

**VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES**

Committee of the Whole

**March 30, 2021
7:00 p.m.**

AGENDA

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/202781357>

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

United States: +1 (872) 240-3311

Access Code: 202-781-357

1. Roll Call
2. Approval of Minutes: February 23, 2021, March 6, 2021 and March 9, 2021
3. South Milwaukee Avenue Corridor Presentation
4. Other Items
5. Adjournment

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate should contact the ADA Coordinator at 118 West Cook Avenue, Libertyville, Illinois 60048 (847)362-2430

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
Committee of the Whole
February 23, 2021

Meeting conducted virtually due to Governor's Executive Orders #2020-10, 18, and 32

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

APPROVAL OF THE MINUTES

Trustee Johnson moved to approve the minutes of the January 12, 2021 Committee of the Whole. Trustee Moras seconded, and the motion carried on roll call vote as follows:

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

NAYS: NONE

STORMWATER UTILITY RATE STUDY – Phase II Presentation

Finance Director Nicholas Mostardo opened the meeting with background on Phase II of the Stormwater Utility Rate Study. The study included the following:

1. Creation of the billing database – completed December 2020
2. Public Education – Website launched December 2020; Town Hall Meetings held January 28, 2021 and February 11, 2021
3. Preparation of the Stormwater Utility ordinance

The following are items to complete after the adoption of an ordinance:

1. Adoption of administrative rules governing the processing of appeals and credits
2. Processing appeals and credit applications that have been pre-filed in advance of the ordinance adoption
3. Importing the parcel/utility account fee data into the Village's utility billing software
4. Continuing to communicate with the community in advance of the fee start date of September 1, 2021

Director Mostardo introduced Eric Callocchia, Executive Consultant from NewGen Strategies and Solutions, LLC. Mr. Callocchia explained that NewGen's Phase I report was submitted on July 15, 2021. He presented Village Parcel Data, including classification, number of parcels per classification, total area, and both pervious and impervious area. He explained that the updated Phase II database has been aligned with the Village's Utility Billing database. There were changes in parcel information due to several factors, including removal of 0.0 ERU parcels while the Village-wide ERU remains 3,800 square feet. He noted that parcel information will continue to be made in conjunction with the appeals process.

Mr. Callocchia next presented updated financial projections, noting that the fee effective date would be September 1, 2021. He also explained the Stormwater Fee Lookup Tool, which will be available on the Village website.

The Mayor asked for questions or comments from the Village Board and the public. Mr. Joe Russo, 312 Carriage Hill Circle, addressed the Board. Mr. Russo explained that he was the Director of Ponds and Maintenance for the Carriage Hill Homeowners' Association. He stated that the HOA was asking for relief for costs associated with the neighborhood's pond maintenance. He added that their situation is unique. He noted that other Village ponds are maintained by the Village, and the Carriage Hill ponds drain directly into the Des Plaines River and not the Village's stormwater system.

Director of Public Works Paul Kendzior stated that Carriage Hill is not unique and that water from the ponds does go into the Des Plaines River through the Village stormwater system. He added that other neighborhoods pay the Village for pond maintenance through SSAs. The Village does maintain three ponds.

The Mayor stated that the Carriage Hill HOA should go through the appeal process rather than ask for a policy change. Mr. Russo stated that commercial businesses and Walnut Street drain into their ponds. Both Mr. and Mrs. Russo noted that it costs \$20,000 to have the ponds dredged, and the HOA pays for the maintenance. Trustee Garrity stated that appeals could come before the Village Board, and the Village Board will act on each appeal on its merits.

The Mayor stated that there were only two types of appeals, and perhaps there could be an additional type process. He asked if the Board would be amenable to another means to appeal. Trustee Johnson stated that although she appreciated the issue, she was not comfortable with changing the ordinance immediately. She favored discussing any change with Staff and Village legal counsel. The Mayor and Trustees Moras and Adams concurred.

Trustee Johnson moved to have appropriate Staff and Village legal counsel to review the ordinance and explore options for another tier of appeal. Trustee Carey seconded. The Mayor asked for further discussion. The Russos thanked the Board for listening. The motion carried on roll call vote as follows:

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

NAYS: None

Trustee Garrity moved the approval of the final version of the ordinance, subject to any changes and modifications, to March 23, 2021. Trustee Adams seconded. The motion carried on roll call vote as follows:

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

NAYS: None

Trustee Johnson stated appreciation for the level of detail provided by Village Staff.

ADJOURNMENT

Trustee Johnson moved to adjourn the Committee of the Whole at 7:51 p.m. Trustee Carey seconded, and the motion carried on roll call vote as follows:

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

NAYS: None

Respectfully submitted,

Sally A. Kowal
Village Clerk

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
Committee of the Whole
2021-2022 Budget Review
March 6, 2021

Meeting conducted virtually due to Governor's Executive Orders #2020-10, 18, and 32

President Weppler called to order a virtual Committee of the Whole at 8:00 a.m. Those present were: President Terry Weppler, Trustees Donna Johnson, Richard Moras, Jay Justice, Scott Adams, Peter Garrity, and Patrick Carey. All Village departments were represented.

INTRODUCTION

Village Administrator Kelly Amidei thanked the Village Board for support along with Finance Director Nicholas Mostardo and his Staff for their work on the 2021-2022 Village Budget.

Next, Administrator Amidei provided a budget document overview as well as the impact of COVID-10 on the Village's financial position. She then reviewed the dates for the budget preparation and budget review meetings. She added that the non-home rule sales tax referendum had been successful and took effect on July 1, 2020. All non-home rule sales tax revenues go into the Non-Home Rule Sales Tax Fund and are allocated to different funds as budget transfers.

Administrator Amidei explained the following Key Budget Initiatives:

- Stormwater
- Libertyville Sports Complex
- Road Infrastructure
- Utility Fund
- Village Facilities
- Recreation Amenities and Playgrounds

She then recapped Administrative/Finance Department, Fire Department, Police Department, and Public Works grants as follows:

- Total value of grant applications (awarded or pending): \$3,525,582.37
- Total value of grant awards: \$1,186,239.95
- Total value of pending awards: \$2,339,342.42

Finance Director Nicholas Mostardo reviewed the meeting agenda and Village financial policies. He next provided the following budget summaries:

BUDGET SUMMARY TOTALS

REVENUES (Operating and transfers)

- FY 2021-2022: \$66,100,964
- FY 2020-2021: \$66,500,617

EXPENDITURES (Operating, Capital Outlay, and Capital Transfers)

