as well as those that are proposed, but without an assigned priority as of the publication date of this exhibit.

**PUBLISHED BY AUTHORITY OF THE VILLAGE OF LONG GROVE, ILLINOIS**

Parcel boundaries to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Recorder of Deeds.

This map is part of the Village of Long Grove Zoning Ordinance. The information represented may contain proprietary and confidential property of the Village of Long Grove, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the Village of Long Grove at 3110 Old McHenry Road, Long Grove, IL 60047.

Copyright 2018 - Village of Long Grove, Illinois - All Rights Reserved

Map 11-5: Planned Bikeways from the Lake County 2040 Transportation Plan



Map 11-6: Proposed Transit Improvements from the Lake County 2040 Transportation Plan



# Long Grove

## COMPREHENSIVE PLAN

### Chapter 12: Village Land Use & Commercial Subareas Plan

#### Introduction

Historically, commercial development has not played a major role in the evolution of the Village of Long Grove. The stated goals of this Comprehensive Plan seek to preserve a strong sense of rural character, protect the natural and environmental features of the area, and express a commitment to residential neighborhoods and traditional and historic styles. (1991)

The Village of Long Grove has sought to preserve its rural and early 1900s legacy through 62 years of consistent adherence to low density and open space preservation principles that have been embodied in the Village's current Comprehensive Plan, which was first created in 1956 and last updated in 2000. As noted in the current Plan:

***“Preserving Long Grove’s semi-rural charm (or countryside character), while still permitting quality development, is the most important goal of this Comprehensive Plan.”***

This 2018 Comprehensive Plan Update reaffirms this primary goal as it seeks to balance new development and preservation opportunities within the limited areas of the Village that remain largely undeveloped. To this end, the following observations, sensitivities and considerations since this plan's last update would include:

- While limited and controlled future commercial development in Long Grove is largely viewed by its residents strategically as a useful method to achieving key objectives of continuing its long tradition of no municipal tax, small government and non-home rule status, a majority of property in Long Grove including most “common” or “community” areas are privately owned creating additional challenges in managing and balancing land use objectives for multiple stakeholders: property owners, merchants, tenants, governmental bodies, and residents of the Village at-large.

Continuing to add to the Long Grove population with primary focus on residential development, including potential consideration of increasing housing density beyond historical trends without a strategy to create offsetting revenue sources (i.e. limited commercial/retail expansion) will only serve to further stress already stretched infrastructural resources (school, fire, police, utilities, etc.) as applicable.

- With a large portion of existing non-historically significant residential housing inventory nearing its statistical end-of-life without major renovation investment, the Village may

anticipate increasing opportunities for repurposing of existing land from residential to other purposes and/or requests for rezoning from original use zoning

Therefore, this comprehensive plan has necessarily needed to fully contemplate these land use trends and characteristics in order to strategically guide toward favorable outcomes, avoid largely reactionary and/or ill-prepared responses to petitioner's requests and enable clear communication to the developer markets in attempts to attract and guide development ideas appropriate to each parcel under consideration. In addition, moving forward with a more definitive land use strategy as outlined in this plan should improve the Village's efficiency in processing any developer petitioner's requests toward achieving mutually beneficial outcomes into the near term and foreseeable future (next 20 years).

Now, 18 years since the last Plan update and in consideration of the above noted trends, the Village has sought to access emerging priorities, while maintaining the original vision of Long Grove. This comprehensive planning process is intended to be both reflective of land use traditions and responsive to many changes, both locally and nationally, that affect the long-term viability of Long Grove.

Recognizing the need to address pressures for new revenue sources to maintain the quality-of-life and limited Village services, leaders of Long Grove, through public strategic planning and community input through a survey, determined that a renewed focus of the Plan should be to reevaluate the economic development opportunities described in the current 2000 Comprehensive Plan. This Plan update explores development potential of several largely vacant areas of the Village to provide commercial and supporting residential uses that fit within the existing character and land uses of the Village. (2018)

### **General Development Pattern**

In addition to the historic and rural/countryside character associated with an open space community, development in Long Grove is naturally constrained and defined by the reliance on very limited and environmentally vulnerable groundwater supply, and restrictions placed on preserving natural areas and systems. Although the community has experienced new residential and limited commercial development, the overall rural/countryside community character of Long Grove remains largely intact and distinct from its neighbors. Large and protected open spaces and tree-lined corridors are the hallmarks of the community since its inception. The 2000 Comprehensive Plan refers to this approach to development as promoting a "*green community*" concept, or what is now more commonly referred to as a sustainable approach to community development. The emphasis on preserving open spaces is supported by the importance of maintaining large lots and limits on residential house size. The Village commitment to open space and preserving character by addressing building scale in relation to its surroundings and nature was recently reinforced by the recent denial of the proposed increase in the maximum house size limit beyond the current 13,000 sq. ft.

As shown on the Parcels and Subdivisions Map (Map 12-6), indicating residential development as of 2010, the majority of the Village has been developed with few remaining original tracks of land or homesteads. Some of these lands will remain as parks, conservancy areas, or other open space, leaving the remainder subject to development. As a result, there are very limited threats to character through



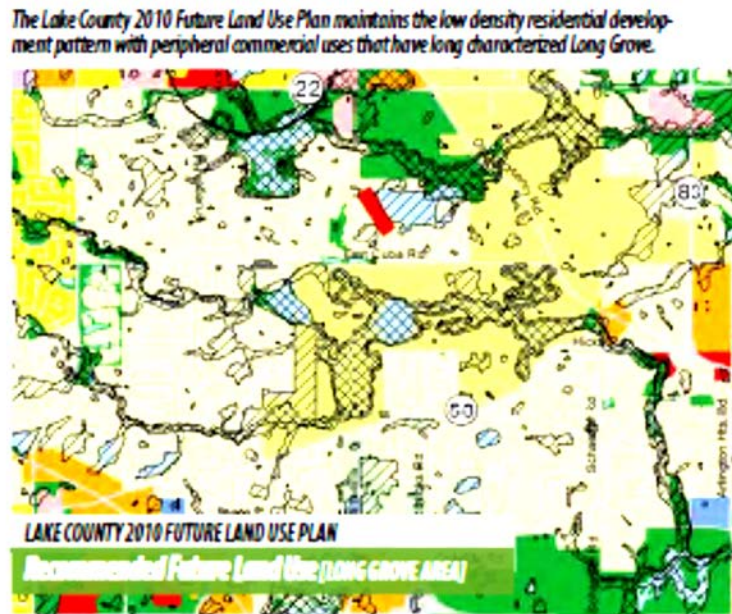
new development, as limited opportunities exist to significantly change or influence character to the extent that repurposing of homes is gradual. The maintenance of both low-density zoning and consideration of cluster subdivisions may help balance future development to ensure that the community character is preserved. The 2000 Comprehensive Plan introduced the potential use of cluster subdivisions that provide for smaller lot sizes in return for more preserved open spaces in compliance with underlying zoning. Cluster subdivisions do not necessarily increase the number of dwelling units (density) that would be allowed on the property if the development complied with all Village zoning and development codes. This is generally important for heavily wooded areas, wetlands, conversancy soils, aquifer recharge areas where Village zoning permits lots at one acre or less. (2018)

### Impact of Local and Regional Planning Efforts

Plans of adjacent communities and those of regional agencies can have a direct or indirect influence on Long Grove’s planning efforts.

Below is a summary of the relevant planning documents.

The 2004 Lake County Plan and 2010 Future Land Use Plan include land uses consistent with previous Village plans, keeping the area as low-density residential development with commercial opportunities at the periphery of the Village. This is shown in the excerpt of the Lake County 2010 Future Land Use Plan to the right.



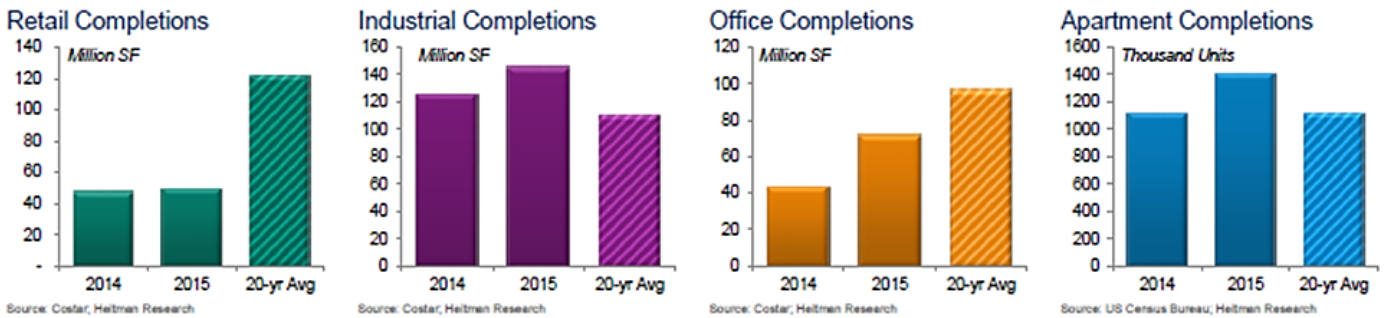
Different from past regional plans, the GO TO 2040 Plan that CMAP prepared for the Chicago Metro area is a policy oriented document promoting livable communities, sustainability, balanced growth, housing diversity, and better government policies. Of importance for Long Grove is CMAP’s policies articulating the importance of preserving open space, habitats, conservation and sustainable efforts, and adoption of an Open Space Plan/Green Infrastructure Plan. Long Grove continues to play an important role in fulfilling regional open space plans, providing a break from suburban sprawl, and promoting habitat and ground water protection. CMAP recently launched a three-year process to provide a plan update entitled ON TO 2050.

Local community plans are also available for adjacent municipalities including Buffalo Grove, Kildeer, Mundelein, Palatine, Vernon Hills, and Hawthorn Woods. As shown on the Village Limits & Boundary Agreement Map (Map H-1 in Appendix H), very limited areas remain that are unincorporated and may impact Long Grove’s planning area. (2018)

## Economic & Market Opportunities

A clear understanding of the national, regional, and local economies is key to a comprehensive plan that supports existing uses and identifies potential business opportunities offered by Long Grove’s commercial clusters. The 2018 Comprehensive Plan Update is being undertaken while a critical transition is occurring in the commercial real estate market, as stores join with Internet purchasing to create an “omni- channel” approach to satisfying customers. This transition means that, while past retail success focused on bringing people to goods, future retail success and related sales tax revenue will now involve bringing goods to people. To address this future, Long Grove’s Comprehensive Plan Update blurs the lines between retail and logistics/distribution development. This increased focus on distribution is a regional development choice and traditionally is a light industrial use. Unlike convenience retail that must serve the needs of a market that is relatively close by, the new approach of destination retail, office and industrial uses are more flexible and compete for tenants in a larger region. Table 12-1 illustrates how distribution -- the driver of industrial building -- is dominating new commercial construction in the larger Chicago commercial development market. Industrial development’s dominance is especially significant when compared to historic averages.

Table 12-1: Retail, Industrial, Office, and Apartment Completions, 2014-15



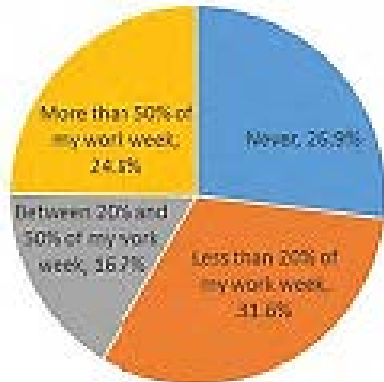
The limited, exclusively retail development will infill existing strong environments, not create new retail clusters. Well-designed logistics/distribution development will likely attract some tenants generating retail sales tax in buildings that combine a showroom with offices and warehouses. For large format retailers, the internet purchasing trend translates into having smaller and fewer stores, because the consumer has made the purchase decision at home and will travel to obtain those goods. Display areas on a large sales floor are no longer needed. For smaller, often independent retailers, this change means having an Internet presence and increasing sales by attracting business from a larger market. Easy access for UPS and FedEx delivery and pickup, as well as for customers, promises to make tomorrow’s retail businesses more successful.

While smaller and fewer anchor stores means new retail clusters will continue to be rare, the Rand Road corridor, near but not in Long Grove, is one of the few Chicago suburban sub-regions attracting high volume retailers. As Long Grove’s very successful Menards illustrates, high volume destination

businesses, especially those mixing a showroom with office and distribution, could locate along Long Grove’s high volume streets and be destinations that capitalize on the sub-region’s strength.

Although the regional office market is limited, the daytime population may still be growing as Long Grove residents choose to open home-based businesses and telecommute. To learn more about office space needs, the residents were asked about telecommuting, as illustrated in the graph in Table 12-2:

Table 12-2: Telecommuting Trends in Long Grove, 2018



Source: Long Grove Business Attraction Survey, 2016

This response suggests office development would be limited but there could be an opportunity to support residents who are telecommuting or have home-based businesses.

The concept of preparing detailed Subarea plans provides a more definitive description of the Village’s vision for those areas of the community that are of a high level of importance due to their location. The intent of these plans is to give guidance to developers and property owners. The areas covered by the detailed plans represent critical areas of the Village, or annexation areas where the developers may need guidance and where new forms of zoning may be required. These plans also reflect the severe environmental constraints present on many of the remaining undeveloped, privately owned sites in and around the Village. The visual aspects of the character of development and desired uses the Village expects is portrayed to provide guidance to developers and their architects and avoid lost time in reviewing and revising plans. As part of the 2018 Update, residents were asked for detailed information on desirable commercial uses. These were the most desired uses:

- Restaurants: Adding casual dining restaurants would have the greatest impact on spending in Long Grove’s commercial areas. White tablecloth restaurants also garnered strong support.
- Retail goods businesses: Residents stated they would spend more money in Long Grove’s commercial areas if more general merchandise, home accessories, apparel, and fine wine and spirits businesses were offered in the Village.

- Service businesses: Residents indicated they would spend more money in Long Grove’s commercial areas if more personal exercise, hair salon/spa, business service, and medical spa businesses were offered in the Village.

These subarea plans further refine the Village Comprehensive Plan and, indeed, become a part of that Plan. These special subarea plans shall also serve as a guide for the future development of such important Village areas. (1991, 2018)

### **Future Land Use**

The Future Land Use element of the Comprehensive Plan is a tangible expression of Long Grove’s vision, identifying the character and type of improvements consistent with the Village’s rural character, and desire for a balanced, sustainable community. The Future Land Use Plan is a long-range guide for determining the preferred uses for land consistent with and supported by a multimodal transportation network that serves the entire community. This Plan identifies locations within the Village for new land uses, improvements to existing properties that will ensure Long Grove remains a prosperous, growing and attractive place to live, work, and play.

Because Long Grove is predominately a built-out community, there are limited areas within the Village’s planning area that will undergo significant land use changes or significant major transportation route improvements. However, even with limited changes, this Plan provides a blueprint for public and private decisions about how particular areas should develop in coordination with other land uses and a multimodal transportation network. The principal aim of the Future Land Use Plan is to reinforce Long Grove’s vision as a community that provides a high quality of life in a rural setting, by establishing a balanced arrangement of land uses for residential, commercial, employment, civic, and recreational opportunities.

The future land use recommendations for Long Grove are illustrated on the Future Land Use Plan Map on Map 12-7. The recommendations reflect the Village’s desired physical layout consistent with the Goals and Objectives outlined in Chapter 3. The Future Land Use Plan Map is a guide and is not intended to indicate precise boundaries between uses. Actual uses may vary from the land uses on the Plan depending on how a specific proposal relates to existing uses and property boundaries. The Village will give fair consideration to proposals for land development that varies from the Plan.

The Future Land Use Plan reinforces the historic and existing land use patterns, while targeting the following areas for change, to balance economic and residential opportunities and therefore creating a sustainable, balanced future for Long Grove. Key recommendations include:

- Concentration of retail development within nodes or intersections of arterial roads, while preserving uses and Village character between key nodes along road corridors.
- Establishment of a unique ecologically oriented development associated with the historic farm at Route 22 and Old McHenry Road.

- Establishment of mixed-use development in the northern portion of the Village, with potential access to future commuter rail service, providing greater diversity of housing options, office and commercial uses within a walkable development that preserves natural resources.
- Improvement and expansion of the Downtown, consistent with the recommendations of the 2008 Downtown Master Plan, with enhanced linkages, wayfinding, and identity signage. (2018)

### Land Use Definitions

The land use categories described below reflect the existing, historic land use pattern of the Village, and offer new land use categories that respond to market opportunities and housing needs discussed in the Community Assessment Report (See Appendix K), and the development guidelines further detailed in the Subarea Plans section provided later in this chapter.

The proposed land uses below describe the use of land but not size, density, lot coverage, or any other bulk restrictions. Recommended changes to such bulk restrictions should be addressed in an updated zoning code. The following land use descriptions indicate the intent of the Village with regard to all land uses recommended and depicted on the Future Land Use Plan Map:

Agriculture: This land use category is intended to provide opportunities for local farming operations to provide fresh food options to support Long Grove’s healthy living goal and farm-to-table opportunities. In cases where the property owner is willing to participate in developing their land, parcels marked as agricultural may also provide opportunities for larger scale commercial.

Single-Family Residential: This land use category is intended for detached single-family residential dwellings on large lots, on smaller lots in cluster subdivisions (grouping of homes), and in the historic center of the Village of generally one to two stories in height. This classification encompasses most of the Village’s subdivisions.

Attached Single-Family Residential: This land use category is intended for alternative housing types, including townhomes and rowhomes within the Downtown area.

Institutional: This land use category recognizes public or quasi-public uses which provide governmental, educational, religious, medical, cultural, or social services. The Institutional land use category encompasses lands that benefit the public including properties owned by the federal, state, or local governments.

Commercial: This land use category includes lands planned for primarily commercial use predominantly of a retail or service nature at commercial nodes located at key intersections along major arterial roads. While these areas are primarily for the sale of goods or provisions of commercial services, they may include office uses.

Office/Research: This land use category is intended for office, high-tech manufacturing, and research facilities.

Open Space: Conservation: This land use category identifies lands owned by the Illinois Department of Natural Resources, conservancy and park districts, private homeowners and associations, or other public agencies dedicated to protecting lands that are sensitive to development. These lands contain unique or sensitive environmental characteristics that should be preserved. These characteristics include: wetlands, floodplains, creek and stream drainage-ways, woodlands, and prairies. In addition to their sensitive nature, these areas provide the Village with such natural functions as flood storage and conveyance, pollution control, and wildlife habitat areas. It should be noted that the precise boundaries of the floodplains, wetlands, and soils that might limit development are imprecise. A trained wetlands conservationist or soil specialist needs to be consulted to determine the particular constraints for specific sites.

Open Space: Active Recreation: This land use category includes public and private lands that have been permanently dedicated for recreational open space uses, including land owned or operated by the Long Grove Park District and the Village of Long Grove. Private recreational spaces, such as golf courses or private parks located in residential developments, are also included in this category. The purpose of this category is to preserve and provide for permanent open space used for active and passive recreational purposes.

Transportation and Utility Infrastructure: This land use category includes areas identified as transportation uses or public and private utility areas, including the facilities and transmission corridors of Commonwealth Edison, Lake County, and the Illinois Department of Transportation.

### **Subarea Planning Recommendations**

The concept of preparing detailed subarea plans, as used in the Long Grove Plan, is based upon the community's need to prepare plans for those areas of the Village which are of a community level of importance due to their location and the potential economic role they have in the Village. The intent of these plans is to give guidance to developers on the type of development that will be consistent with Village goals.

The areas covered by the subarea plans represent critical economic opportunity areas within the Village, or areas that may be annexed. Their purpose is to provide developers with guidance, and to identify land uses that may require new forms of zoning in order to implement plan recommendations. These plans also reflect the severe environmental constraints of many of the remaining vacant sites in and around the Village. The visual aspects of the character of development which the Village expects is portrayed to provide guidance to developers and their architects and avoid lost time in reviewing and revising plans. (1991, 2018)

### Subarea Planning Factors

Although the current 2000 Comprehensive Plan made it clear that commercial development has not played a major role in the evolution of the Village, the 2000 Plan does advance detailed subarea plans for five commercial opportunity areas and a new neighborhood, identified as:

- Historic Business District
- Route 22 & Old McHenry Road
- Lake Cook Road & Route 53
- Long Grove Station (mixed-use neighborhood oriented around a potential new Metra station)
- Commercial node at the intersection of Routes 45, 60, and 83

As most subareas of Long Grove are largely located on the periphery of the Village, or part of established commercial areas, they offer the greatest opportunity for future economic development without substantially impacting the character of the community. The subareas that will have a prominent role in the future are shown on Subareas Map (Map 12-8).

Development ideas/opportunities for each subarea are summarized in Maps 12-1 through 12-5, with the exception of the commercial area at the intersection of Routes 45, 60, and 83, as this area has very little development potential due to a few remaining infill properties. However, the redevelopment potential of the Route 45/60/83 subarea could improve by establishing a boundary agreement with the Village of Mundelein, which would result in all the properties on the south side of Route 45 being transferred to Long Grove. The land use summary for each subarea describes the configuration and location of the subareas, proposed land use, access recommendations, and zoning issues that may influence development potential. The analysis of existing conditions for each subarea can be found in Section 6 of the Community Assessment Report, which is provided in Appendix K.

#### Relationship of Subarea Plan Preparation to the Community Goals and Objectives

Since planning is a rational process, plans including detailed subarea plans should be based upon community produced and accepted goals and objectives. This will ensure that the plans are realistic, able to gain public support and are, consequently, implemented. The goals and objectives set forth in this Long Grove Plan were developed by the Village Plan Commission in coordination with the Comprehensive Plan Steering Committee and interested citizens, and are presented in greater detail in Chapter 4 of this Comprehensive Plan. These long-range goals and their supporting short-range objectives have important implications for detailed subarea analyses and planning in the Village. (1991)

#### Subarea Land Use & Development Policies

A key element of Long Grove's Comprehensive Plan Update is the establishment of the land use, design, and transportation policies that will direct the development of the several large undeveloped tracts of land within the Village. Each of the subarea conceptual plans summarized below incorporate the results of the Community Assessment Report (CAR) (Appendix K), and the results of input received at the EnVision Long Grove Workshop in April 2016. Provided below is a summary of the key features of each subarea development concept. For each of the land use types illustrated on the maps and discussed below, the image preference survey results provided in Appendix L will serve as the guidelines for the desired character of each type of use.

### Subarea Site 1: Midlothian Road

Over 401 acres of this subarea was originally approved as a planned unit development in 1990. In 1995, 300 acres were condemned and acquired by the Illinois Department of Transportation (IDOT) for the FAP 342 (Route 53 extension). The Village of Long Grove has long opposed extending Route 53. Long Grove's opposition to extending Route 53 has always been grounded in environmental and land use concerns. Opening a new highway corridor would create increased growth and urban sprawl in an area that currently is planned for low density or is in a holding zone. (1996, 1999)

Alternatively, the Village has considered how to take advantage of future commuter rail service provided by Metra's North Central Service (NCS) commuter rail line from Antioch to O'Hare with connections to Chicago's Loop. Long Grove residents have commuter rail access from three stations along the NCS line: Buffalo Grove Commerce Court Station, Prairie View Station near Route 22, , and the Vernon Hills Station on Route 45. Although no longer a priority of Metra's long-range plans, continued consideration should be given to providing opportunities to extend commuter rail service on the Canadian National (CN) Railroad and a potential station in this subarea. (1996, 1999, 2018)

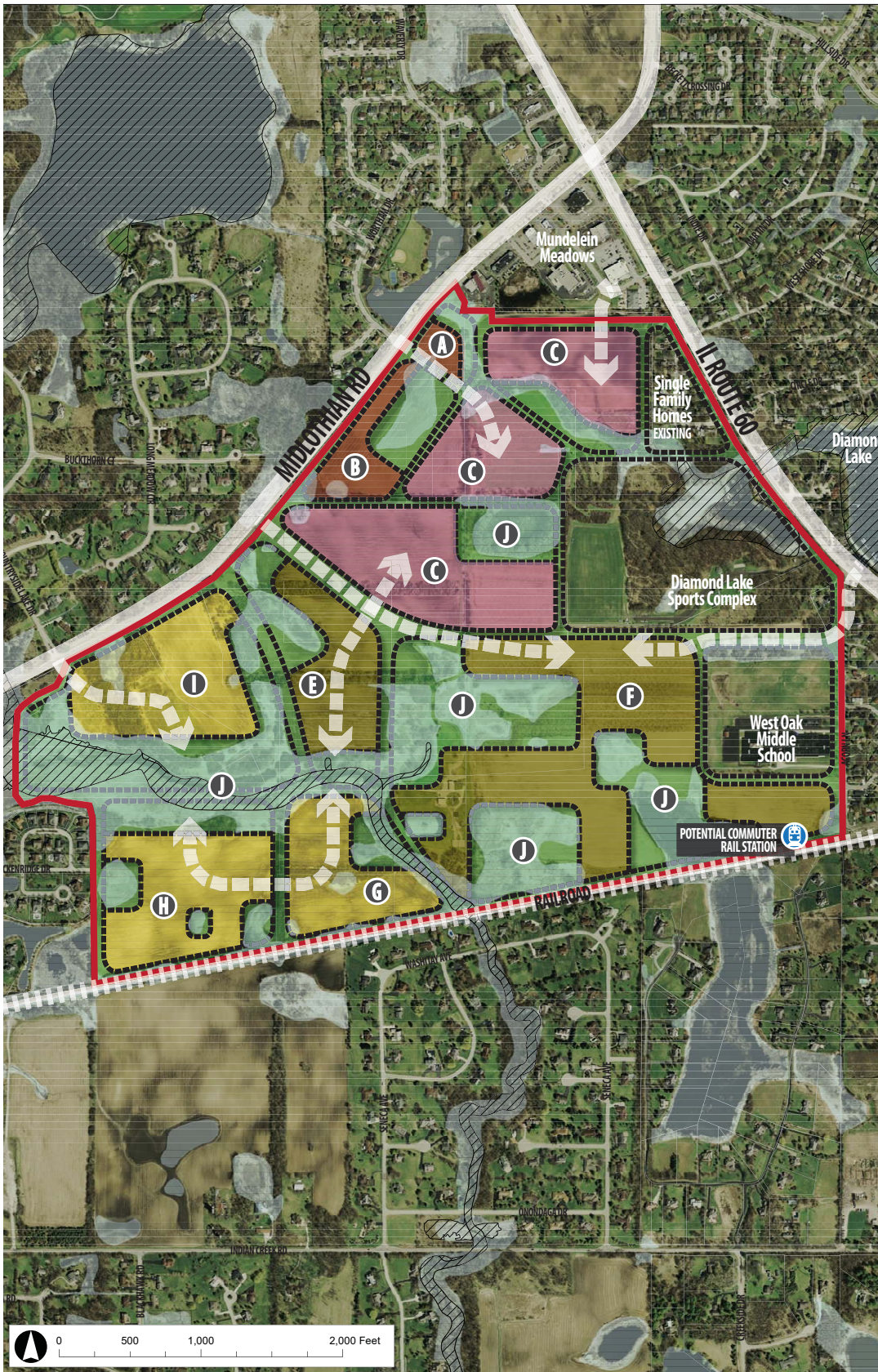
The focus of this Subarea is to capitalize on the existing Mundelein Meadows retail node at the intersection of Midlothian Road and IL Route 60, by expanding commercial and office uses. The balance of the property is heavily influenced by extensive floodplains and wetlands, thereby providing an opportunity for a planned residential development that both takes advantage of and orients residential uses to open spaces and associated trail opportunities. The plan integrates both the Diamond Lake Sports Complex and the West Oak Middle School by providing road connections that will improve access to these facilities by Long Grove residents, and improve overall walkability.

- Land Use Plan
  - *Residential:* Residential land use options provide a transition from the existing rural residential subdivisions to the west and north, as well as to commercial development to the north.
  - *Commercial:* Expansion of neighborhood oriented retail along Midlothian Road and professional office opportunity as a complementary use to the existing retail and service uses in the existing Mundelein Meadows retail center.
- Transportation Access
  - Three full access roads are proposed along Midlothian Road, with interconnections to the existing access road serving the retail center on the north and the sports complex and school on the east.



