

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
January 16, 2019

The meeting of the Libertyville Economic Development Commission was called to order at 7:33 a.m. at Village Hall, 118 W. Cook Ave Libertyville, IL.

Members Present: Commissioners William Abington, Brian Grano, Thomas Kreuser, Dan Marks, Steve Martin, Sara Rolsma, and Edward Werdell.

Members Absent: Chairman John Cortesi

Staff Present: John Spoden, Director of Community Development and Heather Rowe, Economic Development Coordinator

Others Present: Matt Hickey and Ben Lovinger, Comprehensive Plan Review Committee; and Pam Hume, MainStreet Libertyville

Minutes: The Commission approved the minutes of the December 19, 2018 meeting (Marks/Werdell)

The Commission elected Commissioner Kreuser to serve as Chairman Pro Tem.

NEW BUSINESS:

Comprehensive Plan Workshop: Chairman Pro Tem Kreuser opened the meeting and referred the State of the Village Report in the Commission's packet, which the Commission reviewed briefly. He then turned the meeting to Mr. Spoden who explained that the Village's consultants had prepared concepts for sites with significant redevelopment potential for staff's review with the various Village Commissions. The Commission offered the following feedback relative to each of the site concepts below:

Young Family Trust Property, southwest corner of Peterson & Milwaukee (Young Family Trust Property):

- Supportive of the proposed mix of hotel and cluster housing behind.
- Market should be able to support the larger hotel with meeting space as this doesn't exist in the Village, but the footprint may need to be expanded for sufficient parking if banquets will be offered.
- An opportunity to offer a housing product needed in the Village (townhomes, apartments, duplexes, etc.), particularly for millennials and seniors. Additional rental products are needed within the Village.
- There may also be an opportunity for an affordable component, which is needed to support needs of the existing resident base and employees of area businesses. This could be in form of smaller units if needed to make the financials effective.
- The residential density will need to be increased some to make the project financially feasible.
- The property at the corner of Adler & Milwaukee should be incorporated into the design.

East Side of Milwaukee between Rockland & Lincoln (True Value site, etc):

- Retail: Some smaller retail or service may work, but this block is not strong for a significant retail component. Given limited expansion in retail development market, there may be limited tenant potential. May be best to make existing retailing areas strong and look at alternate uses.

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- Residential: Rental apartments possible, but the location will not support high rents or for sale well. The depth of the lot may force height or close proximity to street. Office on ground might be hard to support. Possibly consider ground floor residential units.
- Office: Medical or other office uses could be a solid consideration for this block. The significant parking demand for medical uses will strongly impact layout/access.

Transit Oriented Development Area (Winchester to Lake Street approx.):

- Theater Lot: Would be good to maintain an entertainment component here whether in existing or new structure. Perhaps a musical performance feature. Profitability on such is often reliant on other drink/food service or shared use. It may be difficult to keep the building without subsidy.
- Youth: A youth center or youth attraction in the downtown area is needed. Can this be done in a private facility, or if not, could this be added as a Civic Center initiative as they have available evening space?
- Streetscape: wider sidewalks and nicer streetscaping is required north of the tracts to effectuate pedestrian movement across the tracks.
- A small grocery cannot be financially effective in this environment.
- A boutique hotel in the area of the Suydam property off Lake Street could be a nice added feature, doesn't require immediate street frontage and will bring tourists into the downtown to increase customer base. One in Birmingham, MI was noted.
- Office uses near the train should be considered.
- North of the tracks on the west side of Milwaukee, in the area between the tracks north to Johnson, could a good place for rental housing. This use is needed in the community and would support the downtown well.

County Farm/Winchester House: Important to review with the County their plans for site, the large frontage and land area in the back can have a considerable impact on the community. It should be uses that complement without competing with the downtown or other retail corridors. Given visibility, some retailing near the corner might be feasible, the balance of the site could meet other untapped residential/office needs.

Miscellaneous Commentary: When considering concepts, should be analyzed strategically to see ensure it meets residential and workforce needs of the community: number of buildings, correct mix of uses proposed, sales tax potential, housing price points that meet various needs of workforce/seniors/residents, etc.

As there was not available time to discuss the Commissioners' feedback to the questionnaire, the Commission agreed to submit their comments to staff for summary and review at the next Commission meeting.

With no further business the meeting was adjourned at 9:01 a.m.

Respectfully submitted,

Heather J. Rowe, AICP

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Economic Development Coordinator