

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**  
**September 21, 2022**

The meeting of the Libertyville Economic Development Commission 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.

Staff Present: John Spoden, Community Development Director; Nick Mostardo, Finance Director; and Heather Rowe, Economic Development Manager.

Others Present: Mayor Donna Johnson, Trustee Jim Connell, and Mark Anderson of Main Street Libertyville.

**Minutes:** The Commission approved the minutes of the June meeting (Motion- Marks/Second-Dukhan; Abstain-Martin).

**Economic Development Strategy – Key Land Redevelopment Opportunities & Priorities**

Chairman Cortesi indicated that it was key to the economic development efforts of the community to regularly review where opportunities exist, and actions can be taken to further redevelopment. He noted Staff had provided a copy of the previously adopted strategy, along with a memo offering recent updates on ownership changes and development activity for listed sites. He then asked the Commission to discuss any desired reprioritizations, actions, edits, or additions. After discussion relative to activity, impact and visibility of various sites, the Commission made the following suggestions:

- Southwest Corner of Milwaukee & Peterson – Young/Rojas Properties (#4): remove site from list
- Liberty Theater (#5): move to #1 and add an action step related to appropriate use opportunities
- Milwaukee Avenue Redevelopment – Rt 176 to Rockland (#9): move to #2
- Sports Complex Land (#1): keep high on the list until construction underway and corner sold
- Trimm (Newton Industries) Redevelopment (#2): move to #3
- Foulds (#3): move to #4.
- Innovation Park – Lake County (#10): add language regarding co-marketing with ownership. Also add language regarding promotion of the site suitability for lab dependent tenants, a use that is not as office dependent given weakness in the office leasing market with the work-from-home trend.
- Suydam Property: add to prioritized list, adjust numbering accordingly

The Commission also had a lengthy discussion regarding the theater site. They suggested code enforcement relative to its poor appearance, condition, and parking management. They also expressed interest in better understanding the owner's approach to lease, sale and/or redevelopment. The Commission indicated a desire to invite ownership to the October meeting to review this and to help them strategize opportunities or potential partners for tenancy or redevelopment.

At the Chairman's direction Ms. Rowe reviewed next steps, which include Staff preparation of a revised Strategy to the EDC for their review and recommendation at the October meeting, followed by preparation of resolution for the Village Board to consider adoption of the revised Plan.

**Tesla Meeting Recap**

The Commissioners felt the discussion at the Tesla site was very valuable towards understanding the future of the Mile of Cars and impacts of EV adoption, including those on vehicle sales, parking needs

**Minutes of the September 21, 2022, Economic Development Commission Meeting**  
**Page 2 of 2**

throughout the community, infrastructure needs for charging stations, use of charging stations as an attraction/perk, and more. They discussed the benefit of having additional charging stations in public and private locations in Libertyville but indicated there's a lot to consider regarding where they should be located, if they should be for-fee, who manages the chargers and pays the cost of installation, and whether rapid technological changes will affect the EV charging process. The Commission inquired if there are any model ordinances demonstrating how communities are preparing for the move to electric vehicles.

**Business Listening Sessions**

Commissioners Herrmann and Kreuser, and Trustee Connell reviewed their experiences as moderators. It was noted that the program was rolled out, organized and marketed well, despite low number of participants. It was observed that most participants were relatively happy with Village services. While the collected feedback is valuable, Trustee Connell noted that it should be remembered that comments represent a small sample size. The Commissioners mentioned some of the "asks" of local business participants which included additional high speed internet options, the addition of grocery and bookstore tenants downtown, etc. Trustee Connell questioned whether this type of business outreach program should be repeated, or if other types of programs might be useful such as offering speakers on merchandising or other topics. It was decided that the Commission would review the approach to collection of business feedback in the Spring.

**Other**

The Commission discussed the article in the packet regarding the recently enacted Special Non-Home Rule Sales Tax at a rate of 0.5%, effective January 1, 2023. Finance Director Mostardo answered questions related to the collection of tax by local retailers and use of funds by the Village for facilities such as an upgrade to the policing facility. The Commission inquired about the facilities study which indicated need for such funds. In response to questions, Mr. Mostardo explained how the State notifies businesses of the rate change.

Mayor Johnson noted the need for additional future municipal revenue sources not just for facilities but also based the Village's long range fiscal analysis. One such source for further community review and discussion may be cannabis sales.

With no further business, the meeting was adjourned at approximately 8:50 AM.

Respectfully submitted,

Heather J. Rowe, AICP, MLAI  
Economic Development Manager