

**Item #6A:**  
**Village President Underwood**  
IL Route 53 Extension - *Update*

## David Lothspeich

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**From:** CMAP, the Chicago Metropolitan Agency for Planning, on behalf of Jason Navota [kdelarentiis@metrostrategiesinc.com]  
**Sent:** Monday, July 20, 2015 12:32 PM  
**To:** David Lothspeich  
**Subject:** Revised Materials from June 30 CPS Working Group - Illinois Route 53/120 Corridor Land Use Committee

# ILLINOIS ROUTE 53/120 CORRIDOR LAND USE PLAN

Dear Land Use Committee and Working Group Members:

The Chicago Metropolitan Agency for Planning (CMAP) and its partners would like to provide you with **revised materials from the June 30 Cooperative Planning Strategy (CPS) Working Group** meeting. The end of the presentation now includes the language of the motion that was passed by the CPS Working Group on June 30. The revised materials are provided below.

### **CPS Working Group - Revised Materials from June 30 Meeting**

- [CPS Meeting #3 Presentation](#) (updated with revised language from motion)
- [CPS Meeting #3 Minutes](#)
- [CPS Meeting #3 Working Group Framework](#)

### **OSNR Working Group**

CMAP would also like to provide [meeting minutes](#) from the June 30 Open Space and Natural Resources (OSNR) Working Group meeting and remind you that **the next OSNR Working Group Meeting (#4) is scheduled for Thursday, July 30** from 2:00 - 4:00 pm at the Lake County Department of Transportation Building, 600 W. Winchester Rd., Libertyville ([Directions](#)). Please RSVP to: [cfleming@metrostrategiesinc.com](mailto:cfleming@metrostrategiesinc.com).

Thank you for your continued participation in this important planning process.

Sincerely,

Illinois Route 53/120 Corridor Land Use Plan Project Team

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## David Lothspeich

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**From:** CMAP, the Chicago Metropolitan Agency for Planning, on behalf of Jason Navota [kdelaurentiis@metrostrategiesinc.com]  
**Sent:** Tuesday, July 21, 2015 4:34 PM  
**To:** David Lothspeich  
**Subject:** {Possible SPAM} Working Group Meeting Notice - Illinois Route 53/120 Corridor Land Use Committee

# ILLINOIS ROUTE 53/120 CORRIDOR LAND USE PLAN

Dear Stakeholder:

The Chicago Metropolitan Agency for Planning (CMAP) and its partners would like to notify you that the next **Open Space and Natural Resources (OSNR) Working Group meeting is scheduled for Thursday, July 30 from 2:00 - 4:00 pm** at the Lake County Department of Transportation Building, 600 W. Winchester Rd., Libertyville ([Directions](#)). All working Group meetings are open to the public. If you plan to attend, please RSVP to [cflaming@metrostrategiesinc.com](mailto:cflaming@metrostrategiesinc.com).

Thank you for your interest in this important planning process.

Sincerely,

Illinois Route 53/120 Corridor Land Use Plan Project Team

For more information about the Illinois Route 53/120 Corridor Land Use Plan, including previous Working Group meetings, please visit the project website: [www.lakecorridorplan.org](http://www.lakecorridorplan.org).

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CMAP | 233 South Wacker Drive | Suite 800 | Chicago | IL | 60606

# 40 mayors sign letter backing Route 53 extension into Lake County

By **Dan Moran**  
News-Sun

JULY 22, 2015, 2:32 PM

**W**ith leadership changing this summer at the Illinois Tollway, Lake County Board Chairman Aaron Lawlor and a collection of local mayors went public this week with a letter "intended to reaffirm our commitment" to advancing the Route 53/120 extension.

A total of 40 mayors and village presidents across the region signed a letter that was dated Wednesday and addressed to Bob Schillerstrom, who last month was appointed chairman of the tollway board of directors. The letter also was sent to new tollway board members, including Lake County Board member Nick Sauer of Lake Barrington.

"As Lake County leaders, we want to collectively congratulate (you) on your appointments. We look forward to working with you on advancing the important work that has been done on the Illinois Route 53 project," the letter states. "This project has been stalled for decades due to lack of consensus, but over the last several years much progress has been achieved thanks to the strong support from the Illinois Tollway, CMAP (the Chicago Metropolitan Agency for Planning), Lake County elected officials, as well as committed citizens from the business and environmental communities.

"Now, we are asking for the Tollway Board's continued support with the next engineering and environmental studies required to keep this project moving forward," the letter added, touting the 2012 draft proposal by the Route 53/120 Blue Ribbon Advisory Council that "reached consensus on a plan that strikes a balance between improving mobility and access, while minimizing negative environmental and long-term impacts from development."

