

RESOLUTION NO. 18-R-186

A RESOLUTION ADOPTING UPDATE TO THE VILLAGE OF LIBERTYVILLE
ECONOMIC DEVELOPMENT STRATEGY: KEY LAND REDEVELOPMENT
OPPORTUNITIES & PRIORITIES

WHEREAS, the Village of Libertyville (the “Village”) adopted the 2004 Economic Development Strategy which was later incorporated in the 2005 Comprehensive Plan as approved by the President and Village Board of Trustees (the “Village Board”); and

WHEREAS, on November 9, 2010 the Village Board adopted the Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities document (the “Strategy”) which was intended to supplement and replace the relevant sections of the Comprehensive Plan, and which would serve as a guide to Staff and the Economic Development Commission in their efforts; and

WHEREAS, on September 8, 2015 and then May 9, 2017 the Village Board adopted updates to the Strategy, replacing the Strategy in its entirety; and

WHEREAS, on July 18, 2018 the Economic Development Commission recommended further update to the Strategy due to recent redevelopment activity and land sales transactions; and

WHEREAS, the President and Village Board have determined that the Strategy should be updated as has been recommended.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, COUNTY OF LAKE AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: Strategy is attached hereto as Exhibit A and by this reference incorporated herein and made a part hereof.

SECTION TWO: All prior versions of such Strategy are replaced in their entirety.

SECTION THREE: This Resolution shall take effect immediately upon its passage and approval as provided by law.

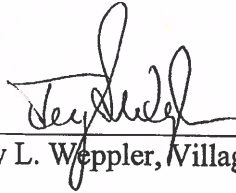
PASSED this 25th day of September, 2018.

AYES: Johnson, Moras, Justice, Adams, Carey

NAYS: None

ABSENT: Garrity

APPROVED this 26th day of September, 2018.



Terry L. Weppeler, Village President

ATTEST:

vj: Keely A. Amick, Deputy Clerk

Sally Kowal, Village Clerk

EXHIBIT A

Economic Development Strategy: Key Land Redevelopment Opportunities & Priorities

**VILLAGE OF LIBERTYVILLE ECONOMIC DEVELOPMENT STRATEGY:
KEY LAND REDEVELOPMENT OPPORTUNITIES & PRIORITIES
ECONOMIC DEVELOPMENT COMMISSION RECOMENDATION 7-18-18
VILLAGE BOARD CONSIDERATION 9-25-18**

The following sites have been identified as key redevelopment opportunities which would result in positive economic development for the community, in regards to additional employment, commerce, retailing, and service opportunities, as well as improved aesthetics which would further enhance the business district. While they are listed in order of priority, it is recognized that certain challenges and opportunities will arise allowing the Village to focus on them in a different order. The following pages provide strategies to further completion of the redevelopment.

Redevelopment Efforts *(in priority order)*

1. Sports Complex Land
2. Innovation Park – Lake County (formerly Motorola Mobility)
3. Southwest Corner Milwaukee & Peterson -Young/Rojas Properties
4. Downtown Train Station & Trimm (Newton Industries) Redevelopment
5. Foulds
6. Mallory Industrial Campus
7. Liberty Point (Meyer)
8. Southeast Corner Milwaukee & Park (Rt 176) – Graham & Adjoining Properties
9. Southwest Corner Peterson & Butterfield – Libertyville Corporate Center
10. Milwaukee Avenue Redevelopment – Rt 176 to Rockland

Additional Items of Interest:

- BridgePoint94/Aldridge/TEC (Mungo) Site
- Peterson Road Streetscaping & Redevelopment
- Hollister
- Prairie Crossing Train Station
- Northeast Corner Winchester & US Hwy 45 – American Corporate Ctr (Brunette)
- East Park Ave Redevelopment
- Southeast Corner Harris Rd & Peterson Rd (Unincorporated)
- East Side Industrial Buffer

1 - Sports Complex Land

Description: 31 acres at the lighted intersection of Peterson Rd & US Hwy 45 adjoining the Libertyville Sports Complex (5.9 former Family Entertainment Center/25.6 Golf Range), available for sale (both parcels declared surplus January 2017). The corner acreage is currently leased to a mini-golf operator. Utilities are immediately available. An additional traffic signal is possible at US Hwy 45.

