

**Item #1:**  
**Report Of The June 15, 2010 PCZBA**  
**A. Arbor Grove PUD (Geimers)**



**MEETING AGENDA OF THE  
PLAN COMMISSION & ZONING BOARD OF APPEALS  
REGULAR MEETING  
Tuesday, June 1, 2010, 2010 at 7:00 P.M.**

**Village Hall, 3110 OLD MCHENRY ROAD LONG GROVE, ILLINOIS**

**1. Call to Order.**

**2. PUBLIC HEARING: CONTINUATION** - Consideration of a request for a zoning map amendment the HR zoning District a Special Use Permit for Preliminary PUD Plan/Plat approval and excavation of detention areas & filling of lowland conservancy areas to allow commercial redevelopment of the property under the "HR" District Regulations with amendments to the "HR" District Regulations to allow a minimum lot size of 14 acres instead of the required 20 acres and increased lot coverage and variations on yard requirements in the "HR" District for property located at 2727 Route 53 & commonly known as the Geimer Greenhouse submitted by Allan Krackower & Associates.

**3. PUBLIC HEARING;** Consideration of a request for variations of the front and side yard setback requirements within the R-2 Zoning District in conjunction with a petition for preliminary plat approval for subdivision of property to be known as the "1899 Checker Road Subdivision" on property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders.

**b.** Consideration of a request for preliminary plat approval for the subdivision of property to be known as the "1899 Checker Road Subdivision" within the R-2 Residential District and/or any additional relief necessary and/or appropriate under the village code to allow subdivision of property on property commonly known as 1889 Checker Road submitted by Orrin Pickell Designers & Builders.

**4. Approval of Minutes; May 4, 2010**

**5. Other Business;**

**6. Adjournment:**

**Next Regular Meeting – July 6, 2010.**

**Village Board Representative; (6/8) Commissioner Phillips**

**MEETING PROCEDURES**

Plan Commission meeting follow the procedures outlined below. In the spirit of fairness to all parties, any of these procedures may be modified for a particular item at the discretion of the Chair.

1. Introduction of item by the Chair.
2. Village Staff's summary of Petition.
3. Presentation by the Petitioner.
4. Public Testimony and Comment.
5. Cross-Examination.
6. Response by the Petitioner.
7. Questions by the Commission.
8. Commission Discussion and Deliberation.
9. Commission Action.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



TO: Long Grove PCZBA  
FROM: James M. Hogue, Village Planner  
DATE: 5/24/10  
RE: PCZBA REQUEST 02-10 Request for a Zoning Map Amendment (HR), a Special Use Permit (SUP) for Preliminary PUD Plan/Plat approval and disturbance of lowland conservancy areas, text amendments to the "HR" Highway Retail District for lot size & impervious surface and variations to the "HR" District yard requirements for the Arbor Grove PUD by Mr. Michael Burgmeier of MB General Investment, LLC.

**Item:** PCZBA PETITION 02-10 - UPDATE

**Status:** Complete application received 03/12/10. Filing fees & Escrow submitted 03/12/10. Referral by Village Board granted 4/13/10. Public Hearing held 5.4.10; continued to 6.1.10. Consideration by CSCC 5.5.10. Consideration by AC 5.17.10.

**History:** The property is located on Illinois Route 53 north of and adjacent to the Menards Development. The property was annexed into the Village in 1998 via Ordinance 98-O-17. The property consists of approximately 14.2 acres of land area (in 2 separate parcels) and is presently zoned R-2 PUD (Ord. 98-O-18) and is the site of the Geimer Greenhouse. The property is presently occupied by the Geimer Greenhouse facility.

**Proposal:** Consideration of a request for a zoning map amendment (zoning reclassification) to the HR zoning District a Special Use Permit for Preliminary PUD Plan/Plat approval and excavation of detention areas & filling of lowland conservancy areas to allow commercial redevelopment of the property under the "HR" District Regulations with an amendments to the "HR" District Regulations to allow a minimum lot size of 14 acres instead of the required 20 acres and increased lot coverage. Variations on yard requirements in the "HR" District also appear necessary.

**PLEASE BRING THE APPLICATION MATERIALS DISTRIBUTED AT THE LAST MEETING TO THIS MEETING .**

### **CSCC Consideration of Request – 5.5.10**

At their regular meeting of May 5<sup>th</sup> the Conservancy & Scenic Corridor Committee considered the following aspects of this proposal:

1. Review of a request for pathways, berming, stormwater detention and plantings within a (reduced to 60') scenic corridor.
2. Review of the excavation of lowland conservancy district soils in conjunction with the SUP/PUD proposed as Arbor Grove.

With regard to these requests the CSCC approved the following recommendations;

1. To accept the naturalized scenic corridor and wetland areas as presented with the following conditions;
  - a. The petitioner shall provide a native seed mix for review and approval of the CSCC (the planting list as submitted is acceptable in the scenic corridor).
  - b. The petitioner shall provide a maintenance plan for the plantings in the scenic corridor and naturalized wetland areas.
  - c. Pathways are acceptable through “Outlot A” of the scenic corridor and no others areas of the scenic corridor or naturalized wetland areas.
2. To permit the excavation and disturbance of lowland conservancy soils for the construction of parking, stormwater detention and roadways as depicted on the Soil Survey (Sheet 7 of 7) of the preliminary engineering plans as submitted by Cross Engineering and dated 3.11.10.

