

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 60 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:

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.

"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 ~~S~~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)}~~

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To ensure that Long Grove's future growth and development follows a course which is both desirable to residents and consistent with the existing development pattern within the Village, it is necessary to continue to actively implement a comprehensive plan with goals and objectives which ensure that this becomes an operational reality. ~~It was to this end that Village officials held a series of meetings to formulate community goals and objectives in 1957. This process was repeated in 1979 and through the years 1988 to 1991 for a comprehensive plan amendment. [1979, 19] 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 bio-diversity;

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 banks and retail centers like Long Grove Commons along IL 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.

- Ensuring high quality ground water recharge areas are protected;
- Providing stormwater benefits by reducing flooding and hazards; and
- Creating a healthy, sustainable balance of open spaces that future generations can enjoy.

The ~~two major~~ regional planning agencies ~~in 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 mechanism of Lake County, Illinois.~~ Historically, Bboth agencies have actively implemented regional plans in which recognize the value of the conservation areas and low density development pattern in Long Grove that contribute to enhance water quality, provide aequifer recharge, and maintain wildlife habitat in an area onof increasing urban development. ~~the Current regional plans for the Long Grove area is recommend that the area be~~ predominantly reserved as open space and large to medium lot (1 to 3 ~~areas-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 Northeastern Illinois Planning Commission's CMAP Open Space Plan, and predecessor plans (2018):~~

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

Once lost, open space is exceedingly difficult, if not impossible, to reclaim. There can be no escaping the fact that now is the time--the only and last time--to prepare for future open space needs.” ~~{(1979)}~~

“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.”

~~From the introduction, Objective No. 1: 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.

4-2. 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 bicycling 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 later since the adoption of the last Plan update, the Village has sought to access 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, and the overall community goals and objectives, a plan for the future, including recommendations for effective implementation, has been established. ~~{(1979, 1991)}~~

Although this Comprehensive Plan is in one sense a final document, the planning process is never complete. The evolution of changing conditions necessitates an ongoing planning process, one which



periodically reshapes and amplifies planned courses of action to most effectively meet the needs of the community. It is hoped that this ongoing planning process will provide a rational basis on which Village officials and the citizens of Long Grove, working together, may make wise and creative public policy decisions to best meet the present and future needs and desires of the Village of Long Grove. (1979, 1991)

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