Asked about the timing of the letter, Lawlor said Wednesday that it recognized not only the new board members appointed by Gov. Bruce Rauner last month — including Elk Grove Village Mayor Craig Johnson and Joseph Gomez of Northfield — but also the naming of Greg Bedalov as the agency's new executive director, replacing Pat Quinn appointee Kristi Lafleur.

"They've got a lot of new leadership at the tollway, and this was just to reaffirm our support for a project that's been talked about for decades," said Lawlor, who has been active in pursuing the roadway with both the blue-ribbon committee and various sub-committees working on finances and environmental issues.

Lawlor noted that a land-use committee is poised to vote on a plan this fall that attempts to "make sure we're striking the right balance" between building the roadway and protecting surrounding communities and the environment. As that moves through the system, backers await more direction from the tollway, which has authorized studies but no further commitments toward building the estimated \$2.3 billion roadway through the central part of Lake County.

As for whether he's gotten a feel for any support from the tollway's new leadership team, Lawlor expressed a note of optimism.

"I've spoken with a number of the board members and I just met with the new executive director, Greg Bedalov, (Wednesday) morning," Lawlor said, "and nothing that they've said has scared me."

The letter asking for "consideration and continued support" was co-signed by Antioch Mayor Lawrence Hanson, Bannockburn President Frank Rothing, Barrington President Karen Darch, Beach Park Mayor John Hucker, Buffalo Grove President Beverly Sussman, Deer Park President Robert Kellermann, Deerfield Mayor Harriet Rosenthal, Fox Lake Mayor Donny Schmit, Grayslake Mayor Rhett Taylor, Green Oaks Mayor Bernard Wysocki, Gurnee Mayor Kristina Kovarik, Hainesville Mayor Linda Soto, Highwood Mayor Charlie Pecaro, Island Lake Mayor Charlie Amrich, Lake Barrington President Kevin Richardson, Lake Forest Mayor Donald Schoenheider, Lake Villa Mayor Frank Loffredo, Lakemoor Mayor Ryan Weihofen, Libertyville Mayor Terry Wepler, Lindenhurst Mayor Dominic Marturano, Mundelein Mayor Steve Lentz, North Barrington President Albert Pino, North Chicago Mayor Leon Rockingham Jr., Park City Mayor Steve Pannell, Port Barrington President Shannon Yeaton, Riverwoods Mayor John Norris, Round Lake Mayor Daniel MacGillis, Round Lake Beach Mayor Richard Hill, Round Lake Heights Mayor Terrance Lumpkins, Round Lake Park Mayor Linda Lucassen, Third Lake Mayor Gary Beggan, Tower Lakes President David Parro, Vernon Hills Mayor Roger Byrne, Volo Mayor Stephen Henley, Wadsworth Mayor Glenn Ryback, Wauconda Mayor Frank Bart, Waukegan Mayor Wayne Motley, Wheeling President Dean Argiris, Winthrop Harbor Mayor Robert Loy, and Zion Mayor Al Hill.

*danmoran@tribpub.com*

*Twitter @NewsSunDanMoran*

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## David Lothspeich

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**From:** Lawlor, Aaron L. [ALawlor@lakecountyil.gov]  
**Sent:** Thursday, July 16, 2015 2:20 PM  
**Subject:** {Possible SPAM} IL Route 53 Land Use Study Process Clarification  
**Attachments:** June 30 Co Chairs Letter.pdf

Dear Mayors,

The Chairs of the IL Route 53/120 Land Use Committee, the Cooperative Planning Working Group and Open Space and Natural Resources Working Group jointly sent a letter to Tollway Executive Director Greg Bedalov and CMAP Executive Director Joseph Szabo to clarify some statements that have recently been made regarding the Land Use Committee's work. That letter is attached for your reference.

As mayors and managers, I want to also make sure that you have accurate information about the current Land Use study process. Over the past year, the groups have been working to develop a comprehensive Land Use Plan for the 53/120 corridor that meets the vision identified in the BRAC Final Report.

This Plan would serve as a guidance document, either as an addendum to your municipal comprehensive plan, or as a separate planning guide. It is intended to help municipalities make land use decisions in the corridor and does not diminish municipal authority, but rather provides professionally-informed and researched guidance for decision making.