### **AC Consideration of Request – 5.17.10**

At the May 17th regular Architectural Commission (AC) meeting the AC considered the landscaping, lighting, signage and elevations as part of the preliminary proposal for the Arbor Grove Development. Their recommendations to the PCZBA concerning the preliminary submittal are as follows;

- Landscaping --
  1. Consider adding bike racks to the development as a landscape feature.
  2. Have the landscape plan reviewed by the Village Arborist.
  3. Consider uplighting of buildings as proposed for Downtown Long Grove.
  4. Consider the location of power poles to the site.

- Signage
  1. Lower the height of the “tenant monument sign”.
  2. Create more “horizontal massing” (i.e. lower & wider) of the “tenant monument sign” instead towering vertical signage as proposed.
  3. Consider a different decorative cap similar to the entryway treatment identified in “Commercial Concept Elevation F” as submitted with the preliminary architecture concepts for both tenant & development monument signs.
  
- Lighting
  1. The “ornamental” fixtures as proposed are acceptable.
  2. Consider shortening the poles of the “development light” fixtures (18’ suggested).
  3. Review lighting as entry points to the site for adequacy (reference standards for East Wilmette for intersection lighting).
  4. Create a more “balanced” lighting plan so that if a fixture fails no “darkspots” are created.
  
- Elevations
  1. Identify screening for trash enclosures
  2. The AC has a preference for the elevations identified in the “preliminary architecture” Sheet 2; “Commercial Concept Elevations E & F” in terms of the architectural style of the development.
  3. Materials shall be of a high quality similar to the Menards & Sunset Grove Developments.
  4. Colors to be consistent with Menards & Sunset Grove developments as well.
  5. Consider “Bannockburn Green” as a model.

**PCZBA Concerns - 5.4.10 Public Hearing**

1. Amount of relief requested regarding setbacks on Lots 4 & 5.
2. Economic viability of the project given the economy and vacant entitled commercial land within the Village.
3. In general, there was support for the “HR” District classification at this site.
4. The PCZBA reached consensus on the proposed land uses (see draft minutes attached).

In an effort to address the concerns raised in Item #2 staff has requested the proposal be reviewed by the Village Economic Development Consultant; Bridget Lane. A copy of her report is included in the packet.

**Actions Required by the PCZBA**

- 1). Consider/Recommend on the text amendments to the HR District regulations; a) the reductions in minimum lot size for the district;
- 2). Reclassification of property to the HR zoning district.
- 3). Consider/Recommend on “variations” to yard requirements and greater FAR as needed for the development in light of design quality of the proposal.
- 4) Increase impervious surface as part of the PUD approval.
- 5). Consider/Recommend on proposed land uses as part of the PUD approval ordinance. (Consensus was reach on this item at the 5.4.10 Public Hearing)
- 6). Consider/ Recommend on SUP/PUD as it relates to the Standards for Special Use.
- 7). Consider the scenic corridor reduction, SUP for excavation of lowland conservancy soils (CSCC review recommendation above).
- 8). Consider landscaping, lighting, elevations & signage plans (AC review & recommendations above).
- 9). Preliminary PUD Plan/Plat Approval.

Respectfully Submitted,

*James M. Hogue*

**James M. Hogue**  
**Village Planner**

**To:** Village of Long Grove  
**From:** Bridget Lane  
**Subject:** Arbor Grove  
**Date:** May 26, 2010



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The Village of Long Grove is reviewing a preliminary site plan for “Arbor Grove” at Illinois State Route 53 just north of the Menards development. BDI was asked to evaluate the plan’s fit with the market and economic value to the Village. This review is based on documents submitted to the village by the petitioner; Urban Land Institute’s publication, *Dollars & Cents of Shopping Centers*, 2008; and CB Richard Ellis’s Market View Reports for the first Quarter 2010.

### Key Findings

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The document that follows provides supporting information for these findings:

1. Restaurants are expanding in the Chicago region. Of the 32 concepts detailed in Appendix 1, 24 are fast casual concepts that offer counter service rather than table service and do not require drive thru lanes. Those tenants often seek pads like those proposed for Arbor Grove.
2. Rather than new market entrants supporting new store construction, the Chicago market is characterized by store relocation to spaces that match new size formats like Menards relocation from Palatine to Long Grove. With the success of Long Grove’s Menards it is likely that another large format, high volume tenant would consider the property proposed for Arbor Grove.
3. As CB Richard Ellis summarized 1<sup>st</sup> quarter 2010 office market conditions, “With increasing vacancy rates, weakening demand and tightening credit markets, it is unlikely that any new developments will break ground in the near future.”
4. Any development at Arbor Grove is unlikely to hit the market for 18 months to 2 years because approvals and construction will take that long. Consequently, it is the right time to market development concepts expected to open when the market is recovering.
5. Although Long Grove’s Menards PUD includes as yet undeveloped outlots, their slow sales do not necessarily foretell the future of the Arbor Grove pad sites. Menard’s primary goal was development of a successful store. Early development of outlot properties could have obscured the visibility of the store so selling outlots was not a priority.
6. To the extent that the availability of pad sites at Arbor Grove increases regional knowledge of Long Grove as a good restaurant location, it enhances the marketing of Downtown Long Grove’s restaurant sites.
7. Full tenating of the preliminary Arbor Grove Site Plan is likely to increase annual Village sales tax revenue by \$80,000 and non home rule annual sales tax by a similar amount.
8. If a single large format, high volume user and two outlot restaurants chose this location, the annual increase in Village revenue would be expected to be \$230,000 plus a similar amount for non home rule sales tax. It is likely that the revenue stream would be reduced by incentives necessary to attract the high volume business.

