



**VILLAGE OF GRAYSLAKE  
ENVIRONMENTAL  
POLICIES & PROGRAMS**

# VILLAGE OF GRAYSLAKE ENVIRONMENTAL POLICIES

## Past Environmental Policies and Programs

The Village of Grayslake historically has been a leader in implementing progressive municipal environmental programs. Many of these were accomplished before they became politically popular. These past accomplishments include:

1. First municipal member of the Solid Waste Agency of Lake County (SWALCO).
2. One of the first municipal curbside residential recycling services in the area.



3. Second municipality in Lake County to establish a pilot downtown commercial recycling program (in cooperation with SWALCO and Chamber of Commerce).
4. Establishment of one of the first Village-wide Greenway Corridor system plans.



5. Adoption of one of the first Tree Preservation Ordinances and the first community to require developers to pay for inspection and enforcement of the Ordinance.



6. Retention of a contracted arborist to ensure compliance with the Tree Preservation Ordinance and advise on other tree related matters.
7. Doubled its open space land donation ordinance resulting in one of the most stringent ordinances in the Metro-area,

8. Adoption of the Central Range Wetland Restoration Plan to reestablish a deteriorated wetland on property west of Route 83 and east of Alleghany Road. The wetland was restored by Countryside Landfill.
9. Adoption of certain air emission standards significantly more stringent than EPA rules.
10. One of the first communities in Lake County to be designated a “certified community” by the Lake County Stormwater Management Commission. The designation means the Village will be enforcing the Lake County Watershed Development Ordinances in new developments.
11. Creation of a municipal Environmental Protection and Open Space Commission and now Environmental Stewardship Committee to advise the Village Board on environmental issues.
12. Required the existing Countryside landfill to improve the environment through odor control, gas collection, control of ground water leakage and leachate collection. In addition the last Agreement requires an environmentally friendly end use plan, including approximately 166 acres of open space and four miles of bike trails.
13. Approval of a Special Use Permit for a cogeneration facility which receives excess methane from Countryside Landfill and converts it into electricity. This reduces certain air emissions.
14. Creation of an open space zoning district to preserve and protect environmentally sensitive areas in perpetuity.
15. Through development negotiations, obtained and preserved acres as public open spaces including numerous acres of wetlands and woodlands.
16. Formation of a Lake Management Committee (an intergovernmental committee consisting of representatives of the Village, Park District and lake residents) to preserve the quality of Gray’s Lake.



17. Approval of the nationally recognized environmentally sensitive Prairie Crossing developments. The Prairie Crossing plan includes 362 units on 667 acres, bike trails, a community garden and a large amount of permanent open space. A number of BMPs were used in the project's development.
  
18. Approval of Lake Street Square and Village Station, two transit oriented developments near the Lake Street commuter station.
  
  
  
  
  
  
  
  
  
  
19. Approval of the 640 acre Cornerstone project in the Peterson Rd/Alleghany Rd/Rt. 83 area. Cornerstone will be a high quality mixed-use (commercial, residential, industrial) development which will emphasize sustainable design techniques.
  
20. Construction of a new commuter station on the Canadian National Railroad north of Washington Street.
  
21. Encouraged development of intermodal transportation system through enhancement of the existing road network, construction of new roads and construction of non-vehicular transportation such as bike paths and new commuter train lines and facilities.
  
22. Expanded funding for Village 50/50 Tree Planting Program.
  
23. Opposed development of a waste incinerator in Lake County.
  
24. Implemented a 50/50 rain barrel program.



25. Implemented a 50/50 manual lawn mower rebate program.
26. Adopted parking lot lighting standards that restrict total lot lighting and reduce sky impacts.
27. Completed condition analysis of public wetlands and provided to Park District.
28. Completed inventory of all Village right of way trees to guide maintenance efforts.
29. Established Grayslake Community Garden.



## **SPECIFIC INFORMATION**

### **I. DEVELOPMENT OF BUILDING STANDARDS AND LAND PLANNING**

The Village has established a strong base of environmentally responsible development standards. In addition, the Village has a rich tradition of land planning in advance of changing circumstances. The Village has been recognized by the American Planning Association for its planning efforts.

The Village has allowed construction of dwellings that conserve natural resources. Prairie Crossing is an excellent example. In fact, the U.S. Department of Energy has recognized that fact. The Village strongly encourages developers to include sustainability features. Recent examples include the former Fairgrounds, the new Fairgrounds and the Cornerstone project.