**SUBAREA SITE 1**  
**Midlothian Road**

Map 12-1



- A** COMMERCIAL  
NET ACREAGE: 2.6 ac
- B** COMMERCIAL  
NET ACREAGE: 7.0 ac
- C** PROFESSIONAL OFFICES/ RESEARCH  
NET ACREAGE: 50.3 ac
- D** SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 13.9 ac
- E** SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 39.4 ac
- F** RURAL SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 15.0 ac
- G** RURAL SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 19.3 ac
- H** RURAL SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 21.9 ac
- I** SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 25.3 ac
- J** ENVIRONMENTALLY SENSITIVE OPEN SPACE



## **Subarea Site 2: Route 22/Old McHenry Road**

The presence of the existing agricultural use provides an opportunity to build on the farming community history of the area by promoting the development of a Farm-to-Market commercial enterprise, and associated seasonal produce garden area. The seasonal produce garden could provide not only produce, but native plants and seed for Long Grove residents and organizations to use in restoring conservation areas. The garden area could also be supported by the new residential neighborhood providing healthy living choices, similar to arrangements provided residents in the Prairie Crossings, a conservation oriented community in Grayslake IL.

- Land Use Plan
  - *Residential:* Three residential land use types provide a transition from the existing rural residential subdivisions to the north, and to commercial development along Route 22.
  - *Commercial:* Farm-to-Market specialty commercial and associated seasonal produce garden area along Route 22. Another commercial site is also proposed in a small enclave along the west side of Old McHenry Road.
- Transportation Access
  - IDOT Strategic Regional Arterial plans for Route 22 will permit only one full access to Route 22, with a secondary right-in/right-out access.
  - Access to Old McHenry Road takes advantage of two existing access points to the family day camp.
  - Connection to the rural single-family areas on the north end of the site would be provided by a private road due to the cost of crossing the floodplain and the limited number of developable lots.

**SUBAREA SITE 2**

**Route 22 / Old McHenry Road**

Map 12-2



**A FUTURE DEVELOPMENT OPPORTUNITY (SINGLE FAMILY RESIDENTIAL)**  
**NET ACREAGE: 12.2 ac**

The parcels in this area offer potential for future single family residential development provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.

**B FUTURE DEVELOPMENT OPPORTUNITY (COMMERCIAL)**  
**NET ACREAGE: 8.2 ac**

The parcels in this area offer potential for future commercial development, including farm-to-table and seasonal produce businesses, provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.

**C ENVIRONMENTALLY SENSITIVE OPEN SPACE**

### **Subarea Site 3: Triangle Area (Historic Downtown)**

Although not containing historically significant uses, the ‘triangle area’ is an important part of Long Grove’s Historic Downtown center, as discussed in the 2008 Downtown Master Plan. As recommended in the Downtown Plan, it represents an opportunity to both expand Long Grove’s unique district and to provide supportive land uses that provide a walk-in market for local businesses, and attractive location for younger and older home buyers.

- Land Use Plan
  - *Residential:* Attached single-family dwellings serve to provide a market for Long Grove residents and serve as a transitional use to the Downtown commercial area. The intent is that each group of units will be designed to represent the similar scale of other historic buildings in the area.
  - *Commercial:* As provided for in the Downtown Plan, limited expansion of Downtown retail is proposed as an extension of the alignment of Archer Road, with a signature, high-quality retail use at the gateway to Downtown at Old McHenry Road and Route 53. All new commercial uses should be subject to the architectural guidelines for the Downtown to ensure Long Grove’s brand image is maintained.
  
- Transportation Access
  - Extension of Archer Road to the south to improve circulation to align with existing streets, connect with public parking areas, and to provide more parking via on-street spaces. The extension of Archer Road also provides greater connectivity to the Historic Downtown area northward to the uses north of Old McHenry Road.
  - The addition of minor access roads are proposed to serve the attached single-family uses and provide access to Old McHenry Road.

**SUBAREA SITE 3**

**Triangle Area - Historic Downtown**

Map 12-3



**A FUTURE DEVELOPMENT OPPORTUNITY (MIXED USE)**

**NET ACREAGE: 10.8 ac**

The parcels in this area offer potential for future mixed use development – including commercial, retail, office, and high density single family residential – provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.

**B CLUSTER SINGLE FAMILY RESIDENTIAL**

**NET ACREAGE: 4.1 ac**

**C ENVIRONMENTALLY SENSITIVE OPEN SPACE**



#### **Subarea Site 4: Sunset Grove**

In terms of long term economic opportunity, both from direct impact of potential new sales, and indirect impact to expand the residential base to support businesses in the larger Downtown area, this subarea is a high priority development opportunity site. The overall plan capitalizes on the access and visibility to Route 83, a high volume regional arterial road, by establishing a mixed-use district providing opportunities to expand commercial and supportive residential uses, while maintaining scenic corridors and conservancy areas.

- **Land Use Plan**
  - *Commercial:* Commercial expansion consists of both smaller scale shopping centers, similar to the Sunset Grove development, office uses, and opportunities for ‘mid-sized’ retail stores ranging from 30,000 to 50,000 sq. ft. While most commercial expansion is proposed along Route 83, the plan identifies potential development opportunity to the east, provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.
  
- **Transportation Access**
  - Access to the largest commercial concentration on the southern ‘15 acres’ is dependent on IDOT granting of complete, full access at the current signal at Route 53, at which point a private access drive could, with Village approval, extend northeast to serve the proposed commercial sites.

**SUBAREA SITE 4**

**Sunset Grove / Ballybunion**

Map 12-4



- A FUTURE DEVELOPMENT OPPORTUNITY**  
NET ACREAGE: 35.2 ac  
*The parcels in this area offer potential for future development, provided that property owners are open to exploring such options. Until such development options materialize, existing property uses will remain as is.*
- B COMMERCIAL**  
NET ACREAGE: 14.8 ac



### **Subarea Site 5: Lake Cook Road/Route 53**

This subarea is impacted by the proposed right-of-way for FAP 342, and extensive wetlands, floodplain or conservancy soils. To the east of the right-of-way is residential development. If the FAP 342 right-of-way were to be abandoned or relocated, in the future, this area has potential for significant commercial, and limited residential uses. The west side of Route 53 is more buildable. This subarea's convenient access to major regional road corridors and the IL 53 expressway, combined with large tracts of available land for development (exclusive of wetlands), continues to be the Village's opportunity for expansion of its sales tax base. The area can support a large-box retail use similar to Menards. (1999, 2018)

#### **Assets and Liabilities**

##### Assets:

- The location at an interchange with an expressway and major urban arterial is a major asset. (1999)
- A Long Grove address is desirable for most businesses. (1999)
- The site size is large enough to support several users and large scale activities. (1999)
- Long Grove has no Village real estate tax, which is a desirable incentive for potential developers. (1999)

##### Liabilities:

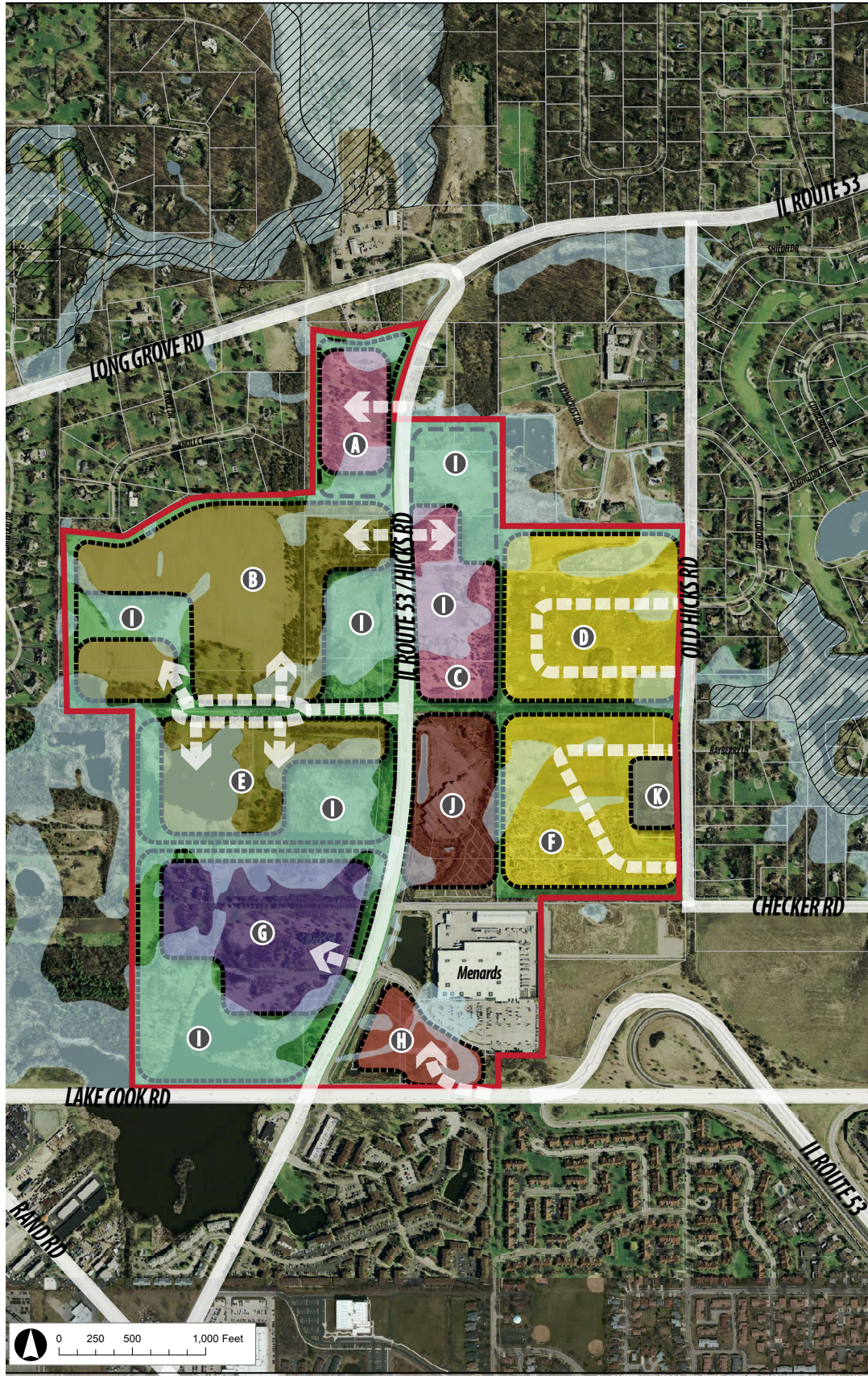
- Access to the site is limited to the Route 53 frontage. (1999)
- Uncertainty on future of FAP 342 and valuable land held by the Illinois Department of Transportation (Route 53 extension). (1999)
- The residential density in the area is quite low, even with apartments nearby in Arlington Heights. This will be a deterrent to some commercial developers. (1999)
- The west portion of the site abuts two large ADID wetlands which will require special protection and mitigation. (1999)



- Land Use Plan
  - *Residential:* Rural residential uses are maintained along the Hicks Road corridor, with both senior and cluster housing options for properties west of Route 53. The type of senior housing contemplated at this location may be different from other recently approved assisted living communities, with homes consisting of smaller lot, independent living development in a maintenance free environment with high quality recreational and social amenities, all connected with an extensive trail system.
  - *Commercial:* Large box retail use is proposed at the southern end of the subarea, with office/commercial and specialty business/manufacturing use opportunities along Route 53.
  
- Transportation Access
  - Access to the large-box retail Site G at the southwestern section of the subarea should be coordinated with the existing signalized intersection serving Menards.
  - An additional fully signalized access to be coordinated with the existing access to site (Site J), to provide access to residential development to the west and east.
  - Secondary road access to the large residential area to the west of IL 53 and the office use area on Site C provides both improved options for egress and enhances development potential.

**SUBAREA SITE 5**  
**Lake Cook Road / Route 53**

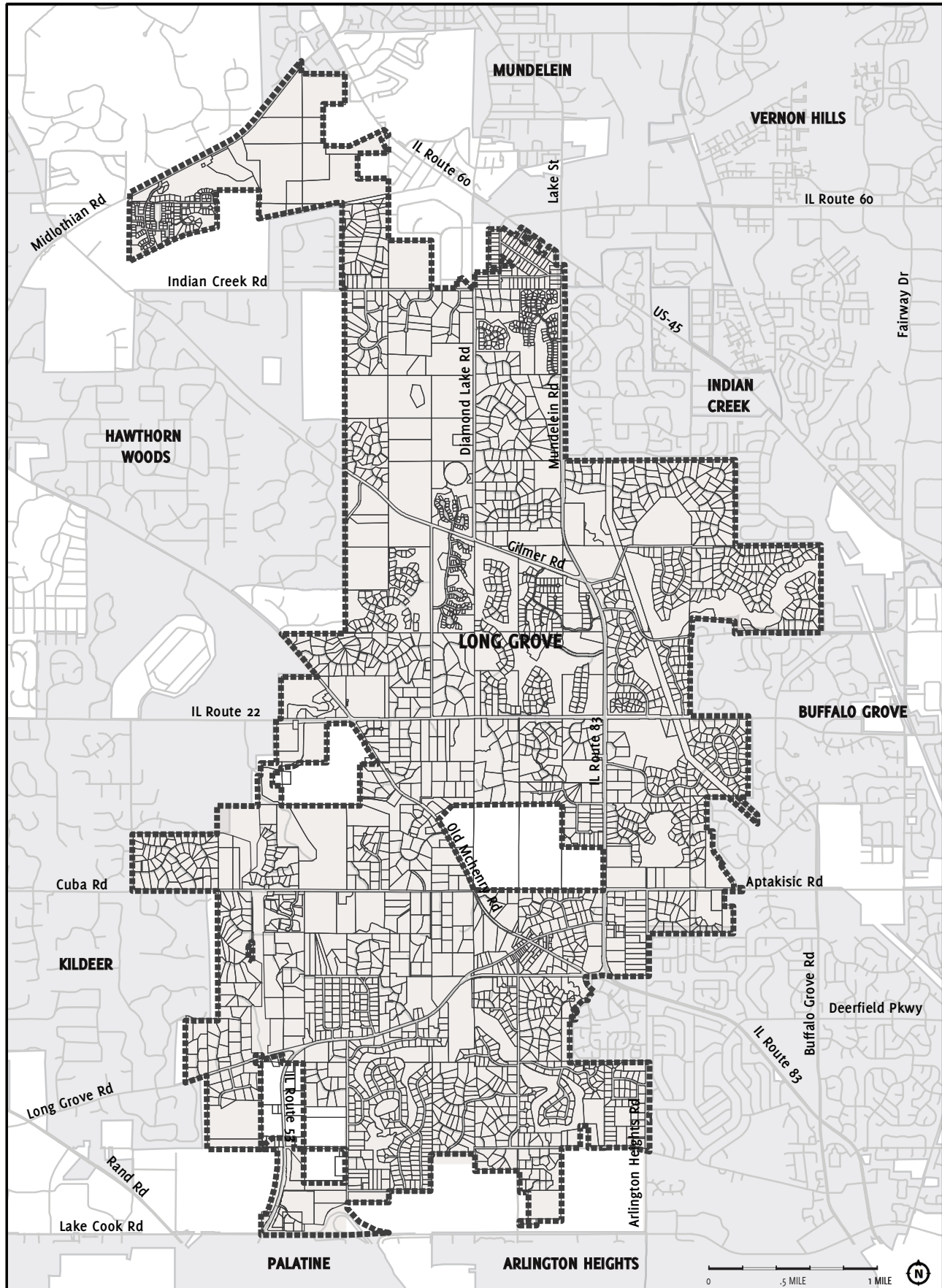
Map 12-5



- A** OFFICE/COMMERCIAL  
NET ACREAGE: 9.2 ac
- B** SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING  
NET ACREAGE: 48.2 ac
- C** OFFICE/COMMERCIAL  
NET ACREAGE: 14.9 ac
- D** RURAL SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 31.2 ac
- E** SINGLE FAMILY RESIDENTIAL OR SENIOR LIVING  
NET ACREAGE: 20.5 ac
- F** RURAL SINGLE FAMILY RESIDENTIAL  
NET ACREAGE: 33.4 ac
- G** LARGE FORMAT RETAIL OR DISTRIBUTION  
NET ACREAGE: 27.1 ac
- H** COMMERCIAL (MENARDS OUTLOTS)  
NET ACREAGE: 7.0 ac
- I** ENVIRONMENTALLY SENSITIVE OPEN SPACE
- J** SPECIALTY BUSINESS / PRODUCTION  
NET ACREAGE: 14.0 ac
- K** LONG GROVE COUNTRYSCHOOL



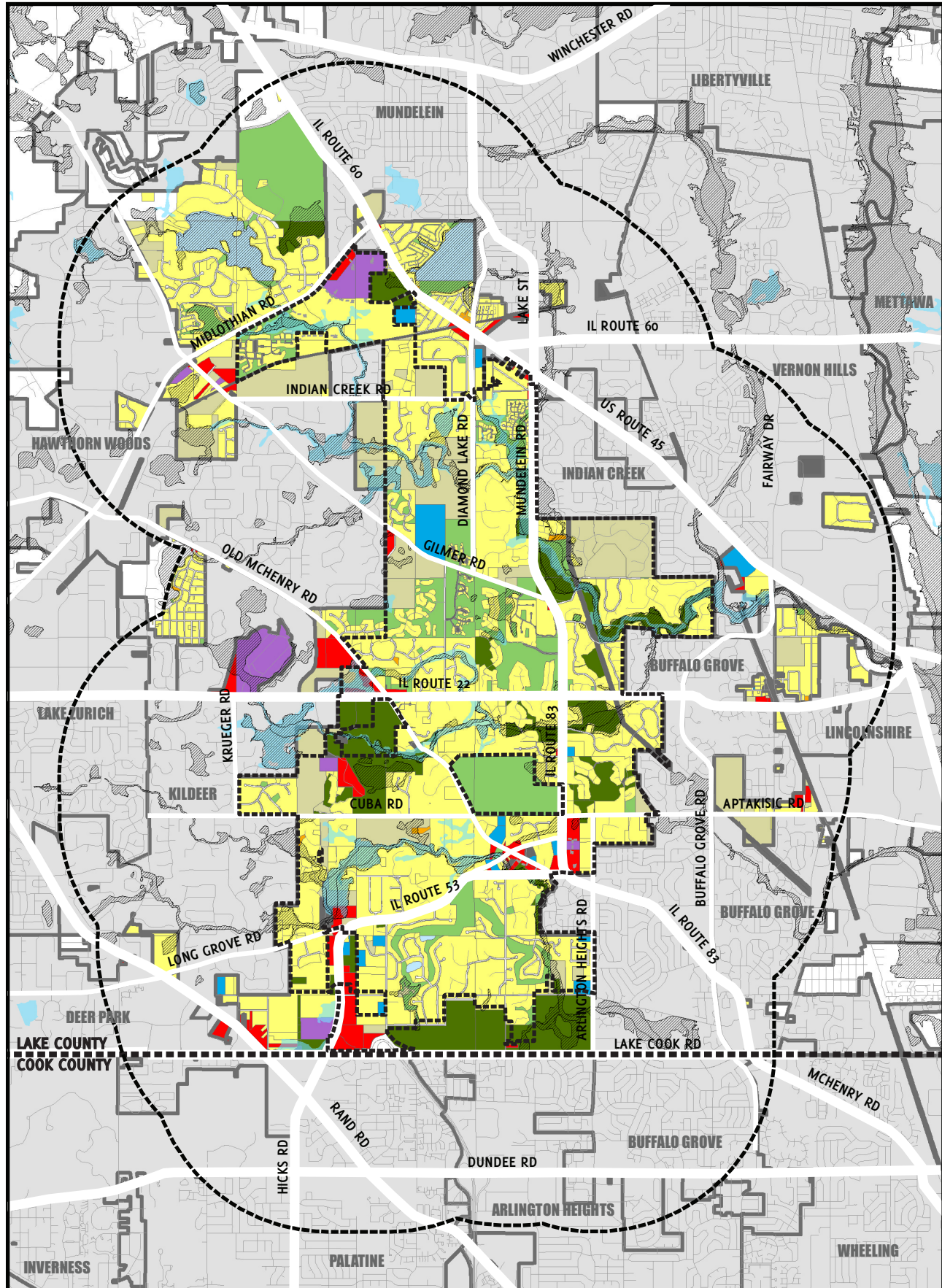
# PARCELS & SUBDIVISIONS MAP



### LEGEND | COMPONENTS & SURROUNDINGS OF LONG GROVE

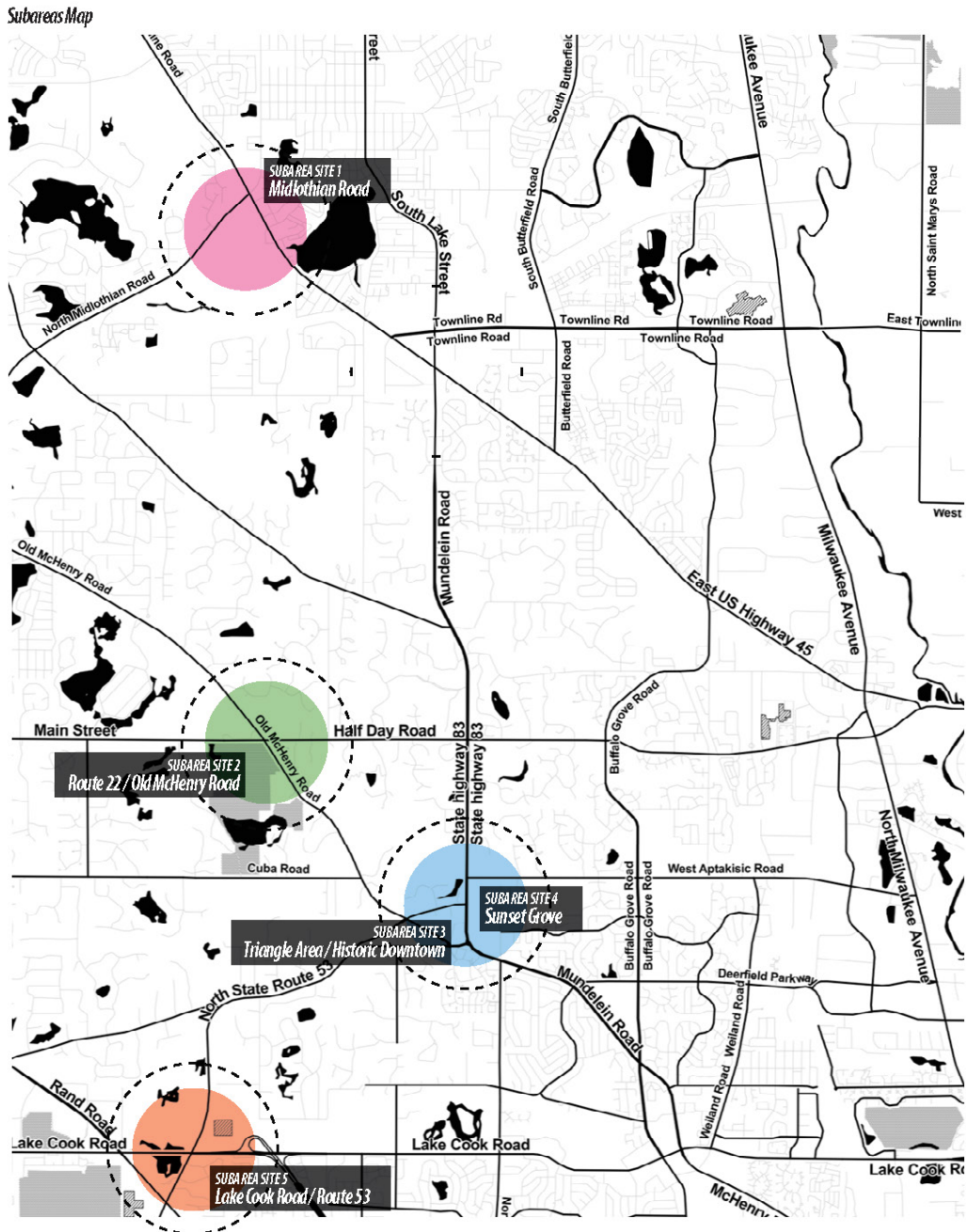
- Village Boundary
- Parcel Lines
- Adjacent Municipalities

# FUTURE LAND USE PLAN



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

## Map 12-8: Subareas Map



# Long Grove

## COMPREHENSIVE PLAN

### 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 that are in harmony with this Comprehensive Plan must be employed if the plan is to be successful. Because sound fiscal policy and 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.

#### History

In 2008 the United States experienced the “Great Recession” which had significant financial impacts on the world, country and local governments. The financial impact of this event was only second to the Great Depression . The timing of the recession was one year after the Village established the IL 83/Downtown Tax Increment Finance (TIF) District and after Long Grove had made significant financial investments in the Historic Downtown (re-construction of Archer Municipal Parking Lot) and the Village’s portion of the IL 83 Deep Well Water System Special Service Area (IL 83 SSA). As a result of these financial obligations, and others, the Village’s reserve funds were nearly depleted with the Village forced to significantly reduce future investments and focus on funding minimal day to day operations. While new home building permits and their significant revenues to the Village were completely eliminated for more than 18 months (new home annual building permits dropped from roughly 40 or more to zero), the new sales tax revenues from the recently opened Menards located in the IL 53/Lake-Cook Subarea greatly reduced this impact. In response to this significant unanticipated financial event, in 2011, the Village adopted the General Fund Minimum Reserve Policy in order to insure that the Village maintains adequate cash reserve levels necessary to fund the Village's normal reoccurring obligations while providing sufficient reserve funds for any unexpected expense(s) or loss in revenue(s) (emergency). This policy sets minimum reserve levels which should be maintained and available for any such emergency. This policy recommends that the annual Village Budget be balanced and that the Village maintain minimum annual reserves equal to 100% of the Village’s General Fund operating expenditures (FY 2016/17 = \$4.263M) with expenditures reducing the reserve below the minimum established level being limited to emergency or crises situations and only if approved after a 2/3 vote by the Board of Trustees to vary from the two-reading process policy.

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 (balanced budget). Reserves are to be spent cautiously and wisely. (1979, 1991, 2018)
3. Maintain an adequate cash reserve for emergency purposes. (1979)
4. Do not rely on sources of income that fluctuate widely. Instead, the annual Village Budget should be based on sources of income that 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)

### **Village General Fund Reserve Policy**

The Village of Long Grove has established a General Fund Minimum Reserve Policy in order to ensure that the Village maintains adequate cash reserve levels necessary to fund the Village's normal reoccurring obligations while providing sufficient reserve funds for any unexpected expense(s) or loss in revenue(s) (emergency). This policy sets minimum reserve levels which should be maintained and available for any such emergency.

Minimum reserve levels shall be established annually by the Board of Trustees in conjunction with the budget process and confirmed during review of the Village's audited financial statements. The recommended minimum reserve balance shall be equal to 100% of the General Fund Operating Expenses as budgeted. Reserves are to be held in cash or short-term investments allowed by the Illinois Compiled Statutes, Chapter 30, Section 235/2 and Chapter 5, Section 220/15 with a maximum duration of 6 months. The Village's minimum reserve levels of 1 year operating are greater than otherwise suggested for local governments that levy a property tax. Non-budgeted expenditures reducing the reserve below the minimum established level shall be limited to emergency or crises situations and shall only be approved after a two-reading process, unless such process is waived pursuant to a 2/3 vote by the Board of Trustees. (2018)

Non-budgeted expenditures reducing the reserve below the minimum established level shall be limited to emergency or crises situations and shall only be approved after a two-reading process, unless such process is waived pursuant to a 2/3 vote by the Board of Trustees. (2018)

### **Village Income**

Income for Village operations is derived primarily from sales taxes, as the Village does not levy a property tax. The result is that the Village relies on less predictable revenues (sales tax and distributive funds) sources than typically provided by property taxes.