## Project Description

The property under consideration is 14.2 acres with approximately 11 acres designated for development and just over 3 acres set aside for natural areas and storm water mitigation per Lake County and Village regulations. Route 53, a strategic regional arterial with access rights controlled by the Illinois Department of Transportation (IDOT) borders the property. Average daily traffic counts along Route 53 are nearly 22,000 an amount that exceeds the 20,000 average daily traffic threshold that supports strong retail centers. The submitted plans call for creating seven lots that can be marketed as build-to-suit sites for store, restaurant, and office tenants. Lot 6 is proposed as a multi story building containing 42,000 of the sites approximately 100,000 square feet of development. 554 surface parking spaces are projected for the full development.

## Market Overview

### Retail

Although during the first quarter of 2010 consumer confidence and home purchasing exhibited positive growth for the first time in nearly three years, CB Richard Ellis' Market View Chicago Retail still predicts that retail development is unlikely to show significant gains for another 18 months to two years. The subject property is located at the border of CBRE's Far Northwest and Northwest Suburban sub regions. As the table below illustrates, vacancy rates in the two submarkets vary, however when considered in total their vacancy rate is 12% an amount consistent with the regional average. Unleased square footage under construction in the Far Northwest Suburbs could make the sub regional average lag the region as a whole in coming months.

SUBMARKET	GROSS BUILDING SF	VACANCY RATE	UNDER CONSTRUCTION (SF)	AVG. NET ASKING LEASE RANGE (\$/PSF/YR)	
				LOW	HIGH
Far N.W. Suburbs	13,142,213	10.5%	755,347	\$14.83	\$17.47
N.W. Suburbs	15,874,756	13.3%	110,000	\$13.37	\$18.12
TOTAL	128,578,383	12.1%	6,171,592	\$14.64	\$18.11

Attached as Appendix 1 is a report on restaurant trends distributed at a recent International Council of Shopping Centers Idea Exchange. As it illustrates, a number of restaurants are expanding in the Chicago region. Of the 32 concepts detailed, 24 are fast casual concepts that offer counter service rather than table service and do not require drive thru lanes. Those tenants often seek pads like those proposed for Arbor Grove. Note that the sizes of these restaurants are generally much smaller than the buildings depicted in the Arbor Grove Preliminary Site Plan.

Value tenants like Aldi and Dollar General represent the largest volume of new store openings. As tenants like Blockbuster and Circuit City abandon quality sites, value tenants are finding space in centers that once hosted only standard pricing tenants. Rather than new entrants, the Chicago market is characterized by relocation to spaces that match new store size formats like Menards relocation from

Palatine to Long Grove. With the success of Long Grove’s Menards it is likely that another large format, high volume tenant would consider the property proposed for Arbor Grove.

## Office

As recent headlines have proclaimed, the regional office market is experiencing vacancy rates never before measured in the 30 years that current publications have tracked this market. As the table below illustrates, the Northwest Suburbs are particularly hard hit. Any office construction like the building illustrated in the Preliminary Site Plan for Arbor Grove would be “Class B” due to limited height and the mixed use character of the development. No “Class B” space is under construction anywhere in the Chicago Region. As CB Richard Ellis summarized these market conditions in its 1<sup>st</sup> quarter 2010 report, “With increasing vacancy rates, weakening demand and tightening credit markets, it is unlikely that any new developments will break ground in the near future.”

### Quarterly Statistics

Submarket	Base SF	Direct Vacant SF	Sublease Vacant SF	Direct Vacancy	Sublease Vacancy	Overall Vacancy	Net Absorption	Year to Date Net Absorption	Under Construction SF	Asking Lease Rates Gross/SF
<b>NORTHWEST SUBURBS</b>	27,875,918	6,379,034	755,238	22.9%	2.7%	25.6%	(375,962)	(375,962)		\$21.27
Class A	14,565,486	2,729,072	522,449	18.7%	3.6%	22.3%	(226,750)	(226,750)		\$24.70
Class B	7,355,800	1,929,719	147,044	26.2%	2.0%	28.2%	(113,334)	(113,334)		\$19.86
Class C	5,954,632	1,720,243	85,745	28.9%	1.4%	30.3%	(35,878)	(35,878)		\$16.45
<b>TOTALS</b>	107,189,504	23,146,478	2,095,336	21.6%	2.0%	23.5%	(755,642)	(755,642)	119,000	\$21.70
Class A	43,269,179	8,212,278	1,159,993	19.0%	2.7%	21.7%	(392,490)	(392,490)	119,000	\$25.95
Class B	41,026,901	8,958,350	733,792	21.8%	1.8%	23.6%	(236,117)	(236,117)		\$20.62
Class C	22,893,424	5,975,850	201,551	26.1%	0.9%	27.0%	(127,035)	(127,035)		\$17.13

