



Comprehensive Plan Reengagement

STEERING COMMITTEE MEETING
VILLAGE OF BUFFALO GROVE
JUNE 1, 2023

What is a Comp Plan?

- Long-term Plan (15-20 Years) outlines a vision for the future of the community and a roadmap to achieve it.
- Focuses on:
 - Land use
 - Economic Development
 - Housing
 - Transportation
 - Natural Resources
 - Corridors: Dundee and Milwaukee
- Framework Plan that flies at a 30,000 ft level



Why is it necessary?

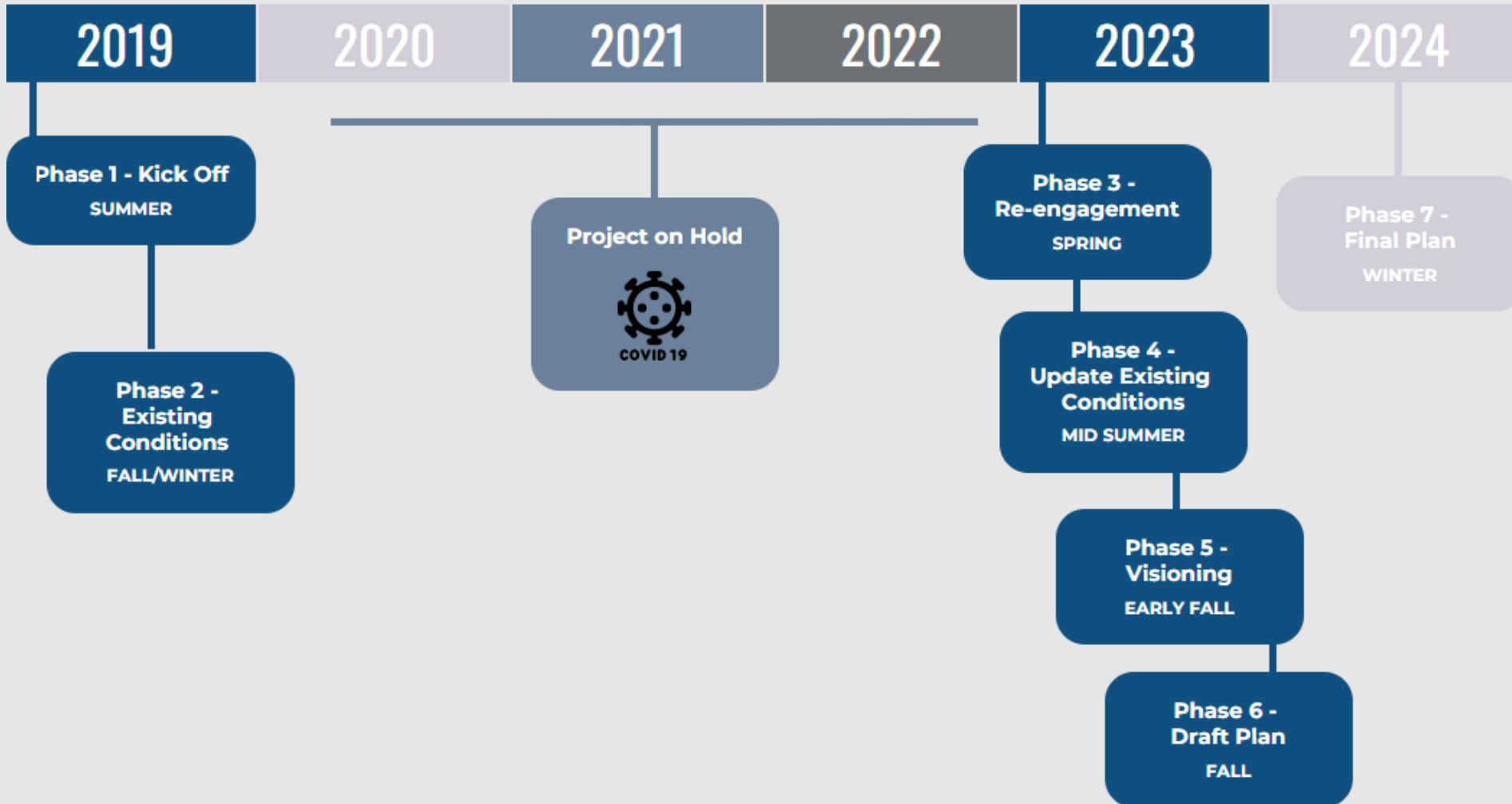
- Required by State law
- Provides guidance and direction

Don't we have one?