Recommended Action Steps:

- Consider re-listing property with a real estate broker. Select brokers with multi-industry experience and visibility.
- Market hard corner for corporate office, restaurant, hotel, or retail service providers that would benefit from passing traffic, daytime area employment, and tournament traffic. Users which would also provide services to neighboring industry would be beneficial.
- Market remaining area for large retailers, industrial, hospitality or office users, preferably those that would blend with the Sports Complex function.

2 - Innovation Park – Lake County (formerly Motorola Mobility)

Description: 83-acre, 1.2 million sq ft corporate facility along US Hwy 45, just south of Winchester Road. This very attractive facility is immaculately maintained and contains very technical infrastructure. Motorola Mobility relocated its operations from the facility to Chicagoland relocated its employees in mid-2014. The property has been purchased by BECO Midwest with the intent to improve the facility and add additional amenities, towards the purpose of creating a world-class multi-tenant corporate campus. Construction is underway to create common corridors and amenities. It is anticipated that the first tenant, Valent Biosciences, will begin construction of their space mid- 2017.

Recommended Action Steps:

- Work closely with property ownership and brokerage community to promote site availability and Village attributes that would support prospective occupants.
- Efforts should be directed towards high employment generators in the corporate office, industrial and entertainment industries.
- Assist ownership in meeting tenant needs. This might include working with commuter agencies, utility companies and other parties as needed. Provide ownership necessary data and connections needed to complete deals (demographics, local corporate contacts, state DCEO workforce development incentive contacts, etc.).

3 - Southwest Corner Milwaukee & Peterson -Young/Rojas Properties

Description: 15.25-acre site under Young Family Trust containing open land. Adjoining 0.4-acre property abutting Adler Drive under Maria Rojas' ownership contains small strip retail center. Additional properties along Peterson might be combined for larger development or additional access. Entire site currently zoned commercially.

Recommended Action Steps:

- Foster communication between the Young's, Ms. Rojas, and Ace to coordinate redevelopment efforts. Assist property owners in drafting development concepts that might be marketed to other parties.
- Consideration should be given to mixed-use concepts (retail/hotel/residential/office) with complimentary building design and shared access, which offer some buffering to neighboring residential.
- Continue to market the site to potential retailers and put them in connection with the property owner.
- Utilize the PUD process to assist in coordination of setbacks, access, signage, and parking throughout the development.

4 - Downtown Train Station & Trimm (Newton Industries) Redevelopment

Description: The Trimm parcel contains approximately 6 acres of land immediately west of the downtown Metra station, accessible from Lake Street. Previously housed Newton Industries, since demolished. Village unsuccessfully tried to acquire via eminent domain. Subject to settlement agreement permitting residential development (up to 130 condo and townhome units) in exchange for provision of parking for Village purposes. The Trimm parcel is currently under contract by a residential developer who intends a mix of multi-family and single-family uses, currently seeking development approvals. The Village has received an RTA grant to study appropriate land use, densities, market potential and potential redevelopment concepts for the area within ¼ mile of the train station. The RTA planning effort will be completed with adoption of the Plan [anticipated by April 2017].

Recommended Action Steps:

- Cooperate with Village and other adjoining property owners for coordinated redevelopment together with train station parking area and Milwaukee Avenue retail structures. Suggested multi-use redevelopment (retail, office, and residential) with shared parking and expanded consolidated/expanded commuter parking area.
- Assist in recruiting experienced retail and multi-use land developer.
- Encourage development of retail space along Lake St or Milwaukee Ave that could anchor downtown (department/apparel store, book store, gourmet grocer, etc.).
- Consider integrating Metra station into a proposed multi-use structure, or redevelopment of current station.
- Encourage developers to work towards the comprehensive land development strategy identified through the RTA planning process.