## Summary

There is demand for new retail built-to-suit space, especially restaurants. These concepts fit the lot sizes proposed for Arbor Grove but building footprints will probably be smaller than those illustrated in the Arbor Grove Preliminary Site Plan. Traffic counts exceeding 20,000 make it likely that these expanding concepts would consider Arbor Grove. These new concepts need such specific design features that they probably would not retrofit vacant properties so they would be uninterested in nearby vacant buildings. There also is a possibility that a single, large format, high volume retailer would consider the Arbor Grove property if the site plan were reconfigured to accommodate its needs. The office market is very weak and not likely to support construction of speculative office space. Any development of this property is unlikely to hit the market for 18 months to 2 years because approvals and construction will take that long. Consequently, it is the right time to market development concepts expected to open when the market recovers.

## Local Market Issues

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Although national markets are dismal, outlots like those proposed at Arbor Grove often buck trends by capitalizing on local conditions.

### *Menards and Existing Outlots*

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Strong sales at the adjacent Menard's development make Menards outlots and Arbor Grove pad sites attractive. A review of Illinois Department of Revenue sales tax reports reveals that between 2007 and 2009 Long Grove's annual municipal sales tax revenue from Lumber, Building, and Hardware increased from \$7,000 to \$358,000 implying a sales increase from \$700,000 to \$35 million. (Municipal Sales Taxes are 1% of sales) Over the same period, the Lumber, Building, and Hardware category sales declined in Palatine, Menard's previous location, by \$36 million. This regional stability occurred despite a 24% Chicago area decline in Lumber, Building, and Hardware category spending. The combined Palatine and Long Grove market performance verify the commercial development strength of properties in this area.

Although Long Grove's Menards PUD includes as yet undeveloped outlots, their slow development does not necessarily foretell the future of the Arbor Grove pad sites. Menard's primary goal was a successful store. Early development of outlot properties could have obscured the visibility of the store so selling outlots was not a priority. A quick search of LoopNet's Long Grove commercial property listings revealed no marketing of the Menards outlots. (Appendix 2 lists Long Grove's commercial properties presented on [WWW.Loopnet.com](http://WWW.Loopnet.com), a website that consolidates commercial listings from multiple sources) Given the list of restaurants provided as appendix 1, it is likely that actively marketing of pad sites in this area would interest restaurateurs.

### *Downtown Long Grove Restaurant Pad Sites*

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To the extent that the availability of pad sites at Arbor Grove increases regional knowledge of Long Grove as a good restaurant location, it enhances the marketing of Downtown Long Grove's restaurant sites. It is unlikely that a restaurant that chooses Arbor Grove for its auto oriented, multi-location concept would also consider a Downtown Long Grove site. However, real estate professionals working with Arbor Grove appropriate concepts are likely to be working with restaurant concepts that are suitable for Downtown Long Grove. Marketing that leads to increased regional awareness of Long Grove's commercial opportunities will be beneficial to all available properties.

### *Summary*

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Local economic conditions support marketing the Arbor Grove project as soon as possible despite the nationally weak commercial real estate market.

## Economic Impact

To determine how the development of Arbor Grove would change Village revenue, sales taxes from the development of Arbor Grove must be compared to the revenue that the Village currently receives from Greimer Greenhouse. Using Illinois Department of Revenue 2009 annual sales tax reports it is possible to calculate Long Grove's 2009 sales of agriculture goods, the category containing plants, at \$4.7 million. Although sales by business are confidential, it is possible to roughly estimate the sales at a business by considering its potential share of total Village sales. If Greimer's sales are approximately half of the whole Village sales for that category they would be \$2 million. Using that estimate, Greimer's Greenhouse currently generates approximately \$20,000 in annual municipal sales tax and a like amount in non-home rule sales tax.

For the purpose of estimating sales tax revenue from potential development at Arbor Grove, these per square foot sales for community shopping centers in urban areas were used:

Concept	Sales/Sqft	Typical Square Feet	Typical Sales
Restaurant Serving Liquor	\$683	6,000	\$4,098,000
Restaurant Not Serving Liquor	\$463	4,800	\$2,222,400
Quick Service Hamburger	\$863	3,000	\$2,589,000
Quick Service Coffee	\$1138	600	\$682,800
		Total	\$9,592,200
National Chain Department Store	\$222	88,000	\$19,536,000

Source: ULI; *Dollars & Cents of Shopping Centers/The Score 2008*

Lots 1, 2, 3, 4, and 7 of the Arbor Grove preliminary site plan could contain restaurants as well as personal and financial services typical of similar developments. If these pads are developed to accommodate the restaurant concepts identified in Appendix 1, it is probable that the square footage will be less than indicated on the preliminary site plan. Combining smaller restaurant buildings with non sales tax generating services, it is to be expected that approximately 50% of the 41,000 concept square feet would build out as sales tax generating uses, 20,500 square feet. If the restaurants were a mix similar to the above, a fully built project is estimated to have sales of \$10 million and generate \$100,000 of municipal sales tax revenue plus another \$100,000 in non home rule sales tax. If the existing sales taxes from Greimer Greenhouse are subtracted, the net annual increase in Village revenue from full development of Arbor Grove is estimated to be \$160,000.