- Existing Comp Plan (2009)
- 2018 Lake Cook Corridor Plan
- 2019 Prairie View Metra Station Area Plan



PROJECT TIMELINE

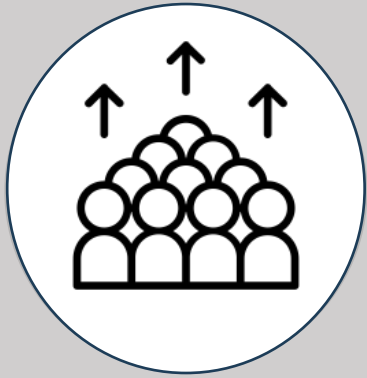


WHAT'S CHANGED?



2020 Census Findings

Buffalo Grove Is...



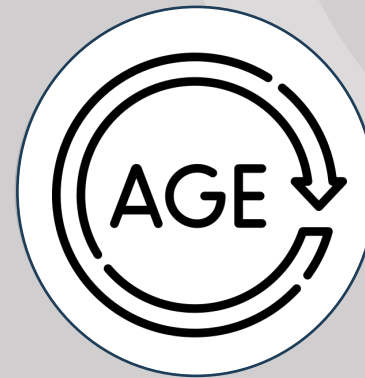
Growing; Continuing To Grow

- Current Pop 43,212
- Increase by 4% since 2010
- 2050 Projection: 54,754



Becoming More Diverse

- 35% of Residents are Foreign Born (Region: 19%)
- Significant rise in Asian pop (13.3% increase since 2000)



Aging

- BG Median Age: 41.5
- Regional Median Age: 37.7
- Increase by 4 years since 2000
- 1/3 residents are 50+



Maintaining High Education and Income Levels

- 66% of Residents have a Bachelor Degree or Higher (Region: 40%)
- Median HH Income - \$118K (Region: \$76K, Lake: \$92K, Cook: \$67K)

Other Notable Trends



RISING

Fast casual restaurants
Drive-through restaurants
Rental housing market
Cost of living, materials, goods
Awareness of sustainability
and equity issues



REMAINING STRONG

Industrial market
Solar energy and Evs
Automation and Tech



DECLINING

Retail Space
Traditional Retail Uses
Office space

Changing BG Landscape

**Lake Cook
Corridor TIF**



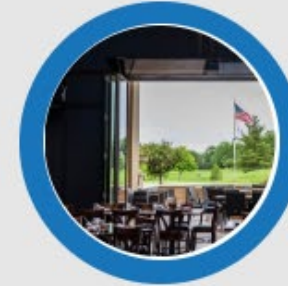
The Clove



**Cambridge
Commons**



**Arboretum Club
Renovation**



**Infill
Development**



**Dundee
Corridor TIF**



**Northwest Community
Healthcare**



**Public Works
Building**

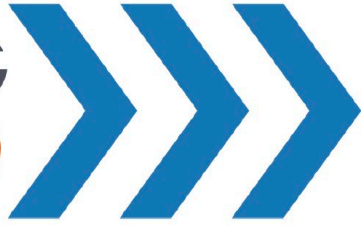


**Mike Rylko
Park**

Project Modifications

- Build Upon and Update Existing Conditions
- Move Project Largely In-House
- Collaborate with Moving BG Forward
- Build Upon and Expand Community Outreach
 - Strategy:
 - Something Old (In-person, Survey Monkey, Website)
 - Something New (Dynamic virtual)
 - Something Borrowed (Moving BG Forward)
 - Something Blue-You Do (BG Days)





Strategic Plan

- Overall vision
- All areas of governance
- 5-year plan



Community Branding

- Capture and market BG's unique identity & distinguishing features
- Logo, colors, and design guidelines



Comprehensive Plan

- Vision for BG's physical environment
- A roadmap for how to get there
- Includes Focus on Dundee & Milwaukee Corridors
- 15–20-year plan

Key Synergies

- Grouping and Branding
- In-Person Community Engagement Events
- Virtual Community Engagement
- Information Sharing