5 - Foulds

Description: Historical industrial structure previously housing Foulds Macaroni Co. manufacturing on 29 acres at Church and Fifth Streets. The pasta company ceased operations in 2014 and holds certain interest in the property together with its lenders. Limited tenancy exists in the outlot by a distribution firm. The development community continues to express interest in residential redevelopment of the site. However, the site remains identified for industrial in both the Comprehensive Plan and Zoning Map.

Recommended Action Steps:

- Encourage property owner to conduct market study on re-use of facility for alternate uses.
- If residential is to be considered, a mixed-use arrangement should be considered as a transition to adjoining manufacturing (possible combination of office, retail, art studio, and live-work housing units).
- Assist property owner in identifying potential developers who can design a project which fits within the confines of the site and the adjoining uses, while maintaining historic portions of the structure.
- Encourage maintenance of main historic structure until property sale can be completed to preserve possibility of building reuse.

6 - Mallory Industrial Campus

Description: 80-acre land site at the southeast corner of Hwy 137 and Harris Road (Midlothian), directly across from Prairie Crossing Metra station. Zoned O-2 Office, Manufacturing and Distribution Park.

Recommended Action Steps:

- Encourage use of site for office, manufacturing, assembly, or technical school uses, particularly along the frontage of Harris Road. These uses would take advantage of the Harris Road frontage, access to the commuter rail, and would support further development across Harris within the Prairie Crossing property (for office, service, or retail uses). Such uses tend to have higher employment and to have stronger linkages (purchasing/supply) with other local businesses. If warehousing considered, encourage its placement on the interior of the site.
- Assist property owner in identifying potential developers.
- Encourage property owner to consider subdivision.
- Encourage developer to maintain an aesthetically pleasing corporate park look along Harris and at the development entrance to support the appearance of a strong business district.
- Work with Metra to obtain additional service on the rail to serve commuters of this business corridor, particular need is for rush hour and express runs, as well as weekend access to O'Hare.

7 - Liberty Point (Meyer Farm)

Description: Two-part development, portion south of Peterson Road constructed by McShane Corporation. Liberty Point, located south of Peterson Road contains the Medline Warehouse and two multi-tenant office-warehouse structures which are largely occupied. The speculative structures have been sold to an investor. Liberty Point North, at the northeast corner of Harris and Peterson Roads, was approved in 2008 for a 33-acre conceptual development with footprints for three industrial-warehouse style buildings. This phase has not yet been developed and McShane no longer holds development rights. The Meyer family sold the property to an investor in 2016, the investor is not actively pursuing redevelopment but has enlisted a broker.

Recommended Action Steps:

- Continue to refer potential users to the property owner and their broker.
- Advertise the shovel ready conditions of Liberty Point North, as well as any available space in the existing speculative structures.
- Expedite reasonable requests for site plan amendments if needed for identified users.

8 - Southeast Corner Milwaukee & Park (176) – Graham & Adjoining Properties

Description: 0.5 acres at direct lighted corner owned by Graham family. Major JAWA feeder line and bike path adjoins property to the south. Further south is a veterinarian clinic and law office (law office is for sale/lease). Gratz family property containing retail and office uses in older residential structure abuts the property to the east, and was sold to new party in 2014. At the Graham's expense, in 2016 the Village appraised its underused ROW adjoining the site for possible purchase and expansion to the buildable area. Staff coordinated meetings between the Grahams and Lake County DOT to investigate options of incorporating the existing bike path land and re-routing the path to further expand the buildable area.

Recommended Action Steps:

- To allow for a larger redevelopment site, encourage and assist the Grahams to seek opportunities to expand the property to incorporate the former Gratz site and land to the south (as far as Sunnyside). This may necessitate re-routing of the bike path.

