

**VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES**

Committee of the Whole

**January 19, 2021
7:00 p.m.**

AGENDA

Meeting Conducted Virtually Due to Governor's Executive Orders #2020-10, 18, and 32

Pursuant to the Open Meetings Act, as amended by Public Act 100-0640, the Mayor of the Village of Libertyville, as the head of the public body, has made a determination that an in-person meeting is not practical or prudent because of a disaster.

Please join this meeting from your computer, tablet or smartphone:
<https://global.gotomeeting.com/join/325601397>

Members of the public can also dial in using a phone:

United States: +1 (571) 317-3122

Access Code: 325-601-397

1. Call to Order
2. Presentation of Draft 2030 Comprehensive Plan
3. Adjourn

Please note that materials were previously distributed

MEMORANDUM

TO: Mayor Terry Wepler
Members of the Village Board of Trustees

FROM: Kelly A. Amidei, Village Administrator
John P. Spoden, Director of Community Development

DATE: December 17, 2020

SUBJECT: **Committee of the Whole**
January 19, 2021
Update to Comprehensive Plan Presentation

In February 2018, the Village Board of Trustees created the Comprehensive Plan Review Committee (CPRC) and charged the group with creating an update to the 2005 Village Comprehensive Plan. Pursuant to Village Board direction, The Lakota Group from Chicago was hired to assist in the CPRC in the update. The Lakota Group in turn created a team that included a multi-disciplinary planning team with the following firms:

- S.B. Friedman Development Advisors (Market Assessment and Economic Development)
- Sam Schwartz Engineering (Transportation Planning)
- Christopher B. Burke Engineering (Civil Engineering)
- Duncan Associations (Zoning and Land Use Regulations)

Chairman Bill Cotey and members of the CPRC have completed the update and are prepared to present the plan at the January 19, 2021 Committee of the Whole meeting. A copy of the draft plan is attached for Village Board review. A digital copy is available at www.libertyville.com/comprehensiveplan.

Background

The proposed Libertyville 2030 Comprehensive Plan is a guiding document that describes a vision and blueprint for Libertyville's future physical, economic and social development over the next ten years. The Comprehensive Plan's vision is the result of considerable analysis and study of the community's existing conditions — its downtown business district, neighborhoods, economic climate, commercial corridors, industrial areas, open space, streets and infrastructure, and urban design and visual appearances — as well as extensive collaboration, participation and input from Libertyville residents and stakeholders in the planning process.

Comprehensive Plan Purpose

The Comprehensive Plan seeks to address specific planning issues as the community thinks long-term and works towards what is best for its future over the next ten years. Maintaining Downtown's vibrancy and the sustainability of Libertyville's commercial corridors in light of ever-changing retail

and consumer trends is a high priority. Housing attainability and the availability of different housing products especially for young professionals, “empty nesters,” and early retirees is also a key concern. Encouraging such housing development confronts two challenges: the limited supply of land in Libertyville and the need to balance local desires in maintaining Libertyville’s low-scale, small-town physical environment with the prospect of added development density.

Libertyville has also long been home to commerce and industry — maintaining industrial uses near established neighborhoods and expanding research and light manufacturing uses in and around Innovation Park are also key issues in strengthening the local economy and employment base. Enhancing venues for arts and culture activities, addressing critical stormwater management concerns, conserving traditional neighborhoods, and improving parks and open space are other significant planning priorities addressed in the 2030 Comprehensive Plan.

The Village of Libertyville has understood that an updated Comprehensive Plan will serve as the road map for adopting new policies and initiatives that achieve both land use and development goals and in coordinating the efforts and involvement of other partners in planning activities, including Village departments, the Cook Memorial Public Library District, Main Street Libertyville, Libertyville Township and Lake County, business and property owners, local industries, and other organizations and entities. An updated Comprehensive Plan also assists the Village Board of Trustees in making well-informed decisions regarding land use and capital improvements — decisions that can have long-lasting impacts on how Libertyville grows and develops in the future. Just as important, a Comprehensive Plan can help communicate the community’s aspirations and goals to private sector investors, local institutions, businesses, and residents.

From a practical standpoint, a Comprehensive Plan serves as the playbook for local planners and government officials to understand the appropriate types of development and land uses that should be encouraged within the Village, realizing that each new development creates a lasting impact on the Village’s design, urban form and economic well-being. The Plan also influences other planning policy areas, including:

- Downtown and Commercial Corridors
- Residential Neighborhoods and Housing
- Transportation
- Infrastructure, Stormwater Management, and Utilities
- Historic Preservation, Urban Design, and Placemaking
- Communities Facilities
- Open Space and Recreation
- Arts and Culture

The Comprehensive Plan serves several key purposes:

Future Vision. The Comprehensive Plan represents community consensus on Libertyville’s desired long-term future and should serve as the key guiding planning document for the Village Board of Trustees, Village departments, and other partner agencies and entities.