As we have worked through this process, many concepts have been presented. Some concerns have been raised as to whether this would usurp local control of municipalities. That is simply not accurate. **I want to assure you that the soon to be released draft report will NOT take away municipal zoning authority and will NOT circumvent or supersede local comprehensive plans. This is my commitment to you as we work through this process.**

The Land Use Committee will soon conclude its first stage of work by achieving consensus on a *broad land use strategy* for the entire corridor that provides a balance between environmental stewardship, opportunities for economic growth and congestion relief. When complete, we will share our recommendations with the Tollway Board and ask them to move forward with the Phase I Engineering and Environmental Analysis that will produce the details needed to advance the project.

As they complete their work, you will see they are very cognizant of the need to create a shared vision for the corridor, while keeping all land use decisions with local municipalities. We know that our residents have questions and we need to get the details that will come from a Phase 1 Engineering and Environmental Analysis to be able to provide those answers.

More information about the Land Use process, including meeting notes and presentations, is available on CMAP's website <http://www.lakecorridorplan.org/>. This memo provides more details about the land use plan and what members would be encouraged to do.

[https://www.dropbox.com/s/gpmpfefajczqip/CPS%20Working%20Group%20Focused %20Issues.pdf?dl=0](https://www.dropbox.com/s/gpmpfefajczqip/CPS%20Working%20Group%20Focused%20Issues.pdf?dl=0)

Thank you for your continued support.

Sincerely,

Aaron Lawlor  
BRAC Co-Chair  
Land Use Committee Co-Chair

June 30, 2015

Greg Bedalov  
Executive Director  
Illinois State Toll Highway Authority  
2700 Ogden Avenue  
Downers Grove, Illinois 60515

Joseph C. Szabo  
Executive Director  
Chicago Metropolitan Agency for Planning  
233 South Wacker Drive, Suite 800  
Chicago, Illinois 60606

Dear Illinois Tollway & Chicago Metropolitan Agency for Planning:

We write in response to the letter you received yesterday regarding the Route 53 land use planning process. As the co-chairs of the Land Use Committee and its working groups, we are working with our fellow committee members to develop a land use vision for the corridor that provides a balance between environmental stewardship, opportunities for economic growth and congestion relief.

As you know, the Route 53/120 project has been innovative from the beginning when the Illinois Tollway formed the Blue Ribbon Advisory Council (BRAC) and advanced a dialogue that had been stalled for decades. The BRAC Report identified two main areas requiring additional study resulting in the formation of the Finance Committee and Land Use Committee. The Finance Committee concluded their work this March and adopted recommendations to the Tollway Board by a vote of 21-2. The Land Use Committee is continuing its work and has a set of working group meetings today and a meeting of the full committee later this month. Achieving consensus has been a key value that has governed all aspects of the Route 53/120 process since the inception of the BRAC is consensus. We realize that consensus is critical to advancing this project and are committed to developing a plan that meets the vision enumerated in the BRAC Report.

The idea that we would ask the group to vote for a plan without details is not accurate. No vote will occur until full details are presented, vetted and discussed. It is also critical to see the land use planning for what it is and what it is not. It IS for achieving our open space goals through collaboration and consensus. It IS for creating economic opportunity. It is NOT for taking away municipal zoning authority. It is NOT for circumventing or superseding local comprehensive plans.

We are excited to continue our work and keep you apprised of our progress. This process has had an impressive and intensive schedule, convening meetings on different topics up to four times a month over the past two years. We are fortunate to have the engaged participation of so many leaders. With the timing and size of the Finance Committee's work, we simply could not ask for a larger time commitment from our members and, as such, the Land Use Committee's work was staggered to ensure the highest level of engagement from our stakeholders.

Most importantly, we want you to know how much we value your continued partnership and your support to invest the necessary resources to continue this effort. Just as we did with the finance recommendations, we are eager to advance a land use vision for the corridor. It will not only require the consensus that we previously mentioned but also provide an opportunity for the Tollway to commit to the project in a manner consistent with the BRAC Report and ultimate Land Use Committee recommendations.

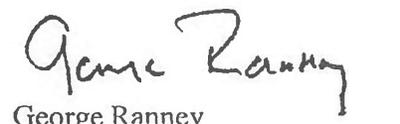
As the Land Use Committee's work continues, some questions have been raised that require additional study by the Tollway. It is our understanding in speaking with Tollway staff that many of these questions can only be answered through completing a Phase One Engineering and Environmental Analysis. We look forward to continuing to work with you to advancing this important conversation and project.

Please don't hesitate to contact us through Aaron Lawlor's office at (847) 377-2300.