The Village income is derived from the following sources: (1999, 2018)

1. State Sales Tax – 40.27 percent (2015); 28 percent (1999). The State of Illinois collects 6.25% and redistributes 1% back to municipalities. Through a successful referendum in 2006, the Village of Long Grove levies an additional 1% local sales tax, excluding food and medicine, for the purpose of public infrastructure maintenance. The total sales tax rate for Long Grove is 8.25%, with the Village receiving a total of 2 percent of all gross sales made in the community. An appreciable portion of this is generated by sales outside of the Historic Business District in such areas identified as the Sub Area plan in the 1999 Comprehensive Plan and the 2018 Plan Update. As part of the Sunset Grove Economic Development Incentive Agreement, the Sunset Grove development includes an additional 1% local business district sales tax for a total sales tax rate of 9.25%. (1979, 1991, 1999, 2018)
2. Building Permits – 16.73 percent (2015); 22 percent (1999). This source of Village income can and has fluctuated widely with the economic cycle. Building fees should not be considered as a constant reliable source of general income but, rather, should be related to the costs incurred by the Village because of new construction and repurposing or redevelopment of existing buildings. This includes the costs of inspection of the construction site to ensure Code conformance and prevent damage to public property, such as roads, resulting from the construction process. Capital investments in facilities, transportation systems, open space, schools and parks are an important use of these funds as they become available. (1979, 1991, 1999)
3. State Income Tax - 15.26 percent (2015); 18.5 percent (1999). This is Long Grove's share of the Illinois State Income Tax allocated to the Village by the State. (1979, 1991, 1999, 2018) The State of Illinois collects a minimum of 8.0% and redistributes 0.75% back to Counties and 1.0% back to municipalities.
4. Lake County Road and Bridge Fund – 1.05 percent (2015); 2 percent (1999). Collected by the County, this is the only portion of the real estate tax which returns to the Village. (1979, 1991, 1999)
5. Other Licenses and Fees – 7.07 percent (2015); 3 percent (1999). All businesses are required to have a Village business license, and establishments that sell liquor are required to be licensed by the Village. (1979, 1991, 1999) The Village provides vehicle stickers on a volunteer basis for residents to avoid getting ticketed by other communities for failure to display a vehicle sticker. (2018)
6. State Motor Fuel Tax – 4.69 percent (2015); 7.5 percent (1999). This source of income is spent only on the Village road program and must have state approval before funds are distributed. This money is relayed to municipal governments by the state on the basis of population. (1979, 1991, 1999)



7. Citations – 0.94 percent (2015); 3.5 percent (1999)
8. Investments – 4.45 percent (2015); 15 percent (1999) With historically low interest rates for a number of years, the income earned on savings and investments has been greatly reduced. (2018)
9. Telecommunications – 7.01 percent (2015). Includes telecommunications, video gaming, and Long Grove Commons SSA.
9. Miscellaneous – 2.53 percent (2015); .5 percent (1999). All other sources of income. (1979, 1991, 1999)

The Subdivision Control Fees provide the Village with an additional, albeit-indirect, source of funding. Currently, the Village charges the owner of the proposed residence a set amount at the time the permit is issued, with increases to maintain inflation levels. Of this, one-third is allocated to the applicable grade school district, one-fifth to the applicable high school district, one-third to the Long Grove Park District and one-tenth to the Village's open space fund. (1979, 1991, 1999)

### **Village Expenses**

The expenses of the Village can be broken down into the following categories: (1979, 1999)

1. Employee Compensation and Benefits – 10.60 percent (2015); 24 percent (1999). The Village currently has 4.5 full time equivalent employees (reduced from six full-time employees (1999) -- the Village Manager, building commissioner, village planner, administrative assistant and receptionist (part time). The Village Manager is charged with the responsibility for effectively and efficiently managing the administrative functions of the Village. The Village Manager is charged with responsibility for administering the Village finances. Occasionally, other part-time employees are hired to perform specific tasks or functions. (1979, 1991, 1999, 2018)
2. Office Expenses – 1.43 percent (2015); 3 percent (1999). This category represents the expenses incurred in running the Village office and the various supplies and services required for daily operations. (1999)
3. Administrative and Professional – 29.73 percent (2015); 39 percent (1999). These include the amounts paid the village auditor, the village engineer, and the village attorney, as well as fees paid to the county sheriff for supplemental protection; Also includes record storage and publication fees. (1979,1991, 1999)
4. General Expenses – 10.57 percent (2015); 12 percent (1999). This category represents the general expenses involved in the day-to-day operation and maintenance of Village facilities. It includes such things as snow removal, road maintenance, utilities, and signs. (1999)

5. General Capital Improvements and Costs – 41.67 percent (2015); 22 percent (1999). Village sales tax funds along with State Motor Fuel Tax income and County Road and Bridge money allocated to Long Grove, as well as additional general funds provided by the Village, 28 percent of these funds are used to improve and maintain the system of public roadways in the community. In addition to the road program, the Village has had a number of public works programs. These include the covered bridge, the municipal parking lots, the Village offices and meeting halls, the provision of pathways and sidewalks in a number of areas, the annual daffodil planting program, and the maintenance and repair of Village facilities. (1979, 1991, 1999, 2018)

## **Taxation**

There is a direct relationship between the number and degree of services provided and the level of taxation required. As municipal services increase and programs are created, so there must be an initiation of taxation to offset the cost of providing these services. If services are kept to a minimum, tax levies may never be necessary. (1979, 1991)

With the support of Village residents, Long Grove has long followed a policy of minimizing taxation at the expense of the provision of municipal services. As a result, the Village of Long Grove, to this day, does not levy any direct form of taxation upon its residents. Few municipalities, anywhere, can make that claim. (1979, 1991)

Another important aspect on the Village's taxation policy is that if a community such as Long Grove is to be successful, it must encompass not only developed land but also open land and estates. Taxes on acreage are now almost prohibitive. Long Grove cannot encourage annexation and discourage thoughts of disconnection if it costs more to keep land in the Village than it would cost if the land remained unincorporated. On the other hand, properties that are annexed to the Village may find significant benefits in the lack of such a tax and, therefore, may be encouraged to annex due to this policy. In fact, under some conditions, these annexations may even increase the amount of open space in the Village. Long Grove cannot easily change its taxation policies after so many have annexed or moved into the Village specifically because of these policies. Further, it is recommended that if economic need ever dictates the necessity for the imposition of taxes, they should first take the form of special service taxes, such as on parking in the Village business district, followed by a utility or vehicle license tax, both of which are designed to fall on the household rather than on the landowner. The Comprehensive Plan recommends the imposition of real estate taxes only as a last resort. (1979, 1991)

## Investment to Achieve Development and Fiscal Goals/ Tax Increment Financing (TIF)

*“Annual Budget based upon sources of income which remain relatively stable” and “Maintain no Village property tax.”*

In furtherance of these goals and objectives, Long Grove has adopted a philosophy of promoting residential developments and commercial developments with the Comprehensive Plan that minimize financial impacts on Village and other taxing bodies operations and increase other sources of income, primarily retail sales tax. Specific to promoting commercial retail sales tax developments and businesses, the Village has long been very supportive of the Historical Downtown Business District. Toward expanding upon this goal, the 1999 Comprehensive Plan included the following established Commercial & High Density Residential Sub Areas:

- Long Grove Station (Gilmer Road);
- IL 22 & Old McHenry Road;
- IL 53 & Lake-Cook Road, and
- Historic Downtown, IL 83 & Aptakisic.

### Long Grove Station.

In 1990 and 1998 the Village approved the R2 PUDs in the (Long Grove Station) which included lot sizes of approximately 10,000 sq. ft. (significantly less than the R-3, 1-acre minimum lot size of 33,000 sq. ft.) through preserving significant environmentally sensitive open space while maintaining the overall density of one unit every two acres (R2). A significant aspect of these approvals was the strategic annexation of these properties into Long Grove and preserving the goal of potentially attracting a passenger rail train station and higher density resident and commercial development in the immediate vicinity of the station.

### IL 22 & Old McHenry Road.

Prior to 1999, Long Grove’s commercial development was limited to the Historic Downtown with additional limited commercial along IL Route 83/IL Route 60. In 2005, the Village approved the first new commercial development Long Grove Commons on the NW corner of IL 22 & Old McHenry Road (IL 22 & Old McHenry Road). This property was annexed into Long Grove through the strategic annexation of the property at the SE and NE corners of IL 22 & Old McHenry in an effort to control future development consistent with the Subarea plan. While initially contemplated as wholly commercial, site and access constraints limited the sustainability of all commercial and the Village adopted a Special Service Area (SSA) as an off-set for this anticipated reduction in sales tax revenue and to help defray the projected additional police expenses necessary to support this development.

### IL 53 & Lake-Cook Road.

In 1998, the Geimer Greenhouse commercial/agricultural development was approved at the NE corner of IL Route 53 & Lake-Cook Road. Shortly after, in 2006 the Menards commercial development was approved at the NE corner of IL Route 53 & Lake-Cook Road (IL 53 & Aptakisic). Although the Village's first big box store, the development is consistent with the concept plans in the 1999 Comprehensive Plan with very limited impact on any surrounding existing or planned residential uses and is responsible for generating more than half of all \$1M sales tax revenues for the Village.

### Historic Downtown, IL 83.

In 2008 the Village created the Long Grove Downtown Master Plan (Master Plan) and adopted the Master Plan as an addendum to the 1999 Comprehensive Plan. The Project Goal of the Master Plan is to:

*“Strengthen and enhance Downtown’s unique qualities to ensure that it remains the centerpiece of Long Grove’s image and identity, continues to be a high quality destination for visitors, and an engaging live / work / play / shop environment for community residents and their families.”*

*- Excerpt: 2008 Long Grove Downtown Master Plan: Goals & Objectives*

The Master Plan identifies linkages between the Historic Downtown and the surrounding underdeveloped and undeveloped properties along IL Route 83 and established the framework and initial boundaries for Long Grove's first and only TIF District. The Master Plan also identified the need to repave the Archer Municipal Parking Lot and the opportunity to create the new Archer Road connecting Old McHenry Road with Robert Parker Coffin Road and establishing four new commercial building pads immediately adjacent to the existing Historic Downtown.

### IL 83 Special Service Area Public Water System.

In 2008, the Village established the IL 83 Special Service Area (IL 83 SSA) for the funding and installation of a single, deep-well to create a shared public water system along IL 83 to encourage the development of these properties through reducing the cost for any individual property to develop their own well, protect the shallow aquifer, improve fire-safety with the future extension into the Historic Downtown Business District. Through the IL 83 SSA, the IL 83 property owners are paying for 70% of the cost for the initial deep well and water system with the Village being responsible for the remaining 30% and the operation and maintenance of the system.

IL 83/Historic Downtown TIF District.

With the Master Plan as template, the Village established the IL Route 83 & Downtown Tax Increment Finance District (TIF District) in 2008. The TIF District is scheduled to expire in 2031. One of the primary goals of the TIF District was to encourage larger-scale commercial development along IL 83 that would generate sales tax revenues while also generating significant new incremental property taxes within the TIF District to help fund the public improvements necessary for the development of the IL 83 properties and the long-planned streetscape improvements in the Historic Downtown. In 2009, The Sunset Grove Development located at the SE corner of IL 83 & Aptaksic was the first commercial development to connect into this system with the Executive House Office Building & PUD connecting shortly thereafter and the Village extending the public water to Archer Road in 2017. The Harbor Chase Senior Living building at the NE corner of IL 53 and Old McHenry Road was completed in 2017.

As of FY 2016, the total TIF Expenditure was \$6.6M with roughly 50% of the expenses related to IL 83 Development Improvements & IL 83 Water System and 50% toward improvements for the Historic Downtown Business District. Current projections anticipate the full repayment of the Village's TIF Bonds before the expiration of the TIF District in 2031.

# Long Grove

## COMPREHENSIVE PLAN

### 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 remains on maintaining Long Grove as a high quality, low-density residential estate community, which is the prevailing land use pattern for the community, while providing for expansion of the Village's commercial tax base in limited areas of the community, as provided for in Chapter 12. To continue to maintain the open space character of the community, planning options may need to further expand, change from primarily dispersed single-family residences on large lots, to area appropriate clustered housing which maintain the overall density standards but potentially better preserve open space and the ecology.

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 rural character. (1979, 1991, 2018)

The justification for the existence of Long Grove lies in the necessity for maintaining pockets of rural open space as a break, or change of pace, in the spreading urbanization of greater Chicago. The surrounding communities are a better place to live because of the presence of rural open space in Long Grove. (1979, 1991)

The concept of government in Long Grove is fundamentally related to the private property owner. Many of the functions of government that are exercised in other villages and communities in the Chicago area are not entirely applicable in Long Grove as these functions are exercised privately by the residents of Long Grove on an individual basis. This pattern of government is but one other example of the emphasis on individuality in a country rural setting. This Plan envisions a continuation of this concept of government which is so consonant with the overall character and land use pattern of the Village of Long Grove. (1979, 1991)

## **Disconnection**

Appendix H sets forth discussion relating to disconnections which explore current legislation, the prevention of disconnections, and changing legislation relative to disconnections. In general, however, there is a need for the judicial system to recognize the problems associated with disconnections and the community disruption which they cause from an economic, planning, and social standpoint. The Village, however, may be afforded some protection against disconnections using the techniques outlined in Appendix H. Progress on this matter has been greatly enhanced through boundary agreements with the Villages of Hawthorn Woods and Kildeer, as depicted on the map in Appendix H. (1991)

## **Plan Implementation**

This Comprehensive Plan contains provisions for the constructive and creative utilization of land and resources as they relate to the future development of the Village of Long Grove. The Plan provides a framework for undertaking various projects required to reach the long-range goals of the Village. (1979, 1991)

The Comprehensive Plan is a statement of policy, a guiding document expressing the visions and aspirations of the residents of Long Grove to develop a well-planned, economically viable and sustainable community with a high quality of life. As a policy document, the Plan is fluid and not an end unto itself, requiring Village officials and residents to undertake further actions to implement the policies and recommendations contained herein over the long term. Therefore, adoption of the Comprehensive Plan does not signal the end of the comprehensive planning process in Long Grove. Rather, it signals the continued importance Long Grove places on engaging in a thoughtful, strategic planning process coupled with appropriate implementation, whereby the Plan serves as a guide for both public and private decisions affecting the future of the community. This requires that both Village officials and the community residents be familiar with and generally support the major tenets of the Plan. Therefore, it is important that the Plan be well publicized, understood and supported by the community for it to be recognized as a practical and effective guide for the Village.

The process of achieving the goals for growth and positive change in Long Grove over the long term, as articulated in the Comprehensive Plan, is dependent on ensuring that the planning and development review system is tied to specific actions, programs and tools. Effective implementation of the objectives outlined in the Plan will be the product of combining the policies and strategies with the actions and tools described below.

In addition, the appendices to the Comprehensive Plan, which helped inform the Village in formulating the Plan, should be consulted when implementing the Comprehensive Plan, even though such appendices are not technically part of the Comprehensive plan itself.

## A Dynamic Document

It is also important to keep in mind that the Comprehensive Plan is not static. The Plan is based on dynamic variables whose future direction cannot always be accurately predicted. The Village must periodically re-examine and update the Plan as conditions and community aspirations change.

### Updating the Comprehensive Plan

- Every Year:
  - Review and update the Implementation Plan
- Every 2 to 3 years:
  - Review and update the Future Land Use Plan and Subarea Plans
  - Review the entire Comprehensive Plan
- Every 10 years (at minimum):
  - Complete an update of the entire Comprehensive Plan

This Plan will be useful only if it is implemented. This will require a continued strategy for action by public agencies, developers, businesses, and private citizens. Action steps that will put the plan into effect include: (1979, 1991, 2018)

1. Voluntary compliance arising from public understanding and acceptance of this Plan. (1979, 1991)
2. Coordination by the Long Grove Plan Commission of the individual plans of various governmental agencies relative to the provisions made in this Plan. (1979)
3. Implementation and continuing review of the Zoning Ordinance, Subdivision Ordinance, building code, and architectural standards by Village officials. (1979, 1991)
4. Update the Downtown Strategic Plan (see Appendix N) including the overall development plan and market conditions, and engage property and business owners, residents and Village officials in creating a unified vision and organizational structure to revitalize the town center. (2018)
5. Expand funding sources to support existing Village services, infrastructure, roads, additional commercial development, and open spaces.



6. Develop a telecommunications plan (ICT – Information/Communication/Technology) that supports home base businesses, and new opportunities for developing expanded data services and local revenue sources, as an example of new types of revenue generating development.

Long Grove now has available many of the tools necessary to implement this Comprehensive Plan. However, there are others which shall also be used to help capitalize on the strengths of the community and also to solve problems of growth. Enforcement and continuing review of zoning and subdivision regulation ordinances for use in the Village and adjacent urbanizing areas will result in a better community. The appropriate use of the zoning and subdivision regulation ordinances will help eliminate many of the problems related to future development and give local governing officials the proper instruments of control necessary to ensure orderly growth. (1979)

### **Public Acceptance by Long Grove's Citizens and All Community Stakeholders**

Public acceptance of this Comprehensive Plan is important. Citizens, and business and property owners, who make many individual investment decisions that will influence the future growth of the Long Grove area must feel this Plan offers sound solutions to growth problems and, therefore, assures them of both return on and protection for their investment. This assurance will encourage voluntary compliance with the Plan. Nevertheless, sustained civic leadership, both inside and outside local government, is needed on a continuing basis to publicize the plan, emphasize its value, and encourage its acceptance as a guide to good development. (1979, 2018)

### **Action by the Long Grove Plan Commission**

The Long Grove Plan Commission is an advisory body whose prime responsibility is to develop plans for the future of the Village. Their continuing role must be in updating and ensuring implementation of the Comprehensive Plan. The Plan Commission is the only body in Long Grove that has the responsibility and authority to coordinate the proposals of one agency with those of another, as well as with the long-range Comprehensive Plan. This authority has been given to the Plan Commission by the Illinois Legislature in the Illinois Compiled Statutes, Chapter 65 ILCS 5/11 (as amended) which outlines the functions and powers of the Plan Commission: (1979, 2018)

*To prepare and recommend to the corporate authorities, from time to time, plans for specific improvements in pursuance of the official Comprehensive Plan. (1979)*

While no Plan Commission has enforcement authority to require conformance with an official Comprehensive Plan, it does however, have authority to review proposals for changes in land use. It cannot be assumed that agencies or individuals (developers, businessmen, etc.) will desire to make their

individual plans conform to the Long Grove Comprehensive Plan whenever possible. The support of the Village Board, community leaders, and the general citizenry will do much to provide the proper climate in which conformance becomes the rule, rather than the exception. The responsibilities of the Plan Commission and the effect of its adopted plans and implementation are such as to require clear communication and understanding between the Commission, the citizenry, and other public agencies so as to achieve harmony of actions. (1979, 1991)

### **Adoption of the Comprehensive Plan by the Village Board**

Following a public hearing, required by law, the Village Board enacted by ordinance, this official Comprehensive Plan for the Village of Long Grove. The authority to adopt a comprehensive plan is granted to corporate authorities in the Illinois Compiled Statutes, Chapter 65 ILCS 5/11 12-4 et seq. (1979, 1991, 2018)

### **Ordinances to Ensure Effective Continuing Planning Controls**

1. **Zoning Ordinance:** A zoning ordinance is one of the essential tools used for implementing the Comprehensive Plan. By this legal means for controlling development within the Village limits, an orderly and desirable pattern of land use can be achieved. Community development occurs through individual projects planned and carried out by many people. The Zoning Ordinance, in conjunction with this Comprehensive Plan, therefore, is an important aid in unifying the project planning efforts of many individuals. (1979, 1991)

The Zoning Ordinance coordinates project activities with policies expressed in the Comprehensive Plan. The Ordinance contains provisions for regulating the use of property, the size of lots, yards, and open spaces, and the height and bulk of structures. In addition, it establishes direct and indirect limitations on population density in the areas through minimum lot area requirements. (1979)

The update of the Village Zoning Ordinance should be undertaken to ensure that the regulations are consistent with and implement the policies and recommendations outlined in this Plan. Furthermore, consideration should be given to updating the Zoning Ordinance to reflect changes to zoning districts and future land use designations as outlined in the Comprehensive Plan. Issues to be addressed in the Zoning Ordinance update process include:

- Consider establishing a mandatory planned development or overlay zoning district for each of the subarea plans to ensure that development proposals conform to the Comprehensive Plan, and to ensure public review and input of development plans.

- Consider amending the Planned Unit Development regulations to provide for mixed-use developments consisting of a combination of commercial and residential housing types as part of a master planned community, consistent with the recommended land uses identified in each subarea plan as described in Chapter 12.
- Consider the following zoning map and text amendments to facilitate development of each subareas as appropriate.
  - *Subarea Site 1 - Midlothian Road:* The development of one of the last large vacant/agricultural areas of the Village should protect the extensive natural resources and integrate commercial potential as an extension of the commercial center at Midlothian Road and Route 60/83. To accomplish this, a planned mixed-use and conservation designed development should be considered, while allowing some flexibility under current R3 zoning for commercial uses and smaller lot sizes and varied dwelling types.
  - *Subarea Site 2 - Old McHenry Road/Route 22:* Consider rezoning of the area as a planned development mixed-use district providing for commercial and conservation-oriented farm-to-table residential and commercial development at the time of a development application.
  - *Subarea Site 3 - Triangle Area/Historic Downtown:* Rezone the current R3 district that restricts uses to residential lots of 1 acre, in advance of development, by expanding the current B1 “Historic Business District” with a planned unit development special use overlay to permit a mix of uses with higher density residential on the first and second floors of projects. This will facilitate development of this area by removing delays due to rezoning, and will permit a mix of commercial and residential uses consistent with the subarea plan.
  - *Subarea Site 4 - Sunset Grove:* Rezone the vacant south 15 acres, south of the current Sunset Grove development along Route 83, in advance of a development proposal to HR-1 “Highway Retail Planned Unit Development” as a continuation of the existing zoning for the Sunset Grove PUD. This will facilitate development of this area by removing delays due to rezoning, and will permit a mix of commercial uses consistent with the subarea plan.
  - *Subarea Site 5 - Lake-Cook Road/Route 53:* Ultimate zoning and land uses for much of this subarea will be determined through an annexation agreement with property owners. The focus of the agreement should be on

establishing a variety of commercial and residential uses along the Rt. 53 corridor, either as stand-alone projects, or as part of larger planned unit developments. Residential uses along Old Hick Road should serve as a transitional area to the R2 residential zoning of adjacent uses.

- Consider the potential reuse and zoning of the CF Industrial property. While not part of a specific subarea plan, considerable discussion has occurred regarding the future of CF Industrial property, the only zoning office district in the Village with sole access from Route 22. Its unique location among large Forest Preserve holdings provides a unique opportunity for creative reuse. Consideration should be given to expanding potential reuse by either rezoning to an O&R “Office-Research” district, and providing flexibility for other types of uses through the planned development process, which may include conference centers, training, or educational facilities, institutional uses, and cultural arts centers. Residential land uses may also be considered.
- Fortify the Village’s site design standards that regulate landscaping, slopes, and retaining walls to help reduce runoff and improve water infiltration for groundwater recharge.
- Consider standards to reduce the amount of impervious surfaces, such as requiring more pervious materials in new developments, using native plantings in retention/detention basins to properly manage stormwater, and consulting other best management practices. (2018)

2. **Subdivision Ordinance:** Parts of Long Grove may be developed as a result of individual tracts of land being subdivided. When street designs are laid out and land is broken up into lots, the pattern of development becomes established for an indefinite period of time. Once land is subdivided and development takes place, it is often impossible and usually very expensive to change. (1979, 1991)

Many problems that arise when raw land is converted to residential, commercial or other uses are related to streets, infrastructure design and installation. Problems inherent in past developments in other communities could have been avoided when the land was subdivided. This is an important lesson for Long Grove to keep in mind. (1979, 1991, 2018)

Since the subdivision of land involves expenditures for the installation and maintenance of public facilities, such as streets, it is the responsibility of local government to ensure that new subdivisions conform to this Long Grove Comprehensive Plan and other Village policies and standards, and that the subdivisions are compatible with existing development. (1979, 1991)

The Subdivision Ordinance is the most effective instrument that has been devised to ensure that raw land is transformed into properly designed subdivisions. The ordinance is designed to carry out the following purposes: (1979)

- a) Implement the Comprehensive Plan. (1979)
- b) Provide for the orderly development of the Village and its environs by harmoniously relating the development of the various tracts of land being subdivided to the existing community and facilitating development of adjoining tracts. (1979)
- c) Prevent substandard development that may result in an incompatible and undesired end product. (1979, 2018)
- d) Provide for the construction of community service facilities such as streets and sewer lines in accordance with Village policies and standards. (1979)
- e) Maintain adequate and accurate records of land subdivision. (1979, 1991)

The Subdivision Ordinance establishes reasonable requirements and procedures that must be followed to protect the general welfare of the community whenever land is to be subdivided. By means of the Subdivision Ordinance, development of various parts of the community can be coordinated and a logical street (and, therefore, transportation) pattern laid out. When a plat is presented for approval, Village officials have an opportunity to evaluate, prior to construction, what impact the proposed development will have on existing public facilities and services and to consider the financial aspects, including both revenues and costs, to the Village. The ordinance protects individuals who purchase lots or homes in a subdivision by assuring homeowners that the layout of the subdivision and installation of improvements meet specific minimum standards. In addition, the controls in the Subdivision Ordinance preclude substandard development. (1979, 1991)

Briefly, the ordinance contains: (1) the procedure for plat preparation and approval as a prerequisite for recording the plat; (2) the standards for streets, lots, easements, and setback lines; and (3) requirements for construction of streets, utilities, drainage, and similar permanent improvements. (1979)

Under the authority granted by Illinois legislature in Chapter 65 ILCS 5, Article 11, Division 12 of the Illinois Municipal Code, the Village of Long Grove has adopted its Subdivision Ordinance. This shall be reviewed and updated on a continuing basis to ensure adequate control of future land development. (1979, 2018)

### **Ordinances Designed to Ensure Compliance with the Comprehensive Plan**

Over the last several years the Village has enacted a number of ordinances designed to ensure compliance with this Comprehensive Plan. These ordinances seek to preserve and perpetuate the semi-rural atmosphere of the community while simultaneously permitting a wide variety of quality development in character with the existing motif of Long Grove. These include: (1979, 1991)

- I. **Historic Landmark Ordinance:** The Historic Landmark Ordinance, adopted in July 1962 and revised hereafter, was designed to preserve, intact as it existed at the close of the 19th century, the Historic Business District of Long Grove, located at the intersection of Robert Parker Coffin Road and Old McHenry Road. As such, the ordinance states that all new construction, additions, alterations, or remodeling to the exterior of buildings and signs permitted in the Historic Business District must conform to that style which would have been found in a rural, northern Illinois village prior to 1890. Under the terms of the ordinance, the Village Architectural Board, created precisely for this purpose, must review and approve all plans for construction and lighting of structures in the district before a building permit can be issued. (1979, 1991, 1998)
  
2. **Conservancy Ordinance:** 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. This ordinance prohibits any construction in floodplains and on a series of soil types associated with wetlands while putting strict limitations on development of 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. In doing so, the ordinance protects 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, and stripping of forest cover. It also serves as a guide to development which allows maximum utilization of the capabilities of the land while preserving green areas, open space, wildlife cover of locally endangered species of flora and fauna, and avoiding 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, 1991)

3. **Scenic Corridor Easements Ordinance:** The Scenic Corridor Easements Ordinance adopted February 1978, is designed to protect residential development from the considerable noise generated by vehicular traffic along major thoroughfares in and bordering the community and to provide 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 of all other state, county and collector streets will 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 moved, cultivated, sprayed, or in any way destroyed except for such vegetation which is found to be harmful to the general health and welfare of the Village or property owner. The Scenic Corridor Easements Ordinance represents a significant and vital step to the preservation of open space in the village of Long Grove. Also, wider scenic corridors may be planned for in planning subareas.
  