- FY 2021-2022: \$67,155,731
- FY 2020-2021: \$62,304,104

BUDGET SUMMARY – OPEARTING & CAPITAL

OPERATING REVENUES

- FY 2021-2022: \$62,983,572
- FY 2020-2021: \$64,446,628
- Decrease of 2.3%

OPERATING EXPENDITURES

- FY 2021-2022: \$47,645,422
- FY 2020-2021: \$48,936,279
- Decrease of 2.6%

CAPITAL OUTLAY

- FY 2021-2022: \$16,392,917
- FY 2020-2021: \$11,313,836
- Increase of 44.9%

RESIDENT IMPACT

- The typical resident will pay \$223 more for Village services in FY 2021-2022, a 9.3% increase from the previous year
- Excluding stormwater, the increase over the prior year is \$67 or 2.8%
- The proposed stormwater utility fee will cost the average homeowner \$156 per year (\$13 per month)
- Per the Utility Rate Study, the budget contemplated planned utility rate increases of 3% for water and 5% for sewer
- The annual property tax increase for an average homeowner will be approximately \$15 on the Village's share of the property tax bill (9%)
- The budget proposes no change in the telecommunications tax, electric utility tax, or the price of vehicle stickers

OTHER RATES AND FEES

- Libertyville Fire Protection District Fees – increase of 2.3% (PTELL CPI)
- Public Safety Fees (Rockland, Mundelein Ladder, District 70, District 128, etc.) - by contract

Director Mostardo next discussed the **Five-Year Financial Forecast**. He stated that the forecast focused on projecting General Fund performance under three COVID-19 recovery scenarios:

- “U-Shaped” – *Base Scenario 1*: Economy does not immediately bounce back from COVID-19, but instead scales up over time
- “V-Shaped” – *Alternate Scenario 1*: Economy remains at a low level for several years or more
- “L-Shaped” – *Alternate Scenario 2*: Economy remaining at a low level for several years or more

Director Mostardo noted that by FY 2025-2026 the growth in expenses would outpace growth in revenues with the U-Shaped scenario; fund balances below policy minimum would occur in 2022-2023. The five-year ending fund balances for each scenario would be:

- \$535,860 in the “U-Shaped” Base Scenario
- \$3,110,907 in the “V-Shaped” Alternate 1 Scenario
- (\$2,973,331) in the “L-Shaped” Alternate 2 Scenario

Director Mostardo stated that the Village should hope for a recovery somewhere between “U-Shaped” and “V-Shaped” scenarios, but should plan conservatively. If the stimulus bill is passed, current estimates project the Village receiving approximately \$2.5 million. He added that the Village should consider adjustments to service levels if signs point toward an “L-Shaped” recovery.

PROPERTY TAX OVERVIEW

Director Mostardo noted that Libertyville’s municipal tax rate is lower than 12 of 13 neighboring municipalities. The graph presented showed the allocations of property tax as follows:

School District #70	38%
High School District #128	33%
Village of Libertyville	9%
Lake County	8%
College of Lake County	4%
Cook Memorial Library	4%
Lake County Forest Preserve	2%
Road and Bridge	1%
Township	1%

PERSONNEL

The proposed budget includes:

- Restoring one Recreation position
- Reassigning vacant Public Works Management Analyst to Administration
- One full-time engineering position in the Public Works Department

Budgeted Wage Adjustments:

- Cost of Living adjustment for non-union employees – 2.0%
- Merit-based wage advancement for non-union employees – up to 2%
- Employees covered by bargaining agreements:
 - Fire -2.25%
 - Police/Public Work – contract under negotiation, allowance for COLA included in the budget

Benefits:

- PPO – 5% increase, HMO – 5% increase
- Dental – 5% increase
- Public Safety Pensions – Police – 1.3% or \$26,743; Fire – 10.3% or \$153,892; Employer contribution rate for Police: 51.8%; Fire: 39.6%
- IMRF Pension – Decrease in employer contribution rate from 15.49% to 14.45%

CAPITAL PROJECTS

The Capital Play Outlay in FY 2021-2022 of \$16,392,917 includes the following:

- Bridges - \$130,000
- Buildings - \$483,960
- Equipment: Computers - \$166,920
- Equipment: Miscellaneous - \$28,500
- Park Improvements - \$740,750
- Parking - \$592,500
- Sanitary Sewer - \$825,000
- Storm Sewer/Drainage - \$6,296,585
- Street Paving - \$725,000
- Street Reconstruction - \$1,856,279
- Streetscape – \$413,000
- Vehicles - \$1,078,123
- Wastewater - \$1,586,300
- Water Distribution - \$1,470,000

Capital Projects were broken down for each fund.

A General Fund Overview followed along with a review of each of the individual special revenue funds including:

- No significant changes in Concord or Timber Creek Special Service Area funds, Fire Fund, or Foreign Fire Service Fund
- Motor Fuel Tax Fund in compliance with its fund balance at the end of FY 2021-2022
- Non-Home Rule Sales Tax Fund
- Hotel/Motel Tax Fund
- Commuter Parking Fund
- Debt Service Fund
- Debt

- Enterprise Funds – Utility Fund
- Stormwater Sewer Fund
- Libertyville Sports Complex Fund
- Project Fund
- Park Improvement Fund
- Impact Fee Fund
- Public Building Improvement Fund
- TIF Fund
- Vehicle Maintenance & Replacement Fund
- Technology Equipment Replacement Fund

OTHER BUDGET CONSIDERATIONS

The Woods at Adler

- Maintenance plan request of \$17,000
- Recommendation of \$10,000 for Adler to manage maintenance
- Amend the lease for long-term solution

Trustee Johnson asked if the funding was appropriate. Administrator Amidei noted that the plan has not yet been fully vetted. Trustee Moras asked if the money for maintenance would be in perpetuity. All agreed that justification was necessary before committing. Administrator Amidei stated that information would be available for the Board to consider before voting on the budget.

Adler Arts Center

- Due to decrease in revenues in Hotel/Motel Fund, only two of the three capita projects are scheduled.
- Deferred \$47,642 Wood Window Frame project
- Can complete if Board directs Staff to take Hotel/Motel Tax Fund below fund balance policy

President Weppler asked if further damage would result from the deferral. Trustee Moras asked if the floor damage had been a result of the windows leaking. He also asked if deferral was the right course. Administrator Amidei stated that she would check.

Trustee Johnson asked who was responsible for overseeing Homeowners' Associations and Special Service Areas. Director Mostardo stated that Staff oversees both.

Trustee Moras provided background on the utility taxes, a sunset clause, the reduction of electrical tax and elimination of the gas tax. He added that these taxes are only enacted in emergency situations.