### **CURRENT POLICIES/ACCOMPLISHMENTS**

- Completion and implementation of subarea land plans for undeveloped areas.
- Continued encouragement of neo-traditional and transit oriented development where appropriate, particularly in proximity to the existing train lines, including south of the existing Lake Street Metra facility.
- Continue the Village's policy of preserving environmentally sensitive areas such as wetlands and significant woodlands.
- Use of sustainability BMPs in new development projects.
- Control dark sky lighting impacts through ordinance regulations.

### **TASKS**

- Periodic review of Village codes and ordinances to evaluate in terms of the environment standards.
- Continue programs to emphasize historic restoration and preservation in and around the Center Street business area.
- Review non-residential building standards for sustainability.
- Investigate possible regulations allowing solar power systems.
- Develop natural landscape ordinance requirements that are sustainable and create a quality appearance.

## **II. GREENWAY CORRIDOR ENHANCEMENT**

### **CURRENT POLICIES/ACCOMPLISHMENTS**

The Village of Grayslake was one of the first municipalities in Illinois to incorporate a community-wide greenway corridor system into its Comprehensive Plan in 1989. The System links with the regional trail systems of Libertyville Township, the Lake County Forest Preserve and other area communities. The system now has over 21 miles of trails. In completing this system, the Village has been successful in requiring substantial developer donations, obtained grant funding, and combined Village capital dollars.



The Village is also encouraging additional trail connections and the eventual continuation of the future Countryside Landfill trails through the Central Range area and parcels west of Route 53 if it is constructed.

### **TASKS**

- Define remaining connections for possible future funding
- Continue to investigate grant opportunities
- Explore the use of conservation easements to acquire land for corridor purposes in developed areas
- Develop a signage and amenity plan for the system
- Develop a natural landscaping plan for the system

## **III. TREE PLANTING AND PRESERVATION**

### **CURRENT POLICIES/ACCOMPLISHMENTS:**

The Village has taken a pro-active approach to tree preservation in new developments. Two excellent examples of this pro-active approach are the preservation of a ten acre wooded site in the English Meadows Subdivision and preservation of an 8.5 acre wooded site in the Haryan Farm Subdivision. The Village has required Developers to plant approximately 4000 public area trees where none existed prior to development.

In addition, the Village has been designated a Tree City U.S.A. for 17 consecutive years by the National Arbor Day Foundation in recognition of its preservation ordinance and the significant level of resources expended toward tree preservation, maintenance and planting. An integral part of those expenditures is the 50/50 Tree Reimbursement Program. This program encourages

citizens to plant a tree on their property with the Village reimbursing them 50% of the cost of the tree, up to \$200.00. Since 2000 almost 1,200 trees have been planted under the program.

### **CURRENT POLICIES/ACCOMPLISHMENTS**

- Continue tree preservation efforts in new developments (including non-residential) by requiring preservation of woodland areas.
- Continue 50/50 Tree Program.
- Continue directed tree spraying and treatments against Asian beetles, and gypsy moths.
- Adapted Emerald Ash Borer plan/set aside funding.

### **TASKS**

- Continue to monitor for Emerald Ash Borer.
- Investigate options for additional public tree planting.

## **IV. OPEN SPACE ACQUISITION**

### **CURRENT POLICIES/ACCOMPLISHMENTS**

The Village requires the highest level of open space donations from subdividers in our region. This has resulted in the preservation of hundreds of acres of open space including sensitive woodland and wetland areas.



### **TASKS**

- We practice an affordable, fee simple acquisition of additional environmentally sensitive lands.
- Identify environmentally important areas of undeveloped property for preservation when development approval is requested for an undeveloped parcel.
- Inventory all open lands of all taxing districts to identify opportunities for expansion.

## **RECYCLING AND SOLID WASTE**

### **V. CURRENT POLICIES/ACCOMPLISHMENTS**

The Village of Grayslake has been a leader in addressing complex solid waste issues. The Village was one of the earliest advocates of recycling on a community wide basis as evidenced by the opening of the county's first drop-off recycling center in the 1970's. The Village is a charter member of the Solid Waste Agency of Lake County (SWALCO), and has been an early implementation of recycling initiatives. Recycling initiatives have included:

- Continuation of drop-off recycling center
- Strengthening of design and operating standards for the ARF – Landfill (now Countryside Landfill) prohibiting certain wastes.
- Curbside recycling programs including a number of expansions.
- Commercial recycling pilot program
- Multi-family pilot program (2)
- Hosting household chemical waste and c-scrap collection events
- Multifamily recycling requirement (if requested)
- Adoption of non-residential and multifamily building design standards for recycling
- Volume based residential disposal costs programs

### **TASKS**

- Explore opportunities for continued intergovernmental cooperation on all solid waste issues.
- Investigate commercial refuse/recycling franchising to increase recycling
- Develop C & D recycling ordinance
- Develop multifamily recycling requirements