

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
Committee of the Whole
March 30, 2021

Please note that the Meeting was Conducted Virtually due to Governor's Executive Orders #2020-10, 18, 32, 44, and 48.

President Wepler called to order a virtual Committee of the Whole at 7:00 p. m. Those present were: President Terry Wepler, Trustees Donna Johnson, Richard Moras, Jay Justice, Scott Adams, Peter Garrity, and Patrick Carey. All Village departments were represented.

APPROVAL OF MINUTES

Trustee Johnson moved to approve the Committee of the Whole minutes for February 23, 2021, March 6, 2021, and March 9, 2021. Trustee Garrity seconded. The motion carried on roll call vote as follows:

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey

SOUTH MILWAUKEE AVENUE CORRIDOR

Director of Community Development John Spoden introduced the plan for the South Milwaukee Avenue corridor – Illinois Route 176 to Austin Avenue. Representatives of the SB Friedman Real Estate Advisors and the Lakota Group were present to review the plan. Attending virtually were: Fran Lefor Rood, Caitlin Johnson, and Will Holland of SB Friedman; Nick Kalogeresis and Mike Kritzman of The Lakota Group.

Fran Rood explained that the South Milwaukee Corridor Implementation Strategy included:

1. Advance core principles of Libertyville 2030 Comprehensive Plan
2. Identify and prioritize potential sites for high-quality infill
3. Identify and prioritize public improvements
4. Identify possible funding sources

THREE POTENTIAL OPPORTUNITY BLOCKS with opportunity to transition to residential, “medtail,” and mixed-use

Caitlin Johnson explained plans for the three opportunity blocks

ROCKLAND/MILWAUKEE (NORTH)

Key Development Considerations

- Older, vacant commercial buildings
- Redevelopment must be context-sensitive to adjoining single-family

Challenges to redevelopment

- Multiple landowners
- Former True Value could potentially be rehabbed; other buildings would likely require demolition
- Environmental contamination may be present throughout the block

Opportunity

- Mixed-use or infill residential
- Proximity to Condell enhances potential for “medtail” development

Two 2030 Comprehensive Plan concepts were presented. One was for commercial uses fronting closer to the sidewalk, and the second was for residential with commercial on the high-visibility corners.

ROCKLAND/MILWAUKEE (SOUTH)

Key Development Considerations

East side of Milwaukee Avenue

- Single-owner potentially interest in redevelopment of Dairy Queen and parcels to south
- Potential for larger scale redevelopment or infill on vacant parcels

West side of Milwaukee Avenue

- Single owner and size of site provide redevelopment opportunity
- Opportunity for infill residential development

MILWAUKEE/PARK

Key Development Considerations

- Gateway to Downtown Libertyville
- Certain redevelopment ideas not allowed under current zoning
- High traffic counts

Challenges to redevelopment

- Size and access to corner parcel is challenging
- Utilities and infrastructure to south complicate expansion on site
- Properties south of the bike path have multiple owners and would require assembly

Opportunity

- Retail or mixed-use

CORRIDOR PUBLIC REALM STRATEGIES

Nick Kalogeresis explained the goals of improving walkability, aesthetic character, safety, and calming traffic

- Update wayfinding and signage in line with Libertyville brand image
- Provide high visibility pedestrian crossings
- Construct monuments, wayfinding elements and/or other decorative elements including lighting
- Plant roadway medians and buffers between sidewalk and roadway
- Provide parking lot screening
- Reduce number of curb cuts

Caitlin Johnson then asked for improvement priorities and which priorities might need support to achieve desired outcomes.

- John Cortesi noted the need for safety near schools. Trustee Johnson agreed, noting that Libertyville is a biking community. She also noted that plans must consider the mix-use **competition to the south**. **She stated that it is necessary to create a hometown, aesthetic appeal.** Mayor Weppler stated that all plans must blend and suggested that the bike path might be moved to under or over Route 176. Trustee Johnson suggested rerouting the path to Sunnyside Avenue. Both the Mayor and Trustee Garrity noted that crossing Milwaukee Avenue is difficult at both Route 176 and Rockland Road.

Economic Development Coordinator Heather Rowe asked if there would be support for a bike path crossing if a study were performed. Trustee Adams asked for the possibility of a grant. The Mayor asked if a median on Park Avenue was realistic since it cuts off business entries. Director Spoden noted that this is just a concept plan, and the median could include breaks for turning.

Trustee Adams stated that most important were sidewalks, lighting, and safe crossings. Trustee Garrity noted his concern with setbacks of sidewalks from curbs.

ECONOMIC DEVELOPMENT STRATEGY

Common Reasons for Providing Assistance

- Public Improvements
- Gap Financing

Potential Local Economic Development Tools

General Fund Revenues

- Non-home rule Sales Tax
- Motor Fuel Tax
- Other General Fund Sources

Special Incentive Districts

- Tax Increment Financing
- Business District
- Special Service Area

State/Federal Grants

- Project-specific funding for public improvements

The Mayor, Trustee Moras, and Trustee Johnson stated that a TIF district was the most logical option. The Mayor expressed concern with businesses asking for incentives.

NEXT STEPS

Caitlin Johnson concluded the presentations by outlining the next steps.

- Concept development for two potential sites

- Identify order-of-magnitude range of public costs for key improvements
- Evaluate funding tools and prepare implementation strategy

President Wepler thanked the group for the presentation.

ADJOURNEMENT

With no further business to come before the Committee of the Whole, the Mayor asked for a motion to adjourn. Trustee Johnson moved to adjourn, Trustee Moras seconded, and the motion carried on a roll call vote at 8:42 p.m.

AYES: Trustees Johnson, Moras, Justice, Adams, Garrity, and Carey

NAYS: None

Respectfully submitted,

by: Keely A. Anida, Deputy Clerk

Sally A. Kowal

Village Clerk