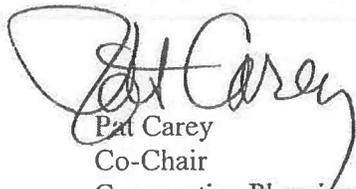
Sincerely,



Aaron Lawlor  
BRAC Co-Chair  
Land Use Committee Co-Chair



George Ranney  
BRAC Co-Chair  
Land Use Committee Co-Chair



Pat Carey  
Co-Chair  
Cooperative Planning Working Group  
Group



Brad Leibov  
Co-Chair  
Open Space and Natural Resources Working  
Group

## **WHAT ARE LUC MEMBERS BEING ENCOURAGED TO DO?**

The following three-step process is intended to move the land use effort forward through cooperative actions of Lake County and the municipalities. Should the Route 53/120 project not advance towards construction / implementation, communities may still choose to pursue coordinated planning, though the stipulations of these steps will no longer be in effect.

### Step 1: Enter into a Start-up Phase MOU

1. By the end of 2015, enter into a Start-up Phase MOU that establishes commitment to continue the work of the LUC and the BRAC. If the Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Start-up Phase MOU and discontinuing your involvement in the process.
  - a. Entering into the Start-up Phase MOU would obligate parties to:
    - i. Continue to work with the LUC to advance the land use component of the project.
    - ii. Accept the concept of a Corridor Plan, including the balanced land use approach, OSNR strategy, and recommendations.
    - iii. Work with your municipality or county towards adoption of the Corridor Plan as a guidance document either as an addendum to the municipal comprehensive plan or as a separate planning guide by the end of 2016.
    - iv. Work towards creation of the Corridor Planning Council and Corridor IGA to establish a structure for implementing the Corridor Plan in a coordinated and cooperative fashion.
    - v. Work towards entrance into the Corridor IGA by your community as a condition of membership in the Corridor Planning Council.
  - b. Entering into the Start-up Phase MOU would not obligate parties to:
    - i. Adopt the Corridor Plan.
    - ii. Enter into the Corridor IGA. If the final Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Corridor IGA and discontinuing involvement in the process.
    - iii. Support construction of the road.
  - c. Entering into the Start-up Phase MOU would allow parties to:
    - i. Continue to participate in the land use planning component of the 53/120 effort.

### Step 2: Adopt the Corridor Plan

2. By the end of 2016, adopt the Corridor Plan as an addendum to your municipal Comprehensive Plan or as a separate planning guide as an advisory guidance document for use by the municipality in making land use decisions in the Corridor. This action does not change your municipal comp plan, but rather provides professionally-informed and researched guidance for decision making.
  - a. Adoption of the Corridor Plan would obligate parties to:
    - i. Adopt the plan as a guidance document.
    - ii. Work alone and with partners to make decisions that are generally consistent with the Corridor Plan, including achieving balanced land uses within the relevant Planning Zone, and applying the guidance established in the OSNR Strategy.
  - b. Adoption of the Corridor Plan would not obligate parties to:
    - i. Adhere to every detail of every recommendation in the Corridor Plan, which should be regarded as guidance.
    - ii. Change or modify current entitlements or annexation agreements to be consistent with the Corridor Plan.
    - iii. Support construction of the road.

- iv. Enter into the Corridor IGA. If the Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Corridor IGA or similar agreement and discontinuing your involvement in the process.
- c. Adoption of the Corridor Plan would allow parties to:
  - i. Have representation on the Corridor Planning Council.

### Step 3: Enter into a Corridor IGA or Similar Agreement

Details of IGA will be worked out during next phase of process. The following are suggested inclusions.

3. By the end of 2016, enter into a Corridor IGA or similar agreement with other Corridor municipalities and Lake County.
  - a. Entering into the Corridor IGA would obligate parties to:
    - i. Adopt the Corridor Plan.
    - ii. Participate in Corridor Planning Council meetings and at least one subcommittee.
    - iii. Update Corridor Planning Council with development activity within your community.
    - iv. Directly notify Corridor Planning Council of *significant*\* development proposals that seek to start the approval process received by your community that exceed defined thresholds. Such notification should be made concurrent with established public notification / hearing notice requirements to allow adequate time for CPC members to provide comment. No approval authority shall be given to any party that does not already have such authority. Example thresholds from case study research:
      - a) Residential: creation of 100 lots or units
      - b) Non-residential: 250,000+ sf;
      - c) Any portion of subdivision of 100+ lots or 250,000+ sf of floor area within 300 feet of muni boundary
    - v. Work alone and with partners to make decisions that are generally consistent with the Corridor Plan, including achieving balanced, market based land use targets identified within the relevant Planning Zone, and applying the guidance established in the OSNR Strategy.
    - vi. Work alone and with partners to preserve and mitigate impacts to Core Landscapes to achieve the open space targets identified in the Balanced Land Use approach, as well as through the preservation of those Opportunity Landscapes that best achieve the goals of the Corridor Plan, Corridor Planning Council members, and your community.
    - vii. Work to preserve Core Landscapes and Opportunity Landscape natural resource areas in the Corridor using the strategies outlined in the OSNR strategy.
  - b. Entering into the Corridor IGA would not obligate parties to:
    - i. Relinquish authority to any party that does not already have such authority.
    - ii. Respond nor react to comments provided by others on development proposals.
    - iii. Change or modify current entitlements or annexation agreements to be consistent with the Corridor Plan.
    - iv. Support construction of the road.
  - c. Entering into the Corridor IGA would allow parties to:
    - i. Review and provide comments on development proposals.
      1. *To be determined whether this should refer only to parties within relevant Planning Zone 1-4 or to all CPC members?*
    - ii. Have representation on the Corridor Planning Council