4. **Tree Preservation Ordinance:** Through the preservation and protection of trees the Village seeks to foster the stabilization of soil by the prevention of soil erosion and sedimentation; reduce storm water runoff and the costs associated therewith and replenish ground water supplies; provide buffering to attenuate harmful noise and conserve and enhance the village's unique character and physical, historical, and aesthetic environment, especially its natural and rural atmosphere and to thereby foster the preservation and maintenance of community identity among other things.

## Appendix A:

### Water and Upland Resource Elements of the Natural Resource Base

#### Water Resource Elements

##### Groundwater

Long Grove depends on groundwater to supply all the water for residential and commercial use. In northeastern Illinois, the shallow wells used by nearly all the residential properties recharge from rain falling on the land. Long Grove has two major concerns with respect to groundwater pollution and recharge. (1991)

Since most of the wells in Long Grove draw from the shallow water table and not from deeper aquifers, monitoring possible pollution-causing activities in Long Grove is an important means of protecting the quality of the shallow groundwater. The conservancy soils are unsuited for septic fields and that technique has been effective. (1991)

Withdrawal of groundwater should be matched by-groundwater recharge. Discussions with the Illinois Water Survey have indicated that the development intensities advanced by the Village's Plan, generally not more than one dwelling unit per two acres of land, maintain this balance. However, it is not the number of dwelling units but the amount of impervious surface that impacts recharge, for as the impervious surfaces in the Village increase, the less natural recharge will occur. As houses and drives get larger and larger, recharge is decreased and surface runoff increased. It is required by this Plan that large homes with excessive drives either use pervious pavements or provide French drains to maximize groundwater recharge. (1991)

The Village policy has been that conservancy soils are the primary area of recharge. Upland soils have also been shown to be equally valuable, especially wooded uplands that have very low runoff coefficients such as the Ashkum and Pella soil. Development shall be encouraged along minor drainage areas or in transitional locations rather than damage prime upland sites important for recharge. (1991)

In 1981 the Village commissioned a shallow aquifer study by Robert Sasman which evaluated local groundwater resources. This study was updated in 1998. It found that an adequate water supply exists in the Long Grove area. (1999)

Land treatment of sewerage, in the form of septic systems, is encouraged to promote the purification of wastewater via natural means and the return of water to the water table aquifer. Exceptions to this policy are commercial uses and clustered residential uses. For commercial uses, the wastewater may be better treated either in a land treatment sanitary sewer system other than a septic system or in a





traditional sewerage and wastewater treatment plant. Residential developments that are clustered to reduce impervious surfaces and help preserve natural resources may also need similar treatment. (1991)

Reducing demand on groundwater can be accomplished by, encouraging residents to use plant species native to northern Illinois in their yards and other open spaces. Species native to northern Illinois are well adapted to drought conditions and do well with little or no irrigation or other attention. Encouraging the use of these native species can ease demand on the water table by reducing the need for lawn watering. Another disadvantage to large lawn areas is that they increase the amount of runoff in large storm events. Once the grass becomes completely saturated with water it acts as an impervious surface similar to pavement. Any additional rainfall past the point of saturation becomes runoff. Native grasses and other native species do not become as easily saturated with water and thus reduce the amount of runoff from large storms (Patchett and Wilhelm, *The Ecology and Culture of Water*, June 4, 1997). Other beneficial effects of this policy of encouraging the use of native species include creating needed habitat for other native flora and fauna, more so than a typical lawn environment, and a beautiful indigenous natural environment. This issue is further addressed in the "Natural Landscaping" and "Wildlife Communities" sections of Chapter 5 of this Plan. (1991, 1999)

### Wetlands

Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency and with a duration sufficient to support and that under normal circumstances do support--a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps; marshes, bogs, fens, sedge meadows, and similar areas. Precipitation, in the form of rain or snow, provides water to wetlands, becoming surface water runoff or percolating through the soil to become groundwater seepage. Wetlands may receive mostly surface water--direct precipitation, overland flow, and floodwaters--or mostly groundwater precipitation that infiltrates and moves through the ground. The location of the wetland in the landscape affects the type of water received. Wetlands can occur on slopes as well as in depressions. (1991)

Wetlands have an important set of natural functions which make them a particularly valuable resource. These functions may be summarized as follows: (1991)

1. Wetlands serve as groundwater recharge and discharge areas, although other areas are to be considered equally effective in Long Grove. (1991)
2. Wetlands enhance water quality. Aquatic plants change inorganic nutrients such as phosphorus and nitrogen into organic material, storing it in their leaves or in the peat which is composed of their remains. The stems, leaves, and roots of these plants also slow the flow of water through a wetland, allowing suspended solids and related water pollutants to 'settle out. Thus, the destruction of wetlands may be expected to adversely affect the quality of surface waters in the area. (1991)



3. Wetlands regulate surface water runoff, storing water during periods of flood flows to release such waters during periods of drier weather. Thus, wetlands help to stabilize stream flows. (1991)
4. Wetlands provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. Wetlands contribute to the overall ecological health and quality of the environment of the area by providing recreational, research, and educational opportunities and adding to the aesthetic quality of the community. (1991)

Wetlands are protected because of their role as water-flow managers and wildlife habitats. Some wetlands in the Village are known to contain endangered species. The U.S. Army Corps of Engineers identifies wetlands by vegetation type, moisture content, and soils.

Some wetlands need a certain amount of maintenance because their natural maintenance mechanisms have been removed with the encroachment of development. In certain instances, periodic burning is recommended. Natural diversity also needs to be restored; thus, the community is encouraged to introduce additional native species into wetlands and developers shall be encouraged to set up sound wetland management systems in the homeowners' association guides. (1991)

### Floodplains

The floodplains of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. Rivers and streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase markedly, and the channel may not be able to contain and convey all of the flow. As a result, stages increase and the river or stream spreads laterally over the floodplain. The periodic flow of a river onto its floodplains is a normal phenomenon and, in the absence of costly structural flood control works, will occur regardless of whether or not urban development exists on the floodplain. (1991)

For planning and regulatory purposes, floodplains are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity once on the average of every 100 years. Floodplain areas are not suited to development because of the flood hazard, the presence of high water tables, and the presence of soils poorly suited to such uses. The floodplain areas generally contain important elements of the natural resource base, such as woodlands, wetlands, and wildlife habitat. Therefore, floodplains constitute prime locations for open space areas. Every effort shall be made to discourage indiscriminate and incompatible development on floodplains. At the same time, compatible open space use shall be encouraged. (1991)

In the Village of Long Grove, floodplain areas are associated with Aptakistic Creek, Buffalo Creek, Indian Creek, and Kildeer Creek. (1991)

### Drainageway System

The natural storm water drainage system for an area consists of the streams, floodplains, and wetlands. Swales are often indicated by drainage way soils, and these make up the fourth factor in the overall drainage system.

Understanding the true function of the drainage system is extremely important. Different subsections of the system store storm water, channel storm water flows, or indicate active subsurface drainage. For example, some areas store water only during the spring melt when the ground is still frozen and water cannot percolate into the ground. Floodplains and wetlands are the primary storage areas. They buffer the watercourses from the full impact of storm water flows by retaining the water and releasing it slowly. (1991)

The "drainage way" soils are indicators of the drainage patterns in any given area. In many instances, the drainage way soils, particularly the Ashkum and Pella series; have been or are still under cultivation. As development occurs, a positive surface water drainage system is to be established to ensure that deterioration and failure of farm tiles do not induce flooding. This would assist in avoiding a major maintenance cost for the homeowners. (1991)

In areas that are not wetland or floodplain, only a portion of the soils are generally active in the storm water system. The greatest spread of water is typically found in the spring when the snow is melting. During this time, the ground is still frozen, resulting in melted water running across the surface. If sudden temperature-changes occur, these waters may be frozen on the surface of the drainage ways. Otherwise, many of these areas are rarely inundated with water. (1991)

Developments using land treatment systems, such as septic systems, are still prohibited from using drainage way soils. The drainage pattern must never be altered in a manner that would divert water through septic fields. With a well-planned drainage system that meets specific standards, drainage way soils may sometimes be part of a development's usable lot area. In rare cases where protection of upland resources are more important than the preservation of drainage way soils, mound systems may be considered. (1991)

Developments using sanitary sewer systems have a little more leeway in their ability to disturb drainage way soils because the potential for groundwater contamination is remote. Such developments can ensure that there is a system for moving and storing water. Small areas of the drainage way soils on the property can be part of the usable lot area. Specific design criteria would be applied under these circumstances. (1991)

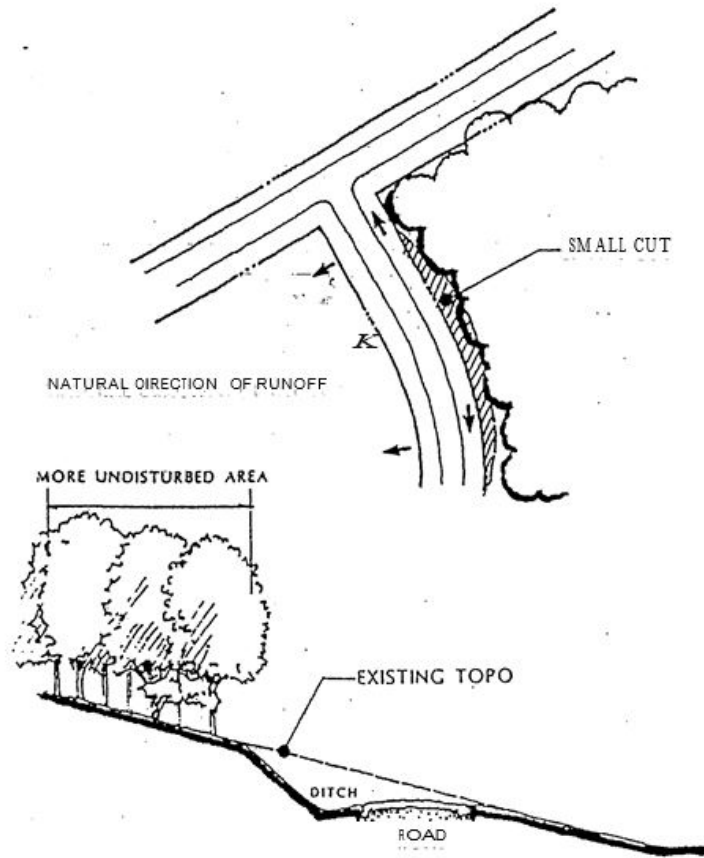


The objective of this increased flexibility to landowners is to demonstrate that the drainage way function is sometimes more important than the classification of the soil. In special cases, restrictions on drainage way soils may be dropped in favor of restricting development of other more important features, such as mature forests, provided the drainage system can be maintained. (1991)

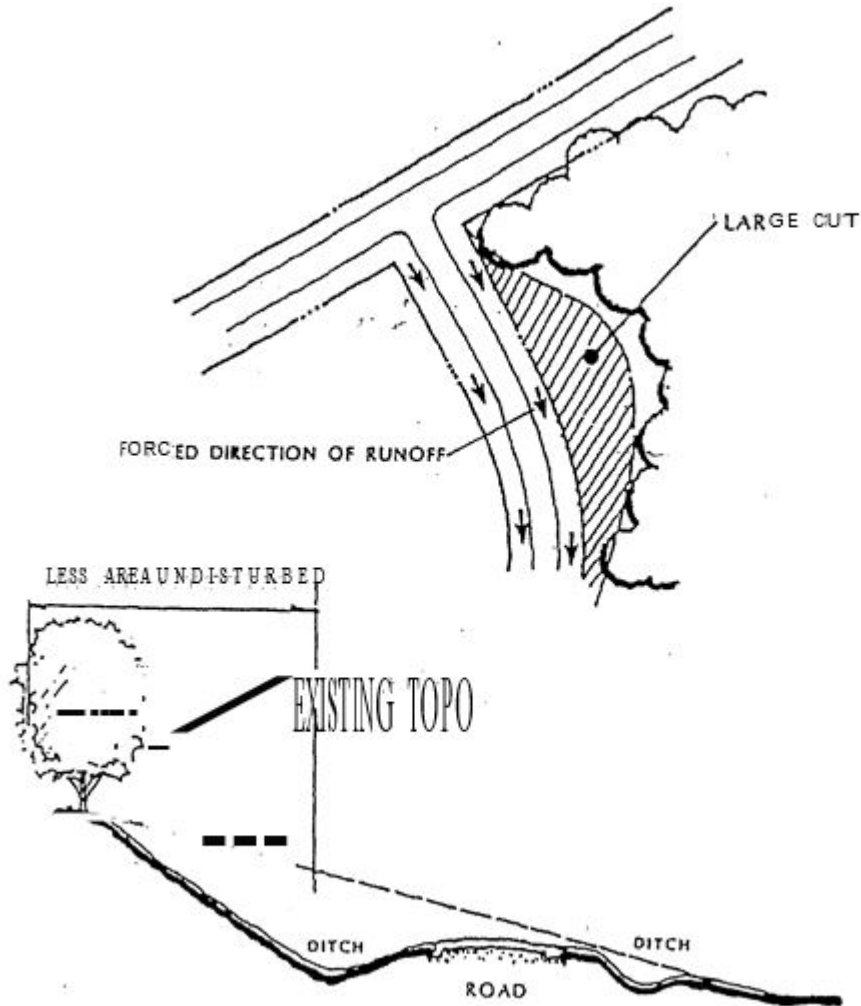
Standard engineering practices are not conducive to natural recharge and are often more destructive than necessary. Figure A-1 shows a drainage area and road layout that respects the topography and natural drainage flows. Although the cut for the ditch is steep, it is small and it has a large part of the slope intact above it. Figure A-2 shows how the larger, somewhat steep cut disregards the topography and natural drainage patterns resulting in more erosion and less groundwater recharge due to more water being conveyed above ground in sheet flows. The design of the road ignores the surrounding drainage as though no drainage system existed prior to development. (1991)

Although in the example the engineer's objectives are fulfilled--to have a drainage system that works, other important environmental objectives have been subverted. Erosion has been increased on the slope due to cutting and filling. Consequently, sedimentation of detention ponds occurs much more rapidly than if more natural means of storm drainage had been used. (1991)

**Figure A-1 Drainage Area and Road Layout Properly  
Related to Topography and Natural Drainage Flows**



**Figure A-2 Drainage Area and Road Layout Improperly Related to Topography and Natural Drainage Flows**



It is possible to use the minor drainage ways creatively as part of a lot's landscaping and home site setting. In these cases, a developer or builder needs to take great care in designing and engineering a system to ensure that water will move through the system without damaging the yard or buildings. (1991)

As stated, however, the landowner must meet specific design criteria or standards to receive permission to disturb the drainage system. The following criteria are critical: (1991)

1. The slope of the stream or swale shall be decreased. The feature shall be meandered to slow the rate of water flow, thus decreasing potential soil erosion hazards. This would require more creative engineering of development plans. (1991)
2. The rate of water discharge from the site shall be reduced to provide settlement time and reduced flood peaks downstream. (1991)
3. Positive drainage shall be assured so that if farm tiles are broken or fail, or other disruptions occur, there would be a viable release outlet or channel for water. (1991)
4. If the stream has previously been channeled, all fill shall be removed and the channel meandered or flattened to a wetland. (1991)
5. Stream channels shall be designed with pools and riffles to decrease the rate of runoff, increase aeration, and increase recharge. (1991)
6. Storm water runoff shall be detained to prevent pollutants from contaminating other watercourses and lowering water quality. (1991)
7. Standards shall be encouraged that discourage drainage ditches in wooded and upland areas. (1991)

### Stream Corridors

Perennial or intermittent streams are important sources of water for wildlife. These corridors generally would include floodplains, wetlands, and all but the smallest drainage ways. These features are overlapping and form a continuous system. The corridors not only provide water, but provide shelter as well. Their role will be discussed further in the wildlife section. (1991)

When viewed as corridors, there is a need to buffer the actual wetland and floodplains from suburban environments. These areas shall be encouraged to be landscaped naturally, to the maximum degree possible. Fertilized lawns are less effective than natural landscapes in filtering out nutrients and pollutants before they reach streams. There are a variety of planting techniques - prairie, savannah, or woodlands, which could be used in these areas. This would not only protect and maintain wildlife, but also encourage the maintenance of water quality. (1991)

## Upland Resources

### Detailed Topographic Features of Long Grove

Knolls are one of the significant topographic features to which Long Grove should turn its attention. Knolls can be described as landforms with an apex of at least 600 square feet in area, a 1:20 foot slope or more on at least one side, and a height of at least 4 feet as shown in Figure A-3. These features may or may not stand out strongly in the area if they are built on; however, even small knolls can become prominent features in the landscape if they are landscaped into oak-hickory-hardwood stands. (1991)

Small ridges also exist in Long Grove and deserve attention similar to knolls. These ridges provide visual barriers that can shield buildings from the view of both surrounding properties and passers-by. To be used for this purpose, buildings should be prohibited from locating at the top of ridges. They should be located on the side of the ridge, far enough down the slope so that vegetation can be planted on-the ridge top to further shield the building from view. (1991)

Small ridges can be distinguished from knolls by the slightly more elongated apex, steeper slope on at least one side, and a greater height. Small ridges are defined as having at least a 1:10 foot slope on one side, although the slope at the apex of the ridge may be less. The apex of the small ridge should be at least 600 square feet and at least 60 feet in its longest dimension. The height of the ridge should be judged on its steeply sloping side, from where the 1:10 foot slope begins at the apex, the height should be at least 12 feet. A ridge is a natural phenomenon, while a "berm" is a man-made ridge. A small ridge, as defined herein, is illustrated in Figure A-4. (1991)

Originally, the knolls and small ridges of Long Grove were probably forested, and in many parts of the Village the woods have been preserved. In other areas, however, the trees have been removed. If property containing knolls or small ridges is to be developed, these features should be identified, preserved, and planted with trees. The construction of buildings and roads should be prohibited from encroaching upon knolls and small ridges. Buildings could be permitted along ridges only if they are set back from, and at a lower elevation than the ridge top, so that only half the building rises above the top of the ridge. Furthermore, natural landscaping shall be used on the ridge top in order to further aid in hiding the building from neighboring views. (1991)

Preserving these natural features contributes significantly to the preservation of Long Grove's community character. In addition, the reforestation of knolls and ridges helps reduce erosion, improve air quality, and restore and enhance the uplands' function in the hydrologic cycle. By preserving these features and vegetating them, they will contribute to preserving water quality and enhancing groundwater recharge. (1991)



Woodlands

Woodlands shall be identified as either mature or young woodlands. A mature woodland is an area or stand of trees whose total combined canopy covers an area of one acre or more and at least 50 percent of the trees have a diameter, at breast height (DBH = 4.5 feet), of at least ten inches.

**Figure A-3 Plan and Section through a Knoll**

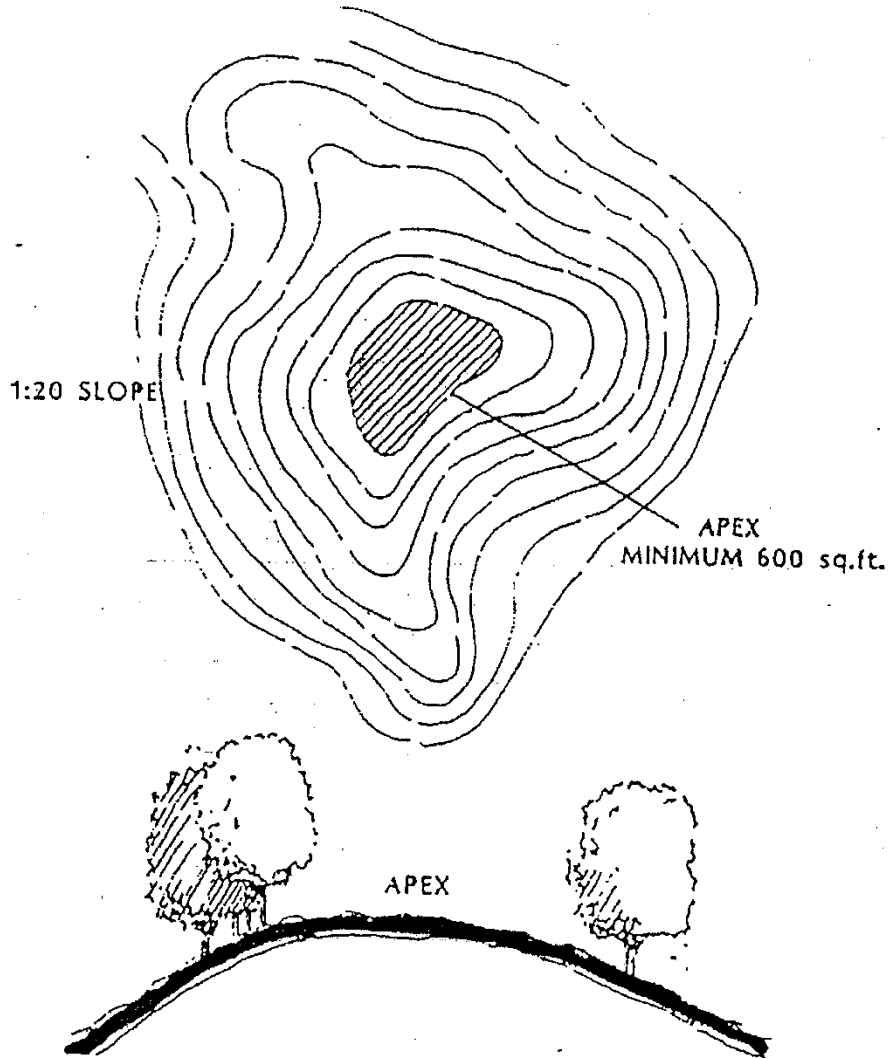
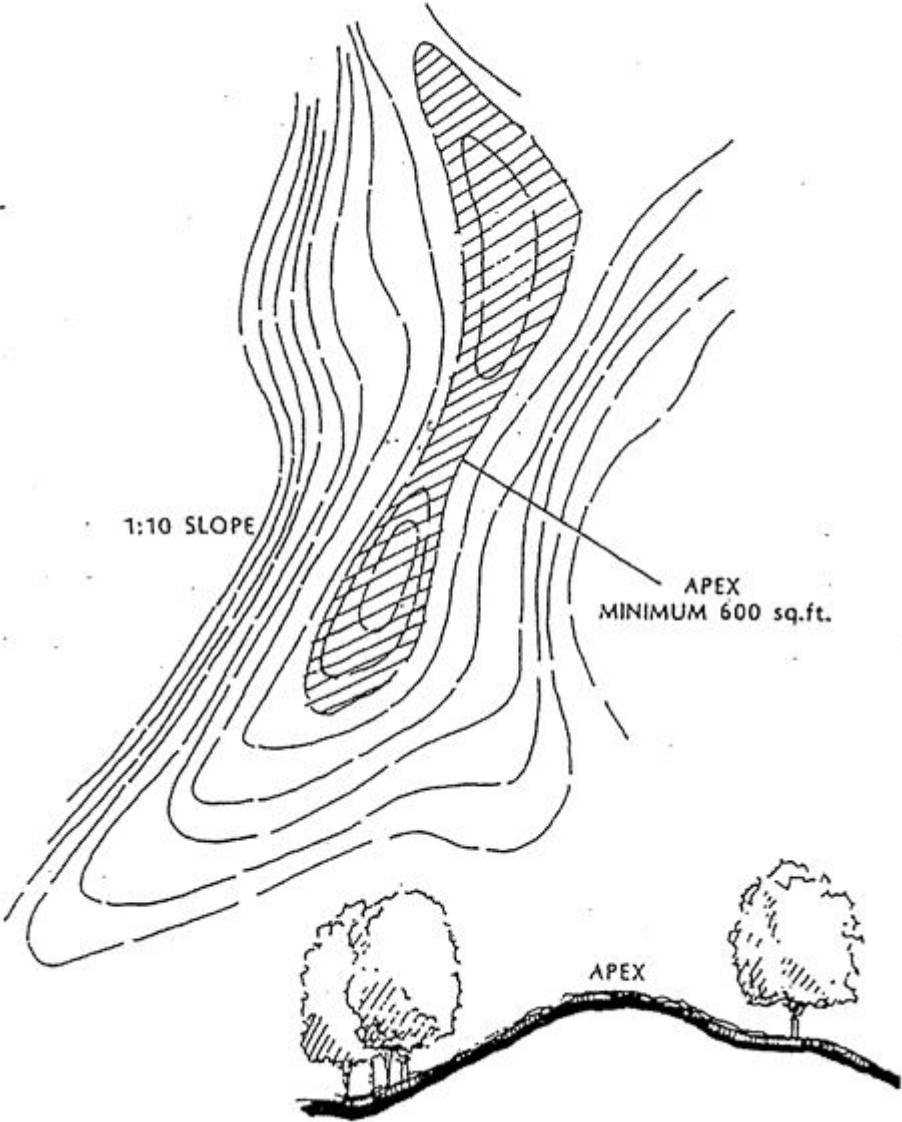


Figure A-4 Plan and Section through a Small Ridge



A mature woodland can also be described as any grove of trees consisting of 8 or more individual trees having a diameter, at breast height, of at least 12 inches, whose combined canopies cover at least 50 percent of the area encompassed by the grove. Young woodlands are defined as an area of at least one-half an acre, with 50 percent of the canopy trees being at least 3 inches at breast height. Areas with trees grown for commercial purposes are excluded from these definitions. (1991)

While much can be done in the remaining developable areas of the Village, the majority of the Village is already developed. In the older wooded portions of the Village, there needs only to be a management effort to encourage landowners to provide the wooded areas the care they need. In many of the newer areas of the Village, as well as some of the older ones, the landscape is open. For these areas, a strong educational and management effort is needed that encourages lawns to be replaced with woodlands. This effort is important for a variety of reasons. The woodlands left in a natural state create a surface litter that slows runoff and increases recharge. This reduces the need for lawn watering, particularly if native species of trees adapted to the climate are used. Increases in recharge and decreases in peak summer water usage are particularly important. These wooded areas can increase privacy and enhance the rural qualities that Long Grove seeks to promote. (1991)

### Prairies

Midwestern prairie is a unique habitat that has now become quite rare. This resource used to be interspersed with the Long Grove woodlands, but has now all but disappeared. The prairie has been converted to agricultural uses and has been otherwise developed; it has been invaded by woody plants that used to be held in check by periodic prairie fires. What is left of this habitat is severely impoverished and threatened with extinction due to the elimination of seed sources for many of the classic prairie grass species. (1991)

Prairies are highly effective at reducing erosion and sedimentation and replenishing the soil—much more so than suburban lawns. Prairies need protection because of their unique and endangered position in Long Grove and throughout the Midwest. Although the Natural Areas Inventory Update, dated March 1, 1988, indicates that identified prairies should be protected by prohibitions on development of conservancy soils, they certainly will not be preserved if left alone. Property owners are encouraged to provide periodic prairie burning techniques to maintain the survival of the natural areas. (1991)

A prairie may be generally defined as "a natural North American grassland, composed of native perennial grasses and other herbaceous plants, in which the grasses contribute much of the vegetative cover." (Wild Plants in Flower: The Prairie--Swell and Sale. Korling & Betz, 1972.) Over 200 different species of plants have been identified as native to Midwest prairies. The prairie grasses range from 3 to 6 feet in height. Wildflowers among these grasses are anywhere from less than 1 foot tall to late blooming species that grow to over 4 feet. Most prairie plants are fairly long-lived perennial species. Weedy plants are not considered prairie species because they do not occur in virgin prairies. Only when an area



has been disturbed by Man, do the weedy plants get a foot hold. If a site with intact prairie species is left alone, the prairie grasses will eventually out compete the weed plants, giving rise to true prairie. (1991)

## Appendix B

### Community Character

The theoretical elements of each community character component are described in this Appendix. The description of the community character policy elements of the Comprehensive Plan is discussed in Chapter 6: (1991)

