



**MINUTES OF THE MEETING OF THE LONG GROVE ECONOMIC DEVELOPMENT COMMISSION**

**TUESDAY June 8, 2021 AT 7:00AM**

**3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047**

**CALL TO ORDER** Chairman Goble noted that pursuant to the Governor's State Distance Declaration and Guidelines for social distancing (Resolution 32) that public meetings will not be held in person at the present time but via video conference which are currently required to be recorded with the public invited. The EDC adopted such procedures for the time required pursuant to this resolution.

Chairman Goble called the regular meeting of the Long Grove Economic Development Commission (EDC) to order at 7:00 A.M. with a quorum of the EDC present electronically. The web-based meeting was conducted through Zoom and accessible to the public. To comply with the Open Meetings Act, Chairman Goble stated that this meeting is recorded.

**Roll Call Attendance** Commissioner Brown took roll call attendance. EDC Members Present electronically and via roll call vote confirming these members present: Pam Brown, Roger Goble, Irwin Steinberg, Mike Elliott, Jay Levin, and Minah Hall

Others in Attendance: Bill Jacob, President; Rita O'Connor, Trustee; Jenny Michaud, Trustee; Denise Rosenquist, Village Chief Operating Officer, Amy Gayton, HLGDBA.

Commissioner Hall made a motion to approve the minutes of the 05/25/21 EDC meeting and Commissioner Steinberg seconded the motion. There being no objection, the motion passed.

**Working Session # 1:** Review uses that are approved for development for the 5 sub areas identified in Chapter 12 of the Long Grove Comprehensive Plan of 2018.

Chairman Goble led discussion of 5 areas of possible development.

Site 1: Midlothian Road to the North - The focus of this Subarea is to capitalize on the existing Mundelein Meadows retail at the intersection of Midlothian Road and IL Route 60, by expanding commercial and office uses. The balance of the property is influenced by extensive wetlands, providing an opportunity for a planned residential development with open spaces and trail opportunities. EDC discussed the opportunities for expansion of neighborhood-oriented retail along Midlothian Road and service and professional office uses as complimentary to the existing retail and service uses in the existing Mundelein Meadows retail center. Commissioner Steinberg volunteered to further investigate plans for this area.

Subarea Site 2: Route 22/Old McHenry Road. The existing agricultural use provides an opportunity for development of Farm-to-Market commercial. Further, recent residential development of multi-family to the west on Rte. 22

(Kildeer) provides another potential residential development opportunity for Long Grove in this area.

Subarea Site 3: Triangle Area (Historic Downtown) The 'triangle area' is an important part of Long Grove's Historic Downtown center. It represents an opportunity to both expand Long Grove's unique walkable district and to provide expansion of walk-in local retail businesses. It was mentioned that this could be an attractive location for younger and older home buyers looking to downsize. Attached single-family and two-story dwellings could provide a market for Long Grove residents and serve as a transitional adjunct use to the Downtown commercial area.

Amy Gayton discussed HDLGBA plans for development of the Covered Bridge Park in the downtown area and development of a niche market for historic downtown as a destination.

Subarea Site 4: Sunset Grove/Ballybunion the plan for this area could capitalize on the access and visibility to Route 83, by establishing a mixed-use district providing opportunities to expand commercial and residential uses, while maintaining conservancy areas. Commercial expansion could consist of both smaller scale shopping centers, like the Sunset Grove development, office uses, and opportunities for 'mid-sized' retail stores However, consent of adjacent PUD residential developments may be required for future development.

Subarea Site 5: Lake Cook Road/Route 53 This subarea is impacted by the proposed right-of-way for FAP 342, and extensive wetlands, floodplain, or conservancy soils. The west side of Route 53 is more buildable.

Further discussion of these sub areas was tabled for future meetings.

Commissioners Steinberg and Levin suggested EDC pursue further discussion with Brian Buckingham of the CBRE Land Services Group regarding Brian's opinion about highest and best use for development at Rt. 83/Rt. 53 and the Urban Street Group developers plan for a multi-unit residential development for this site.

**Adjournment** At approximately 8:00 am, because several commissioners had commitments and had to leave the meeting, there was no longer a quorum to conduct business. All other items on the agenda were deferred to the next meeting, June 22, 2021. The meeting was adjourned by agreement.