

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION
January 19, 2022

The meeting of the Libertyville Economic Development Commission was called to order at 7:30 a.m. via GoToMeeting.

Members Present: Chairman John Cortesi, Commissioners Dmitry Dukhan, Brian Grano, Thomas Kreuser, Dan Marks, Steve Martin, Sara Rolsma, and Edward Werdell.

Members Absent: None

Staff Present: John Spoden, Director of Community Development; Heather Rowe, Economic Development Manager; and Erin Baynes, Management Analyst.

Others Present: Trustee Jim Connell; Mark Anderson, Main Street Libertyville; Mike Comilla, resident; Mick Zawislak, Daily Herald; and an additional unidentified caller.

Minutes: The Commission approved the minutes of the September meeting (Motion-Marks/Second-Martin).

Review of Discussion with Lake County Workforce Development

The Commission found the presentation by LC Workforce enlightening, particularly regarding employment trends and programs offered. They noted it was good to hear some positive IL workforce trends, in that businesses were moving to the community for the comparatively strong local workforce. Several Commissioners noted that their business have been connecting to LC Workforce and CLC to fulfill workforce needs, with Libertyville Lincoln active in the auto training and apprenticeship programs at CLC and Tech Campus, Sunset in the culinary program at the Tech Campus and CLC, and Medline utilizing recruitment assistance from LC Workforce for their new Libertyville call center.

The Commissioners discussed ongoing area employment needs. It was noted that the Libertyville community has a very strong hospitality industry which requires an available workforce in close proximity in order to be successful. As part of this discussion they noted the need for additional affordable housing and smaller units to attract people to work at local businesses. Commissioner Kreuser provided data relative to the limited number of reasonably priced units available for sale or rent in the 60048-zip code (four attached units under \$200,000 for sale; three detached units under \$300,000 for sale; 2 units less than \$1500 monthly for rent; 4 units less than \$2000 monthly for rent). It was suggested the Village work to identify available suitable locations for development of smaller, lower cost housing. The Commissioners noted that employment and related affordability issues are likely to continue and possibly grow. The Commission recommended the Village continue to look at providing enough affordable housing to attract people to the community to help fill employment vacancies in order to support a strong business community.

The Commission noted interest in having the LC Workforce staff back to the Commission in a few months to review updated employment data. The Commission also recommended working with the agency on a job fair, given their pool of potential applicants and marketing could extend the reach for local businesses.

Potential Business Listening Session Program

Staff review the potential Business Listening program outline and introduced Trustee Connell who provided further detail on the intent of the program. The Commissioner supported the program and recommended that staff move forward with making arrangements (Motion-Marks; Second-Kreuser). The Commission noted several potential sectors to focus on for the sessions and suggested that the Village

Minutes of the January 19, 2022, Economic Development Commission Meeting
Page 2 of 2

consider a similar virtual session with landowners of vacant/underdeveloped properties. Commissioners Rolsma and Marks volunteered to assist in moderation alongside Trustee Connell.

COVID-19 Local Impacts

At the Chairman's request Ms. Rowe updated the Commission on the High Five Grant distribution (\$170,000 to 92 businesses; individual amounts \$1000-\$2000). The Commission suggested a final program press release inclusive of business quotes.

The Commissioners reviewed activity and constraints in their various sectors. Commissioner Marks noted that most auto dealerships are seeing decreased volumes but increased margins, however there are impediments including increased vehicle thefts and reduced inventories (production volume returning depending on brand). Domestic production of computer chips will help vehicle supply but may take a couple of years to meet needs. Chairman Cortesi and Commissioner Grano noted continued food supply chain disruptions affecting grocery and restaurant operations. Supply chain impacts are due to several factors including COVID shutdowns, labor force issues, packaging shortages, etc.

Other

Mr. Spoden and Ms. Rowe updated the Commission on development activity, including Midwest Industrial Funds' February Plan Commission review of final development plans, Liberty Junction's likely March resubmittal for final plan consideration, the proposed urgent care facility on South Milwaukee, Condell expansions, Brick and Mortar's proposed variation request for downtown office suites, Foulds site interest, Happy Hyundai's application to construct a new dealership building adjoining Chevrolet, property sale listing of the Suydam site on Milwaukee adjoining the train tracks, and various retail and restaurant openings throughout the community.

At the Chairman's request Mr. Anderson reviewed Main Street Libertyville activities, including the upcoming annual meeting and postponement of Wine About Winter until April. He also noted the need for more businesses to participate as vendors and sponsors for summer events.

The Commission expressed interest in reconvening their on-site business visit program in the Spring/Fall and asked to discuss potential locations at a future EDC meeting.

With no further business, the meeting was adjourned at 8:45 AM. (Motion – Kreuser/Second - Rolsma).

Respectfully submitted,

Heather J. Rowe, AICP, MLAI
Economic Development Manager