ADMINISTRATION & FINANCE

Deputy Administrator Ashley Engelmann reviewed the following:

- Duties of Administration and Finance
- Financial Summary
- FY 2020-2021 Accomplishments

- FY 2020-2021 Goals Status
- FY 2021-2022 Goals
- Strategic Plan/Goal Setting
- Legislative Boards and Commissions
- Legal
- Meeting Summary
- Community Organizations and Activities
- Technology and Equipment Replacement Fund (TERF)
- Financial Summary
- FY 2020-2021 TERF Goal Status
- Accomplishments (IT)
- MYGIS
- Tree Management
- Impervious Surface
- Maintenance Dashboard
- FY 2021-2020 IT Goals

Trustee Garrity noted the importance of security initiatives and asked if the IT vendor were the best to oversee security. Deputy Administrator Engelmann stated that the vendor is up to speed and is the right fit for Village needs. Trustee Johnson asked that employees be reminded to be careful mixing business and personal emails on Village-owned devices.

- Notable Operational Initiatives

RECREATION

Deputy Administrator Engelmann provided the following recreation information

- Recreational opportunities
- Financial Summary
- FY 2020-2021 Goal Status
- FY 2021-2022 Goals

COMMUNITY DEVELOPMENT

Director of Community Development John Spoden provided the following information:

- **COMMUNITY DEVELOPMENT**
Financial Summary
Performance Measures
- **PLANNING DIVISION**
Outdoor Dining
- **ECONOMIC DEVELOPMENT**
Marketing
- **BUILDING DIVISION**
- **FY 2021-2022 GOALS**

Trustee Moras asked for a recap of auto dealership partnerships. Trustee Johnson stated the Economic Development Coordinator Heather Rowe was instrumental in keeping the Infiniti dealership in Libertyville and thanked her.

FIRE DEPARTMENT

Fire Chief Rich Carani presented the following information regarding the fire department:

- Financial Expenditures
- Revenues Generated by the Fire Department
- FY 2020-2021 Accomplishments
- Department Videos
- Staffing
- Financial Summary
- Ambulance Billing
- Summary of Department Statistics
- Performance Measures
- Call Volume
- FY 2020-2021 Goal Status

Trustee Johnson expressed concern regarding stress levels of Fire Department employees during the COVID pandemic. She stated the importance of Staff getting help and recognizing signs of stress before a problem arises. She added that mitigation should focus on mental health, suicide prevention, and debriefing assistance. Chief Carani noted that the State Fire Marshall requires assistance as part of the curriculum. He added that Lake County Fire Chiefs are participating in COVID vaccinations as well as between 60 and 70 support staff to help vaccinate at the Lake County Fairgrounds.

- FY 2021-2022 Goals
- Emergency Management – EMA

Chief Carani introduced Libertyville Fire Protection District President Lee Haak.

PUBLIC WORKS

Director of Public Works Paul Kendzior presented Public Works information, including the following:

- Public Works Functions
- General Fund Expenditures
- Financial Summary

ENGINEERING/ADMINISTRATION DIVISION

- Accomplishments
- Goals
- Budget Notes

STREETS DIVISION

- Responsibilities
- Budget Notes

SNOW REMOVAL AND ICE CONTROL DIVISIONS

- Responsibilities
- Budget Notes

REFUSE AND RECYCLING DIVISION

- Responsibilities
- Budget Notes

PARKS MAINTENANCE DIVISION

- Accomplishments
- Goals
- Budget Notes

Activities

UTILITY FUND

- Financial Summary

WATER DEPARTMENT

- Responsibilities
- Budget Notes
- Expenditures

SANITARY SEWER DEPARTMENT

- Responsibilities
- Budget Notes

WASTEWATER TREATMENT PLANT

- Responsibilities
- Budget Notes
- Expenditures

STORMWATER SEWER FUND

- Financial Summary
- Responsibilities
- Budget Notes

VEHICLE MAINTENANCE AND REPLACEMENT FUND

- Financial Summary
- Responsibilities

- Budget Notes

POLICE DEPARTMENT

Deputy Police Chief Ed Roncone presented the information regarding the Police Department, including the following:

- Financial Summary FY 2021-2022 Budget Highlights
- Staffing
- Summary Statistics
- FY 2020-2021 Goal Status
- FY 2021-2022 Goals

CLOSING REMARKS

Village Administrator Kelly Amidei thanked Mayor Weppler and the Village Board for their support. She noted that recommended changes would be incorporated into the final budget document. A follow-up will occur at the March 9, 2020 Committee of the Whole.

ADJOURNEMENT

With no further business to come before the Committee of the Whole, President Weppler asked for a motion to adjourn. Trustee Garrity moved to adjourn at 1:51 p.m., Trustee Carey seconded, and the motion carried on roll call vote as follows:

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

NAYS: None

Respectfully submitted,

Sally A. Kowal
Village Clerk

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
Committee of the Whole
March 9, 2021

Meeting conducted virtually due to Governor's Executive Orders #2020-10, 18, and 32

President Weppler called to order a virtual Committee of the Whole at 6:30 p.m. Those present were: President Terry Weppler, Trustees Donna Johnson, Richard Moras, Jay Justice, Scott Adams, Peter Garrity, and Patrick Carey. All Village departments were represented.

DRAFT STORMWATER UTILITY FEE

Language was drafted by the Village Attorney to add an additional appeal type in Section 25-136 of the Stormwater Ordinance. Trustee Adams asked if there was a senior discount on the stormwater utility fee. Village Attorney Hart Passman noted that he had not seen this discount since the fee is not dependent on the age or demographic of the owner. Trustee Justice stated that he had been asked about a senior discount since seniors have diminished income with retirement.

Trustee Garrity noted that if there is a decrease for seniors, the balance would go to the rest of the population. Another group would have to absorb the difference. The Mayor asked Village Administrator Amidei and Finance Director Mostardo to find out the number of seniors; he did not want to impact other residents. Director Mostardo stated that he would calculate the impact of a discount and run scenarios for the Board. Village Attorney Hartman stated that the ordinance or fee structure could be amended.

Mr. Joseph Russo, 312 Carriage Hill Circle, stated that Carriage Hill residents appreciated the empathy shown by the Village Board and that they are grateful. The Mayor thanked them for their input.

Administrator Amidei noted that there was time for questions since the entire budget review was presented at the last Committee of the Whole. There were no other questions or comments.

ADJOURNMENT

Trustee Johnson moved to adjourn the Committee of the Whole, and Trustee Moras seconded at 6:47 p.m. The motion carried on roll call vote as follows:

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

NAYS: None

Respectfully submitted,

Sally A. Kowal
Village Clerk

MEMORANDUM

To: Mayor Terry L. Weppler
Members of the Village Board of Trustees

From: Kelly Amidei, Village Administrator
John Spoden, Director of Community Development
Heather Rowe, Economic Development Coordinator

Date: March 25, 2021

Subject: Committee of the Whole – South Milwaukee Avenue Corridor – March 30, 2021

During the Comprehensive Planning process, the Village identified an area along South Milwaukee Avenue that could benefit from potential investment and redevelopment. The 2030 Comprehensive Plan outlines this area, its challenges, possible streetscaping improvements, and includes a concept plan for one of the blocks. To build on this, the Village hired SB Friedman Real Estate Advisors to help craft a strategy for the corridor that identifies the actions and financing tools needed to support this change.