Land Use Framework. The Comprehensive Plan provides a land use strategy that seeks to promote the highest and best uses of land while reducing land use conflicts and increasing the benefits land can provide in terms of residential and employment opportunities, transportation options, and

recreational and open space. Benefits must also be sustainable so that current and future generations of Libertyville residents and stakeholders can enjoy its amenities, quality of life, and employment opportunities.

Public Investment Guide. The Libertyville Village Board should use the Comprehensive Plan to guide decision-making regarding capital improvements, and investments in community facilities and other infrastructure. Other investments may involve downtown management and enhancement efforts, urban design and placemaking initiatives, neighborhood conservation, and arts and culture activities, and historic preservation activities. The Comprehensive Plan may also be used in seeking grants and other sources of funding at the regional, state, and federal levels.

Private Investment Guide. Developers, industries, entrepreneurs, and others interested in investing in Libertyville may use the Comprehensive Plan to gain insight on land use policies, and investment and development opportunities. Such investors also view sound comprehensive planning as critical to ensuring the viability and long-term success of their investments in Libertyville.

Implementation Program. The Libertyville Comprehensive Plan prioritizes specific planning actions and outlines the roles and responsibilities of the Village of Libertyville, and other partners in implementation activities. Other stakeholders that could play substantive implementation roles have also been identified.

Community Engagement Tool. The process for creating this Comprehensive Plan provided an opportunity for local leaders and residents to understand and evaluate community strengths and weaknesses, and to craft strategies and recommendations for addressing critical planning issues. Future implementation of the Comprehensive Plan will provide additional opportunities to engage and inform local stakeholders on Libertyville planning activities and implementation progress.

Process

After a series of meetings with the CPRC, two open house events to showcase the development of the comp plan to the Libertyville public, two Online Surveys, and garnering vital feedback from Libertyville community stakeholders, the Lakota Group with the help of their interdisciplinary team has drafted The Libertyville 2030 Comprehensive Plan. The draft plan is organized in four sections:

Section 1: Introduction and Background

- Comprehensive Plan Purpose
- Project Timeline
- Plan Organization
- Community History
- Community Context
- Regional Context
- Form of Governance
- Previous Plans
- Community Profile

Section 2: The Community Speaks

- Comprehensive Plan Review Committee
- Project Website
- Stakeholder Listening Sessions
- Community Speak-Out #1
- Online Survey #1
- Community Visioning Session
- Online Survey #2

Section 3: The Comprehensive Plan

- Plan Vision and Policies
- Plan Values and Principles
- Community Vision Statement
- Plan Policies
- Future Land Use Strategy
- Future Land Use Matrix
- A Vital Downtown Libertyville
- Corridors
- Quality, Livable Neighborhoods
- Prosperous Employment Centers
- Community Heritage, Placemaking, and Arts and Culture
- Community Systems

Section 4: Implementation

- Implementation Partners
- Funding Sources
- Zoning Strategy
- Opportunity Sites
- Foulds Macaroni Factory Building
- Accessory Dwelling Unit Strategy
- Annexation Strategy
- Implementation Matrix

Comparison with the 2005 Comprehensive Plan

The proposed 2030 Comprehensive Plan follows the direction of the plan adopted in 2005 with a few exceptions:

- Design alternatives are given for a number of sites including the Downtown, the southwest corner of North Milwaukee Avenue and Rt. 137, South Milwaukee Avenue, and the Fould's property.
- The 2030 Plan considers a residential mix in the northwest area adjacent to the Prairie Crossing Train Stations when the landfill is closed.
- The Foulds property on Church Street is currently zoned industrial. The proposed plan examines alternative uses such as event space, light manufacturing, and residential with the all to retain the existing building.
- Residential structures on the east side of Second Street between North Avenue and Church Street are shown on the current plan to be redeveloped into industrial. However, with the

property to the east currently being separately developed, the proposed 2030 Plan examines a possible continuation of residential for these properties.

