



**MINUTES OF THE MEETING OF THE LONG GROVE ECONOMIC
DEVELOPMENT COMMISSION**
THURSDAY AUGUST 5, 2021 AT 7:00AM
3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047

CALL TO ORDER 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 general public. In order to comply with the Open Meetings Act, Chairman Goble stated that this meeting is recorded and 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, and Minah Hall

Others in Attendance: Bill Jacob, President; Greg Jackson, Village Manager; Jenny Michaud, Trustee; Anne Kitzmire, Trustee; Denise Rosenquist, Director of Operations; Amy Gayton, HDLGBA

ACTION/DISCUSSION ITEMS:

1. Motion to Approve Meeting Minutes of 07/13/2021 Commissioner Brown took roll call attendance. Commissioner Steinberg made a motion to approve the minutes of the 07/13/21 EDC meeting and Commissioner Elliott seconded the motion. 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 period required pursuant to this resolution.

Status #1: Joint Meeting with Planning Commission and Village Trustees.

Trustee Kitzmire suggested we should focus on future development of the 2 TIFS and the 5 areas set out for future development in Chapter 12 of the Village Comprehensive Plan .

Discussion followed about considerations for the Village expanding the types of residential development that should be permitted to be built in the Village. Commissioner Hall mentioned that Brian Buckingham of CBRE previously spoke to the EDC concerning Urban Development's proposal for residential development of land at Rte 53/83. Brian is willing to follow-up with the EDC and the Village concerning this proposal.

Status #2: How'd You Do It? videos, editing costs, subjects: Chairman Goble reported that Eric Waller (Signature Popcorn) was interviewed for How'd You Do It video. Eric was interviewed by Kevin O'Connor via Zoom from Eric's Signature Popcorn Shop and video is available for viewing on the website.

Status #3: Compile List of Brokers and Developers: Commissioner Brown compiled a list of Brokers and Developers from the Cook and Lake County areas as possible contacts for publicizing targeted market information from the Village using an on-line tool called Reference Solutions, a business database. We spoke about using social media (including "Linked In") as a tool to reach the local real estate brokers and developers for purposes of publicizing the TIF and other market information so we can use established social media tools to communicate with the broader real estate business community. Trustee Michaud brought up to the Board the topic of using "Linked In" to communicate Village business activities and opportunities to the real estate business community. Trustee Borowsky was concerned about the cost of "Linked In" and how content will be curated. Village Manager Jackson and Commissioner Elliott mentioned that they will connect concerning working with Vicarious to determine appropriate Long Grove content for the "Linked In" site and they will circle back with the EDC at the next meeting..

Status #4 Resident Survey Leads: Steinberg, Kitzmire, Michaud:

Commissioner Steinberg previously suggested that we set out action steps to help us determine whether there is a need for changes to the Village's Zoning Code or Comprehensive Plan in order to facilitate other types of housing (such as multi-family residential development i.e. townhomes, zero lot line) to be built in the Village.

It was suggested that we survey Long Grove homeowners (including newcomers as well as those moving out of the Village) to better understand the types of housing that will be needed to support future demand and projected demographic changes in the Village. A draft resident survey was submitted to the Board for their review and approval, which will be forthcoming.

A discussion followed as to how the resident survey should be sent out so as to maximize responses. Commissioner Elliott suggested that we set up the survey for electronic responses and put it out on the website and possibly Facebook with a link to the survey. Also, it was suggested that we include a paper copy of the survey in the Bridge, but then we will need to specify that a hard copy should be mailed or delivered to the Village Hall which will require monitoring.

Working Session Greg Jackson Village Manager Role of EDC

The new Village Manager, Greg Jackson, formally introduced himself to the EDC. Greg Jackson filled the EDC in on his background. Manager Jackson has a long history of public service, not only working in professional local government management, but as a professor of public administration and policy at Northeastern Illinois University and the Illinois Institute of Technology, and prior to that as a U.S. Marine. His local government management positions, include most recently being the Village Administrator and Chief Financial Officer for Winthrop Harbor, then Highwood's City Manager and the Woodford County Administrator where he began his professional career. Jackson holds a BA in Political Science from Northeastern Illinois University and an MPA with a specialization in Local Government Management from Roosevelt University. All his doctoral coursework has been completed with a current ABD (All but Dissertation) status for his PhD in Governmental Management from Walden University.

Village Manager Jackson spoke about his views concerning how the Village should approach economic development. He said that the Board recognizes that there is a need to discuss and approve a vision and strategy for economic development in Long Grove to give direction to the Village Manager, Village Board and staff. Manager Jackson stated that the Village should work to develop a strategic approach to economic development based on policy objectives and stay focused on the strategic plan. Further, the Board should provide direction for the Village's economic development based on sound data and the EDC should act as a factfinder to help fashion the Village's strategic approach to economic development. Manager Jackson pointed to the business development turnaround that he witnessed in Highwood where, after 2008, the village reduced its retail vacancy rate, experiencing rapid growth while keeping to the character of the village. He credited this economic growth to the village streamlining its planning and permit process as well as the the village of Highwood proactively working to attract and retain businesses. Greg feels that the EDC toolbox should include working with Lake County Partners and encouraging retention and expansion of existing businesses by partnering with the Village business, holding joint meetings and sumits and actively working with them to help them thrive.

Manager Jackson mentioned that he had organized a job fair in Long Grove with numerous Village businesses that are looking to hire and would let us know the results.

The meeting concluded with confirmation that the members of the EDC will work with Manager Jackson on developing its strategic plan and Manager Jackson will convey these ideas going forward with the Board.

New Business (5 min) – ALL

- EDC will Consider future working session(s) to revise it's Strategic Plan for 2021-22 with review and feedback from the Village Board.
- EDC will consider a future working session - to review and possibly make suggested revisions to the Village Comprehensive Plan and Zoning Code to accommodate suggestions from the Board and feedback from proposed survey of the residents regarding the need for future varied residential and mixed use development in the Village.