- Encourage property owners to work together in the future. Alternatively, encourage the Grahams to bring in a third party to handle the development (transferring development rights may limit their ability to recoup investment).
- If property can be expanded to appropriate size, use a PUD to accommodate land use limitations.
- Encourage high quality development and design, as the intersection acts as an entryway to the downtown.

9 - Southwest Corner Rte 137/Peterson & Butterfield – Libertyville Corporate Center

Description: 40 acres at lighted intersection. Owned by a national owner/developer of industrial and office properties. Site contains a multi-story office structure and one industrial/warehouse building. The property owner is advertising the vacant 20 acres for sale or build-to-suit lease. There is a pending land sale contract with a party interested in purchasing the property and constructing a build-to-suit unit for an identified tenant, they would then hold the remaining land for a future build-to-suit prospect.

Recommended Action Steps:

- Support requests for expanded office or industrial development. Continue referring potential users to the land broker.
- Consideration could be given to redevelopment of the entire property for retail uses, as this is one of the few sites that might accommodate a larger box structure.
- If future development allows the site to meet traffic warrants, consideration should be given to the addition of a traffic light at Butterfield and Old Barn Circle to improve the safety and efficiency of turning movements for users of this property as well as nearby residential traffic.

10 - Milwaukee Avenue Redevelopment – Rt 176 to Rockland

Description: A primary traffic arterial with significant visibility, serving as a gateway to the downtown. Mixture of older service, office and retail uses with commercial zoning that lack a unified, aesthetically pleasing character.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Map out available right-of-way that could support streetscaping improvements. Design a pallet of possible improvements to fit conditions (landscaping, lighting, street furniture, or other materials) and estimate costs.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the streetscaping cost. Solicit property owner and business support for the program.
- Complete streetscape design for approval and implementation.

BridgePoint94 (LogistiCenter at 94)/Aldridge/TEC (Mungo) Site

Description: 42 acres containing industrial structures. Bridge Development completed construction of two multi-tenant speculative structures on the east 21 acres, called BridgePoint94. The structures are substantially leased have been sold to Dermody Properties. TEC owns the east 21 acres containing large, older heavy industrial structures. They operate from a portion of the east structure and leases their remaining space for warehousing and industry. Zoned for heavy industrial.

Recommended Action Steps:

- Consult with TEC regarding their long-term needs for the site. With their cooperation, identify a long-term improvement or redevelopment plan.

- Maintain property for high employment generating industrial uses. Consider beautification or other uses along the Route 176 frontage to act as a buffer. Temporary site beautification measures may help in the sale/development of the frontage.
- Coordinate with property owner and State to secure proper access.
- Encourage high-employment generating uses.
- Assist in identifying and securing brownfield grants if applicable.
- Refer potential tenants to Dermody to complete BridgePoint94 leasing, and assist as needed to secure tenants.

Peterson Road/Route 137 Streetscaping & Redevelopment

Description: As a regional artery, this corridor carries high traffic volume and considerable visibility. Majority of the structures are retail or service in nature. Numerous access drives and narrow landscape setbacks characterize the area. In 2009 the Village had a landscape planner design a streetscaping scheme for the corridor and has phased in the improvements with annual landscaping investments along the right-of-way.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Continue implementation of the streetscaping concept in phases. Request property owner participation if an expedited schedule and grander concept is desirable.
- Support businesses in their efforts for joint promotions.

Hollister

Description: 11 acres of vacant and wooded land along the east side of Milwaukee Avenue, bound by Hollister Drive to the north, south and east. Part of the Hollister corporate campus. The C-4 commercial zoning permits office, retail and service type uses. Hollister desires uses complimentary to their existing corporate and medical development. At the encouragement of Village staff, in 2009 Hollister executives hired a land planner to assist them in determining what uses they deemed acceptable and how the site may lay out. Though strong interest was expressed by hoteliers and restaurateurs for a portion of the site, after further consideration, Hollister executives identified multi-story corporate or medical office development as their preferred use. An additional 5-acres (zoned O-2 Office, Manufacturing, Distribution) remain available for development in the interior of the site, Hollister has previously indicated its intent to construct an additional medical office building on this parcel.

