

THE PLACE TO BE



VILLAGE OF GRAYSLAKE

COMPLEMENTING THE GRAYSLAKE IMAGE

The Central Range Economic Development Initiative specifically outlines rules for architecture, landscaping and signage. As a result, the classic look of Grayslake will be preserved throughout the development process.

For example, all buildings will be designed in brick or decorative concrete, with staggered roof lines and other details to promote the Village's character. Signage will be held to strict standards, with only monument-style signs on wood or stone bases allowed. And landscape plans are required to include native plantings.

Additional environmental guidelines set specific limits for air quality and emissions, and assure that all new structures conform to the Lake County Watershed Development Ordinance.

PRESENTING THE CENTRAL RANGE ECONOMIC DEVELOPMENT INITIATIVE



The Economic Development Initiative is a carefully considered plan for managing the expansion of the Lake County economy. The plan includes a number of features that will help bring new business ventures and employment opportunities to the area, while protecting the interests of our residents and preserving the environment.

FORWARD-THINKING STEPS PREVENT GREATER DENSITY

At the 1997 census, Grayslake had a population of 17,000 – nearly double the number of residents in 1990. Had zoning that had been approved in the 1960s and 1970s remained in place, the Grayslake population was projected to reach 40,000 or even 50,000 by 2020.

Instead, by negotiating with developers in the late 1980s and early 1990s, Lake County and the Village of Grayslake have been able to reduce that projection to a more appropriate number – between 20,000 and 24,000 people.

What's more, Lake County and the Village of Grayslake successfully defended Central Lake County against The Heartland Project, a plan that would have brought 27,000 people to the area. The Heartland Settlement Agreement and Release, negotiated by the County, Grayslake and land owners, reduced that number to 4,540, further protecting Grayslake from a considerably higher population.

PUTTING PROPERTY TAXES INTO SCHOOLS

Each year, the Central Range Economic Development Initiative will generate millions of dollars to benefit three area school districts:

- Grayslake Community High School District 127 \$5,920,000
- Community Consolidated School District 46 \$7,520,000
- Fremont School District 79 \$2,960,000

Best of all, the Initiative will provide this money without any negative cost impact, while helping hold the line on homeowner real estate taxes.

A HISTORY OF ECONOMIC ACHEIVEMENT

Since 1992, the Village of Grayslake has made great strides by nurturing new and existing businesses.

ATTRACTING BUSINESS

More than 340 businesses have been brought into the Grayslake economy.

CREATING JOBS

Approximately 2,100 new jobs have been created.

GENERATING NON-RESIDENTIAL TAXES

Over 991,200 square feet of non-residential construction – worth more than \$66 million – has been completed. Through property taxes, these projects pay \$747,305 to area school districts and \$557,250 to other districts each year.

REVITALIZING THE DOWNTOWN AREA

Implementing the Downtown Plan, as well as the recently adopted Business District Development and Re-Development Plan, has reduced vacancies, increased private investment and brought new business to the downtown area. At the same time, the Village has made infrastructure investments of \$12,910,000 since 1992 which have encouraged additional private investment.

ASSISTING BUSINESS

To help existing businesses and attract new ventures, the Economic Development Commission has put a variety of economic development programs into place, including:

- Active business recruitment program
- Low interest loan pool
- Facade and business development grants
- Unique EDC/Chamber cooperation
- Signage and landscaping grants



EFFECTIVE ENVIRONMENTAL PROGRAMS

Grayslake and its residents have a long-standing commitment to protecting the environment. To that end, we have implemented a number of successful programs designed to improve and preserve our natural surroundings.

1. The Village's Tree Planting Program has resulted in 452 new trees planted over the past three years.
2. Active participation in the Tree City U.S.A. Program led to designation as a "Tree City" for eight years.
3. Grayslake has passed the strongest air quality standards regulation ordinance in Illinois.
4. The community is a leader in recycling programs of all kinds including: the first and only remaining drop-off recycling center in Lake County; a complete curbside recycling program; a multi-family recycling requirement; commercial recycling programs; and a construction debris recycling program.
5. The Lawnmower Rebate Program encourages residents to exchange gas-powered lawnmowers to more efficient manual or electric mowers. Since 2001, 64 grants have been given.
6. Throughout the development improvement process over the past decade, more than 200 acres of wetlands have been preserved.
7. Enactment of the County's first Tree Preservation Ordinance has protected many acres of woodlands.

8. Grayslake has taken on Smart Growth projects, including the nationally acclaimed Prairie Crossing project.
9. The community has created an extensive local bike path system, connecting all parts of the community.
10. Our Park Site Development Ordinance is the strictest of its kind, requiring the donation of 15 acres per 1,000 residents and resulting in the creation of 190 acres of parks to date.



TAKING ON CHALLENGES – AND SUCCEEDING

Based on a Deloitte & Touche study conducted by Lake County Partners, the Central Range Economic Development Initiative faced several key challenges.

The study found that insufficient sites were available to accommodate the business goals. The permit process was perceived as cumbersome, and transportation issues were raised. Further, access to a trained workforce would be vital.

The Central Range Economic Development Initiative has addressed these concerns head on:

- Approximately 900 acres will be provided for quality, non-residential development.
- The Village of Grayslake and Lake County are working together to significantly reduce permit processing times.
- The proposed development will be located conveniently near three Metra commuter rail stations, and offers access to major roads and highways. Campbell General Aviation Airport is also nearby.
- To aid businesses in finding qualified employees, the area outlined by the Initiative is located near the College of Lake County, Lake County High Technology Campus and the new University Center.

GRAYSLAKE