During the upcoming Committee of the Whole meeting, SB Friedman and Village Staff will review corridor opportunities and challenges, then will ask the Village Trustees and Commissioners questions about the type of redevelopment they might support and the type of investments the Village might be willing to commit. This will help Staff determine next steps in advancing the corridor goals and suitable financial tools. Attached please find a copy of the presentation so you can familiarize yourself with the corridor prior to the discussion.

Please let us know if you have any questions or concerns prior to the meeting by contacting John at jspoden@libertyville.com or at (847) 918-2029. We look forward to the discussion on Tuesday evening.

cc Economic Development Commission



THE
LAKOTA
GROUP.

S. Milwaukee Implementation Strategy

Corridor Implementation Strategy Working Meeting

March 30, 2021



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

Agenda and Project Team

S. Milwaukee Implementation Strategy

AGENDA

1. Background
2. Potential Opportunity Sites
3. Corridor Public Realm Strategy
4. Economic Development Strategy
5. Next Steps

PROJECT TEAM

SB FRIEDMAN

- Fran Lefor Rood
- Caitlin Johnson
- Will Holland

LAKOTA

- Nicholas Kalogeresis
- Mike Kritzman

BACKGROUND

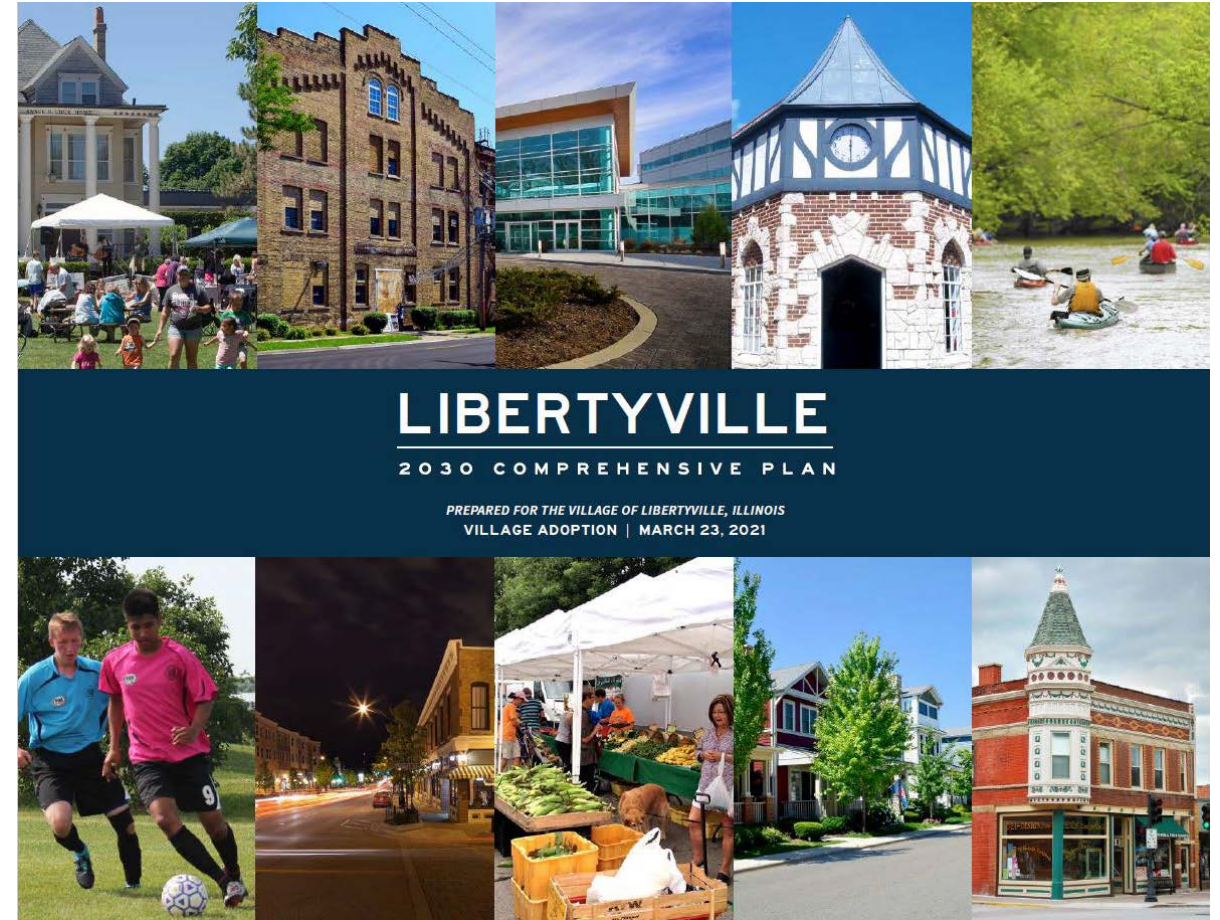
S. Milwaukee Corridor Implementation Strategy

Advance implementation of Libertyville 2030 Comp Plan

The S. Milwaukee Implementation Strategy builds on Libertyville 2030 Comp Plan's Vision/Future Land Use

Libertyville's 2030 Comp Plan defines the Milwaukee Avenue corridor as a 'transitional gateway corridor:'

"...portions of such corridors present redevelopment opportunities for new commercial development types that make more efficient use of existing land for residential and mixed-use developments near Downtown Libertyville and other nearby industrial employment centers. New development will be consistent in scale and character with adjacent commercial and residential areas."