Type of community is assessed using a view of community character based on aesthetic and functional aspects. An objective system of analysis is applied to the existing land use pattern to determine the character. The type of land uses, their density, and their distribution are measured. This type of visual character relates directly to the lifestyle that is expected and experienced by most residents and visitors to the community. (1991)

Scale issues define the relationship between a person and a building or space. While this is also a size issue, its orientation to the individual rather than its relationship to community functions results in very different concerns. The impact of an individual building is felt at this level. (1991)

The impact of the design of a building or group of buildings on the community is a crucial issue. Architectural qualities such as harmony, contrast, texture, and rooflines are all vitally important, but represent a difficult task in terms of achieving a community consensus as to what is good design. (1991)

#### COMMUNITY CHARACTER TYPE

There are three basic types of community character: urban, suburban, and rural. These three types of character can be further divided. For Long Grove, the urban category is subdivided into urban and auto-urban; the suburban category is subdivided into suburban and suburban estate; and the rural category contains countryside and rural subtypes. The following list describes each of these subtypes. (1991)

##### 1. Urban

The urban community character type most closely resembles the classic urban environment where buildings define and enclose spaces. The downtown of Long Grove is clearly an urban area, although the vegetation and small-scale buildings create a village-type urban character. (1991)

##### 2. Auto-urban

Auto-urban is a category that has developed where urban uses move into undeveloped areas that can only be accessed by automobile. They are, in fact, urban places transferred to the suburban fringe of cities. (1991)



The impact of roads and parking areas for automobiles are the driving forces that determine the character of this type of environment. While they are clearly urban in character and scale, the dominance of the automobile has left such areas with little or no attractive features. (1991)

The strip commercial areas near Route 45 and Route 83, annexed in 1988 to the Village, are examples of auto-urban character. This characteristic is discouraged in Long Grove. New areas annexed to Long Grove shall be redeveloped with modified standards to assimilate them into the Long Grove community without the trappings of auto-urban characteristics. (1991)

### **3. Suburban**

This type of character is vastly different from urban types of character. Suburban communities have a portion of the total open space provided located between or within developments to provide some of the needed contrast and balance to the buildings. (1991)

There are subdivisions in Long Grove, developed before Long Grove's incorporation, that are in the one-acre zoning category and have large homes built on open land. These are suburban in character. The size of the homes and type of landscaping used causes little space to be left between homes. There is privacy, but not the near isolation and preservation of abundant natural features that are required for the development to fit into the rural category. (1991)

### **4. Suburban Estate**

Suburban Estate development represents the lowest intensity end of the suburban portion of the character scale. Here, individual properties are large enough and landscaped sufficiently to provide an extensive open feeling, and there may be less reliance on borrowed land to promote this open feeling. (1991)

Most of the new developments in Long Grove presently have a potential to be suburban estate in character. But, without the essential landscaping features, large homes in open areas can end up being suburban in character. Long Grove policy has developed standards to encourage greater natural landscaping so that the suburban estate character will develop. Developments with this type of landscaping must rely on surrounding open space in order to provide an estate character. To prevent potential changes in character, developments shall not be allowed to depend on heavy borrowing of open space. (1991)

### **5. Countryside**

Space dominates rural character types; in the countryside character type, the environment is a landscape. Countryside is the only one of the rural characters that contains exurban development to any



degree. The ability to accommodate any significant development without destroying the landscape qualities of this district is clearly a difficult balancing task. In open land, the buildings are highly visible and very low intensities are needed to preserve a countryside character. (1991)

Most of the land in a countryside area will either remain in large estates over 10 acres, in agriculture, or continue in a natural state. While this pattern generally provides for the preservation of scenic resources, the quality of those resources is not ensured. Since a countryside area must evoke the qualities of a landscape, it can, and should, be considered a composition. (1991)

There were many areas in Long Grove that had a countryside character in 1980. However, development has taken place in the surrounding open spaces and the countryside character has been converted to estate. Some of the older 3-acre subdivisions in the woods have this countryside character. The provision of extensive fields and meadows over 70 percent of the site will also create this countryside character. (1991)

## **6. Rural**

This character type is just what its name implies - the character common to agricultural areas. In a rural community, development is limited to the rural infrastructure--barns, homes and other buildings needed to produce agricultural products. This land use type is disappearing from Long Grove and is expected to be lost almost entirely from Long Grove, but a small portion will likely remain rural due to large stables and commercial farming interests. (1991)

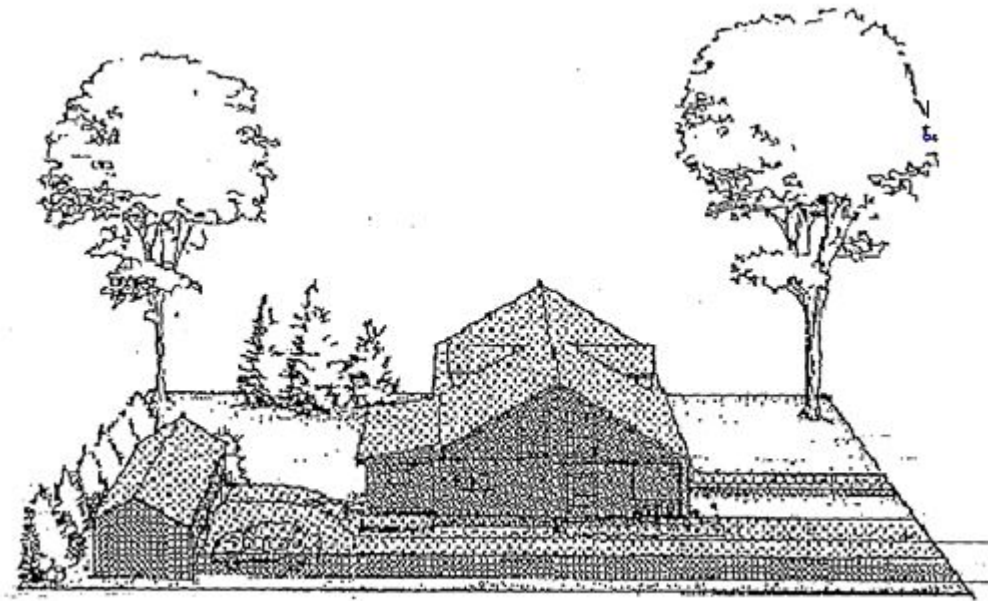
## Appendix C

### Scale Concepts for the Village of Long Grove

This appendix describes several of the scale concepts which may be used by Village officials to evaluate and control development in the Village of Long Grove. Some of these concepts apply primarily to urban design. One of these is a scale measure that relates buildings to the human being and buildings to each other. A measure known as D/H (distance/height) is used to relate spaces to the surrounding buildings. These concepts have relevance only to new urban forms or to development in the Village Center. In the Village and in some office areas, the ability to cluster buildings, create pedestrian spaces and regulate any additional growth of the Village Center will have to be addressed as developments are reviewed by the Village Plan Commission. (1991)

The critical issue in rural and suburban environments is the relationship between buildings and the land on which they sit. Building volume ratio (BVR) is the volume of buildings divided by the area of the site. The building volume ratio measures the total built environment and accounts for the volumes of parking areas, loading areas, and accessory structures, as well as the volume of the building. Its use is illustrated in Figure C-1. (1991)

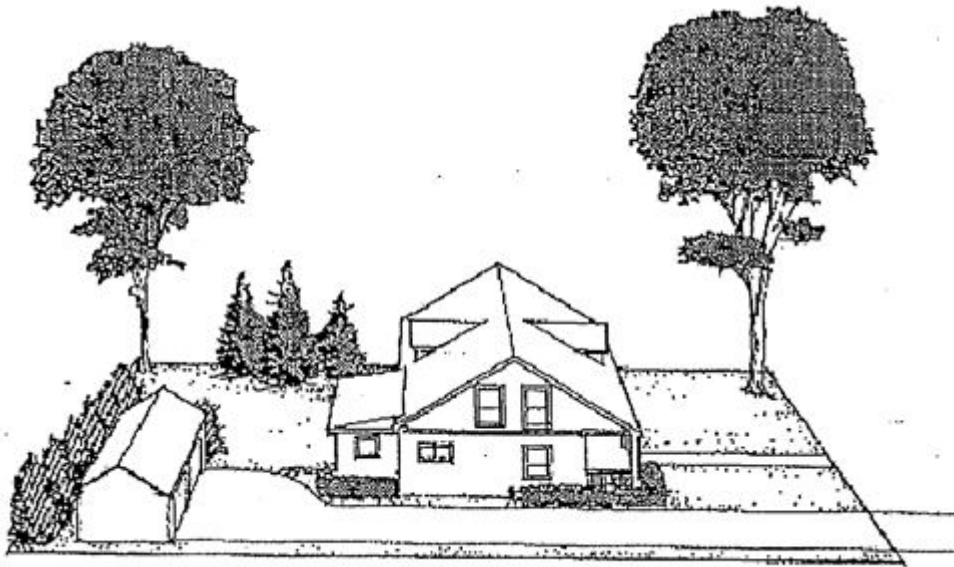
Figure C-1 BVR





Building volume ratios can be used in conjunction with landscape volume ratios. Especially in Long Grove, this concept is extremely important to the maintenance of community scale. Landscape volume ratio (LVR) is basically the landscape volume divided by the site area. It provides a method of measuring the effect of landscaping bulk, in much the same way building volume ratio measures the bulk of the built environment, by accounting for the area occupied by landscaping, its density, and the height of the plant material. The area and height of new plantings are based on the estimated size of plant material five years after installation. A five-year grow-in period is used to better assess the overall impact of newly planted landscape materials. This is illustrated in Figure C-2. (1991)

**Figure C2 LVR**



The site volume ratio (SVR) is a site summation that describes the relationship between building volume ratio and landscape volume ratio. The site volume ratio is calculated by subtracting the building volume ratio from the landscape volume ratio. Site volume ratios can be either positive, meaning the volume of landscape is greater than the building volume, or negative, meaning the building volume is the larger of the two volumes. This can be expressed by the following mathematical relationship:

$$\text{SVR} = \text{LVR} - \text{BVR}$$

The site volume ratios of some of the newer buildings indicate that sites are being overwhelmed by buildings. Since these structures are often built in open land, there is no off-setting landscape volume that masks this impact upon wooded sites. Although barns and farm complexes have very large structures, they tend to be set on as much as 100 acres of land; therefore, they have low site volume ratios. The impact of large farm buildings in Long Grove is further softened because farm structures are considered an integral part of the rural environment, rather than as foreign objects. A subdivision in a rural environment, in many cases, does seem quite foreign. A balance between the built and natural environment is critical in Long Grove. (1991)

In suburban environments, buildings with large, out-of-scale masses alter the character of a neighborhood. The buildings may not increase the density of the area, and they may even have the same architectural style used in the area, but they will still be out of context and foreign. As buildings get larger; they begin to create a sense of enclosure; this is an urban attribute that is destructive to suburban and rural characters. (1991)

A building's architecture can have an effect on scale also. Two-story buildings with steeply pitched-roofs beginning at the second floor eaves emphasize the size of the-structure. Other architectural details can help mask the size of structures. Thus, mass itself is a concern, as well as architectural style. (1991)

## Appendix D

### The Use of Scenic Buffer in the Village of Long Grove

Buildings shall either be viewed from a distance or they shall be screened from view if they are close to the road. In open areas of the Village, scenic buffers shall be between 400 and 500 feet wide. These buffers shall have special landscape treatment as well: road edges shall have hedgerows, and the interior of buffers shall have a similar hedgerow established. If the buffer is narrower than 200 feet, then it shall be reforested. Thus, buffers from 100 to 199 feet in width shall be relatively solid forest. Buffers between 200 and 399 feet in width may begin to have open spaces and some windows where one can see through the buffer. Buffers greater than 400 feet wide can have landscaping reduced to the two hedgerows mentioned above, with the one nearest the road not having to be solid. These different buffer options are illustrated in Figure D-1. (1991)

On early estates, privacy was provided by hedgerows and landscaping. Homeowners need to return to this method of providing privacy. Plantings along the road to create privacy shall be encouraged. This policy achieves two separate objectives: it provides needed privacy for the dwelling unit and makes the road appear more rural. This concept is illustrated in Figure D-2. (1991)

Street front landscaping and good scenic easements are two prime elements which can be used in regaining rural character. Existing developments that have been largely built in open fields without such landscaping and scenic easements may have a suburban character. A Village policy and an active educational program promoting mitigation methods which regain lost rural character, shall be able to upgrade the Village's character. Mitigation can give suburban developments a much more estate-type of suburban character, with some more rural characteristics. (1991)

Figure D-3 shows the manner in which many scenic easements have been treated, thereby promoting a suburban character. These areas shall be fully forested. Landowners and homeowners' associations shall be encouraged to plant these areas. Individual property owners can plant trees at the edges of the easements. Plantings of large trees, however, need to be supplemented with seedlings, whips, and rapidly spreading native shrubs. These types of undergrowth are important because they can be purchased inexpensively in the quantities needed to begin reforestation. (1991)

While prairie planting in the scenic buffers has become widespread, and prairies are more interesting to look at than pure stands of grass, a natural succession of woody vegetation shall be allowed to fill-in the small narrow scenic buffers. In addition, prairie can be used to prevent weed growth until succession takes over. Prairie plantings shall be used primarily where very large areas are available. An exception, however, is when homes have a very low, one story profile, and small gradual berms can be used with



prairie plantings to achieve almost complete invisibility. Controlling architecture is an essential factor in using prairie plantings as a privacy screen. (1991)

**Figure D1 Scenic Buffers**

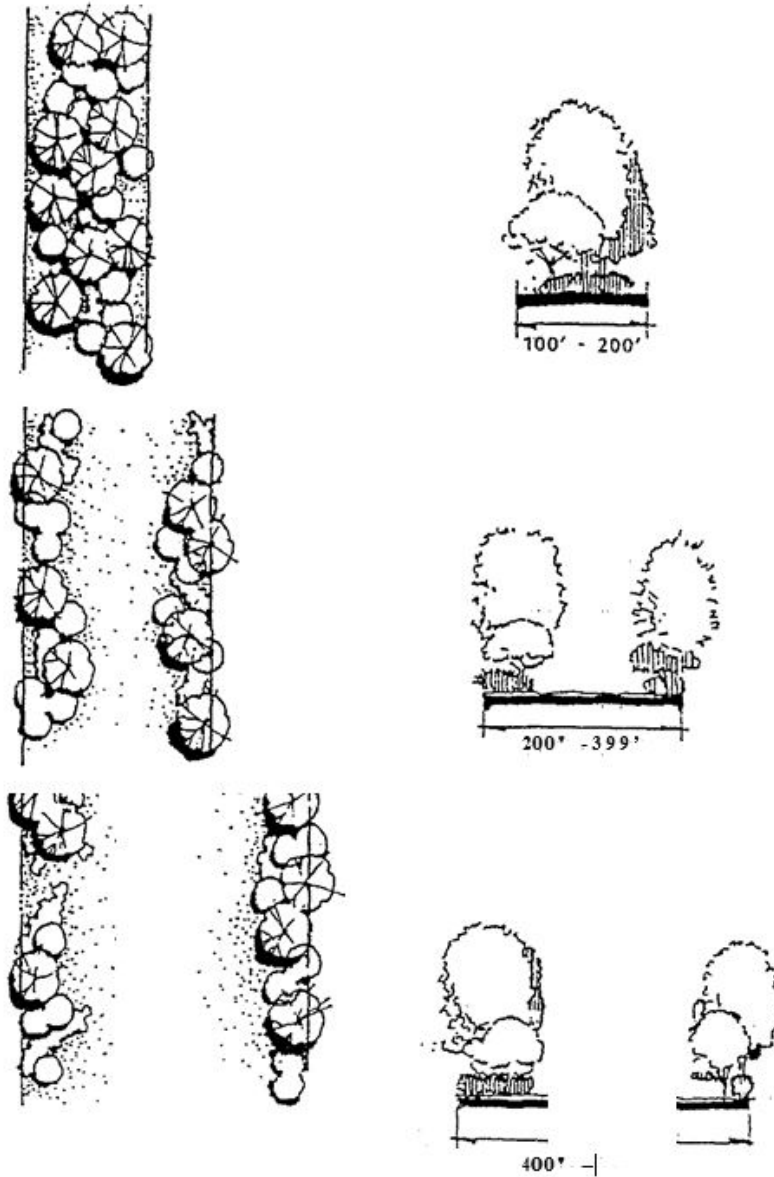


Figure D2 Landscaping for Privacy

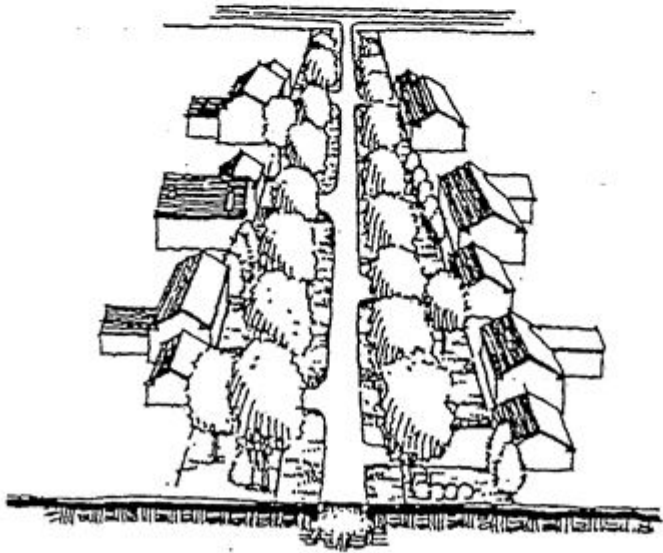
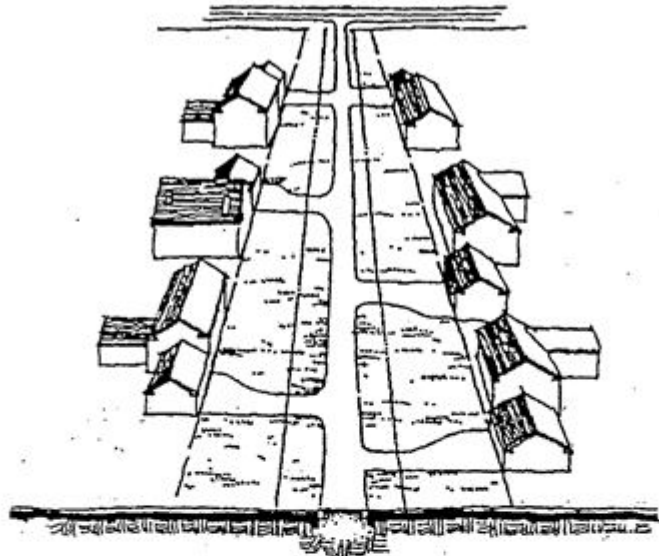
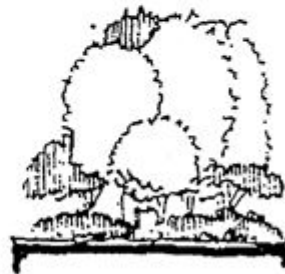
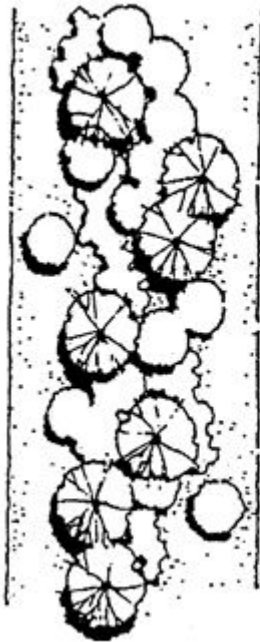


Figure D3 Scenic Easements



## Appendix E

### Residential Privacy

Residential construction in the Village has stripped the land of most of the natural features. Large residential lots, surrounded mostly by lawn and a limited amount of natural landscaping, do little to provide needed privacy. This is particularly true if windows of adjoining residential dwelling units face each other or patios, pools and other portions of yards are exposed. (1991)

As shown in Figure E-1, the landscape planting of the typical suburban home concentrates on foundation plantings and plants close to the dwelling unit. The very nature of the location and types of these plants ensures that they will emphasize the building. They provide little privacy either within the dwelling or on patios or decks. (1991)

It is useful to place this into a historical perspective. When the first Chicago-area suburbs were being built early in this century, there was an entirely different landscaping ethic, which ran counter to current practice. A house landscaped in the 1920's would look much differently from one done in the 1980s. (See Figure E-2.) (1991)

The most obvious element of the early plans was the use of perimeter landscaping on the lot to provide privacy, a sense of identity, and individual territoriality. The enclosed yard provides privacy to the residence both within the home and outdoors. It also fosters a degree of safety, making it more difficult for children to run into the street. This landscaping was characteristic of new residential development in Chicago-area suburbs until quite recently: (1991)

The effort required to maintain highly ornamental trees and shrubs may have reduced the popularity of this type of landscaping. This issue is less of a concern today due to interest in more natural styles of landscaping. Such a program does not require the same degree of maintenance as the more ornamental style of landscaping. (1991)

Figure E-1 Typical Landscaping of a Village of Long Grove Residential Lot

Circa 1980

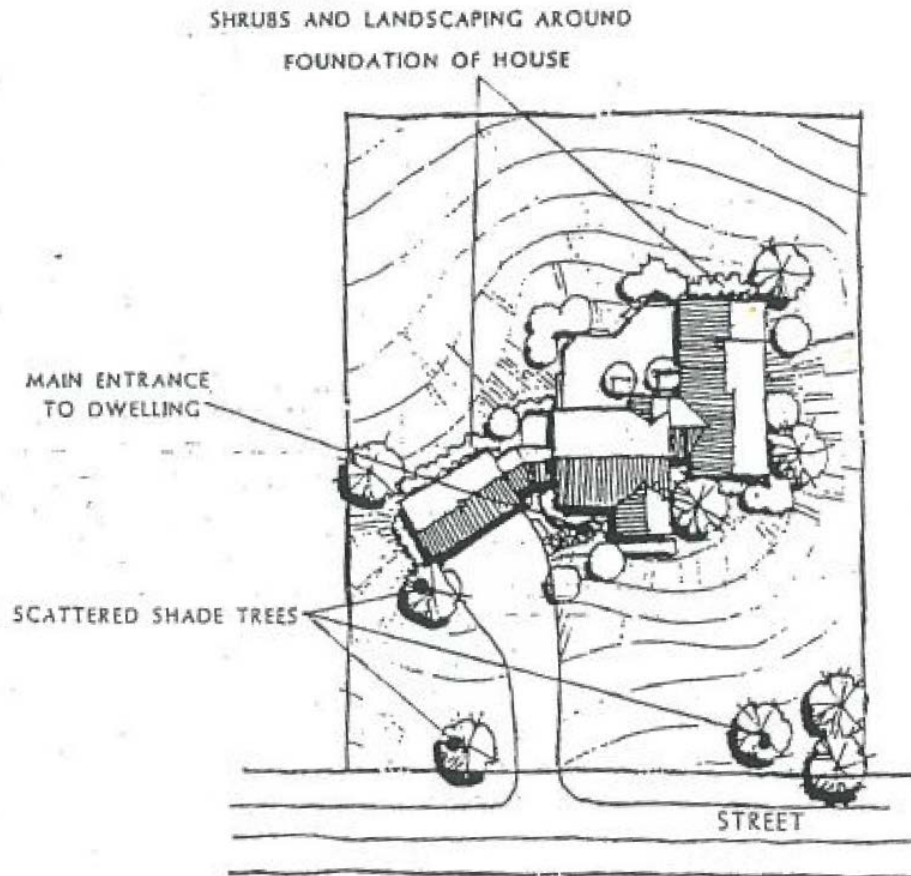
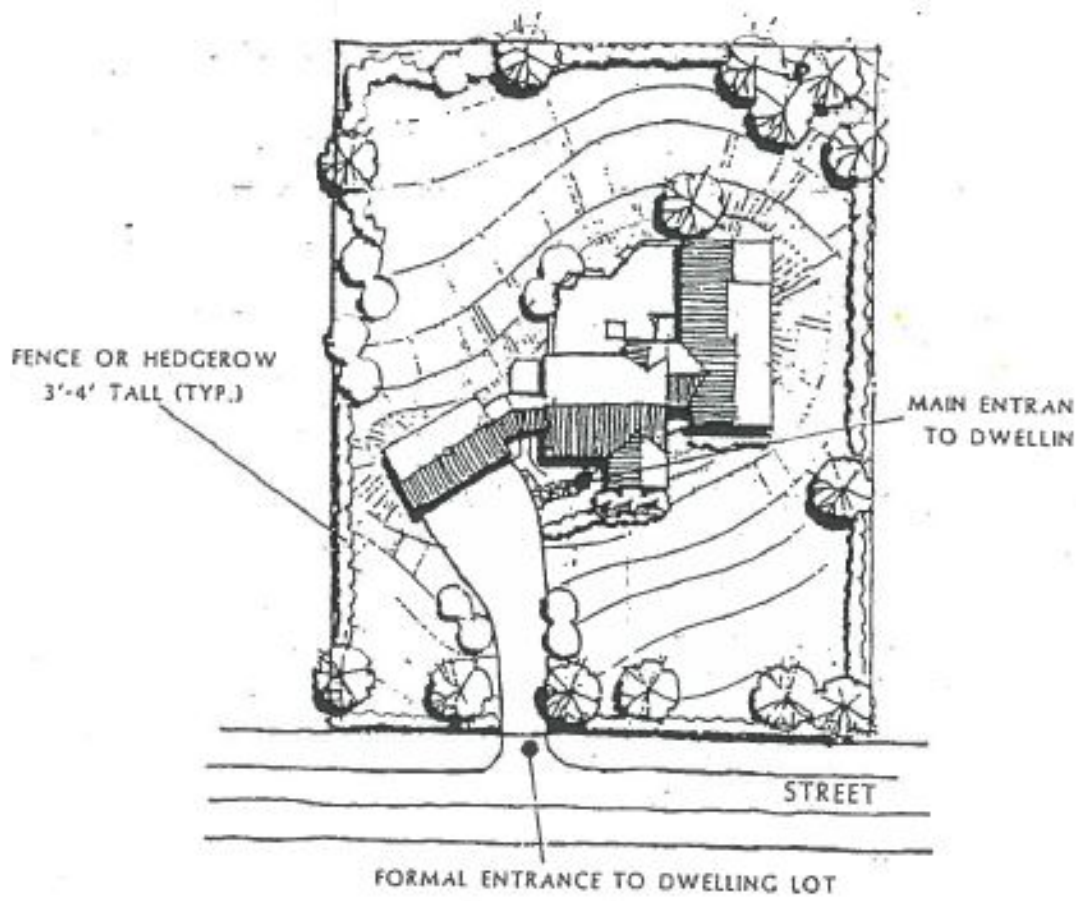




Figure E2 Typical Landscaping of a Chicago Suburb Residential Lot

Circa Early 1920



## Appendix F

### Long Grove Geology

The geology of the Long Grove area is that of the Valparaiso Terminal Moraine. The glacier that once occupied the basin of Lake Michigan rested on a layer of dolomite limestone. As the glacier melted, it left 200 feet of glacial till which consists of mixed beds of sand, gravel and clay. In the Long Grove area, it is generally sealed on the top by a thick layer of blue clay. Table G-1 lists the strata encountered under Long Grove as recorded from the logs of local wells.<sup>1</sup> (1979, 1991)

There are five main water bearing strata or aquifers in the Long Grove area. Uppermost is the groundwater that feeds local springs and is interrupted by hand-dug wells. This aquifer is most unreliable, being subject to contamination and most likely to be depleted in dry weather. Historically first used by the early settlers, it is not important today since most wells today are not in this stratum. (1979)

Gravel wells from 100 to 200 feet deep comprise the next aquifer. These wells can be an excellent water source, but are rather capricious in location. Thirdly, and by far the most important for residential wells, is the highly fractured upper 25 feet of the Silurian Dolomite strata. The occasional dry hole does not represent lack of water, but the uncommon bad luck to have stayed in clay all the way to bedrock and then to have hit a singularly un-fractured portion of the bedrock. These aquifers are all part of the same system, pumping from one directly affects the supply of the others. Recharge of these aquifers is from two sources. About 10 percent is horizontal coming from the northwest at a very slow rate from not more than 10 miles away. Probably 90 percent of the recharge percolates downward from the surface. Being quite local, it should be stressed that the drinking water is recharged from the water on the surface around the location of the well. For this reason, it is imperative that local areas of recharge be kept open and free from contamination. (1979, 1991)

**Table F-1 Long Grove Geology**

Location	Strata
Surface to 200 feet	Glacial till
200 to 400 feet	Silurian Dolomite (upper surface aquifer)
400 to 560 feet	Maquoketa Shale (impervious)
560 to 860 feet	Galena-Platteville Dolomite (little water)
860 to 910 feet	Glenwood Dolomite and Shale (little water)
910 to 1,010 feet	St. Peter Sandstone (good aquifer)
1,010 to 1,200 feet	Minor Shales and Dolomites (little water)
1,200 to 1,380 feet	Galesville Sandstone (excellent aquifer-source of most municipal water)
1,380 to 1,550 feet	Minor Shales and Limestone
1,550 to 2,400 feet	Mt. Simon Sandstone (good aquifer but care must be used not to go below 2,400 as salt will be encountered)
Granite will be encountered about 3,000 feet.	

