



To: Village of Long Grove
From: Bridget Lane
Subject: Commercial Areas Status
Date: June 5, 2015

Introduction

BDI was asked to provide a brief summary identifying the key challenges present at each commercial development area designated in Long Grove's Comprehensive Plan.

Route 83/53/ Aptakisic Road (includes the Historic Business District)

- Difficulty assembling multiple properties to create developable parcels
- Lacks full access at the intersection of 53 and 83
- Some properties lacking water and sewer
- Incompatible comprehensive plan land-use recommendation

Route 22 / Old McHenry Road

- Limited access
- Protection of natural resources limits development
- Low traffic counts (6,800 Old McHenry; 17,100 Route 22)

Routes 45/ 60/ 83

- Incompatible comprehensive plan land-use recommendation
- Limited access
- Previous parking issues

Lake Cook Road/ Route 53

- Multiple jurisdictions
- Limited access
- Natural areas and storm water requirements
- Property owner objectives

Next Steps

Since the Village does not own any of these properties, its role is facilitating connections between property owners and desirable tenants. With many commercial properties sharing common challenges, the Village has undertaken these initiatives:

1. Request a review of access improvement possibilities by the Village engineer.
2. Seek comprehensive plan revisions to better fit the desired land use.
3. Increase frequency of communication with property owners.