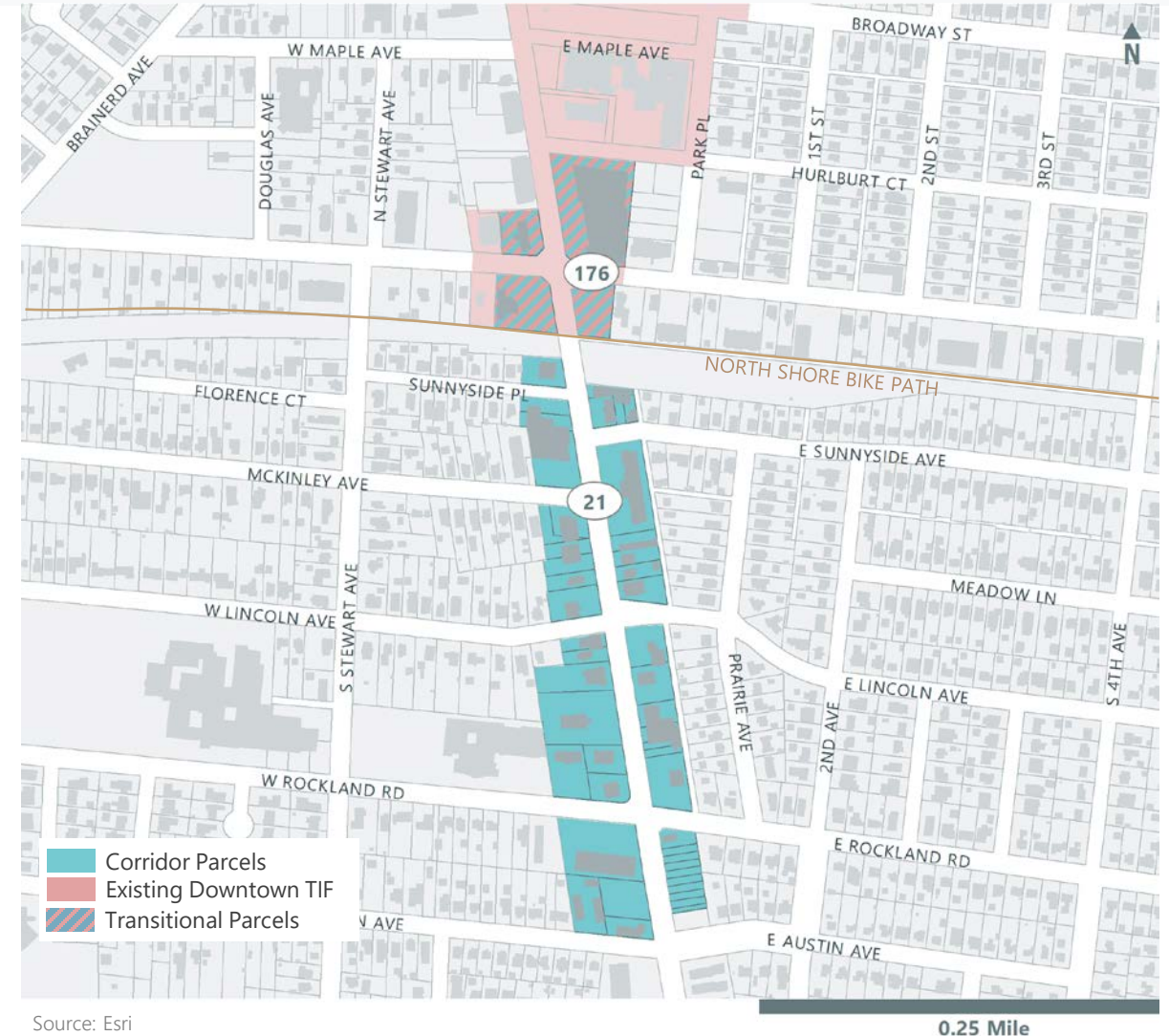


Source: Libertyville 2030 Comp Plan

S. Milwaukee Corridor Implementation Strategy

Goals build on 2030 Comprehensive Plan

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



Source: Esri

0.25 Mile

POTENTIAL OPPORTUNITY SITES

S. Milwaukee Corridor Overview

Three Potential Opportunity Blocks

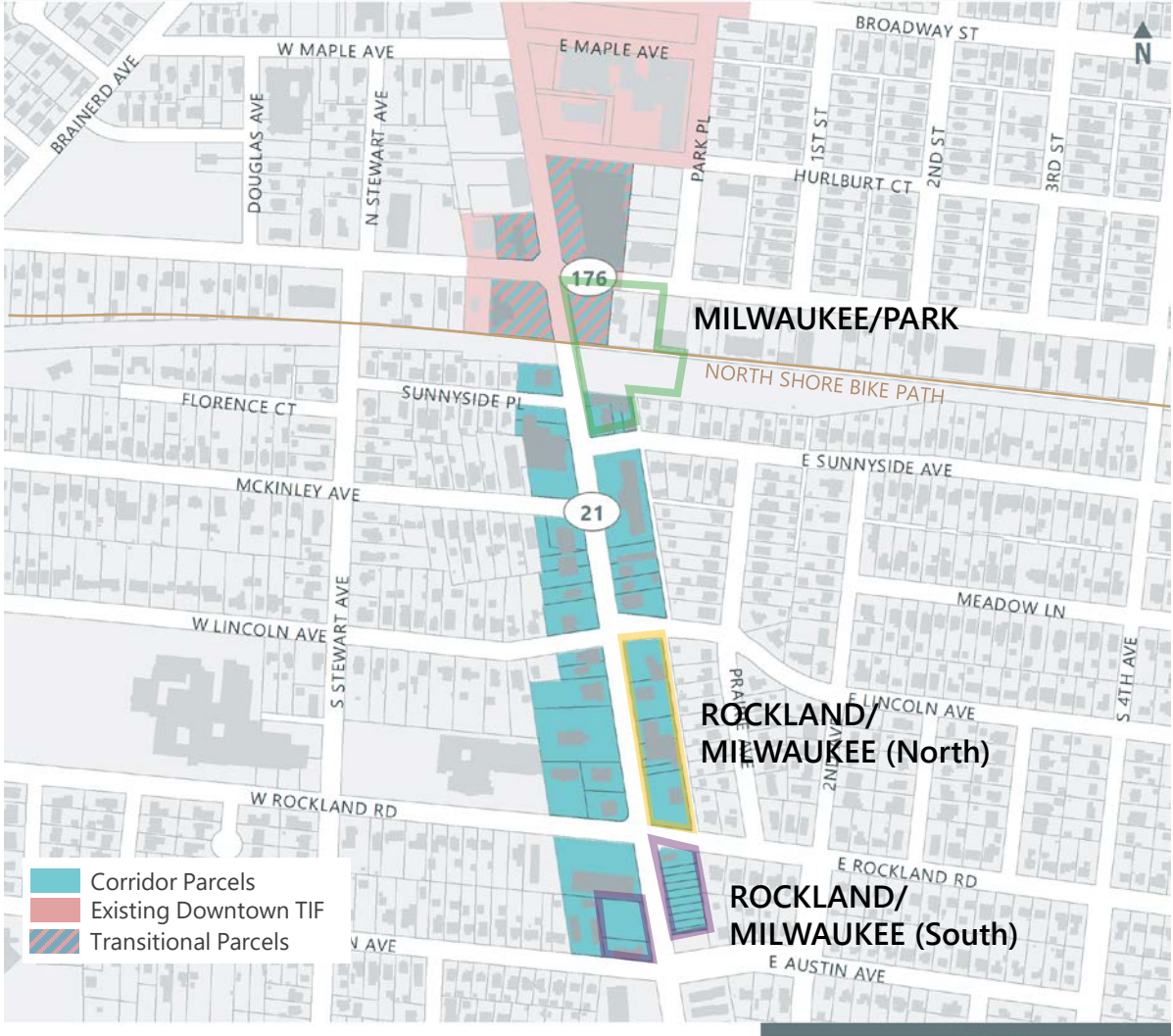
Opportunity to transition to residential, “medtail” and mixed-use

