



**MINUTES OF THE MEETING OF THE LONG GROVE ECONOMIC  
DEVELOPMENT COMMISSION  
THURSDAY SEPTEMBER 2, 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 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, Minah Hall; and Dr. Jay levin.

Others in Attendance: Bill Jacob, President; Greg Jackson, Village Manager; Jenny Michaud, Trustee

**ACTION/DISCUSSION ITEMS:**

**1. Motion to Approve Meeting Minutes of 08/05/2021** Commissioner Brown took roll call attendance. Commissioner Elliott made a motion to approve the minutes of the 08/05/21 EDC meeting and Commissioner Hall 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: Planning for Workshop Session with the Village Board and the Village Planning Commission**

Trustee Michaud mentioned that she plans to speak with the Board regarding their expectations for a planning meeting before scheduling a meeting between the Board of Trustees and the Planning Commission. Chairman Goble, meanwhile, will send an email to Helen Wilson, Chairman of the Long Grove Planning Commission and Zoning Board and ask whether a workshop would be useful between the PCZBA and the EDC and how it might be structured. It was previously suggested that a future planning meeting should focus on development of the 2 TIFS and the 5 areas set out for future development in Chapter 12 of the Village Comprehensive Plan.

**Status #2: Resident Survey Leads: Steinberg, Kritzmer, 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 including how this survey should be sent to maximize responses and follow-up will be forthcoming once we get feedback from the Board.

**Status #3: Compile List of Brokers and Developers:** 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. Commissioner Elliott and Trustee Michaud will follow up concerning using Linked In to communicate with brokers and developers and how content will be curated for social media sites such as Linked In. 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..

**Strategic Plan for EDC 2021-2022**

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 for Long Grove to, among other things, 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 summits and actively working with them to help them thrive.

Village Manager Jackson also mentioned that his Agenda for discussion with the Board in early October will include covering topics such as the Village's economic development, finances, community development and planning including review of the Village Comprehensive Plan for future development and whether it should be amended. Manager Jackson foresees the need for a workshop concerning whether there is the need for any zoning changes to facilitate any contemplated changes to the Comprehensive Plan. This may present an opportunity to review plans forwarded from Brian Buckingham of the CBRE Land Services Group regarding possible future development at Rt. 83/Rt. 53 and the Urban Street Group developers ideas that they had submitted for consideration - a multi-unit residential development for this site including possible construction of townhomes with a retail component in conjunction with review of current zoning.

Manager Jackson also envisions scheduling a meeting with ownership of the Ballybunion property and the South 15 to discuss their plans for future development and possibly including any developers they are working with,

Greg previously forwarded economic development plans to the EDC from Highland Park and Oak Forest. EDC Members discussed drafting the Long Grove EDC Strategic Plan For 2021-2022 with input shared by all members through Google Docs by mid-September. There was discussion led by Chairman Goble suggesting that we may need another meeting by the end of September to review the Strategic Plan prior to the October 7 meeting. The meeting concluded with confirmation that the members of the EDC will work on developing its strategic plan and Manager Jackson will communicate these ideas going forward with the Board.

#### **New Business (5 min) – ALL**

- EDC will consider a future working session in late September to revise its Strategic Plan for 2021-22 with review and feedback from the Village Board.
- Commissioner Hall will reach out to welcome a new business locating into Long Grove (a fish market) opening at the site of the former "Smokin T's." The business model for this fish market involves the availability of fresh fish for home delivery.