

# 1. INTRODUCTION

---

**This Chapter introduces our comprehensive planning process, which seeks to answer these questions:**

**Who are we?**

**Where are we going?**

**How do we get there?**

## CHAPTER 1: INTRODUCTION

- 1.1 The Comprehensive Plan
- 1.2 Plan Development





# 1.1 THE COMPREHENSIVE PLAN

Libertyville's Comprehensive Plan is a policy guide for elected and appointed Village officials, residents and property owners. It provides the context for Village growth over a 15 to 20 year planning horizon and addresses:

- Goals, objectives and policies
- Future community improvement
- Public infrastructure and facilities planning
- Policy for private development
- Zoning

Perhaps most importantly, the Comprehensive Plan allows residents and local decision-makers to identify and respond to changing community needs and desires in a proactive, rather than reactive, way.

## The 1985 Libertyville Comprehensive Plan

Libertyville's previous Comprehensive Plan was adopted in 1985. The recommendations contained within that Plan responded to growth pressures in a rapidly developing community. Since then, several subarea corridor studies and a new Zoning Ordinance were completed that reflect many of the 1985 Plan's land use recommendations. Also, the Downtown has been successfully revitalized, providing a key part of Libertyville's identity and small-town feel.

Libertyville's major growth period is nearing an end, and reuse and infill development have emerged as key planning issues. [Appendix A](#) offers a summary of the goals, objectives and policies addressed in the 1985 Comprehensive Plan and can serve as a basis for comparison between the planning environment in the past and the environment today, which this Plan addresses.

## 1.2

# PLAN DEVELOPMENT

This Comprehensive Plan was developed under the auspices of a Comprehensive Plan Review Committee (CPRC) that began work in November of 2001. CPRC members included representatives from the Village Board, past and present members of the Plan Commission, and former Economic Development Commission members. Extensive public involvement, consideration of land use policy subareas, development and confirmation of land use goals and policies, and development of detailed concept plans for the Downtown, the East Side Industrial Area and the Route 137 Corridor formed the work program for this planning effort.

### Public Participation

Public participation is key to any successful comprehensive planning process and Libertyville has endeavored to involve both residents, and its boards and commissions all along the way. From the start of the planning process, the public was involved in identifying the major issues that the Plan needed to address. Focus groups, key person interviews, a community survey, and input from key constituent groups guided the development of this Comprehensive Plan.

**Key Person Interviews.** Key Person Interviews were held in January 2002. Participants were chosen to represent a cross-section of residents, and business and community leaders. The interviews were organized around key questions designed to identify the main issues concerning Libertyville.

**Downtown Focus Group.** This Focus Group discussion centered on issues facing the Downtown, however the group was aware, and made note, of broader community issues.

**Community Survey.** Community surveys were sent to 7,183 residential households and 1,161 Libertyville businesses as part of the planning process. 2,164 surveys were returned and tabulated, a 26% response rate.

**Input from Key Constituent Groups.** The CPRC met with a number of key constituent groups over the course of the planning process. These groups included the Economic Development Commission, students from Libertyville High School, the Department of Public Works, East Side Industrial property owners, MainStreet Libertyville, Condell Medical Center and the School Districts.

A summary of the public participation process results is found below in [Table 1.1: Public Participation Results](#), presented in terms of assets and concerns. [Appendix B](#) contains a more extensive analysis of public participation results, as well as the community survey mailed to Libertyville residents and businesses.

### **Public Education Strategy**

Keeping Libertyville's Comprehensive Plan current and ensuring that it maintains a central place in the Village's public decision-making process is an ongoing educational process. Involving residents in the development of the Comprehensive Plan was the first step in the public education strategy; making the Plan available to residents is the second. However, the most important strategy will be for elected and appointed officials to refer to the Plan, and make a conscious effort to use its policies and recommendations, in their decision-making.

One of the best ways to always keep the Comprehensive Plan before the community is to undertake an annual review of the actions taken by the Plan Commission, Village Board and others to implement the Plan's goals, objectives and policies. A summary of this report could be included in the Village's newsletter to residents. In this way, the Comprehensive Plan can become an ongoing action agenda and discussion vehicle for a wide range of community concerns.

It is further recommended that the Plan Commission undertake a full review of the Comprehensive Plan every five years. The intent of this review is to make sure that the Comprehensive Plan addresses changed conditions and that the objectives, policies, implementation strategies and official Future Land Use Plan Map remain an effective community planning tool, both mechanically and legally. Libertyville is not a static community; similarly, Libertyville's plan for the future must not be static. The Plan must provide opportunities for periodic adjustment, as new trends and opportunities emerge, and address new challenges as they arise. Continuing to be proactive in planning for the future will improve the chance for success in achieving Libertyville's community objectives.

**TABLE 1.1: PUBLIC PARTICIPATION RESULTS**

**SUMMARY OF RESPONSES**

<b>ASSETS:</b>	<b>CONCERNS:</b>
Libertyville is a family-oriented community.	Rising housing prices raise the issue of affordability, particularly for singles, empty-nesters and young families.
Libertyville is an established community.	New housing should aesthetically match existing neighborhoods.
Libertyville is a large community that maintains a “small town feel.”	South Milwaukee Avenue needs more attention, like that which the Downtown has received.
Libertyville is “a village of residents.”	Parking is becoming problematic Downtown.
The Village has “grown well.”	The Downtown should maintain a diverse mix of stores.
Downtown is an integral part of Libertyville’s identity.	There are concerns as to whether the Downtown area can support increased residential density along its boundaries and be able to function smoothly with the addition of more traffic (as a result of more residents).
Libertyville has an excellent school system.	Traffic along Route 176 and Milwaukee Avenue is too congested.
The Downtown is important to, and is utilized frequently by, the residents of Libertyville.	Protection of small industry within the East Side Industrial Area is necessary.
There is a “synergy” between residents of Libertyville and the Downtown businesses, i.e. residents try to buy what they can from Downtown stores, and the programs sponsored by the Chamber of Commerce and the MainStreet Libertyville program are a major attraction for residents.	There is apprehension regarding the addition of structured parking to Downtown, as the additional parking may relieve parking problems but bring negative impacts (in terms of cost and aesthetics)