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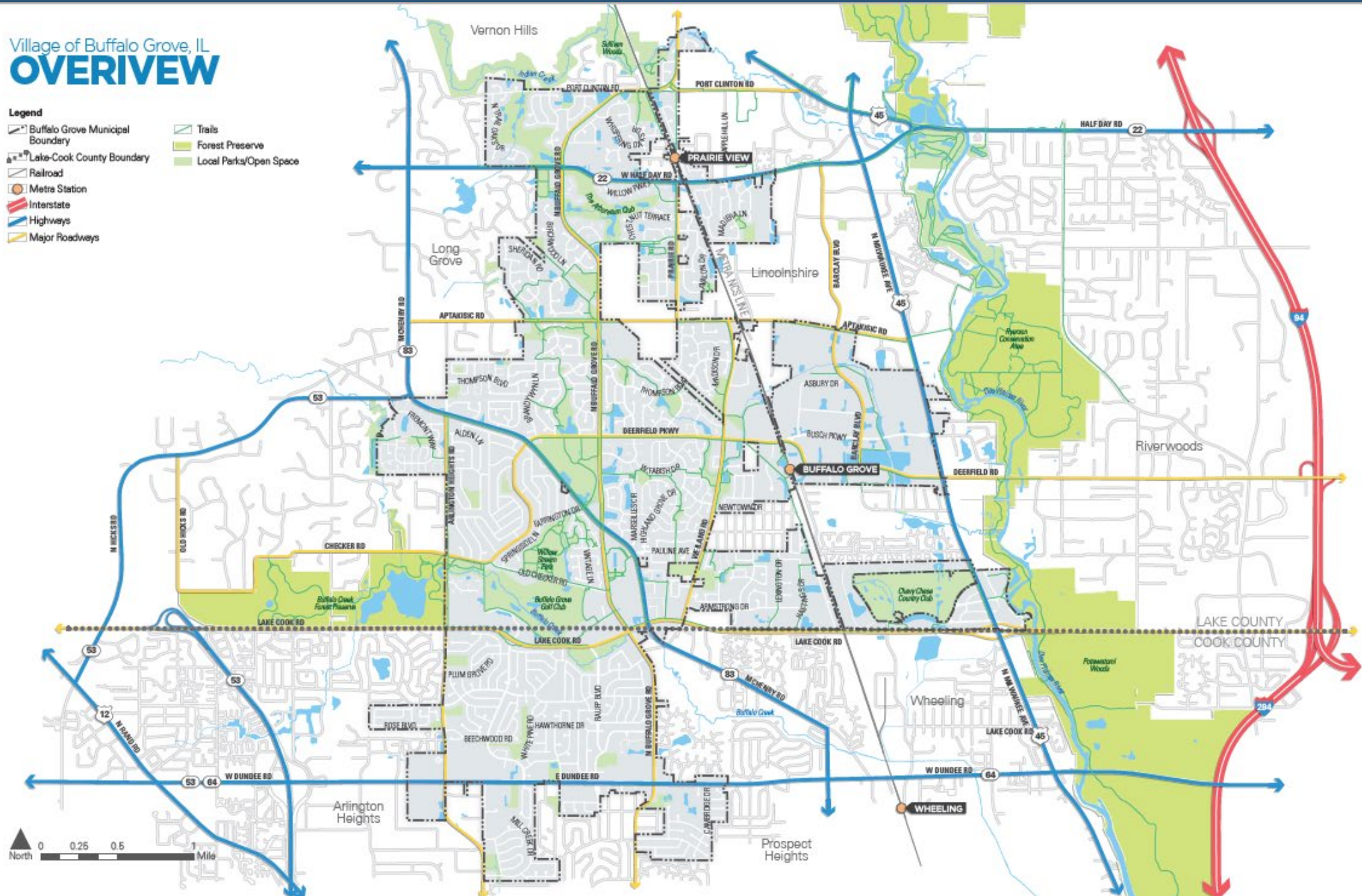


YOUR THOUGHTS

Village of Buffalo Grove, IL OVERVIEW

Legend

- Buffalo Grove Municipal Boundary
- Lake-Cook County Boundary
- Railroad
- Metra Station
- Interstate
- Highways
- Major Roadways
- Trails
- Forest Preserve
- Local Parks/Open Space



Next Steps

- Gather Data and Information
- Conduct Additional Outreach
- Draft Existing Conditions Report



THANK YOU