

More than 300 Libertyville stakeholders and residents have participated in the planning process since September of 2018 in community workshops and meetings, stakeholder interviews, and online surveys. The following are planning issues and priorities as expressed by the community:



Downtown Libertyville

Downtown Libertyville remains an important center for retail, dining, entertainment activities, and various civic functions and enjoys a low vacancy rate. Maintaining downtown’s long-term vibrancy is a high priority goal.



Downtown and Transit-Oriented Development

Multifamily development in Downtown Libertyville at transit-oriented development (TOD) locations would help to support downtown vibrancy in the future.



Residential Development

Few significant land areas remain for new residential development in the Village. While housing prices remain strong and the community’s older housing stock has been the subject of both rehabilitation and tear-down activity. Rental housing is also in short supply.



Population Growth

There is limited population growth projected in the future, though the population age composition is shifting towards young professionals, empty nesters and seniors.



Housing Attainability

Overall, while a majority of the housing stock in Libertyville appears to be affordable for a majority of the population, residents outside the upper income levels may struggle to find appropriate housing that does not overly burden their finances. Ensuring a variety of price points could help ensure that Libertyville can attract and retain young families, empty nesters and seniors.



Corridor Development and Design

Libertyville's various commercial corridors – Milwaukee Avenue, Peterson Road and Park Avenue – present a mix of development types from smaller stand-alone businesses to larger shopping centers and auto dealerships. There are limited opportunities for development along the corridors, and they lack consistent streetscape and landscaping treatments.



“Mile of Cars” Corridor

Libertyville's “Mile of Cars” will be sensitive to changes in auto purchasing and ownership in the future (i.e. online sales, shared driving) and will likely require strategic planning for future changes to the auto sales industry.



Corridor Retail Development

There may be infill/redevelopment potential for convenience retail along Route 137. Convenience retail centers provide access to a range of basic goods and services, such as fast casual restaurants, without as much concern for the ambiance and experience. Given the competitive supply and site availability in the Village, big box retail is likely to locate elsewhere in Lake County in the near term.



Office Uses

Libertyville is located outside of the typical development pattern for Class A corporate office and has limited potential to attract new Class A corporate office. The largest potential in the Village for new office tenants is in the existing Innovation Park. There is market potential for additional medical office around or related to Condell Medical Center.



Industrial Land

Industrial land supply is reaching build-out in various parts of Libertyville. Libertyville stakeholder groups want to retain industrial uses as important employment centers near the downtown and adjacent to the community's transportation networks. There are 217 acres of undeveloped industrial land remaining. Industrial developments are approximately 96 percent occupied.



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Community Facilities

Libertyville is well-served by its community facilities – Village Hall, Library, Police – by their location and by the quality of new building and facility construction. There appears to be no short-term municipal facility needs, although a consolidation of Village Hall and the Police Department buildings in the downtown could be a future consideration.



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Mobility

Libertyville offers diverse mobility options to residents and visitors, including public transit, cycling, walking, and both local streets and regional roadways. However, there is an opportunity to make trips between home, work, and throughout the community safer and more accessible.



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Transit

Opportunities exist to provide improved transit experience through train station updates, which are underway, as well as through improved connections to transit. However, some longer-distance and routine trips, such as commutes, are less serviceable by transit. Additionally, there is an opportunity to increase Metra usage by offering more express routes and options for last-mile connections to places such as Innovation Park.



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Arts and Culture

Community residents desire a year-round live performance venue close to the downtown, we well as additional public art, street festivals, and programming at the Libertyville Theater.



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Historic Preservation and Sense of Place

Downtown Libertyville and the surrounding traditional residential housing stock strongly contributes to the community's sense of place. These places should be preserved, maintained and enhanced.