Although the Preliminary Site Plan for Arbor Grove does not accommodate a department store or other large format, high volume retailer, a site layout with one 90,000 square foot store and two outlots may be possible in the same total of 100,000 building square feet as the current layout provides. If a site layout could be developed that accommodates those uses, sales from the site could be \$25 million and annual sales tax revenue would be \$250,000 and non home rule annual sales tax revenue another \$250,000. After considering the loss of current Greimer Greenhouse revenue, the Village would obtain an additional \$440,000 in annual revenue from a development of this type. It is important to note that most Chicago region developments generating such sizable revenue involve a public/private partnership

that uses some sales tax revenue to subsidize the development and consequently the annually revenue can be reduced by as much as 50% during the first few years.

*Summary*

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Development of Arbor Grove will increase annual Village Sales tax revenue. Because this revenue is annual, the sooner the project is built, the more total revenue the Village receives.

ICSC Illinois Alliance Program & Midwest Idea Exchange  
February 23-24, 2010

Restaurant Trends

Hosted By: Steve Frishman, Principal  
frishman@midamericagrp.com badams@midamericagrp.com  
Brian Adams, Associate  
badams@midamericagrp.com (630) 954-7512

Fast Casual	Category	Size Min	Size Max	Details	Contact
Five Guys Burgers & Fries	Burgers	2,200 (25)	2,800	Corporate. Criteria - Regional, Sub-Regional Markets & CBD. Strong daytime. Fndcap or Frsstanding	Mid-America Real Estate Corp Steve Frishman - sfrishman@midamericagrp.com Brian Adams - badams@midamericagrp.com
Smashburger	Burgers	1,800	2,400	Corporate. Criteria - Major Regional Markets & CBD. Strong daytime. Fndcap.	Ziffkin Realty Group Scott Dolan - sdolan@ziffkinrealty.com Marc Rubin - mrubin@ziffkinrealty.com
Meatheads	Burgers	2,000	2,800	Corporate. Criteria - Regional, Sub-Regional Markets & CBD. Higher incomes & strong daytime pop. Fndcap.	Tarrant Realty Group Michael Chin - michael@tarrantrealtygroup.com
Tom & Eddie's	Burgers	2,500	3,000	Corporate. Criteria - Higher incomes & strong daytime pop. Regional Markets. Fndcap.	CB Richard Ellis Matt Ramsey - matthew.ramsey@cbre.com
Pei Wei Asian Diner	Asian	3,000 (50)	3,300	Corporate. Criteria - Upscale regional, strong daytime, grocery anchored center. Frsstanding or Fndcap.	LJK Realty Advisors Brad Felton - bradfelton@yahoo.com
Panda Express	Asian	2,000	2,200	Corporate. Criteria - Regional trade areas w/ big box co-tenancy. Will consider neighborhood markets with substantial daytime. Fndcap. No Drive-thru's.	CB Richard Ellis Kim McCauley - kim.mccauley@cbre.com
Noodles & Co	Asian/Meal	2,400	3,000	Corporate. Criteria - CBD & strong daytime pops. Higher incomes. Fndcap.	Ziffkin Realty Group Marc Rubin - mrubin@ziffkinrealty.com
Naf Naf	Mediterranean	2,000	3,000	Corporate. Criteria - Regional Suburban. Strong daytime. Fndcap.	Mid-America Real Estate Corp Jack Siragusa - jsiragusa@midamericagrp.com
Charity Joe's	Indian	1,500 (20)	2,000	Franchise. Target Markets - Orchard Park, Schaumburg, Naperville. Strong daytime pops & retail.	Vernick & Associates, Ltd Brandon Riccardi - briccardi@vernickassociates.com Blowman Elder - belder@vernickassociates.com
Bombay Spice	Indian	1,500	2,500	Corporate. Criteria - Regional Suburban. Strong daytime. Fndcap.	Mid-America Real Estate Corp Jack Siragusa - jsiragusa@midamericagrp.com
Chippole	Mexican	2,000	2,500	Corporate. Criteria - Strong daytime. Regional & neighborhood grocery anchored centers. Fndcap.	Mid-America Real Estate Corp - Suburban Steve Frishman - sfrishman@midamericagrp.com Baum Realty Group - City Adam Secher - adam@baumrealty.com
Qdoba	Mexican	2,000	2,400	Corporate. (South of I-90 & Irving Park). Franchise (North of I-90 & Irving Park). Strong daytime & retail. Fndcap.	Metro Commercial Real Estate - Corporate Brent Wathum - bwathum@metrocre.com Meredith Oliver - moliver@metrocre.com CB Richard Ellis - Franchise Jacob Dell - jacobdell@cbre.com
Jason's Deli	Deli	4,200	6,000	Corporate. Target Markets - Evanston, Glenview/Northbrook & CBD. Fndcap or Frsstanding w/ Drive-thru. Strong daytime pop. No black iron.	Mid-America Real Estate Corp Brian Adams - badams@midamericagrp.com William Hoag - whoag@midamericagrp.com
Prei A Manger	Café	1,500	2,500	Corporate. Target Market - CBD. Corners & highly visible inline.	Newark Knight Frank Greg Kirsch - gkirsch@newarkkf.com Adam Flaway - aflaway@newarkkf.com
Panera	Café	3,000	4,000	Corporate - DuPage & Cook County. Preference for Urban markets & drive-thru's. Fndcap. No black iron.	Baum Realty Group Anthony Campagna - anthony@baumrealty.com
Lahnda	Café	5,000	6,000	Corporate - Criteria - Urban density. CBD. Black iron.	Mid-America Real Estate Corp Paul Bryant - pbryant@midamericagrp.com

