

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**  
**May 15, 2019**

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

Members Present: Chairman John Cortesi, Commissioners William Abington, Brian Grano, Dan Marks, Steve Martin, Sara Rolsma, and Edward Werdell.

Members Absent: Thomas Kreuser.

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

Others Present: Mark Anderson, MainStreet Libertyville

*Minutes:* The Commission approved the minutes of the April 17, 2019 meeting (Werdell/Marks).

**NEW BUSINESS:**

**Laser Precision:** Chairman Cortesi opened the meeting, providing an overview of key discussion points from the recent visit at Laser Precision, including the need for a larger qualified labor pool, their desire for additional communication with County/State/Federal officials relative to policy decisions affecting their labor pool, and their efforts to promote the modernization of manufacturing to a broader audience. The Commissioners discussed the visit further and elaborated on programs aimed at assisting the labor pool (skills training, affordable housing, transportation, etc). The Commissioners talked further about the Lake County Ecosystem program which ties together LCP, CLC, the LC High School Tech Campus, the LC Workforce Development Center, etc. They asked staff to provide a future meeting where they can meet with those involved in the Ecosystem and get a tour of the Tech Campus, with the idea that there may be ways to outreach and educate local businesses about the availability of this program and offer examples of its success (i.e. Laser Precision).

**Vacancy Data:** The Chairman referenced charts in the Commission packet reflecting retail/office/industrial-flex vacancy trends locally and in comparison to select communities from February 2019. The charts showed a positive and stable retail vacancy rate (4.8% Libertyville, 5.9% County), a reduction in industrial vacancy which sits notably lower than the County (2.2% Libertyville, 5.6% County), and a relatively high office vacancy with some recent reduction (36.0% Libertyville 2019, 5-year Avg Libertyville 34.8%).

A discussion about the office market ensued. Ms. Rowe provided an update on staffing changes at Innovation Park and new tenant occupancies. The Commission asked for additional statistics on total vacancy with the Park excluded, as well as a breakdown of local employment by sector.

The Commission also discussed retailing trends and potential impacts of proposals at Hawthorn Mall that will add additional dining opportunities. They noted the significant growth in number of restaurants over time with fairly minimal change to the size of the customer base. The Commissioners stated that the only way to support restaurant success under such a scenario is to grow the customer base through added population. The Commission felt that adding apartments and in-fill housing to the community could help both solve the need for affordable and diverse

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housing options benefiting residents and employees, while also increasing the customer base to allow local businesses to be successful. As part of the Comprehensive Plan, they recommended exploring pockets where this density could be added.

**Communications and Discussions:** Mr. Spoden and Ms. Rowe offered updates on the following: new contract purchaser of the Trimm site, development review for La Villa Apartments (8 units downtown), anticipated first draft of the Comprehensive Plan this summer, downtown train station exterior nearly complete with focus on interior completion, proposals for in-fill townhomes, full lease-out at LogistiCenter 94 (formerly BridgePoint94), LOI on former Metalex building on Artaius, etc.

Mr. Anderson mentioned upcoming programs for Main Street including the golf outing, Car Fun on 21's commencement this week, the Historic House Walk in June, and Farmers Market in a few weeks.

Ms. Rowe noted that the Commissioner's should have received an invitation to the upcoming Village Volunteer Appreciation Dinner, and that RSVPs could be directed to the Mayor's office.

With no further business the meeting was adjourned at 8:29 a.m.

Respectfully submitted,

Heather J. Rowe, AICP  
Economic Development Coordinator