Blocks Most Susceptible to Change

ROCKLAND/MILWAUKEE (North)

ROCKLAND/MILWAUKEE (South)

MILWAUKEE/PARK



Source: Esri

Rockland/Milwaukee (North)

Older, vacant commercial buildings present redevelopment opportunity

KEY DEVELOPMENT CONSIDERATIONS

- Older, vacant commercial buildings appear ripe for redevelopment
- Redevelopment must be context-sensitive to adjoining single-family

Challenges to redevelopment

- Multiple landowners
 - Larger scale redevelopment would require parcel assembly
 - Parcels with common ownership are large enough to phase redevelopment
- Former True Value could potentially be rehabbed; other buildings would likely require demolition
- Environmental contamination may be present throughout block
 - Capping the block may be necessary
 - Increased redevelopment costs

Opportunity

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



Rockland/Milwaukee (North)

2030 Comprehensive Plan Concepts

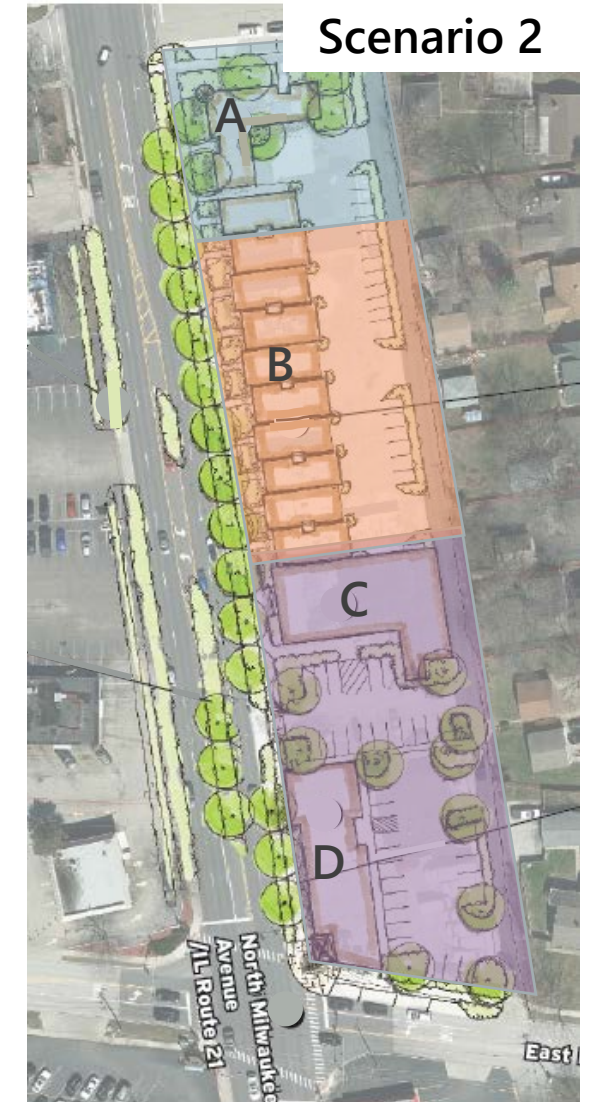
1. Commercial uses fronting closer to the sidewalk

- A. No redevelopment
- B. Mixed-use building with ground-floor retail and 2 to 4 residential units above
- C. True Value Building rehabbed with ground-floor retail and office or residential above
- D. 5,000 sf mixed-use building with medical or retail
- Shared parking shifted to rear or sides of sites



2. Residential with commercial on the high-visibility corners

- A. Multifamily development (3-story with 4 to 6 units)
- B. ~10 Townhomes (2 to 3-story with first-floor garages)
- C. True Value Building rehabbed with ground-floor retail and office or residential above
- D. Mixed-use building with ground floor retail and 10 to 15 residential units above
- Shared parking



Rockland/Milwaukee (South)

Opportunity with several possible concepts

KEY DEVELOPMENT CONSIDERATIONS

East Side of Milwaukee Ave.

- Single-owner potentially interested in redevelopment of Dairy Queen and parcels to south
 - Continue operation of Dairy Queen, a community asset and gathering place
- Potential for larger scale redevelopment or infill on vacant parcels
 - Proximity to Advocate Condell Medical Center enhances potential for “medtail” development
 - Opportunity for new standalone infill residential development on vacant parcels
 - Larger redevelopment on entire site would require relocation of DQ elsewhere on corridor

West Side of Milwaukee Ave.

- Single owner and size of site provides redevelopment opportunity
- Opportunity for infill residential development
 - Replacement of 6 existing affordable units would ensure long-term affordability on site



Milwaukee/Park

Excellent location with several site challenges

KEY DEVELOPMENT CONSIDERATIONS

- Milwaukee/Park intersection is an attractive location for redevelopment
 - Gateway to Downtown Libertyville
 - Certain redevelopment ideas not allowed under current zoning (i.e., car wash)
 - High traffic counts

Challenges to redevelopment:

- Size and access to corner parcel is challenging; larger site needed
 - IDOT-controlled roads
- Utilities and infrastructure to south complicate expansion of site
 - North Shore Bike Path, owned by IL Department of Transportation (IDOT) and managed by Lake County Department of Transportation (LDOT)
 - Utility easements along bike path
 - Water main runs under bike path
- Properties south of bike path have multiple owners and would require assembly
 - Limited redevelopment potential given size and occupancy

Opportunity:

- Retail or mixed-use



CORRIDOR PUBLIC REALM STRATEGY

Corridor Public Realm Strategy

Corridor-wide public improvements

Goals: improve walkability, aesthetic character, safety, and calm 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



(A) Median Planting Bed/Bioswale (C) Facade Improvements (E) Sidewalk (G) Maintain Libertyville Banners
 (B) Parkway Landscape Plantings (D) Ornamental Street Lights (F) Street Trees (H) Ornamental Fence Screening

View looking south from Lincoln Avenue



(A) High visibility pedestrian signage/safety measures (C) New pedestrian crossing with striping and decorative pavers (E) Pedestrian refuges/planted medians at key crossings (G) Continuous street trees
 (B) Street corner decorative landscape beds (D) Decorative pavers and/or tactile elements to calm traffic (F) Parking lot landscape buffers (H) Pedestrian-scale branding elements