Home Baked Ham & Cafe	Cafe	1,600	2,400	Franchise. They are trying on a new cafe concept on Kibbourn at Lincoln Park and they will consider new suburban markets	Mid-America Real Estate Corp Joe Heron - jheron@midamericagrp.com
Jeepz Mkt's	Subs	1,500 (17)	2,200	Franchised. Criteria - Regional, Sub-Regional & Neighborhood Markets. Inline or Endcap	Mid-America Real Estate Corp William Long (Suburban) - wlong@midamericagrp.com Greg Bayer (Urban) - gbayer@midamericagrp.com
Whech Wech	Subs	1,200	1,800	Franchised. Criteria - Regional Suburban markets. No black iron. Preference for Endcap.	Neomark Knight Frank Greg Kirsch - gkirsch@neomarkll.com Adam Hlavy - ahlavy@neomarkll.com
Jimmy John's	Subs	1,200 (29)	1,600	Franchised. Criteria - Regional, Sub-Regional & Neighborhood Markets. Inline, Endcap and/or Drive thru option.	Metro Commercial Real Estate - Cary Brent Wathen - bwathen@metroccre.com Baum Realty Group - Suburban Allen Joffe - ajoffe@baumrealty.com
Firehouse Subs	Subs	1,650	2,100	Franchise. Criteria - Suburban - Daytime & office driven. Endcap preference or inline. Outlet buildings. Urban - Drive office corridors and foot traffic. No black iron.	The Lord Companies Heide Schudt - hschudt@lordcompanies.com
Pockets	Calzone's	1,600	1,800	Franchise. Criteria - All Suburban markets. Inline.	Mid-America Real Estate Corp Joe Heron - jheron@midamericagrp.com
Wingsup	Wings	1,200	1,800	Franchise. Target Markets - 35th street south to 79th Street, Devonon St north to Peterson Ave. Inline or Endcap.	Baum Realty Group Anthony Campagna - anthony@baumrealty.com
Andy's Frozen Creard	Dessert	1,500	2,000	Corporate. Criteria - Drive thru in suburban markets. Highly visible in Urban markets. Preference for Endcap.	Neomark Knight Frank Bill Schneck - wschneck@neomarkll.com Adam Hlavy - ahlavy@neomarkll.com
<b>Rust Food</b>	<b>Category</b>	<b>Size Min</b>	<b>Size Max</b>	<b>Details</b>	<b>Contact</b>
Chuck O'A	Chicken	1 Acres	1.25 Acres	Corporate. Regional & Sub-regional markets. 1,500 sq ft in Urban locations. Need black iron.	Mid-America Real Estate Corp Steve Freshman - sfreshman@midamericagrp.com Greg Haver - ghaver@midamericagrp.com
Some Drive-In	Burgers	.75 Acres	1 Acre	Franchise. Criteria - Regional trade areas w/ big box co-tening. Strong traffic counts/ good access. Franchising only.	Mid-America Real Estate Corp - Lake, McHenry, Kendall, Will & South Cook County Steve Freshman - sfreshman@midamericagrp.com Brent Adams - badams@midamericagrp.com Edgemark Commercial Real Estate - Kane, DuPage & North Cook County Al Riederhsiedl - ariederhsiedl@edgemarkllc.com
Culver's	Burgers	.75 Acre	1.25 Acre	Franchise. Inner suburbs (east of I-290). Will consider endcap/drive thru's with large parking field.	Culver's Tom Caidsmith - tomcaidsmith@culvers.com
<b>Casual Dining</b>	<b>Category</b>	<b>Size Min</b>	<b>Size Max</b>	<b>Details</b>	<b>Contact</b>
Minn's	American	1.5 Acres	1.75 Acres	Corporate. Regional markets with strong daytime pop and higher incomes. Franchising.	Sierra Realty Advisors Marc O'Han - marco@sierrarealty.com
Talked Kilt	American	1.5 Acres 7,000	2 Acres 7,200	Franchise. Target markets - Bloomington, Rosemont, Oak Brook, Schaumburg, Kenosha, Orland Park, Skokie, Niles, Kildeer City, Wheelersville, Kenosha. Franchising preference.	SRS Real Estate Partners Chris Hebs - chris.hebs@srsre.com
Buttala Wild Wings	Wings	6,300	6,500	Corporate. Criteria - Sub-regional markets with strong daytime pop. Endcap or Franchising.	Mid-America Real Estate Corp Steve Freshman - sfreshman@midamericagrp.com Brent Adams - badams@midamericagrp.com
Chuck E. Cheese	Pizza/Clams	13,000	17,000	Corporate. Criteria - Regional markets with strong daytime pop. 10 miles from existing units. Schaumburg. Inline or Endcap	Mid-America Real Estate Corp Steve Freshman - sfreshman@midamericagrp.com Brent Adams - badams@midamericagrp.com
Chili's	Southwestern	1.25 Acres	1.75 Acres	Franchise. Criteria - Regional trade areas w/ big box co-tening. Franchising.	Mid-America Real Estate Corp Steve Freshman - sfreshman@midamericagrp.com