## Cooperative Planning Strategy Working Group – Meeting #3

6/30/2015

## Attendees:

Pat Carey, former Lake County Board (Chair)  
George Ranney, BRAC (Co-Chair)  
Mike Ellis, Grayslake  
Steve Park, Gurnee  
Joe Mancino, Hawthorn Woods  
Al Maiden, Round Lake Park  
Mike Stevens, Lake County Partners  
Jeffrey Berman, Buffalo Grove  
Heather Rowe, Libertyville  
Stephen Henley, Volo  
Mike May, Volo  
Victor Barrera, Mundelein  
Wayne Motley, Waukegan  
Brad Leibov, LPF  
Aaron Lawlor, Lake County  
Jason Navota, CMAP  
Daniel Grove, Lakota

## Meeting Minutes

- Motion made by Mike Stevens to approve, seconded by Steve Park. Motion passed.

## Introductions

*Chair Carey* – Commented that the process has come a long way and reinforced that it is not trying to take away local authority.

*Co-Chair Ranney* – Emphasized that the process needs to result in an agreed upon product.

Presentation – *Jason Navota*

## Discussion

- Comment that the steps being suggested are clearly defined.
- One Working Group (WG) member indicated their Village Board members had hesitancy regarding this process and that every step forward makes it harder for a municipality to back-out from supporting the process.
- Question was asked if the WG is recommending the defined process to the LUC? After being provided that the answer is “yes” one Working Group member indicated they could not recommend the MOU to the LUC without seeing it first.
  - Co-Chair Ranney restated the importance of a product at the end of the process. Direction for the Start-up MOU is clear. The Working Group should be able to recommend the MOU to the LUC based off of the information provided; otherwise the alternative is more meetings and time, which is not acceptable.
  - Comment that the steps forward are clearly laid out. The LUC can give direction to draft the MOU, and then the LUC will be able to review the MOU to see if it meets expectations, and recommend it to their Board if it meets expectations – no need to wait for the MOU to be drafted before recommending the process to the LUC.
- Comment that in the slides, the use of “does” implies that the MOU or IGA has already been developed. Recommendation to change wording to “would” or “will.”

- Comment that notification of other Corridor Planning Council (CPC) members if a development project exceeds defined thresholds is another layer of control imposed on municipalities.
  - Response from one Working Group member that the way it is stated, there is no additional approval being required, just creating additional awareness and better communication. Indicated they do not see it as additional controls or reduction in municipal control. If the language indicated that there would be fines or would limit the use of ERSF funds based on a municipalities participation, then they would be opposed to the process, but those things are not mentioned.
  - Another Working Group member concurred that the approach as stated in the presentation does not relinquish local authority or control; in fact it states that it is not intended to. Indicated they would be opposed to the approach if it did.
  - Comment that if one was to “reverse engineer” the process, it requires the local municipality to relinquish control.
  - Comment that the concerns stated are a lot of “ifs” and the focus of the discussion should be what needs to get changed so the group can support the approach and “get to yes.”
  - Comment that based on what was presented at the second Working Group meeting, they were uncertain. Now, the message has been made clear and it is expressly not asking local control to be relinquished.
- Comment that there is not enough known yet to answer the question whether only parties within the relevant Planning Zone or all CPC members should be allowed to provide comments on development proposals.
- Chair Carey asked the group what concerns are preventing them from being able to recommend the approach to the LUC?
  - Comment that the timing of the preparation and review of the final corridor plan is unclear. Will it happen before municipalities are expected to sign the MOU?
    - