

2019/2020 Local Technical Assistance and Community Planning Programs

Application Number: 57

Project Title: Libertyville Developer Discussion Panel

Applicant: Village of Libertyville



Project Description:

The Village is requesting assistance to conduct a developer panel discussion to obtain information on what type of development would be best suited for the site and to develop a concept plan that may be shared with potential developers.

The site has several potential challenges that we believe has led to the longstanding vacancy. It is currently held in a land trust with multiple members. In the past, the expectations of the property owners for the value of the land have been higher than what the market would support. The site is also located in close proximity to a residential development. While the site is located at a major intersection, there is limited frontage on Peterson Road and Milwaukee Avenue, which affects visibility. The lot depth and current configuration limits the commercial potential of the site but may allow for other non-commercial (residential potentially) uses in the back portion of the site with commercial on the east half. Due to the proximity to residential, access between the commercial frontage and site need to be coordinated without creating a neighborhood nuisance. Historically, developers have been hesitant to take on the full site redevelopment as a mixed use project. Interest has focused more on the frontage or rear of the site.

The site is currently being evaluated as part of the Village's Comprehensive Plan process. The Comprehensive Plan Commission has struggled to identify a residential density which fits within the described constraints, being respectful to surrounding uses, while offering sufficient density to allow the developer and property owner to make the sale and development financially feasible. This situation is similar to the "Missing Middle" dilemma experienced by other communities where something more scaled fitting within the context is preferred to the bulky trendier Texas-wrap style developments proven more profitable to developers. Finding a fitting and realistic density continues to be an issue for which we struggle on this and other properties in the community and the requested feedback and guidance would assist the Village in a number of avenues.

In November 2010, the Village adopted an Economic Development Strategy which identified key land redevelopment opportunities and priorities. The Economic Development Commission reviews the strategy annually. Updates to the plan have occurred in September 2015, May 2017 and September 2018. The plan identifies Milwaukee Avenue from 176 to Rockland Road as a priority redevelopment opportunity.

Project Location: The project is located at the southwest corner of Milwaukee and Peterson Avenues on a 15.39-acre piece of land that is currently held in a trust which includes open land. The trust has multiple owners. There is an adjoining property abutting Adler Drive under separate ownership that contains a small strip retail center that is occupied. The entire site is currently zoned commercial. There is also a single-family residential development to the south and west of the property. The property is located less than a mile from I-94 and approximately 5 miles east of the Great Lakes Naval Station. Due to Naval Station proximity the intersection benefits from significant visitor traffic from families of graduating recruits. The intersection also has access to two major thoroughfares with high traffic volumes.