### [The Studio of Long Grove](#)

#### **Long Grove, Illinois**

BANK OWNED PROPERTY! BRING ALL OFFERS. Partially completed renovation of this well-known building

<b>Status:</b>	Active
<b>Price:</b>	\$1,680,000
<b>Bldg. Size:</b>	11,249 SF
<b>Cap Rate:</b>	N/A
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Free Standing Bldg



### [Long Grove Commons, Building 6](#)

#### **Long Grove, Illinois**

Located in a unique park like setting, Long Grove Commons consists of over 35,000 square feet of mixed use development. One 2,760 square foot...

<b>Status:</b>	Active
<b>No. Spaces:</b>	2
<b>Rental Rate:</b>	\$20.00
<b>Space Available:</b>	600 - 1,560 SF
<b>Bldg. Size:</b>	18,630 SF
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Retail (Other)



### [14.21 Acres Hicks Rd., Long Grove, IL](#)

#### **Long Grove, Illinois**

14.21 Acres available. Divisible to 4 Acres. Suited for higher and better use; Retail, Office, Hotel, Medical or Assisted Living, etc.

<b>Status:</b>	Active
<b>Price:</b>	\$6,200,000
<b>Lot Size:</b>	4.00 - 14.21 Acres
<b>Primary Type:</b>	Land
<b>Sub-Type:</b>	Commercial/Other (land)

### [Long Grove Commons](#)

#### **Long Grove, Illinois**

This is a new multi-tenant development at a growing high traffic area. This is among one of the highest income areas in the Chicago market. The...

<b>Status:</b>	Active
<b>No. Spaces:</b>	2
<b>Rental Rate:</b>	\$22.00 - \$25.00
<b>Space Available:</b>	1,650 - 6,150 SF
<b>Bldg. Size:</b>	6,150 SF
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Retail (Other)



### [Long Grove Commons Phase II](#)

#### **Long Grove, Illinois**

Located in a unique park like setting, Long Grove Commons consists of over 35,000 square feet of mixed use development. This land is fully...

<b>Status:</b>	Active
<b>Price:</b>	\$995,000
<b>Lot Size:</b>	1.05 - 1.23 Acres
<b>Primary Type:</b>	Land
<b>Sub-Type:</b>	Commercial/Other (land)



### [Office Property](#)

#### **Long Grove, Illinois**

\* Campus Setting Overlooking a Lake and Ecological Preserve \* Beautifully Landscaped Grounds \* Combination of Private Offices and Open Space \*...

<b>Status:</b>	Active
<b>No. Spaces:</b>	1
<b>Rental Rate:</b>	Negotiable
<b>Space Available:</b>	75,000 - 150,000 SF
<b>Bldg. Size:</b>	150,000 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



### [Office Property](#)

#### **Long Grove, Illinois**

\* Campus Setting Overlooking a Lake and Ecological Preserve \* Beautifully Landscaped Grounds \* Combination of Private Offices and Open Space \*...

<b>Status:</b>	Active
<b>Price:</b>	Not Disclosed
<b>Bldg. Size:</b>	150,000 SF
<b>Cap Rate:</b>	N/A
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



### [LONG GROVE CAR CARE CENTER](#)

#### **Long Grove, Illinois**

Located at the busy intersections of IL Rts 83 & 45. This center is occupied by retailers who deal mainly with the automotive requirements of the...

<b>Status:</b>	Active
<b>Price:</b>	\$2,249,000
<b>GLA:</b>	18,466 SF
<b>Cap Rate:</b>	9.50%
<b>Primary Type:</b>	Shopping Center
<b>Sub-Type:</b>	Specialty Center



### LONG GROVE PROMENADE

#### **Long Grove, Illinois**

LONG GROVE PROMENADE is located at McHenry Road (Rt. 83) and Rt. 53 in historic Long Grove, Illinois. High-end quality combined with affordable...

<b>Status:</b>	Active
<b>No. Spaces:</b>	8
<b>Rental Rate:</b>	Negotiable
<b>Space Available:</b>	877 - 5,223 SF
<b>Bldg. Size:</b>	15,000 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



### Hotel Building/Real Estate Building and Annexes

#### **Long Grove, Illinois**

144 Old McHenry is the former hotel building, plus annexes, now utilized as apartment/office/retail space, totaling 5,458 sf. Hotel built in 1859...

<b>Status:</b>	Active
<b>Price:</b>	\$2,300,000
<b>Bldg. Size:</b>	7,652 SF
<b>Cap Rate:</b>	N/A
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Free Standing Bldg



### LONG GROVE PROMENADE

#### **Long Grove, Illinois**

This property is located at the gateway of historic Long Grove at Rts. 83 & 53. This 3-story building currently houses a bank on the first floor...