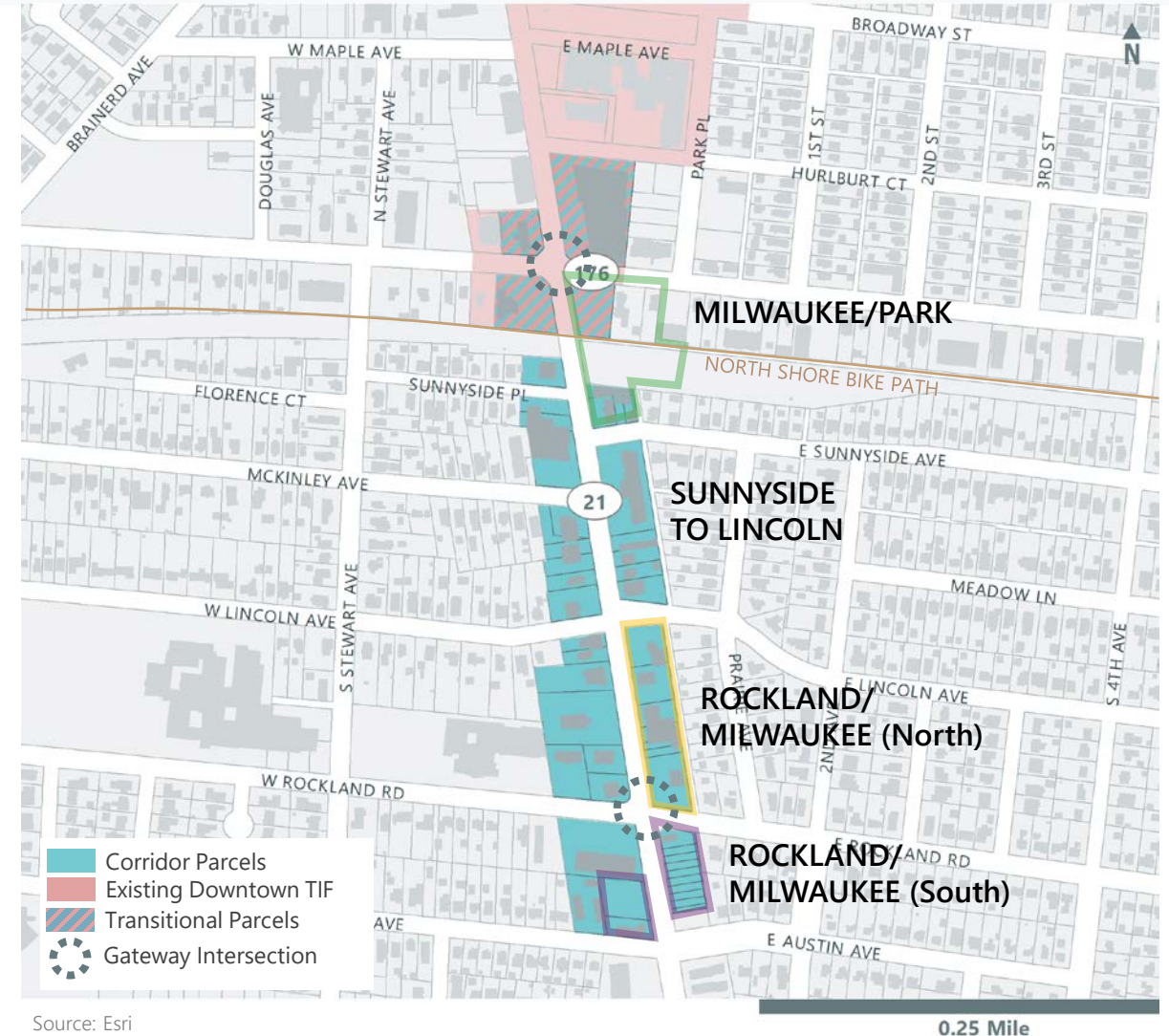
View looking west from First Street

Source: Libertyville 2030 Comp Plan

Corridor Public Realm Strategy

Corridor-wide public improvements

- What public improvements are a priority?
- What public improvements may be needed to support development/desired outcomes?



ECONOMIC DEVELOPMENT STRATEGY

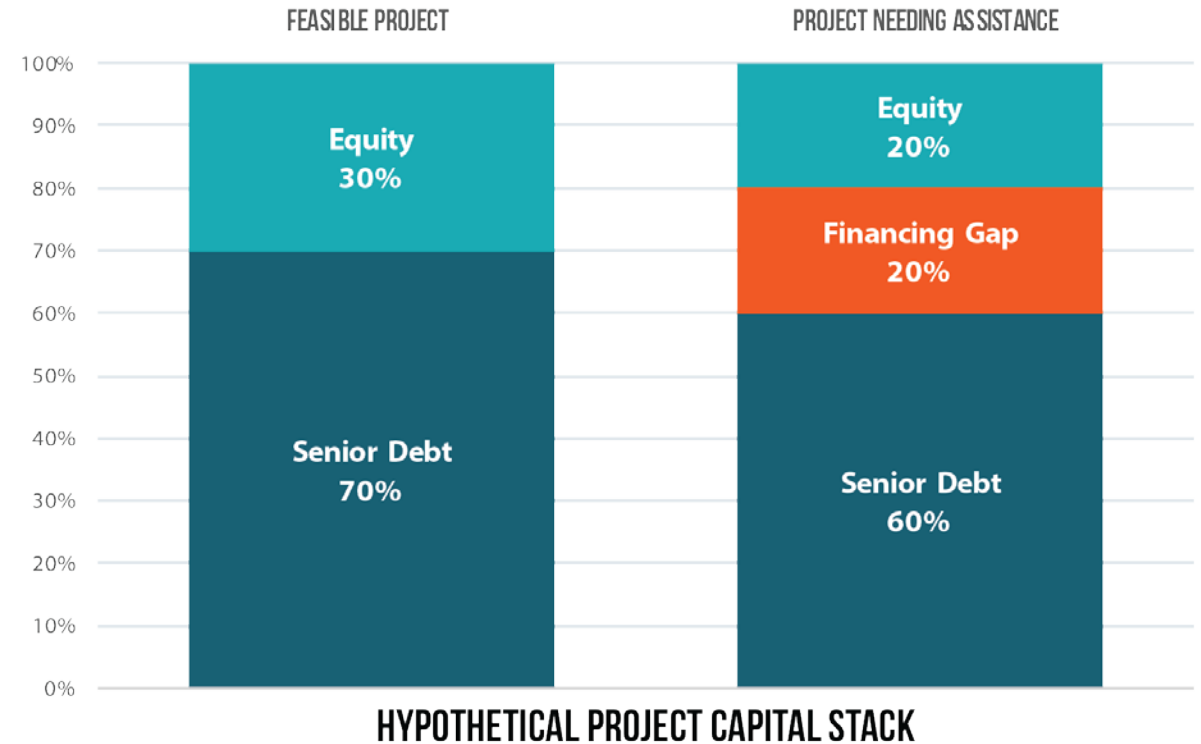
Common Reasons for Providing Assistance

PUBLIC IMPROVEMENTS

- Providing public infrastructure/improvements
 - Streetscaping/sidewalk enhancements
 - Utility upgrades/access

GAP FINANCING

- Subsidizing a proposed project that is “above market,” “non-market,” or for which the market is not yet established
- Funding extraordinary costs in private development
 - Environmental remediation
 - Site assembly for sites with multiple owners
 - Demolition
- Obtaining higher quality development than the market will generate on its own (mixed-use, design standards, etc.)



