

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
OCTOBER 15, 2013**

**CALL TO ORDER**

Acting Chairman Kevin Lentz called the meeting of the Planning and Economic Development Commission to order at 7:15 p.m.

**ROLL CALL**

Present were Acting Chairman Kevin Lentz and Members Ron Hameetman and John O'Meara. Also in attendance were Village Administrator Karl Warwick and Trustee Mike Schiestel as staff to the PEDC, and Secretary Alison Dal Compo. Mike Fath, Chris Mattran, Melissa Schladt and Patrick Wall were absent.

**APPROVAL OF THE SEPTEMBER 17, 2013 MEETING MINUTES--TABLED**

**RESIDENT'S COMMENTS—none**

Acting Chairman Lentz welcomed Village President Nunamaker.

**DOWNTOWN REDEVELOPMENT**

Village President Nunamaker brought up the subject of possible grocery stores that could take over when Dominick's closes down early next year.

Member Hameetman was on the PEDC when the last comprehensive plan was put together in 2008. The good news is, the new train station is almost complete, and there are three developers who have seriously considered doing some building in the Grove. However, when the numbers were put together, they found that they could rent out apartments for about \$1.35/sq ft but they need a minimum of \$1.55/sq ft.

The developers told the Village that they needed a "wonderful" plan. Subsequently, CMAP came through, as well as the Transit Oriented Development team. The Village of Grayslake has a brochure they have put together to give potential developers/builders an idea of their comprehensive plan. The Grove has one as well, with the following high points:

- 1) river
- 2) train station
- 3) traffic flow numbers

Developers have suggested that a real selling point would be a biking/walking path that

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would serve as a river walk. It could be a cantilevered walkway running east/west to downtown. There could be condos split by a greenway. Village President Nunamaker showed the members present the 2010 CMAP plan design. A river walk has been projected to cost about \$1.1 million. Metra is planning to build a three tiered parking garage. Also, a portion of Algonquin Rd. could be re-routed.

The 2006 transit oriented development plan was also displayed for the members

Potential residents would want to have easy access to retail stores, restaurants, etc.

Another option that was displayed was an arched bridge way, which was also part of the comprehensive plan. Village President Nunamaker would like to see these ideas come to fruition. Acting Chairman Lentz asked where the attention would go first. He was told it would be towards apartments on the north side of Rt. 14. Acting Chairman Lentz and Trustee Schiestel asked how much the village would have to put in. Village President Nunamaker said that the Village would have to contribute about \$1 million for utilities/infrastructure improvement. If there was a functioning apartment complex in the Grove for about two years, it could bring about \$1 million in revenue to the Village.

Village President Nunamaker said that the interested developers have indicated that a bridge is a must.

Trustee Schiestel asked how much an updated comprehensive plan would cost. He was told about \$20,000. He noted that a comprehensive plan could take twenty years to come to fruition.

Administrator Warwick said that the Village has received calls about the Grayhill property. With an updated comprehensive plan, the Village would have a better idea of the best type of business to take over that building. Village President Nunamaker noted that the comprehensive plan does hold some legal weight. The Grove is unique because of the train station and parks near the river.

Acting Chairman Lentz commented that the old train path is now partially paved. He wondered what it would take to extend the paving to Picnic Grove Park. Village President Nunamaker said that there is already a sidewalk there, but he would like to see an asphalt path. Administrator Warwick added that it could also extend a park and pathway up Beach Way.

Trustee Schiestel asked what action items the PEDC would need to accomplish. He added that Rolf Campbell and Associates, who are planning consultants, came in a few years ago for a new comprehensive plan. A developer is needed who would be willing to build, for example, a seven story building in order to make the math work out.

Member O'Meara asked if this type of comprehensive plan and brochure would help to find a suitable replacement for Dominick's. He was told yes. Administrator Warwick said

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that there has been some interest in Café Salsa, but not from any big chains. He handed out a memo that he had compiled for an updated Grove brochure to help woo potential businesses. The key will be to get some good restaurants in the Grove. Trustee Schiestel said that a place like Middleton's in Wauconda would be good. Administrator Warwick also mentioned places like Onion Pub, Crossroads, and Emilie's in Mundelein. Acting Chairman Lentz said that he liked the memo, but would cut down on the wording. He will also put together a design. Member O'Meara observed that the new brochure will be a good reason to get in touch with businesses. Acting Chairman Lentz suggested getting a quote from the owner of El Sombrero saying how well they are doing here in the Grove.

Village President Nunamaker said that at one time the Village had wanted to put a road at the Ski Hill, but it isn't permissible. However, maybe a pathway of some sort could be done. Acting Chairman Lentz commented that the pathway done for the middle school cross country team looks great.

Village President Nunamaker asked what type of grocery store the members thought should be wooed for the Grove. Trustee Schiestel noted that it should be a full service grocery store, like a Dominick's. Trader Joe's, Caputo's or Joseph's would not meet those criteria.

The following suggestions were made:

- Kroeger's
- Publix
- Roundy's (Mariano's)
- Super Value (Jewel)
- Treasure Island Foods
- Heinen's

Village President Nunamaker stated that Dominick's currently owns the actual store and the land. Acting Chairman Lentz asked if that fact is a plus or a minus. Administrator Warwick said that it could be either. He further stated that the Village is trying to market the space and has already been in touch with some potential new stores.

Trustee Schiestel asked if the TIF will help a new buyer. Dominick's was offered sales tax rebates. Member Lentz asked what the loss of Dominick's means in terms of loss in sales tax to the Village. Administrator Warwick said it would be an impact of about \$150,000 per year.

**CGCC**—none

**VILLAGE UPDATES--none**

**NEXT MEETING**

The next meeting is scheduled for Tuesday, November 19, 2013 at 7:00 p.m.

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**ADJOURNMENT**

A motion was made by Member O'Meara and seconded by Acting Chairman Lentz to adjourn the meeting at 8:37 p.m. All were in favor.

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Kevin Lentz, Acting Chairman

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Alison Dal Compo, Secretary

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Date Approved