<b>Status:</b>	Active
<b>Price:</b>	\$1,140,000
<b>Bldg. Size:</b>	6,000 SF
<b>Cap Rate:</b>	N/A
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Condo



### LONG GROVE CAR CARE CENTER

#### **Long Grove, Illinois**

LONG GROVE CAR CARE CENTER IS LOCATED AT ROUTES 83 & 45 IN MUNDELEIN, IL. TENANTS INCLUDE STRONG NATIONAL AND LOCAL AUTOMOTIVE RELATED COMPANIES...

<b>Status:</b>	Active
<b>No. Spaces:</b>	2
<b>Rental Rate:</b>	\$17.00
<b>Space Available:</b>	1,350 - 1,700 SF
<b>Bldg. Size:</b>	18,966 SF
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Vehicle Related



[Landmark Corporate Center](#)

**Long Grove, Illinois**

Property is a part of a 26,180 SF corporate headquarters and has high amenity build-out. One suite is available. Suite G includes 3 private...

<b>Status:</b>	Active
<b>No. Spaces:</b>	1
<b>Rental Rate:</b>	\$18.50
<b>Space Available:</b>	1,186 - 1,336 SF
<b>Bldg. Size:</b>	26,180 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



[Kemper Lakes Business Park](#)

**Long Grove, Illinois**

<b>Status:</b>	Active
<b>No. Spaces:</b>	8
<b>Rental Rate:</b>	\$21.00
<b>Space Available:</b>	7,333 - 91,499 SF
<b>Bldg. Size:</b>	401,726 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



[Kemper Lakes Business Park](#)

**Long Grove, Illinois**

<b>Status:</b>	Active
<b>No. Spaces:</b>	2
<b>Rental Rate:</b>	\$20.00
<b>Space Available:</b>	5,233 - 218,576 SF
<b>Bldg. Size:</b>	139,292 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



[Kemper Lakes Business Park](#)

**Long Grove, Illinois**

<b>Status:</b>	Active
<b>No. Spaces:</b>	2
<b>Rental Rate:</b>	\$23.00
<b>Space Available:</b>	12,797 - 24,994 SF
<b>Bldg. Size:</b>	243,573 SF
<b>Primary Type:</b>	Office
<b>Sub-Type:</b>	Office Building



[Kemper Lakes Business Park](#)

**Long Grove, Illinois**

**Status:** Active  
**No. Spaces:** 4  
**Rental Rate:** \$21.50  
**Space Available:** 7,658 - 66,828 SF  
**Bldg. Size:** 165,682 SF  
**Primary Type:** Office  
**Sub-Type:** Office Building



[Brand New Restaurant/Bar in Long Grove](#)

**Long Grove, Illinois**

Brand New Restaurant/Sports Bar with outdoor cafe in the heart of Downtown Long Grove. Restaurant built out with custom hardwood and granite bar...

**Status:** Active  
**Price:** \$2,200,000  
**Bldg. Size:** 4,000 SF  
**Cap Rate:** N/A  
**Primary Type:** Retail  
**Sub-Type:** Restaurant



[Former Pine Cone Shop](#)

**Long Grove, Illinois**

3000 SF ground level retail with 1500SF on second floor. Second floor space offered at \$15 NNN SF. Store can be divided. New updated electric...

**Status:** Active  
**No. Spaces:** 1  
**Rental Rate:** \$30.00  
**Space Available:** 1,000 - 4,500 SF  
**Bldg. Size:** 4,500 SF  
**Primary Type:** Retail  
**Sub-Type:** Free Standing Bldg



[Old McHenry Road & Robert Parker Coffin](#)

**Long Grove, Illinois**

Road New Construction in Historic Long Grove. Free-standing identity. On-site surface parking (4:1 Ratio). Drive-thru potential. High quality...

**Status:** Active  
**No. Spaces:** 1  
**Rental Rate:** Negotiable  
**Space Available:** 1,500 - 20,000 SF  
**Bldg. Size:** 20,000 SF  
**Primary Type:** Retail  
**Sub-Type:** Free Standing Bldg



[Retail Property](#)

**Long Grove, Illinois**

Ground Level of the Historic Creamery Building in Long Grove.  
Light & bright with great window line. Join successful tenants Olive  
Tap & Olive...

<b>Status:</b>	Active
<b>No. Spaces:</b>	1
<b>Rental Rate:</b>	\$27.00
<b>Space Available:</b>	1,700 SF
<b>Bldg. Size:</b>	5,561 SF
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Free Standing Bldg



### [Retail Property](#)

#### **Long Grove, Illinois**

Charming 1880's Schoolhouse, the home of Long Grove  
Confectionery. Two 600 SF stores available. Can be combined.

<b>Status:</b>	Active
<b>No. Spaces:</b>	1
<b>Rental Rate:</b>	\$30.00
<b>Space Available:</b>	600 - 1,200 SF
<b>Bldg. Size:</b>	3,600 SF
<b>Primary Type:</b>	Retail
<b>Sub-Type:</b>	Free Standing Bldg