Potential Local Economic Development Tools

Potential public funding sources

General Fund Revenues:



NON-
HOMERULE
SALES TAX (1%)

Diverting existing revenue streams to support economic development



MOTOR
FUEL TAX



OTHER
GENERAL FUND
SOURCES

Special Incentive Districts:



TAX
INCREMENT
FINANCING

Additional growth in property taxes is earmarked for development



BUSINESS
DISTRICT

Additional sales tax



SPECIAL
SERVICE AREA
(SSA)

Additional property tax

State/Federal Grants

Project-specific funding for public improvements

Use of Incentives and Village Role in Implementation

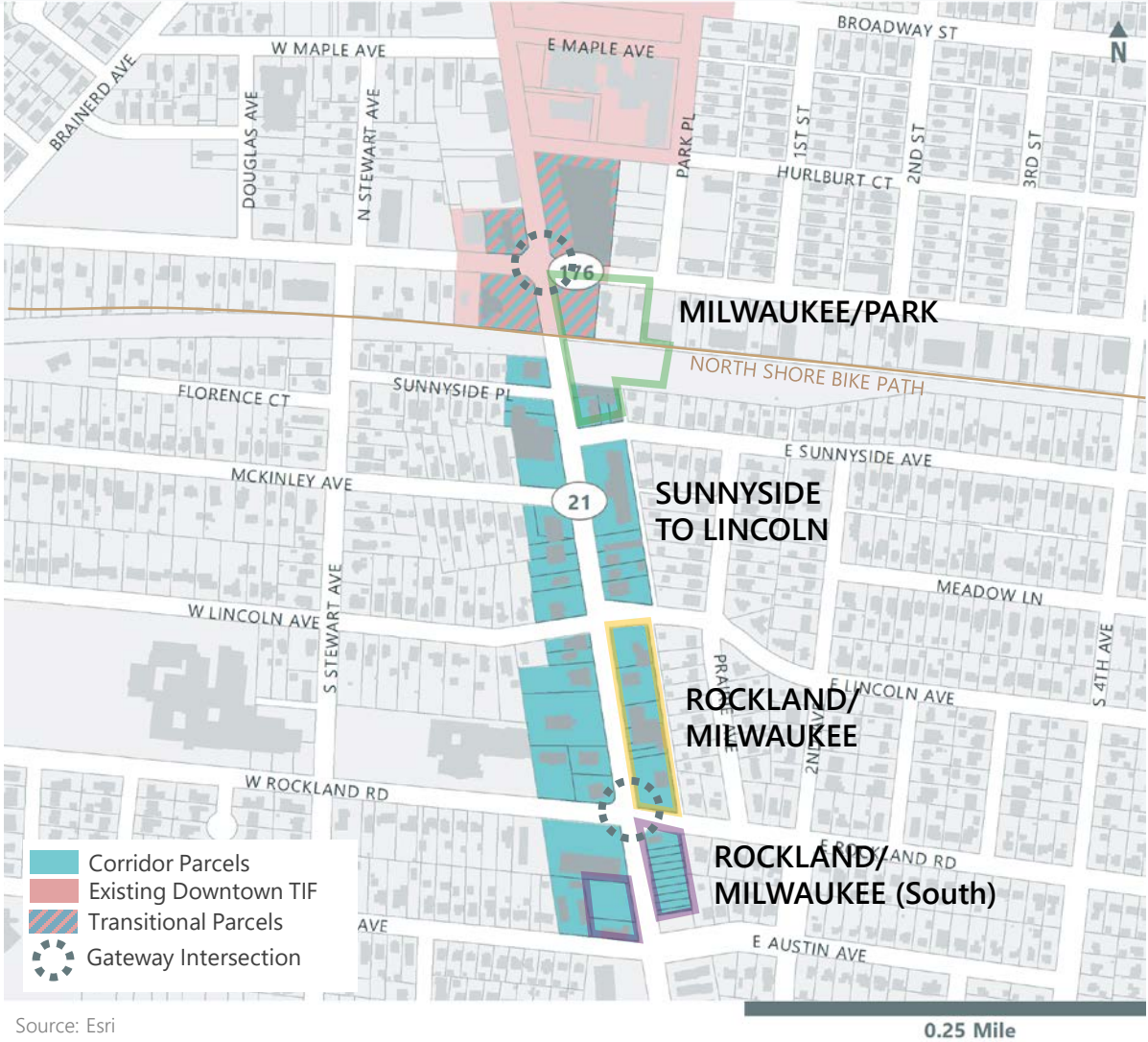
- Would the Village consider using a TIF district, BD, SSA, or other local revenue sources to achieve corridor goals?
- What types of projects or programs would the Village consider incentivizing to achieve its goals?
 - Public realm improvements
 - Gap financing for private development
- How active of a role would the Village take in achieving redevelopment (e.g., negotiating with landowners, assembling land)?

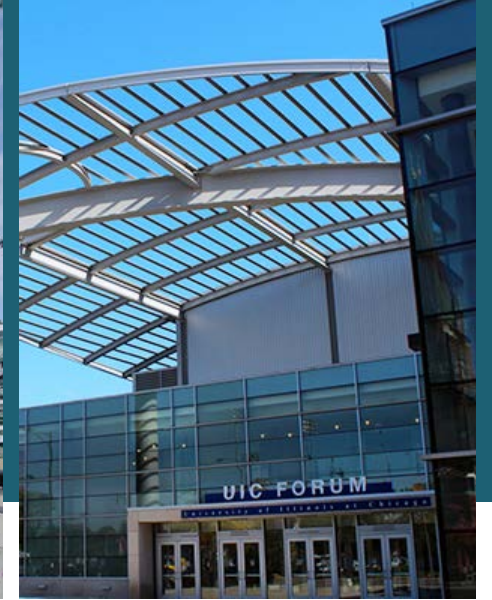
NEXT STEPS

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

Discussion





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