- The 2005 Comp Plan Vision Statement evolved and expanded in the 2030 Comp Plan Community Vision Statement by noting emphasis on Transit Oriented development in the downtown, transformation of the commercial corridors, addressing the needs of the Libertyville residents who are in all stages of life and income levels, the enhancement of parks, opens space, urban design, public art and placemaking, and the promotion of policies and practices that promote resilient land uses that adapt to changing economic conditions.
- The 2005 Comp Plan's Goals, Objectives, Policies and Implementation Strategies have been expanded in the 2030 Comp Plan to include Primary Responsible parties for implementation, Funding Sources to consider to financially support the implementation strategies and Timing for implementing policies.
- The Future Land Use Strategy has updated the Future Land Use categories to better represent contemporary terminology and recommended pattern of land uses with emphases on better understanding of Traditional Residential neighborhoods, Commercial Mixed Use, Employment Centers and others.

Plan Commission Review

On October 12 and November 9, 2020, the Plan Commission held virtual public hearings on the plan. In preparation for the presentation, the CPRC created a series of videos to inform the public about the details of the plan. These can be viewed on the Village website at www.libertyville.com.

At the conclusion of the hearings, the Plan Commission voted unanimously to recommend Village Board of Trustees adoption of the plan, subject to the following revisions:

1. Regarding the Comprehensive Plan Review Committee:

On page 159, Third paragraph: Add The Village of Libertyville and its implementation partners should monitor the implementation progress on an on-going basis. This document recommends retaining a Comprehensive Plan Review Committee to meet at least twice a year to monitor and guide implementation of the plan. The Committee should assess whether actions and initiatives...

2. Regarding Housing:

On page 113: Add 1.6 Encourage construction of dwelling units that contain first floor master bedrooms. Throughout the planning process, Libertyville residents have expressed their need for this type of housing that allows for one floor living and the ability to age in place. It also addresses those looking to house senior relatives in their homes.

3. Regarding the Advocate Condell Medical Center:

On page 57: Add to Office Park/Corporate/Research and Development, sixth line, ...research and development. Encouragement should be given to development that is related to Advocate Condell to establish the Village as a center for the medical industry.

4. On page 104: Second bullet point under Primary Development Options, add to the end of the statement. The Milwaukee Avenue Study Area is an excellent location for these medtail

uses with offices for physicians and related facilities along with possible second story residential to address shortages in housing at an attainable rate.

5. The following text should be incorporated into the Implementation chapter of the draft comp plan:

Post Pandemic Libertyville

In 2020, the Village of Libertyville responded to the global COVID-19 pandemic by providing various forms of support to its business community, including publicizing various financial assistance programs offered through the State of Illinois BIG program and the CARES Act Works For All Americans administered by the U.S. Department of Treasury. Aimed at its restaurant businesses, the Village also permitted temporary outdoor dining locations on public and private property as needed due to indoor dining service.

While the long-term effects of the pandemic will not be known, there are several possible short and long-term outcomes and implications for Libertyville:

- **Retaining restaurants and entertainment-related businesses.** The Village will need to continue promoting available financial assistance programs, or develop new ones, to help retain a key business sector, especially for the downtown.
- **Promoting multi-channel businesses.** Businesses that market and interact with customers using a combination of indirect and direct communication channels – websites, retail stores, mail order catalogs, direct mail, email, and mobile – are more likely to survive the pandemic than those who do not. Providing technical assistance on multi-channel marketing may help local businesses emerge from the pandemic in a more competitive position.
- **The remote worker.** It is unclear what employee workplace preferences will be over the long-term – working remotely or face-to-face. Several states and communities have already evaluated co-worker space needs and developed incentive programs to attract remote workers to their communities.
- **General retail impacts.** Although preliminary, most market forecasters believe the Covid-19 pandemic will accelerate the decline the indoor regional malls but may provide some boost to outdoor retail and strip centers.
- **Office to residential conversion.** Residential will continue to prove the most resilient land use going forward in the pandemic era. The pandemic may cause companies to free up unused office space, repurposing them as housing and forcing such properties to become lifestyle driven.
- **Leveraging authenticity and community.** A heightened appreciation for immediate proximities will continue to influence consumer behavior following COVID-19. Deepened emotional ties to local businesses and places in Libertyville may shape demand for new businesses, services and experiences, building on the community's strong sense of authenticity.

Staff notes that these changes have been made by the consultant.

Members of the Village Board will find the final draft of the plan attached for their review. A presentation of the plan will be made at the January 19, 2021 Committee of the Whole meeting and members of the CPRC, Staff and consultants will be available to answer any questions or concerns.

Please contact John at (847) 918-2029 or at jspoden@libertyville.com with any questions or concerns prior to the meeting. We look forward to discussing the 2030 Plan with the Village Board in detail at the Committee of the Whole.

cc Comprehensive Plan Review Committee
 The Lakota Group
 Administrative Staff
 Planning Division Staff