The fourth aquifer is the St. Peter-Sandstone. This is sealed off from the Silurian Dolomite by rather impervious layers of shale. This aquifer will yield small to moderate quantities of water. Below this is the Galesville Sandstone aquifer. Due to the high yield and the cost of drilling this deep well, it is the major aquifer for commercial and municipal wells. When first penetrated, the artesian pressure in this aquifer would shoot water 80 feet into the air in Chicago. Now, however, portions of this aquifer in Chicago are entirely dewatered in their upper layers. Currently, the decline in head, or height, of these sandstone aquifers is about 8 feet per year. While these sandstone aquifers are also largely recharged from above, a larger percent travels underground from the northwest along the Fox River and other areas where the sandstone is much closer to the surface and is overlain with beds of gravel. The flow from the northwest varies from a foot per day to as little as one foot per year. (1979)

The groundwater resources in the Long Grove area are free of industrial pollutants at the present time. While all surface water probably has some degree of organic pollution, this has not extended to subsurface water, except possibly in some very shallow wells. Where coliform contamination has been found to be present, it normally relates to poor installation procedures and can be corrected. Some form of periodic monitoring may be desirable to watch for any rise in the coliform count that might signal general water contamination. (1979)

Long Grove water is highly mineralized. Hardness has been observed from as low as 10 grains to as high as 100 grains (one grain of hardness equals 17.5 parts per million). Central Ela Township is known to have some of the highest hardness counts in the Chicago area. The average hardness runs from 20 to 40 grains. By comparison, rainwater may run up to three grains of hardness; Lake Michigan water averages seven to eight. Problems related to very hard water are common, such as liming of pipes, humidifiers



etc. By comparison, those communities that draw their water from the sandstone can expect softer water. Although still much harder than Lake Michigan water, municipal wells average 20 to 25 grains. Chloride content runs less than 50 parts per million, which is relatively low. Sulphur, in the form of dissolved hydrogen sulfide gas, is locally present in troublesome amounts. It is very evident along the Des Plaines River just east of the Village. In Long Grove, it occurs in some wells. It normally is higher in the shallower wells. Its origin lies in long buried organic deposits, extending back to the period of deposit of the glacial till. It varies from over half part per million, which is about where it becomes objectionable, to as high as five or six parts, which would be rated very bad. It is not a health hazard, but the smell and side effects, like tarnishing silver, are annoying. (1979) Iron is generally present to some extent, varying from one half to three parts per million.

Iron can be found in the water in several forms. Typically it is entirely dissolved and the water is clear. It does oxidize in exposure to air and this causes the rust stains. It shows up at points of water drip or in closet bowls. In some wells, the iron is already oxidized due to dissolved oxygen in the water. These waters are rusty looking to begin with and much more objectionable. Finally, there is iron bacteria. This is an organism that has an affinity for iron. It causes stringy, slimy growths, often found in closet tanks. In aggravated form, it can be very objectionable. Iron is difficult to treat, but does not present a health hazard. (1979)

(Sources: The Water Resource at Northeastern Illinois: Its Planning and Use. Northeastern Illinois Planning Commission, Technical Report No. 4; Special research reports prepared by the Illinois State Water Survey and Illinois State Geological Survey; ·1973; and interviews with Peter Pilgard and Sons: Woodstock, Illinois; Hoover Water Well Service, Long Grove, Illinois; and Culligan Soft Water, Wauconda, Illinois.) (1979, 1991)

## Water Table

Studies indicate that private wells in the Long Grove area should be drilled to a depth of 200 feet or more to assure a minimum of any problems to obtain water in the future. The following table provides three locations where wells have been monitored for several years in the Village. The depths are the average number of feet from the surface of that well.

Season/Condition	North Well	Central Well	South Well
Spring/Wet	50'-60'	40'-50'	50'-60'
Spring/Dry	55'-65'	50'-60'	60'-70'
Summer/Wet	55'-65'	55'-65'	80'-90'
Summer/Dry	80'-100'	80'-90'	110'-130'
Fall/Wet	55'-65'	70'-80'	75'-85'
Fall/Dry	80'-90'	75'-85'	90'-100'

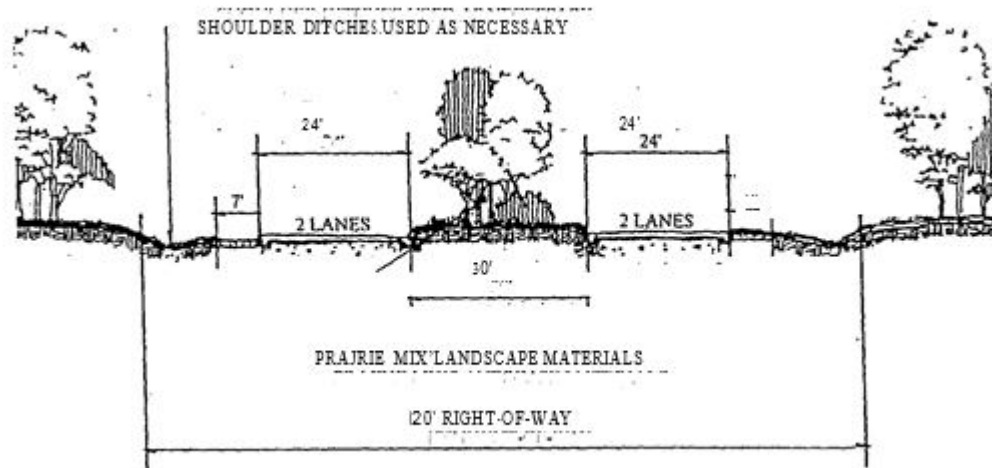
TABLE F-2 : WATER TABLE MEASUREMENTS

Source: Village of Long Grove

## Appendix G

### Arterial Street and Highway System Maps and Cross Section Data

Figure G-1 Typical Cross-Section of Proposed Long-Term Improvements to State Route 22



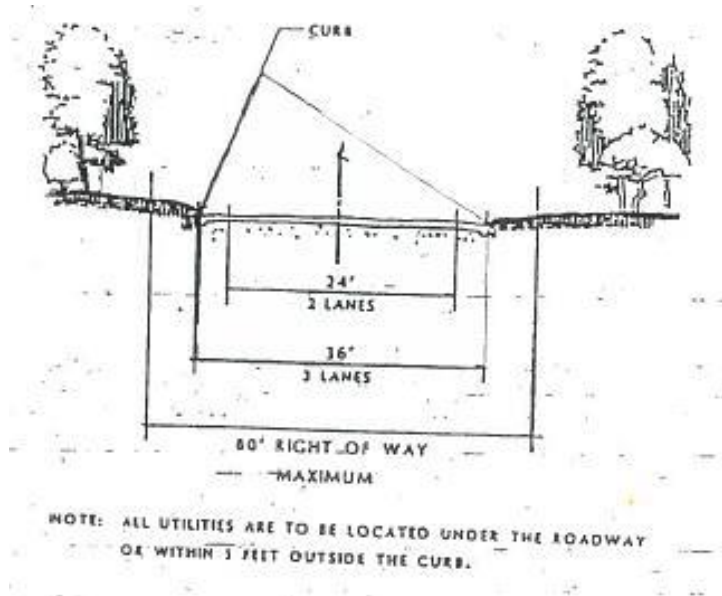
1. The road profile shall consist of four lanes, curbed, with one or two left turn lanes, fifteen to twenty percent of the affected segments will have shoulder ditches if circumstances warrant them. (1991)

In general, 30-foot landscaped medians will be constructed. However, a 12-foot median may be constructed as part of the improvements at intersections if a 30-foot median is not feasible. Future improvements, expansions, and land additions shall not be approved unless they preserve the 30-foot median. (1991)

3. The landscaped medians shall be maintained by the Village of Long Grove and shall be planted with naturally occurring species and ground cover in prairie or meadow mixes. (1991)

4. Tree and plant mitigation shall be on a one-to-one basis, except in the case of dense stands of trees, where replacements shall be on a three-to-one basis. Replacement trees shall be of the same species as those removed and natural to northern Illinois as approved by a naturalist.

**Figure G-2 Short-Term Typical Cross-Section of Improvements  
to State Route 22 (1991)**



1. State Highway 22 has been proposed for improvement and upgrading to four lanes with a design similar to State Route 83. (1999) (See Chapter 11 for more information on Route 22 plans)

Figure G-3 County Highway 33 (Aptakisic Road) Entryway Sign (1991)

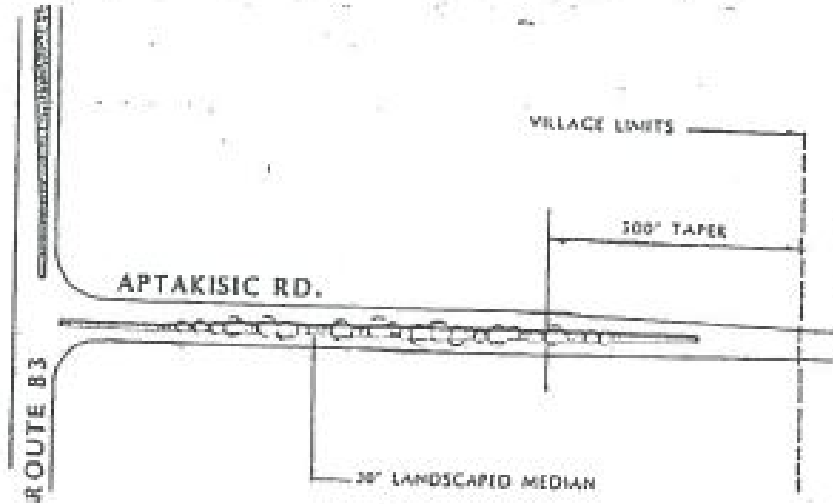
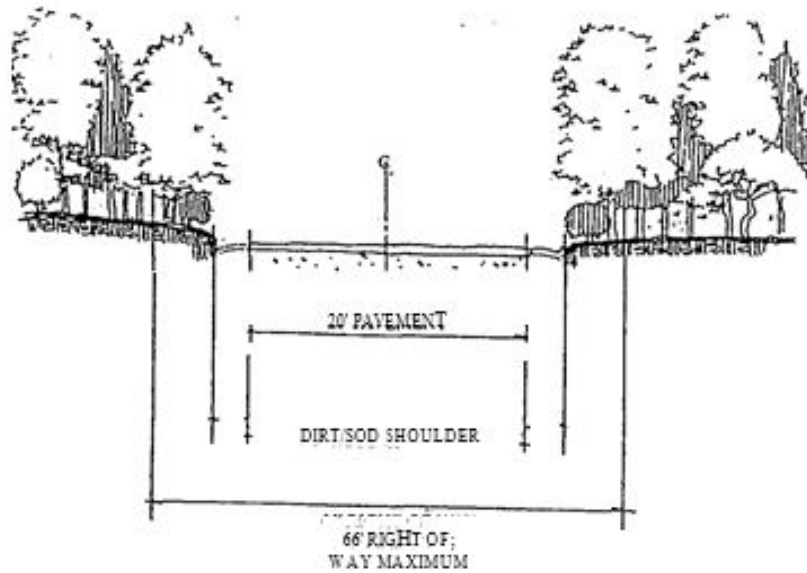
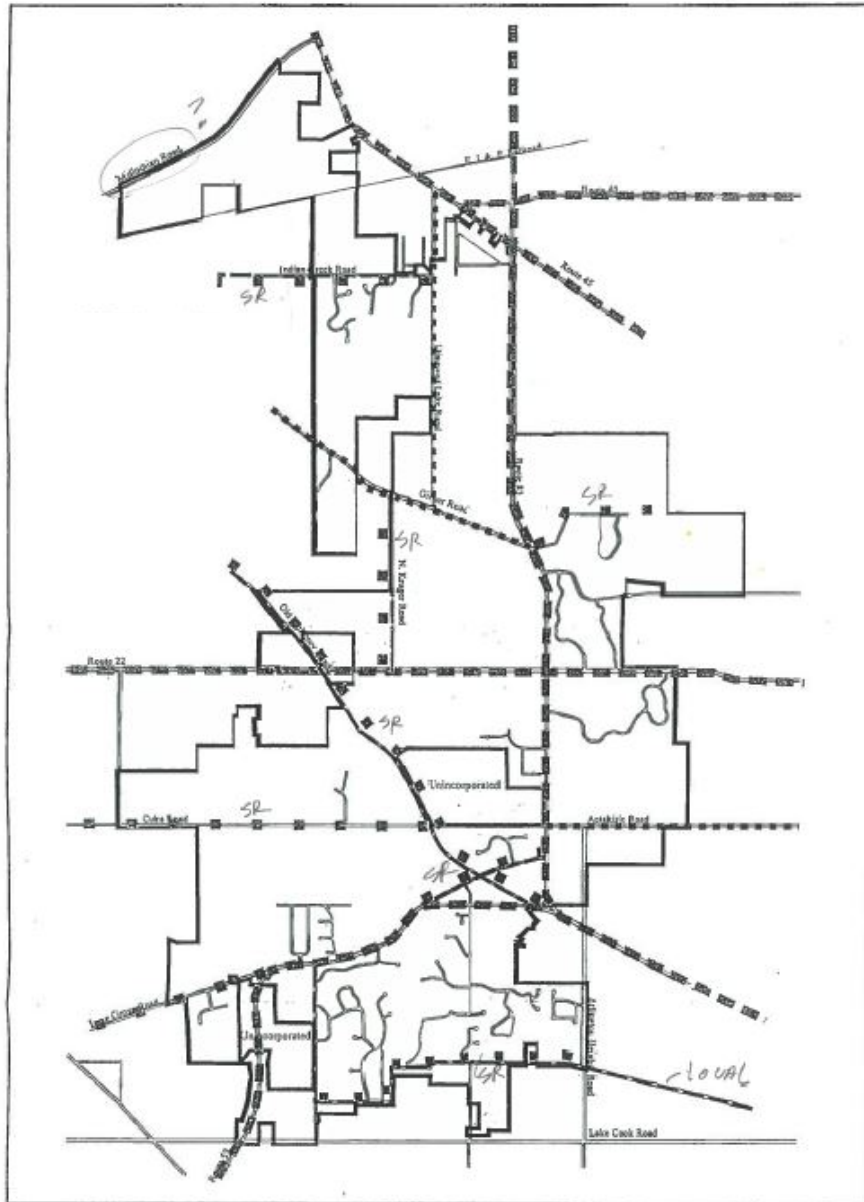


Figure G-4 Standards for Long Grove Road (1991)





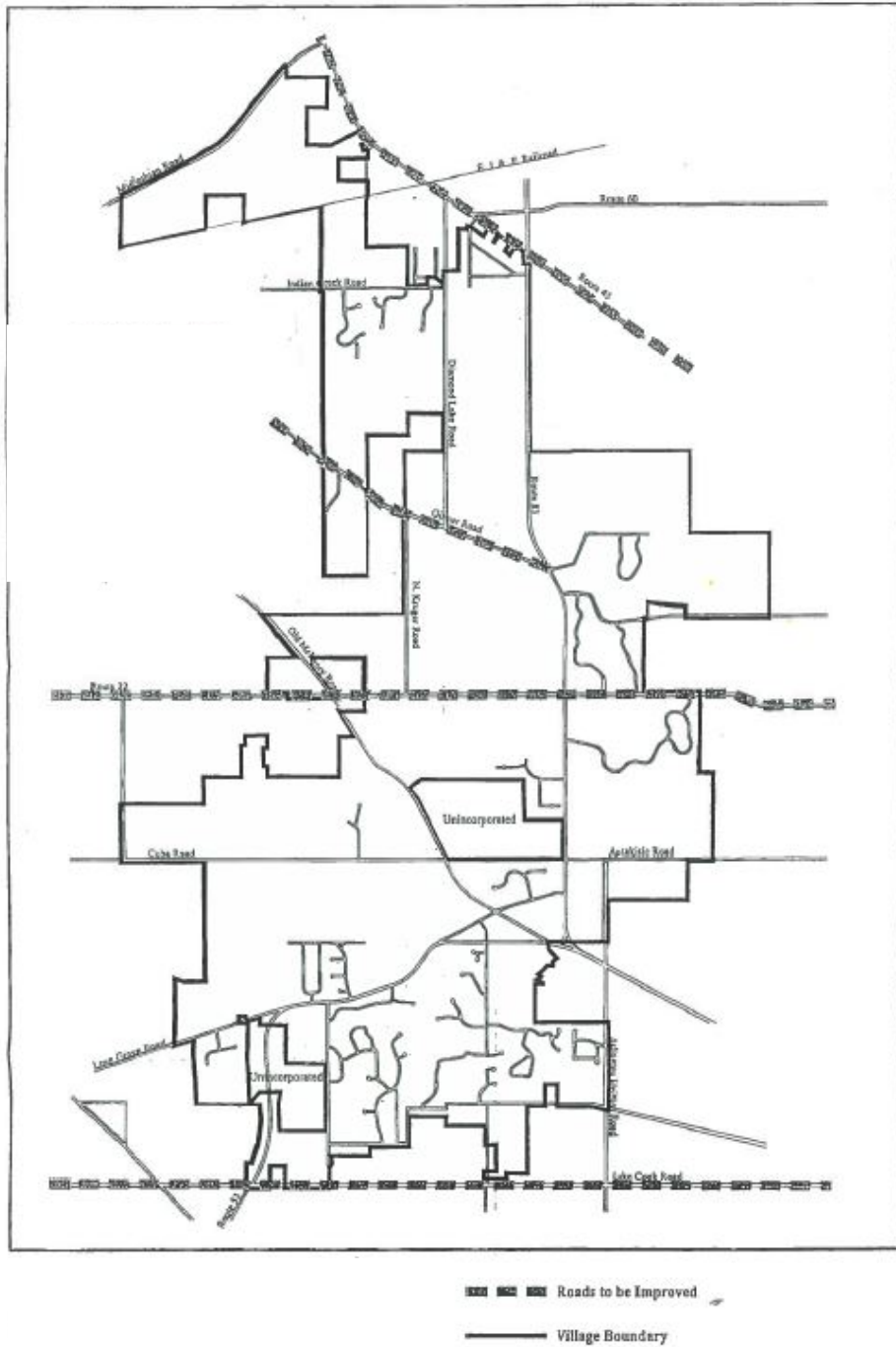
Map G-1 Existing Highways and Major Roads



- Village Boundary
- SR State Road
- County Road
- Major Local Street
- Scenic Road



## Map G-2 Proposed and Current Transportation System Improvements





## Appendix H

### Intergovernmental Cooperation

#### Cooperative Planning

The success of the Village's planning efforts depends on cooperative planning between/with Lake County and adjacent communities. During each update of the County plan, the Village of Long Grove should provide input into at least five important areas (1996, 2017)

1. **Boundary Agreements:** In order to facilitate cooperative planning, the Village has entered into boundary agreements with the adjacent municipalities of Hawthorn Woods (on August, 1996) and Kildeer (on July, 1997). The Village will continue to seek cooperation with neighboring municipalities. (1999)
2. **Open Space:** The County is to be encouraged by the Village to work cooperatively with the Village and landowners for the acquisition of open space. Many communities that do not currently respect County open space goals shall be educated relative to its benefits. (1991)
3. **Growth Management:** This will continue to be a very big issue for both the Village and County during the planning period. Over the past 20 years, growth in the County was outpacing the ability of some municipalities, the County and the State to provide adequate roads and necessary improvements to existing roads. In addition, many school districts have fiscal problems if growth continues at its current pace. As a result of this, impact fees remain important at the County and municipal level; as are general County government expenditures, to bring the existing roadway-system up to acceptable standards. (1991, 2017)
4. **Land Use:** The County Plan should reflect Long Grove's long range plan to maintain rural, single family areas while providing for limited commercial opportunities. ( 2017)
5. **Transportation:** During the planning period, the County shall be encouraged to amend the transportation element of The Framework Plan to make it consistent with Long Grove transportation element of its own comprehensive plan (1991)

#### Disconnection

This section-discusses Ill. Rev. Stat. 24-7-3-6 (hereinafter referred to as 7-3-6) and how the Village of Long Grove can prevent disconnections from occurring. Long Grove may find some protection against disconnections through innovative planning policies entwined with careful legal actions. The following describe some methodologies that may be used in conjunction with sound planning practice. (1991)



Current Legislation: The statute states that disconnections can occur by direction of the corporate authorities of the municipalities or by court action. Court action has become the more common approach because it allows landowner(s) to bypass the intricate world of municipal politics. In determining whether disconnection is proper, courts look at the following: (1991)

1. A minimum of 20 acres is required.
2. Property must be located on the border of the community.
3. Isolation of other property from the municipality as a consequence of the disconnection is prohibited.
4. The growth prospects, plan, and ordinances of a municipality may not be unreasonably disrupted.
5. Substantial disruption of community services like fire protection and utilities may not occur as a consequence of disconnection.
6. The community may not be harmed in the future due to loss of tax revenues. (1991)

Once the area is disconnected, the statute is clear that the area cannot be subdivided into lots for another year. But once that year expires, the statute is silent. (1991)

Illinois courts interpreting this statute find that a municipality trying to prevent disconnections would have to prove the following: (1991)

1. There is a significant danger of other properties disconnecting.
2. These disconnections would have a clear disruptive effect on other existing properties that could be expressed in dollar terms.
3. There is documentary evidence that there would be deleterious effects of future developments. (1991)

Preventing Disconnection: In light of the statute above, how can a community act to prevent disconnection? There are three possible strategies used here which may be combined with others as yet undocumented in this Comprehensive Plan: (1991)

1. Set forth language in the Plan that discourages disconnections from the Village.



2. Create disconnection barriers.
3. Amend the state legislation. (1991)

This Plan strongly discourages disconnections. First, there is an immediate danger to the Village of Long Grove that disconnections could continue for many years. There have been two significant disconnections from the Village of Long Grove in the last 5 years. There is the potential for several more disconnections in the years to follow, because communities surrounding the Village of Long Grove have zoning ordinances that could be construed to allow more profitable development than that of the Village. Thus, any landowner interested in the potential of financial gain associated with more intense development might have the motivation to petition for disconnection. (1991)

These disconnections would have a clear disruptive effect on other existing properties in the Village that can be expressed in dollar terms. The property values of the lands adjacent to the disconnections are adversely impacted because of increases in congestion, pollution and visual blight. These could make the surrounding homes more difficult to sell than similar properties that are not adjacent to disconnected lands. (1991)

Disconnection will also affect the future development of Long Grove. Long Grove is a community that has done careful planning and has designed a comprehensive approach to land use that ensures that development pays its own way. Such an approach has helped achieve a desired fiscal position for the Village. Disconnection could disenfranchise the citizens of the Village of Long Grove. They will lose their planning, zoning and fiscal control over development because disconnection can lead to landowners breaking the plan and building in a manner that does not pay its own way. (1991)

Therefore, all landowners in the Village of Long Grove are henceforth strongly discouraged from disconnecting from said Village. (1991)

### **Acquiring Property Rights to Block Disconnections**

The Village shall acquire property rights as a means of blocking disconnection from the Village. One strategy is for the Village to acquire small parcels of land along the fringe of the present village boundaries. These new Village areas shall be designated and improved as trails. However, the Village should first be given the right of a landowner in signing annexation petitions. (1991)

There are several programs that involve less than fee simple acquisition, acquisition of development rights, conservation easements, and annexation rights acquisition. Land ownership involves what lawyers call a "bundle of rights." These may be transferred as a whole, as fee simple, or separated as in mineral rights or easements. Development is one of the bundles of rights. Landowners may agree to separate their land into two components first, the ownership with attendant uses and second, the development rights. (1991)

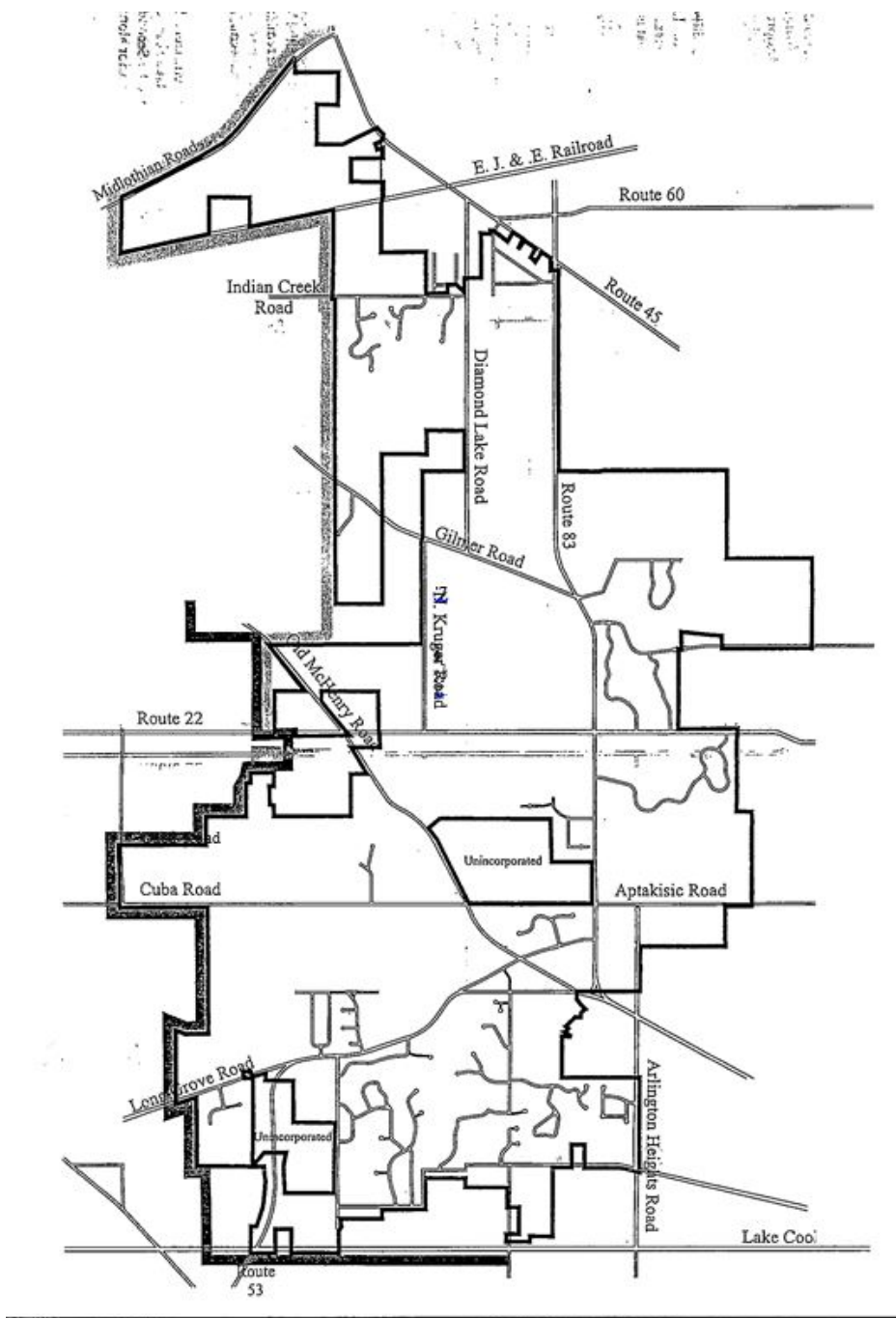





The Village shall acquire the development rights by executing a contract with property owners to sell or give those rights up to the Village. Once the Village owns those rights, annexation could not alter them. For example, certain property owners could all agree to transfer ownership of their development rights to the Village. These contractual agreements would acknowledge the right to have or construct a single house on the property and no other use. Once the Village had the development rights, it would be effectively and permanently separated from the ownership of the land. A new owner of one of these properties would have no rights to develop the property. The Village's right to prohibit development would likewise run with the land. A change of ownership, or even annexation, would not alter this right. (1991)