Recommended Action Steps:

- Assist in educating corporate site selection specialists about the availability of the property for this use.
- Continue to encourage a commercial component be incorporated along the frontage (such as a full-service hotel with restaurant and banquet).

Prairie Crossing Train Station

Description: 16 acres comprised of several parcels at the southwest corner of Harris Road and Route 137, within the Prairie Crossing Metra lot, immediately across the street from the undeveloped Mallory Industrial Park. Under ownership of the Ranney family who developed Prairie Crossing. Commercially zoned to permit office, retail and service uses which would complement the surrounding businesses and train station commuters.

Recommended Action Steps:

- Assist in creating the market conditions that will create demand for this development, by increasing commuter traffic and building out neighboring Mallory Industrial Campus.
- Continue to work with other municipalities along the Metra North Central line to encourage expansion of service at the Prairie Crossing station, thus bringing more commuters to the station.
- Continue to refer potential tenants and developers to the property owner.

Northeast Corner Winchester & US Hwy 45 – American Corporate Ctr (Brunette)

Description: 8.64 acres at the northeast corner of Winchester Rd & US Highway 45, part of American Corporate Center. Surrounded by office and industrial properties. Following the owner's passing, the property remained unavailable for sale for several years until late 2013. Current brokerage firm is actively marketing the site for sale for a multi-structure retail/office/hospitality concept.

Recommended Action Steps:

- Market property for commercial, office or medical office uses (or an attractive combination). Suitable commercial uses may include fast casual dining, service, hotel, or gas station uses.

East Park Ave Redevelopment

Description: A primary traffic arterial with significant visibility and high traffic volume, serving as a gateway to the community. Mixture of older industrial, office and retail uses, generally lacking in a unified, aesthetically pleasing presence. The area is characterized by numerous property owners, shallow lots, and limited setbacks/landscaping along the frontage.

Recommended Action Steps:

- Encourage/require property assemblage, shared access, as well as improved signage, landscaping and façade materials with any redevelopment.
- Map out available right-of-way that could support streetscaping improvements. Design a pallet of possible improvements to fit conditions (landscaping, lighting, street furniture, or other materials) and estimate costs.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the streetscaping cost. Solicit property owner and business support for the program.
- Complete streetscape design for approval and implementation.
- Market available sites for redevelopment.

Southeast Corner Harris Rd & Peterson Rd (Unincorporated)

Description: 16 acres of unincorporated land on the south side of Peterson Road between Harris and Franklin containing a residence and farm, fully surrounded within Village limits. Two property owners.

Recommended Action Steps:

- Re-approach property owners with annexation. Recognizing immediate annexation may not be desirable, consider offering an annexation agreement that does not necessitate immediate annexation, but which offers Village some control of future land uses and oversight of development. The agreement could limit certain annexation related fees as an incentive.
- Future development should be consistent with surrounding industrial zoning, due to stronger economic impact and greater job creation benefits, strong preference should be given for industrial/manufacturing uses over straight warehousing.

East Side Industrial Buffer

Description: The east side industrial district contains an assortment of older industrial buildings which would benefit from buffering and aesthetically pleasing improvements. Limited setbacks exist.

Recommended Action Steps:

- Reach out to major operators (Metalex, etc.) to discuss future site plans and retention within the community.
- Identify key streets requiring streetscaping. Map out available right-of-way within those areas.
- Design a pallet of possible improvements to fit conditions (landscaping, fencing, street furniture, or other materials) and estimate costs.
- Solicit property owner and business support for the program.
- Identify a funding source or create an SSA or other property-owner driven mechanism to cover the cost.
- Complete design for approval.