

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
AND VILLAGE BOARD
February 15, 2023**

The meeting of the Libertyville Economic Development Commission and Village Board was called to order at 7:30 a.m. at the Libertyville Village Hall, 118 West Cook Avenue, Libertyville, Illinois.

Members Present: Chairman John Cortesi and Commissioners Dmitry Dukhan, Andrew Herrmann, Thomas Kreuser, Dan Marks, Steve Martin, and Edward Werdell.

Members Absent: Commissioner Brian Grano

Board members present: Mayor Donna Johnson; Trustees Adams and Connell.

Staff Present: John Spoden, Community Development Director and Heather Rowe, Economic Development Manager.

Others Present: Mark Anderson and Jennifer Johnson of Main Street Libertyville.

Minutes: The Commission approved the minutes of the January meeting.

Business Recognition Program

Chairman Cortesi referred to the memo in the Commission packet which includes potential approaches to a recognition program. Mayor Johnson asked the Commissioners to consider the type of behavior that want to recognize in the businesses, as they decide how to formulate the program. The Commission discussed potential recognition frequency. Mayor Johnson advised that resource allocation (i.e. staffing) be considered in making the program most effective and efficiently designed. The Commission was generally comfortable with an annual program that is a recognition, not an “award”. The types of categories outlined in the memo addressing philanthropy, investment, etc. were desirable. By permitting multiple businesses to be selected per category, there may be a possibility that both large and small businesses, or a couple of different business sectors can be recognized in each recognition category. There was interest in kicking the program off sometime late Spring.

It was referenced that some communities offer a “businesses you should know” feature in their communications. Mayor Johnson suggested a regular newsletter feature under her Mayor’s message area which could address this and can be included in print and electronic newsletters.

Other

The Commissioner noted appreciation for their inclusion in the Committee of the Whole meeting held the prior evening regarding the proposed Graham Tri-branded car wash and gas station at Rt 176 & Milwaukee Avenue. Mr. Spoden provided an overview of the proposal which was projected on the screen. Several Commissioners felt the COW was a good way to provide the developer feedback and multiple perspectives from various Commissions and the Board prior to proceeding in the design and application for such a substantial project. In reviewing the design, it was asked if the developer had considered switching the sides of the street that the gas station and car wash were on, as this would put the drive through on a better drive-time direction for customers and would allow the gas station to stay in operation while the new location was getting constructed thus reducing revenue loss. There was consensus among those Commissioners present that it was an appropriate use at the location and a good reinvestment for South Milwaukee Avenue.

Mr. Spoden provided an update regarding local development activity noting construction of the townhomes behind Wildberry, purported contract on the Bakers Square site, status of discussions relative to residential concepts on the Trimm, Suydam and Foulds sites. Mayor Jonson noted that while Brick and Mortar appears to be moving slow in the build-out of the Libertyville location, they are supposedly

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working on a strategic roll-out of several sites. The Commission discussed the theater site and felt hotel or mixed used redevelopment would be fitting.

Ms. Rowe noted that Hollister declined meeting with the Economic Development Commission but was appreciative of the interest. Their team shared that the two medical office building on site will be listed for sale as their Board doesn't feel management of such spaces aligns with their corporate efforts. Hollister envisions a long-term stay in their Libertyville headquarters at which they've made recent improvements. While staffing is not currently 5-days a week for much of their team, most everyone is on campus several days a week and they expect this to grow. The location works well for their needs. At this time they have no plans to dispose of their land along Milwaukee Avenue, should this change, it would be their intention to meet with Village Staff to discuss opportunities and permissions.

Ms. Rowe noted that the Village is in the process of bidding a landscape improvement project for the Peterson Road commercial corridor and is taking sponsorship requests for the South Milwaukee Avenue business banners.

Mr. Anderson mentioned that Wine About Winter is being held on Saturday and that next week Main Street is hosting a volunteer night.

With no further business, the meeting was adjourned at approximately 8:28 AM (Motion- Werdell/Second-Kreuser; Board Motion – Adams/Connell).

Respectfully submitted,

Heather J. Rowe, AICP, MLAI
Economic Development Manager