The next form of ownership is called a conservation easement. Landowners along the edge of the Village might want to limit development and eliminate a rezoning, yet retain the ability of their heirs to build single-family homes. They might own 12 acres and might have 3 heirs. The conservation easement would identify three additional homes in the land. The Village could acquire an easement that prohibited development on the remaining land and limit the existing lot and the 3 new lots to one house each; as with development rights, the acquisition of the easement represents a contract that remains in effect despite changes of ownership or annexation. (1991)

There are two advantages of this program over the development rights alternative. First, the landowner retains a greater development potential, and the allowed lots can be located to maximize their value by taking advantage of the natural features of the site. Second, the Village can seek to preserve selected aspects of the site, such as a scenic corridor along the road or specific natural features. (1991)

### Map H-1 Boundary Agreement Lines



-  Hawthorn Woods Agreement (8-27-96)
-  Kildeer Agreement (7-22-97)
-  Village Boundary





## Appendix I

### 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 European 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 of 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 was a cabin located 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, 2017)

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 near Route 83 and Oakwood Road. 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, 2017)

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 Ela 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 "commuter" families-- defined as someone who made his principle living outside of the community-- appeared in the Village during the latter 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.. (1979, 1991, 1999, 2017)



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 early 1970s, there was an addition to the scenic beauty of Long Grove by the construction of a covering over the bridge on Robert Parker Coffin Road over Buffalo Creek. The bridge was patterned after a vintage 1800 bridge in New Hampshire. The underlying iron truss bridge was originally constructed in 1906. Located just off Route 53, the bridge serves as a rustic entrance to this rural village. (1979, 1991, 2017)

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

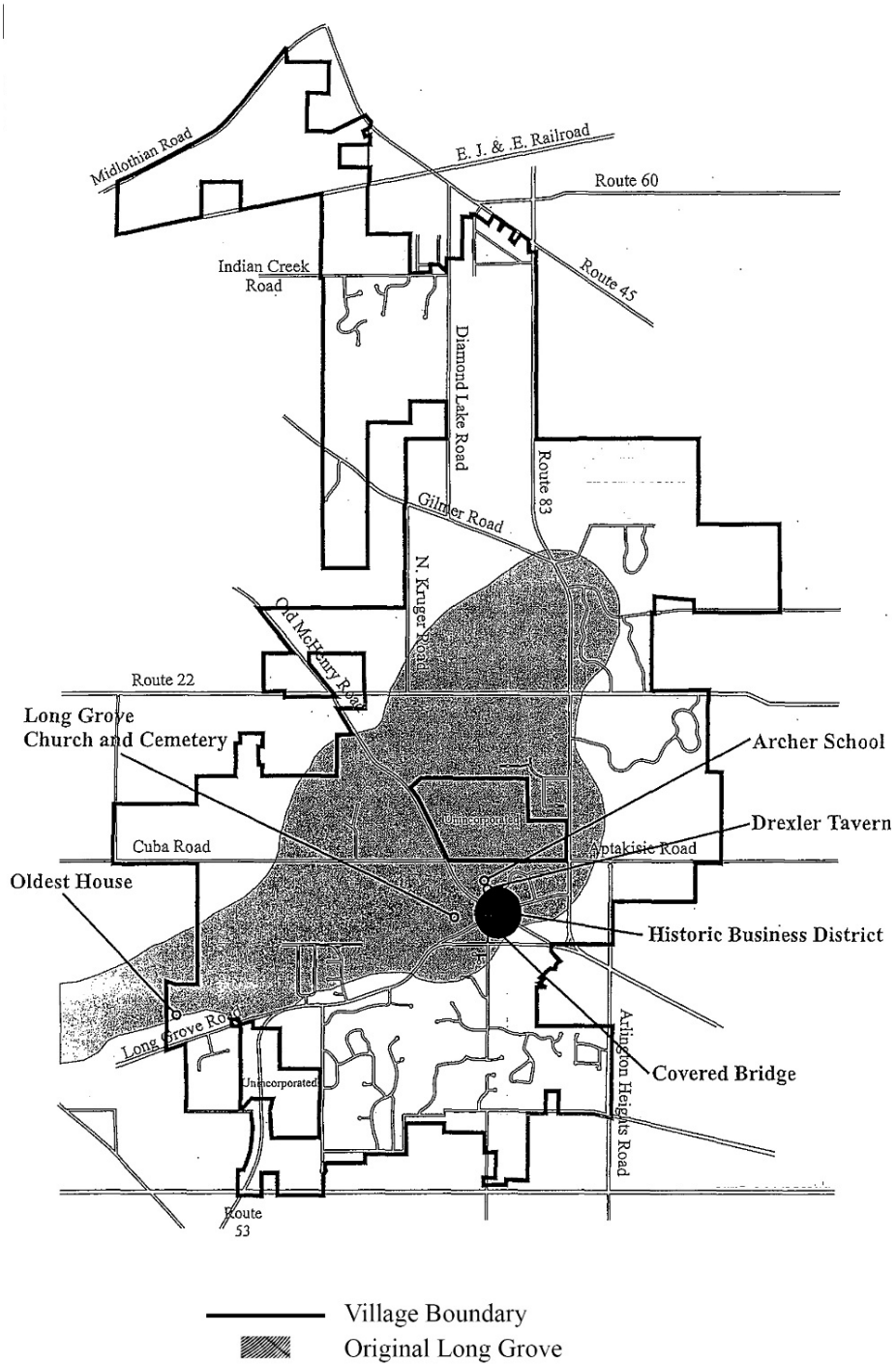


Abbott farm, the covered bridge, and a number of farm houses all offer proud testimony to the culture, architecture, and way of life that existed in this region over 100 years ago. Map 3.1 indicates the location of these historic sites. (1979, 1991)

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)



**Map 3.1 Historic Sites in Long Grove**





## Appendix J

### Housing Data

#### Village Housing Construction Activity from 1980 to 2015

As Table 7-1 created by the Chicago Metropolitan Agency for Planning (CMAP) reveals, half of the homes in Long Grove have been built since 1990 and, in general, are newer than overall Lake County and the Chicago Region.

**Table J-1: Housing Age, 2013**

#### HOUSING AGE, 2013

	Community		Lake County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2000 or Later</b>	494	20.2	40,221	15.4	398,379	11.8
<b>Built 1970 to 1999</b>	1,614	65.9	131,706	50.6	1,119,962	33.2
<b>Built 1940 to 1969</b>	253	10.3	64,444	24.8	1,067,473	31.7
<b>Built Before 1940</b>	88	3.6	23,967	9.2	783,627	23.3
<b>Median Year Built</b>	1990		1980		1966	

Source: 2013 American Community Survey five-year estimates. Universe: Total housing units.

Averaging units built from 1970 until the 2008 housing crash suggests that between 45 and 60 units were constructed per year. Table 7-2 reports recent activity that is significantly below pre-recession levels, suggesting both the limited opportunities for new subdivisions in Long Grove, and the Chicago Region's slow housing recovery.

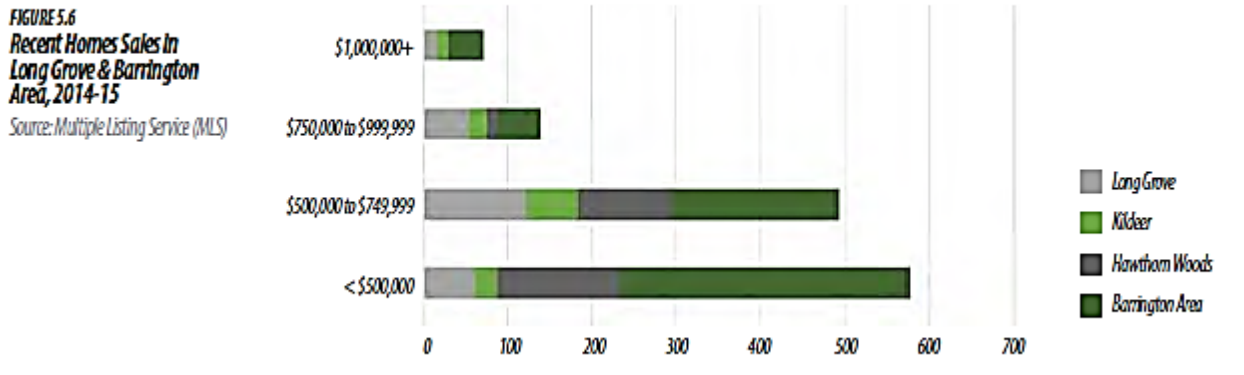
**Table J-2: Housing Permits and Demolitions in Long Grove, 2010-15**

year	permits	Demolitions
2010	2	3
2011	5	0
2012	17	1
2013	29	2
2014	9	4
2015	10	2
<b>Source: Village of Long Grove</b>		



Long Grove homes compete in a local market analyzed in Table 7-3 comparing 2014 and 2015 sales by price. This analysis suggests that Long Grove properties offered for sale compete well within this market.

**Table J-3: Recent Home Sales in Long Grove and Barrington Area, 2014-15**





Based on the trends above, all but three schools have experienced decline in their total enrollment between 2011 and 2015. Since many of these schools are comprised of students from multiple communities, it is difficult to pinpoint the impact that Long Grove students have on these trends. While Long Grove experienced a slight increase in total Village population, from approximately 8,043 residents in 2011 to 8,181 in 2015 (similar to 2014 Census estimate), that would have a minor impact on school enrollments. Other factors, such as family mobility, student matriculation, and population decline in other communities, likely have a more significant impact on declining enrollments at many of the schools. While enrollments at many of the schools have declined since 2011, the school system is generally viewed as a major asset, which is a strong indicator that Long Grove is a desirable community to live.

## LIBRARY FACILITIES

Long Grove residents continue to access library services from two locations: Vernon Area Public Library District (VAPLD) and Ela Area Public Library District (EAPLD). VAPLD is located at a facility in Lincolnshire, which opened in 1993 after almost two decades operating in temporary spaces at Adlai Stevenson High School. In response to a community survey, the current VAPLD facility underwent renovation of some of its spaces in FY2014 to accommodate its most popular materials, programs, and services for patrons. EAPLD was established in 1973, which was a year before VAPLD, and operated out of its first location in Lake Zurich for almost three decades. While the first EAPLD facility underwent an expansion in 1991, it moved to



its current location on 275 Mohawk Trail in Lake Zurich in 2002. The current EAPLD location recently completed a renovation process that began in 2014 and concluded in 2015.

## OTHER COMMUNITY FACILITIES

Other community facilities that serve Long Grove include:

### LONG GROVE HISTORICAL SOCIETY

In addition to the general description provided in the 1999 Comprehensive Plan, the Long Grove Historical Society keeps members and general visitors updated on its activities through a periodic newsletter and on its social media accounts on Facebook and Twitter. The newsletter began in 2008 and ran for several years, but has not been active since the end of 2013.

### POST OFFICE

The 1999 Comprehensive Plan indicated that over-the-counter postal service was handled by the Long Grove Rural Substation, which was a facility established in 1960 and housed in the Farmside Country Store. However, the store closed its doors in 2011. Over-the-counter postal service is presently handled by the Lake Zurich Post Office, which serves a majority of Long Grove.

## UTILITIES

Long Grove has historically relied upon non-municipal sources for water, sewer, and stormwater utilities, partly due to limited Village resources but also to protect the natural environment from the impacts of development. As noted in the 1999 Comprehensive Plan, the Village has promoted the use of septic tanks or land treatment sewer systems, provided that soils were acceptable. The intent has been to support groundwater recharge and carefully manage the impacts of development on the local environment, particularly with Long Grove being one of the first communities in Illinois to enact environmental regulations. In addition to reinforcing groundwater recharge, the protection of soils has an effect on stormwater man-

agement by reducing the intensity of rainwater surface runoff and allowing water to filter back into the groundwater system.

### FRESH WATER SYSTEM

Long Grove residents continue to rely upon either community wells managed within their subdivisions or private wells maintained by private property owners. While the fresh water system serving Long Grove is comprised of multiple well sources and methods of management, they all depend upon the quality of the groundwater. That is why community members place a high value on protecting the natural recharge system provided by the dolomite aquifer and keeping recharge areas free of pollutants. As noted in the 1999 Comprehensive Plan, the Village enacted a conservancy ordinance and established a water table monitoring program. With the 2016 Comprehensive Plan Update, it will be important to ensure these two measures are still applicable today and should be modernized to current conditions and standards, if necessary.

In addition to groundwater, the Village has a Lake Michigan water allocation with a permit for possible connections to the existing system in Vernon Hills (Herons Landing), Buffalo Grove, or Palatine, depending upon need. The permit was secured by the Village as an insurance policy for residents experiencing issues with wells and also for potential commercial development. The Village is currently in discussions with Buffalo Grove to abandon its existing deep well and replace it with a connection to their water supply for Lake Michigan water.

Lake Michigan water is also provided by Lake County, which requires water allocation from IDNR since the Village does not have its own water distribution system. Lake County operates multiple water lift stations throughout the Long Grove area. Long Grove does have a select well for water service to commercial properties along Route 53. If additional commercial development is pursued in the future along Route 53 or other major corridors, it will be imperative for the Village to account for service expansion to these areas, as well as build on ongoing discussions to extend water service to the Downtown area.

### SANITARY SEWER SYSTEM

Most Long Grove residents utilize septic filter fields on their private properties to dispose of sanitary sewerage. The Village Code even indicates that individual sewage disposal systems are preferred, with standards and system connection requirements specified in the code. Not all sections of the Village have the soil capacity to support septic systems without issues or failures, so it will be imperative to develop strategies in the 2016 Comprehensive Plan Update that ensure all properties have the ability to provide for reliable sanitary sewer service, whether via private septic systems or another service provider. Lake County is one such service provider, as they offer retail sewer service to Long Grove. Also, the 1972 sewer agreement that was established between Long Grove and Lake County needs

to be amended in order to reflect current conditions, fit the County's updated agreement model, and reflect changes to service areas that have changed treatment facilities over the past 40+ years. The Village of Kildeer is another service provider, with Long Grove entering into an intergovernmental agreement in 1997 for Kildeer to install and operate sanitary sewer to properties in Long Grove. The Village Code enables Kildeer to charge a tap-on fee as part of this agreement.

### STORMWATER

The 1999 Comprehensive Plan indicated that serious flooding and stormwater management should not be major issues, given the open character of the Village and promotion of environmental stewardship. However, infrastructure will inevitably experience wear and tear as it ages. The Elia Township Public Works Department indicated that underground storm sewers are causing issues and need repairs. While the Village Code provides for requirements and specifications for stormwater detention, the 1999 Comprehensive Plan specified that "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." The current plan did recognize that stormwater management systems will need to be considered for new developments, particularly on the southern end of the Village. As the Village plans for the development potential of all its sub-areas, the need for stormwater management systems will be an important consideration in the 2016 Comprehensive Plan Update. The 1999 Comprehensive Plan recommended that the Village adopt a stormwater retention ordinance "with measures to prevent erosion and sedimentation during construction, [as one project] could adversely affect a whole stream basin by permitting soil to be washed into it and choking stream beds." It will be important to ensure this ordinance is still applicable today and should be modernized to current conditions and standards, if necessary. Long Grove also abides by the Lake County Stormwater Watershed Development Ordinance (WDO).



This page intentionally left blank for double-sided printing.





# APPENDIX

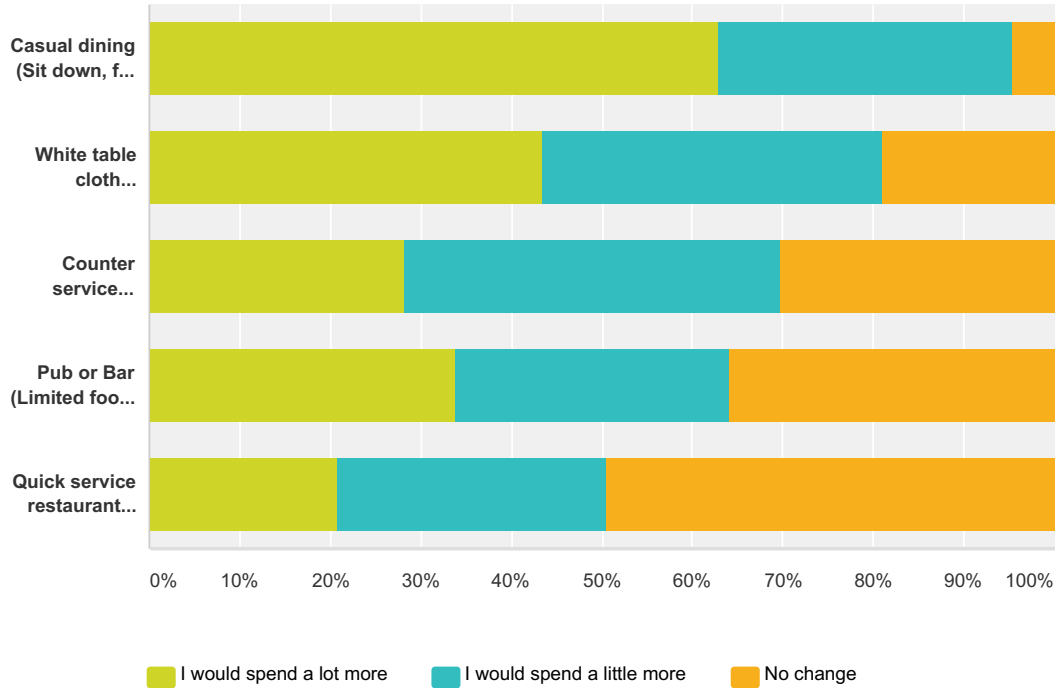
## CONTENTS

- A: Business Attraction Survey Results
- B: Stakeholder Focus Group Interview Notes



### Q1 How would the addition of these restaurants affect the amount you spend in Long Grove's commercial areas?

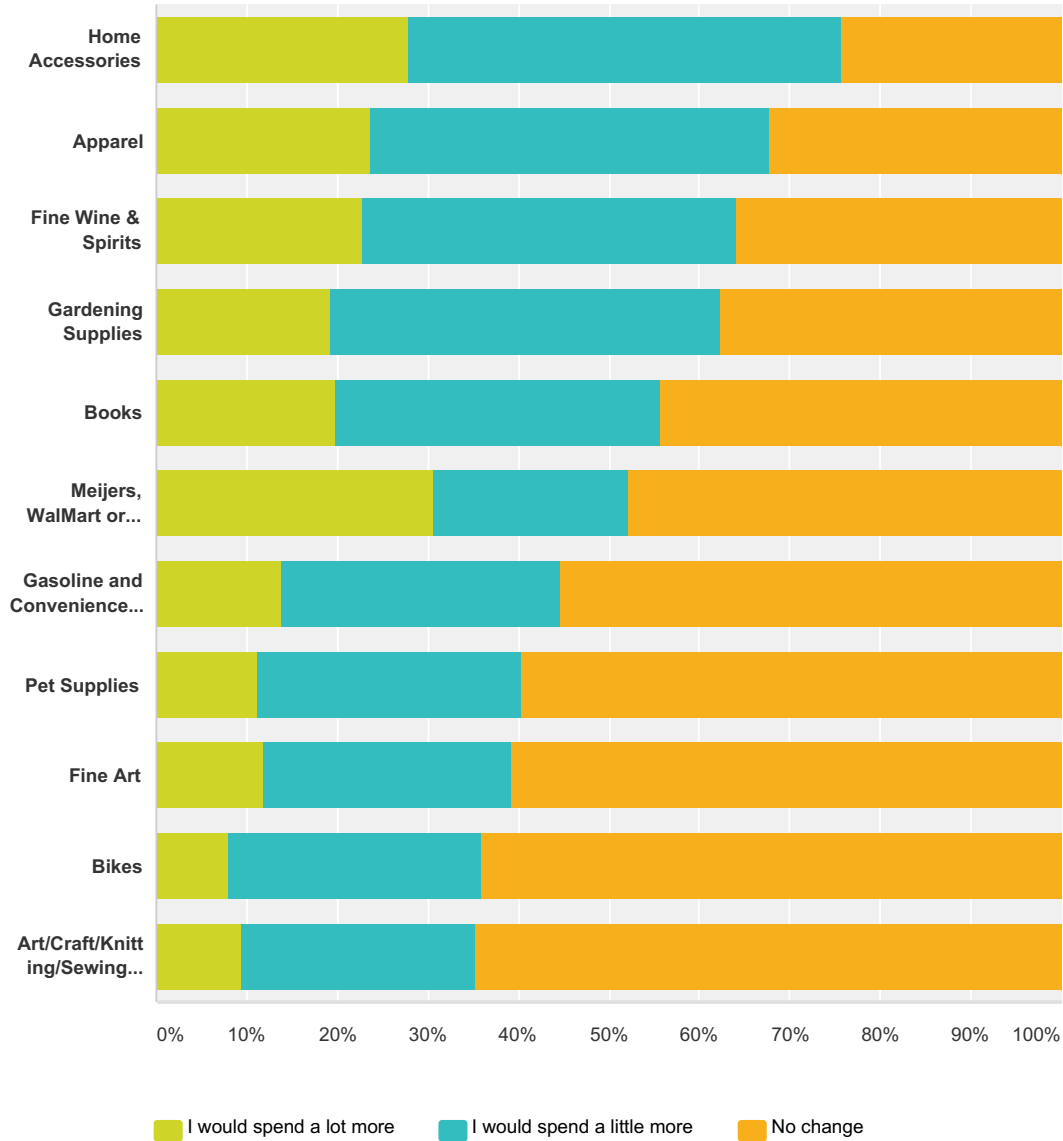
Answered: 568 Skipped: 4



	I would spend a lot more	I would spend a little more	No change	Total
Casual dining (Sit down, full service restaurants, informal atmosphere)	62.90% 351	32.44% 181	4.66% 26	558
White table cloth restaurant (Fine dining with gourmet food, price points match high service level)	43.44% 235	37.52% 203	19.04% 103	541
Counter service restaurant (Order at counter, employee brings food to the table or for carryout)	28.19% 148	41.52% 218	30.29% 159	525
Pub or Bar (Limited food options with a focus on entertainment or sports)	33.90% 181	30.15% 161	35.96% 192	534
Quick service restaurant (Order and receive food at counter, drive thru service)	20.78% 107	29.71% 153	49.51% 255	515

## Q2 How would the addition of businesses carrying these items affect the amount of money that you spend in Long Grove's commercial areas?

Answered: 565 Skipped: 7



	I would spend a lot more	I would spend a little more	No change	Total
Home Accessories	27.85% 149	47.85% 256	24.30% 130	535
Apparel	23.70% 123	44.12% 229	32.18% 167	519
Fine Wine & Spirits	22.79% 121	41.24% 219	35.97% 191	531
Gardening Supplies	19.23% 100	43.08% 224	37.69% 196	520

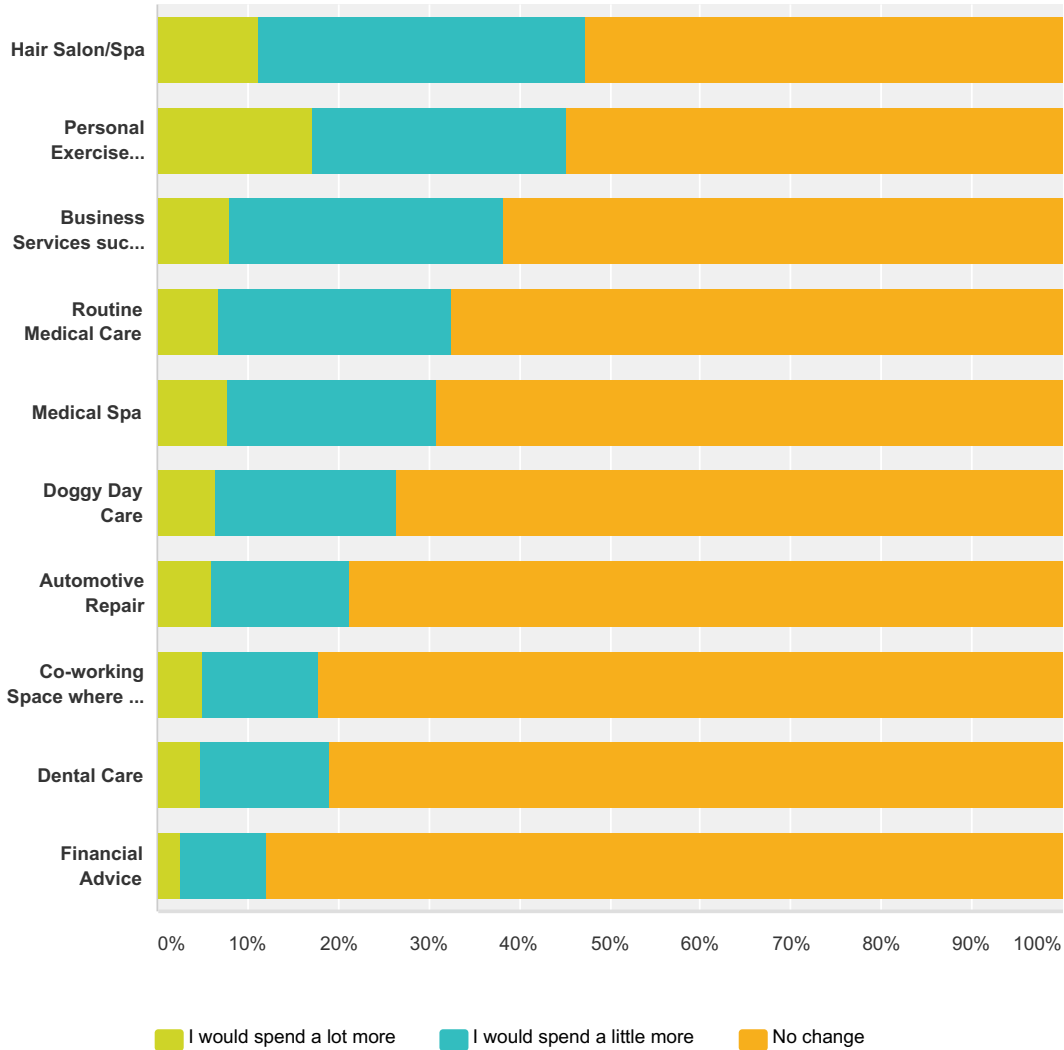


## Long Grove Comprehensive Plan Business Attraction Survey

Books	<b>19.85%</b> 105	<b>35.92%</b> 190	<b>44.23%</b> 234	529
Meijers, WalMart or Target type assortment	<b>30.68%</b> 158	<b>21.36%</b> 110	<b>47.96%</b> 247	515
Gasoline and Convenience Goods	<b>13.87%</b> 72	<b>30.83%</b> 160	<b>55.30%</b> 287	519
Pet Supplies	<b>11.18%</b> 57	<b>29.02%</b> 148	<b>59.80%</b> 305	510
Fine Art	<b>11.76%</b> 60	<b>27.45%</b> 140	<b>60.78%</b> 310	510
Bikes	<b>8.06%</b> 41	<b>27.90%</b> 142	<b>64.05%</b> 326	509
Art/Craft/Knitting/Sewing Supplies	<b>9.51%</b> 49	<b>25.83%</b> 133	<b>64.66%</b> 333	515

### Q3 How would the addition of businesses offering these services affect the amount of money that you spend in Long Grove's commercial areas?

