

September 6, 2023

via e-mail

Village of Long Grove
Board of Trustees
3110 Old McHenry Road
Long Grove, IL 60047

Re: Fire Station Location Considerations for the Long Grove Fire Protection District

Dear Trustees and Village President Jacob,

We have been asked to supply some supplementary information to the Village Board ahead of the September 12, 2023 Board Meeting.

We have supplied a revised site plan that includes more contextual information along with potential locations and strategies as it relates to landscape, drainage and stormwater management. We would also like to note that the site plan illustrates that the station is currently proposed to be located at a spot on the property that is as far from residential properties as possible.

Finally, we wish to provide an explanation of the criteria a fire protection district such as the Long Grove Fire Protection District considers when searching for a location for a new fire station.

Response times were a primary priority of the District when searching for a new location for the fire station. Response times are considered by the Insurance Services Office in determining the Fire Protection District's public protection classification which relates to fire insurance rates. In addition, National Fire Protection Association standards identify response times which provide the benchmarks for fire suppression and life safety.

Due to the unique geography and road network of the fire district, the current station location provides coverage to 72% of the district within 6.5 minutes of travel time. It was essential to identify a location that would be equal to or greater than this percentage of territory covered. The proposed location provides 74% coverage throughout the entire district.

The District's architect and Industry Standards for fire stations recommend one acre of land for every 5000 sq. ft. of building. During the space needs analysis, it was identified that the minimum lot size should be five acres.

The availability of property, the cost of property and the functional aspects of the site were also considered. These functional aspects included:

- Accessibility In and Out of the Site.
- Size and Shape of the Property.
- Sight Distance at Emergency Vehicle Exit.
- Sun Exposure, which can affect response times of vehicles leaving the station. Additionally, the District is considering using solar power.
- Permanent Trees and Cover. While the placement of trees around the edges of a property provide a noise buffer, trees and other cover at an inconvenient location would need to be removed and would increase the District's project costs.
- Whether the land needs to be cleared of trees, rocks, and other obstacles and objects ahead of construction, and to what degree.
- Traffic Movement.
- Existing Structures that might need to be demolished.
- Whether the property is currently located in a zoning district that allows for special uses, or if the District would need to ask for the property to be rezoned.
- Ground Forms, Gradients and soil quality. The District needs to avoid properties with soft, wet or rocky soil, and desires to build on a property with a fairly level gradient.
- Adjacent Properties and their uses.
- Costs and Ownership.
- Proximity to Utilities.
- Visual Impact of the Station Upon Neighbors.
- Room for Expansion.
- Site Drainage.
- Multiple Access Possibilities.
- Room for Pull Through Bays.
- Ability to provide security and control access to the property.
- Compatibility of the contemplated fire station with the existing neighborhood.
- Major Detractions, such as unfavorable zoning, utility or easement requirements.
- Exceptional Features, such as buffer and setback areas, easy access to the road network, at least 50 feet of straight driveway entering and exit the apparatus bay, ability to accommodate vehicle parking for community room and training use.

We are including a map that shows the general area where the Long Grove Fire Protection District ("District") is seeking to establish the new fire station. This area was identified as the optimum location to maintain or improve response times to a coverage area equivalent to the current station location.

A number of other properties were considered in the area surrounding the intersection of IL 83 and Aptakisic Road. Due to the road network, a circumference from this intersection was not feasible. The area searched is identified on the attached map.

The selected parcel met the threshold of lot size, cost and availability and also met the majority of the functional aspects for the desired location.

Factors that were not favorable for the Aptakisic Road property's use as a fire station were:

- *Zoning Usage (although a fire station is allowed as a special use in an R2 zoned area).*
- *Multiple access possibilities.*
- *Major Detractions (Mulch Business next door).*

The eight other parcels considered have a much longer list of factors that were not favorable for use as a location for the new fire station:

Parcel 1 did not meet the following criteria:

- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Room for Expansion
- Room for Pull Through Bays
- Major Detractions

Parcel 2 did not meet the following criteria:

- Cost of property
- Traffic Movement
- Existing Structures
- Zoning Usage
- Costs and Ownership
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 3 did not meet the following criteria:

- Cost of property
- Traffic Movement
- Existing Structures
- Zoning Usage
- Costs and Ownership
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 4 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Major Detractions
- Exceptional Features

Parcel 5 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Major Detractions
- Exceptional Features

Parcel 6 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses
- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 7 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses

- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Parcel 8 did not meet the following criteria:

- minimum lot size
- availability of property
- cost of property
- Accessibility In and Out of the Site
- Size and Shape of the Property
- Sight Distance at Emergency Vehicle Exit
- Permanent Trees and Cover
- Need for Clearing
- Traffic Movement
- Existing Structures
- Zoning Usage
- Ground Forms and Gradients
- Soils
- Adjacent Properties
- Costs and Ownership
- Proximity to Utilities
- Visual Impact Upon Neighboring Uses
- Room for Expansion
- Site Drainage
- Multiple Access Possibilities
- Room for Pull Through Bays
- Ability to Provide Security
- Compatibility of Proposed Uses
- Major Detractions
- Exceptional Features

Should you have any questions regarding this letter, please feel free to reach out.

Sincerely,

OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.

/s/ Megan A. Lamb
Megan Lamb