Answered: 562 Skipped: 10



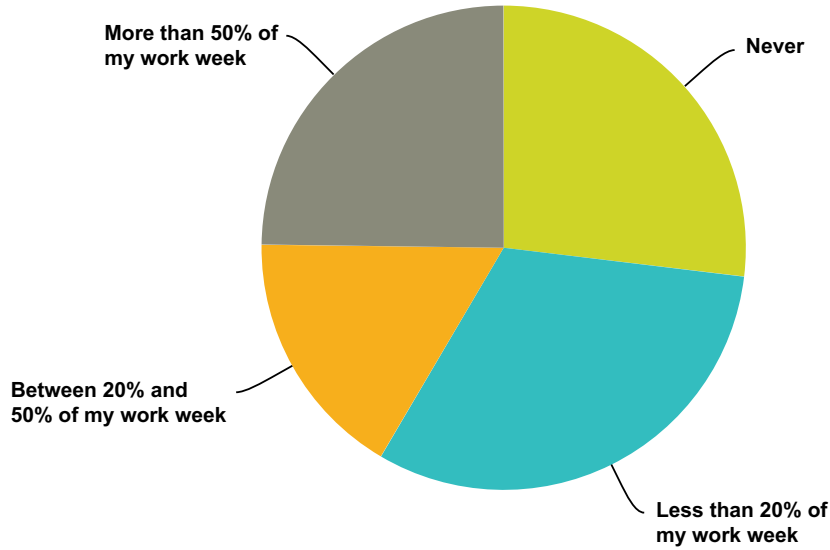
	I would spend a lot more	I would spend a little more	No change	Total
Hair Salon/Spa	11.28% 59	35.95% 188	52.77% 276	523
Personal Exercise Training Gym	17.20% 91	28.17% 149	54.63% 289	529
Business Services such as package pick-up and printing	8.03% 42	30.21% 158	61.76% 323	523
Routine Medical Care	6.81% 35	25.68% 132	67.51% 347	514
Medical Spa	7.81% 40	23.05% 118	69.14% 354	512

## Long Grove Comprehensive Plan Business Attraction Survey

Doggy Day Care	<b>6.46%</b> 33	<b>19.96%</b> 102	<b>73.58%</b> 376	511
Automotive Repair	<b>6.03%</b> 31	<b>15.18%</b> 78	<b>78.79%</b> 405	514
Co-working Space where you can rent short or long-term office and conference space	<b>4.98%</b> 25	<b>12.95%</b> 65	<b>82.07%</b> 412	502
Dental Care	<b>4.87%</b> 25	<b>14.23%</b> 73	<b>80.90%</b> 415	513
Financial Advice	<b>2.56%</b> 13	<b>9.45%</b> 48	<b>87.99%</b> 447	508

**Q4 If you are employed, how frequently do you work from home rather than from your office?**

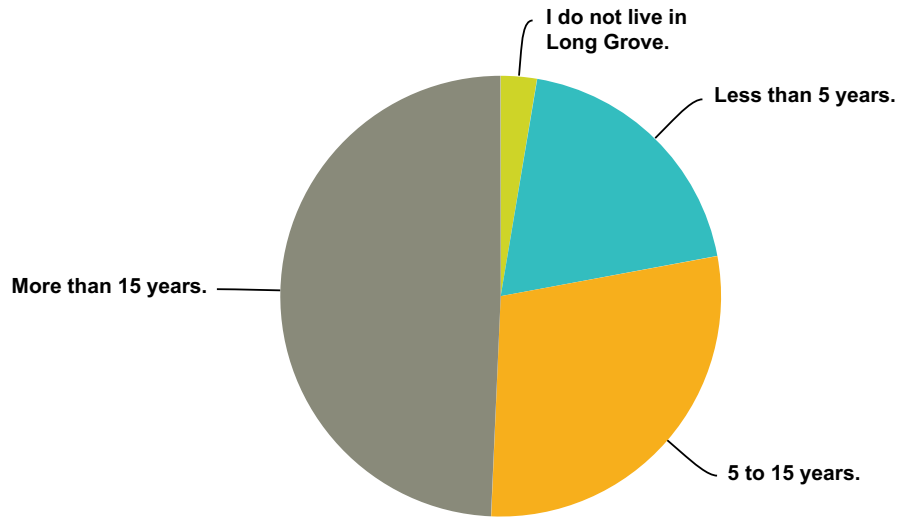
Answered: 472 Skipped: 100



Answer Choices	Responses	
Never	26.91%	127
Less than 20% of my work week	31.57%	149
Between 20% and 50% of my work week	16.74%	79
More than 50% of my work week	24.79%	117
<b>Total</b>		<b>472</b>

### Q5 About how long have you lived in Long Grove?

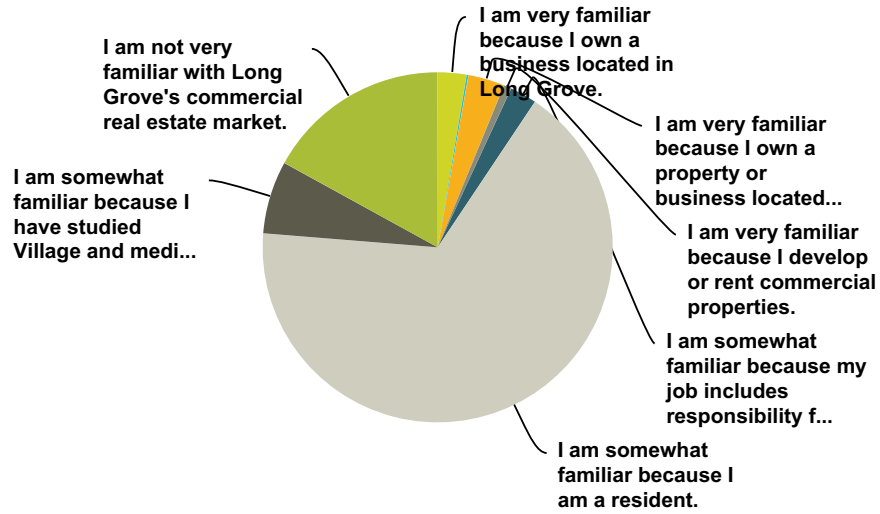
Answered: 566 Skipped: 6



Answer Choices	Responses	
I do not live in Long Grove.	2.65%	15
Less than 5 years.	19.43%	110
5 to 15 years.	28.62%	162
More than 15 years.	49.29%	279
<b>Total</b>		<b>566</b>

### Q6 Which statement most accurately describes your familiarity with Long Grove's commercial real estate market?

Answered: 565 Skipped: 7



Answer Choices	Responses	
I am very familiar because I own a business located in Long Grove.	2.65%	15
I am very familiar because I own commercial property located in Long Grove.	0.18%	1
I am very familiar because I own a property or business located in the nearby community noted below.	3.36%	19
I am very familiar because I develop or rent commercial properties.	0.71%	4
I am somewhat familiar because my job includes responsibility for real estate location or financing decisions.	2.48%	14
I am somewhat familiar because I am a resident.	66.90%	378
I am somewhat familiar because I have studied Village and media reports.	6.73%	38
I am not very familiar with Long Grove's commercial real estate market.	16.99%	96
<b>Total</b>		<b>565</b>

**Q7 What changes would the Village have to make for you to move your business or a client's business to Long Grove?**

Answered: 25 Skipped: 547

**Q8 Please provide the names and contact information for specific businesses that you believe would be good additions to Long Grove.**

Answered: 114 Skipped: 458

Answer Choices	Responses	
Name and Contact Information	100.00%	114
Name and Contact Information	64.04%	73
Name and Contact Information	50.00%	57



**Q9 If you are interested in learning more about commercial development opportunities in Long Grove or may have a lead on businesses interested in a Long Grove location, please provide your contact information.**

Answered: 22 Skipped: 550

Answer Choices	Responses	
Name	100.00%	22
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	86.36%	19
Phone Number	63.64%	14



# Comprehensive Plan Update

---

## STAKEHOLDER INTERVIEWS

March 1, 2016

### GENERAL SESSION | #1

- Lanis Kuyzin, 19 yr. resident
- Mike DeMar, resident, custom builder - Fidelity builders – with Downtown showroom
- Tobin Fraley
- Mary Prekop, Long Grove Confectionary

### Comments on Community Assets:

- Semi-rural but close enough to larger communities

### Comments on Village Services:

- Lack of clarity between Plan Commission and Architecture Review Commission roles
- Duplicate approvals between Planning Commission and Architectural Review caused excessive project delays (Ex: 4 meetings to secure approval for a sign) The Ordinance was not clear
- Need a more responsive development review process – to encourage development activity; consider a business start-up packet to inform owners/developers.
- Need more flexibility in working with older buildings; 5months to secure a permit to open is too long

### Comments on Economic Development:

- More restaurants, breakfast place
- Must have unique appeal
- Please add breakfast place
- Wildberries has same owner as Seasons but owner will not open
- Don't want development like the one at Old Mc Henry and Half Day
- Balleybunion could have denser housing, with corner retail
- People who live here go other places to shop and eat
- Downtown retail component not supported by the community
- Not enough business support for festivals
- High rental rates primary reasons for vacancy
- Downtown is the measure of the health a the community
- Problem with Downtown, holding on to what was – opportunity for new partnerships – need more public/private initiatives; must build trust btw village, property owners, bus owners
- Need vacant building program – need to get them in shape
- Consider opportunities for small, start up businesses opening in 'Pop-up' or small spaces in Downtowns. These businesses need low overhead , low entry costs
- Focus should be on smaller, owners – not larger retail centers –
- Need partnership with business owners, not just property owners



## Comprehensive Plan Update

---

### Comments on Housing and Neighborhoods:

- More people of different ages need places to live. He recently made a proposal for smaller lot single family that got smashed by the planning commission
- Need variety to get people interested in living in Long Grove
- People who have been here 20+ years will not put denser housing in community
- A good model for Long Grove is 2.5 acre project in Deerfield that includes 8 unit on ¼ acre lots, selling for \$300,000 each
- Opposed to higher density housing because people moved here for rural feel
- Property near 53 Menards area could be denser housing. Perhaps higher density housing should be limited to a specific percent - 10% to 12%
- Single homes where older people could live is the most important need
- 

### Comments on Vision/Opportunities:

- Long Grove could diversify in sensible ways
- If you open door lose differentiation. Become the same as everywhere
- At 145 pages the Comp Plan is too long. The Plan needs to be pared down wanders all over the place. Needs to include guidelines that are easy to understand
- Need to emphasize arts in the plan

### GENERAL SESSION | #2

- Janet Healy, one year resident
- Ron Kingsley, 5 year resident
- Sara Rubin, Realtor - 20 years
- Camy Gould, 20 year resident

### Comments on Community Assets:

- Natural Environment needs to be preserved

### Comments on Village Services:

- Trails are critical. Not connected. Major roads are barriers
- Road repair and street signs needed
- Village – rethink property tax – need to reconsider – need some other revenue source to support services, programs, improvements

### Comments on Economic Development:

- Retain Downtown Area uniqueness
- Downtown opportunity is music or comedy club. Limited restaurants may be due to poor building quality. A lot of demand for entertainment
- Encourage businesses that promote socialization. Long Grove coffee shop not open in morning
- Downtown needs a breakfast place, day spa, hip smoothie bar, dog park
- Pedestrian access to Downtown - walk on old Route 53; Old McHenry trail designed - funding is required.
- Keep Downtown buildings, or allow for transition, teardown for new, more vital developments.
- Lincolnshire village center at Milwaukee and Route 45 is a popular destination for Long Grove residents – condos – restaurants – brew pub – walkable; appeals to empty nesters, divorce families
- Promote shared business office spaces, and home businesses



## Comprehensive Plan Update

---

- Promote the development of the Menards outlots

### **Comments on Housing and Neighborhoods:**

- Housing stock should be examined. Preponderance of a certain type of house. Need alternative housing options in certain areas. Open the door to more people. Fields of Long Grove sold quickly.
- People are not looking for older homes at \$800,000 to \$1,000,000 when they can buy new ones for that price. People looking in Long Grove want more privacy. Property maintenance is a problem
- Retention of families important, barriers are high taxes, maintain big house, kids not coming back, activities for families
- Housing needs – need apartments, living options, parking on streets, need lively locations

### **Comments on Vision/Opportunities:**

- Long Grove's important advantage is that it is a slice of the country but close to everything. That set us apart. Cyclist may be really important.
- Promote arts programming – theater live, local Arts and Music Council
- Keep charm of community in new development



# Comprehensive Plan Update

---

## STAKEHOLDER INTERVIEW QUESTIONS

FEBRUARY 9, 2016

### COMMUNITY LEADERS | 9:00 AM - 9:45 AM

- Marcia Marshall (33 years, HOA President Long Grove Woods, One Long Grove, LG United)
- Aaron Underwood (Historical Society President, Rotary, Newcomers, own property in Willowbrook Woods and Stonehaven, wife is Village President)
- Kelley Smith (Resident since 1989, Chair of Conservancy Committee)
- Bill Kenyon (16 years, Herron's Landing President)

### Comments on Community Assets:

- Excellent school system
- Average home value \$600,000+, which is higher than surrounding area
- Reasons to move to LG: quaint downtown, open space, "oasis"
- Different attitude in LG about landscaping, preservation
- Village owns downtown parking lots

### Comments on Village and Lake County Services:

- County taxes are too high

### Comments on Economic Development:

- One major property owner (Marsha Forsythe) in downtown; concerns about rents, business being turned away, vision for properties not known to others; doesn't seem to be an effort to collaborate on development/business attraction
- Downtown happened by a deep pocket single owner (Mangel), downtown declined when Mangel got less involved; multiple small businesses tried to collaborate but struggled without any organization; ideal for new major downtown property owner to be much like a "benevolent dictator" and have the community's best interests in mind
- Lake Cook Road corridor not really considered to be LG; more viable place for big box retail
- Downtown could support upscale 2 or 3 story mixed use with commercial at ground floor and residential units above; need density to support downtown businesses and services
- Influx of restaurants and shops would be great for downtown
- Like outdoor quality, good scale, and themed retail centers (like Deer Park and Lincolnshire) for other subareas, but would compete with downtown
- Lincolnshire and Vernon Hills have strong emphasis on office parks, which supports need for restaurants and retail (daytime population)
- Kemper property
- Gilmer/Route 83: Park district property, struggling restaurant that won't sell, what to do

### Comments on Housing and Neighborhoods:

- Empty nesters are holding on to property in LG but can't sell yet
- Aversion to multi-unit housing
- MF housing can be a major burden on Village, since no property taxes; schools would become crowded; municipal services would be burdened; more traffic
- LG does have MF housing but it's "underground"
- Realtors could provide "Welcome to LG" packets to introduce new residents about LG philosophy; Village did have a new resident kit (welcome wagon), but not sure if that's still



## Comprehensive Plan Update

---

- offered; potential summary of LG philosophy, services, and key community info (maybe attach to HOA rules and regs)
- Challenge is the turnover of people in last 16 years; newer residents don't understand the concepts from the current Comp Plan (need for self-sufficiency, minimal services, many service districts and community organizations are volunteer driven and not publicly funded, no property taxes, conservation minded); how do you get new residents to subscribe to pre-existing LG philosophy
  - People move to LG for schools then move away, which leads to high turnover of residents; minimal investment in community, only looking at schools
  - "Renting the school district": Live in a place with high taxes and great school systems, then move away once children graduate

### Comments on Vision/Opportunities:

- Maintaining community character
- Don't become just another suburb
- Need for economic growth
- Make historic area viable
- Strengthen borders of community but maintain LG as it always has been
- Voices of residents should be heard
- Current Comp Plan should be honored
- Keep LG's unique character

---

### COMMUNITY LEADERS | 9:45 AM - 10:30 AM

- Geoff Wilson (HOA President, 10 years, lived in LG 25 years)
- Jennifer Michaud (Resident since 1995, very involved in community building)
- Lisa Schulz (President of multiple HOAs, former Plan Commissioner, founders of Concerned Citizens in LG, Homeowners Coalition, LG United, One Long Grove)

### Comments on Community Assets:

- Protect natural areas, "stewards of properties"
- Barbara Turner is highly regarded as an environmental steward
- Reed Turner Woodland: environmental education, nature conservancy given to Village by Reed Turner family, eradicating invasive species
- "Historic" and "pastoral" in 2000 Comp Plan
- Likes: schools, open spaces, quaint downtown
- Major community driven spirit to be open space/environmental conservation minded
- "Who will speak for the trees?" Jim Young (former Plan Commission President), lead Concerned Citizens group
- Barbara Turner Kaufmans, Watts
- Strong connections with neighbors influence residents staying in LG; not an "all or nothing" mentality where residents will move away just because one part of LG is not flourishing
- "You can't build another Long Grove" – it's very unique and has a charm that needs to be preserved

### Comments on Economic Development:

- Empty storefronts with shop owners don't have incentive to fill



## Comprehensive Plan Update

---

- Danger of outside developers who don't understand or care for LG's philosophy; residents need to be the core stakeholders

### Comments on Housing and Neighborhoods:

- Property owners very focused on conservation, even if no HOA
- HOAs can maintain their own systems of roads, well and septic, creeks or other environmental features (serve as a de facto public works)
- Multiple HOAs (Old McHenry Road) work together and highly focused on maintaining rural character and environmental preservation
- Residents are pretty educated about pests
- HOA leadership make them feel a sense of belonging and make a difference, give something back to community
- HOAs feel supported by Village
- HOAs don't necessarily feel burdened by taking on services that aren't offered at a municipal level; burden more on newer HOAs that don't have CCRs or rules/regs that don't take into account that municipal services aren't offered and "they're on their own"
- Constant learning process to update CCRs or rules/regs to address rising issues

### Comments on Vision/Opportunities:

- Expand uses allowed in certain zoning districts; expansion is okay but be very careful on use categories
- Federal money to rebuild historic bridge but federal money would require two lanes; needs some engineering work
- LG's character is its selling point, but Village doesn't seem as interested in that legacy and more focused on development
- Would like to support more activities that build community (Easter egg hunt, Fire Dept bonfire)
- Need better communication between Village and merchants
- Need more resident focus; Village seems to reach out more to development community than its own community-minded residents; Village seems to "pick and choose" who participates in certain planning processes

### Comments on Trends:

- Danger of shifting to a "gambling" community (video gambling in bars with liquor licenses; initially voted down at 67% against, but Village President broke a tie later to push through video gambling, now expanding beyond bars into country clubs and residential owners), moving away from the traditional family friendly businesses
- Downtown used to be the place to go for errands or to spend time with family
- Loss of what drew residents to LG in the first place
- Sense of community seems to be on decline

---

### COMMUNITY LEADERS | 11:15 AM - 12:00 PM

- Maria Rodriguez (Former Village President)
- Al Spinoso (Rosso Parkway neighborhood group, former Park District Trustee)
- Rita O'Connor (Bennington HOA)
- Chiqui Johnson (Briarcrest)
- Don Silich (Builder, President HOA Burr Oaks Glen)



## Comprehensive Plan Update

---

### Comments on Village and Lake County Services:

- No property taxes, Village runs on permit fees and sales tax; difficult to support infrastructure repairs with limited municipal revenues; didn't collect property taxes because less infrastructure to maintain (only one mile of road at beginning)
- Proposed tax for 10 years to support infrastructure but proposal was defeated (residents were scared by the tax on its face without understanding the significance of how the tax can improve the community)
- Limited Village staff

### Comments on Economic Development:

- 1990s LG was very prosperous from building permits
- Menard's and Sunset Foods came in on properties that long kept major businesses away
- Buzz Hoffman: Built Sunset Foods, although he traditionally did not want to build in LG
- Village gets no money on gaming; all revenues go to state
- PUD encumbered a public skating/recreation development (Bally Bunion property); 100% of residents in PUD must support development or it fails; Don felt "stonewalled" by Village with his development proposals
- Downtown doesn't have excellence, it has some levels of mediocrity
- Downtown rent prices compete with rent levels on Milwaukee Avenue
- Need to support businesses that bring in sales tax revenue without having to resort to major name brand businesses (Geneva, Libertyville, Arlington Heights: thriving businesses that maintain their character)
- Need to attract investment to bring in businesses and support building renovations
- Village needs a beneficiary to support a venue like MB Financial Park in Rosemont
- Delafield WI: Similar to LG but allowed downtown development (e.g., homes that support families looking to downsize or meet different needs)
- Need to attract people downtown
- Review how properties are developed (does Village change previously established PUDs?)
- Downtown property owners should consider lowering rents to attract new businesses
- Balance between keeping property taxes at zero or low vs. bringing in businesses to increase sales tax revenue
- Video gaming revenues have enabled business owners to afford improvements, despite significant community disapproval via survey results; Lake County supported gaming but left it up to each municipality to support or oppose it; no apparent cap on number of businesses that can provide gaming

### Comments on Housing and Neighborhoods:

- Drainage issues on public and private properties (Country Club Estates)
- HOAs try to share burden of costs of infrastructure costs, including on public property, but some HOAs don't see an equitable partnership from the Village; the "Us vs Them" mentality is discouraging and drives away from building consensus

### Comments on Vision/Opportunities:

- How did LG get to where it is today, especially downtown
- Need to be aware of history and not be short-sighted (example: old buildings were grandfathered into Village Code; lack of maintenance and no incentive to modernize as infrastructure aged, which drives potential businesses away)





## Comprehensive Plan Update

---

- Maintain character responsibly, respect everyone's contributions

### Comments on Trends:

- Inconsistent community character, not pastoral anymore
  - No rise in crime when video gaming came
  - Mostly private roads after 1988 building boom, roads became private even though about 40% of roads are public, so older HOAs get Village support for infrastructure while new HOAs are on their own ("Scholarship vs Non-Scholarship")
- 

### PUBLIC AGENCIES | 1:30 PM - 2:15 PM

- Eric Waggoner (Lake County, PB&D)
- Tom Chefalo (Lake County, PB&D)
- Paula Trigg (Lake County, Transportation)
- Peter Kolb (Lake County, Public Works)

### Comments on Lake County Services:

- County provides retail sewer service to LG
- 1972 sewer agreement between County and LG; needs amendment; certain service areas are using different treatment facilities but agreement needs to reflect current conditions and fit more current agreement model
- LG has a select well for commercial properties on Route 53
- County provides Lake Michigan water; requires water allocation from IDNR; LG does not have water distribution system
- Herrons Landing only development getting County water
- LG provides no sewers west of Route 83

### Comments on Proposed Route 53 Project:

- Route 53 Economic Plan: trends in business and office
- County 2040 Roadway Plan
- [www.ILRoute53.org](http://www.ILRoute53.org)
- Lake County Transportation Alliance (economic growth): [www.roadbuilt53.com](http://www.roadbuilt53.com)
- Tollway alternative routes study for Route 53, including no build scenario

### Comments on Vision/Opportunities:

- Limited land for new housing; more focus on infill
- Potential to consolidate parcels to create larger areas for development
- Aging in place can also mean seniors can stay in their current homes as long as they have access to the services and resources they need for day-to-day care
- Multi-family housing options can address two issues simultaneously: (1) housing options for seniors, and (2) affordable housing units for seniors who are increasingly becoming a more cost burdened

### Comments on Trends:

- County trend in managed care development for aging population (three current developments in central/eastern part of County); possibly an underserved market in LG and/or County; aging in place issues



## Comprehensive Plan Update

---

### **PUBLIC AGENCIES | 2:15 PM - 3:00 PM**

- Jane Wittig (Park District President)
- Gail Petersdorff (Park District Trustee)
- Jeff Thompson (Ela Township Public Works Dept)
- Ron Cielek (Countryside FPD)
- Michael Schmitt (Long Grove FPD)

### **Comments on Park District:**

- Park District originally established as a nature preserve but not initially set up for recreation
- Expanding programming beyond recreation (e.g., chess, education)
- Parents prefer programs held at schools rather at park sites
- Provides support for local burns and logjams (grants from Fish & Wildlife)
- Park District does not assess a tax; runs on donations and one cell tower
- Funds and volunteers for Park District are decreasing
- Park District receives no financial support from Village
- Not much land left in LG to preserve
- Impact fees received from new development can only be used for land acquisition

### **Comments on Fire Protection Districts:**

- LG FPD was a volunteer department (2 people per day) in 2000; now 6 FT people per day; State grant to replace tanker; all new equipment and vehicles; covers 2/3 of LG, portion of Prairie View, Deer Park, Hawthorne Woods, Kildeer, and unincorporated Cook County and Lake County
- Countryside covers 1/3 of LG; portions of Vernon Hills (majority), unincorporated Mundelein, Hawthorne Woods, Kildeer; equipment and vehicles have all been replaced since 2000, running on a general 10 year life cycle
- Most LG streets are private roads with unmaintained brush and gates
- 1988 fire sprinklers required in all homes
- Terrible water sources for FPDs; Countryside FPD has 60 dry hydrants, LG FPD has less
- LG FPD runs 911 and EMT through Red Center; Countryside FPD runs own 911 and EMT
- LG FPD brings 9,000 gallons of water to all calls to supplement low water stores on site
- LG going from 2 nursing homes in town to 4
- LG FPD handles most of Village's commercial areas; mostly residential for Countryside FPD
- Response times: Countryside FPD (average 7.5 minutes); mutual aid agreements with Mundelein since they are located closer; LG FPD (about 6.5 minute response time to most areas in service area); some property owners and Village still prefer using RFD addresses even though FPDs need actual street addresses to provide service, which can slow down response times
- Speed bumps on private roads can really slow down FPD response times
- Class 3 (Class 1 being best) for both FPDs
- CERT national organization
- No fire alarms in downtown buildings (2009 ordinance passed but only 10% is alarmed)

### **Comments on Ela Township Public Works:**

- Buildup of overgrown brush on roads
- Need for ditches to control water flow



## Comprehensive Plan Update

---

- Public/private streets with very little tax revenue to support infrastructure improvements
- Underground storm sewers causing issues and need repairs
- Potential for special assessments for localized repairs but probably wouldn't be supported
- Quality of public roads is slowly improving but still a long way to go (current finances would support improvements through 2019)
- No major issues with storm sewer
- Street sign replacements are ongoing
- TIF district was supposed to lead to burying downtown utility wires, but hasn't happened yet and ComEd balking on paying for burial; Harbor Chase was supposed to bring water to downtown but business owners said no even though cost survey stated cost lower than what was initially quoted
- Potential for an SSA or Business Improvement District (BID)

## Appendix M

### References

#### Chapter 1

NA

#### Chapter 2

NA

#### Chapter 3

NA

#### Chapter 4

NA

#### Chapter 5

5.1 “Enhancing Groundwater Recharge for Water Supply,” Center for Groundwater Science, Illinois State Water Survey, 2008;

<http://www.isws.illinois.edu/iswsdocs/wsp/ppt/EnhancingGW.pdf>

5.2 [http://www.longgrove.net/Environment\\_downloadable\\_documents/Rain%20Gardens%20Manual.pdf](http://www.longgrove.net/Environment_downloadable_documents/Rain%20Gardens%20Manual.pdf)

5.3 [http://www.longgrove.net/Environment\\_downloadable\\_documents/waterefficiency.pdf](http://www.longgrove.net/Environment_downloadable_documents/waterefficiency.pdf)

5.4 Interagency Wetlands Policy Act of 1989 and Agency Action Plans;

<http://dnr.state.il.us/Wetlands/ch6d.htm>

5.5 <http://www.lakecountyil.gov/2358/Watershed-Development-Ordinance>

#### Chapter 6

NA

#### Chapter 7

NA



**Chapter 8**

NA

**Chapter 9**

NA

**Chapter 10**

NA

**Chapter 11**

NA

**Chapter 12**

NA

**Chapter 13**

NA

**Chapter 14**

NA



## Appendix N

### Downtown Strategic Plan

(see separate report on file at Village Hall)

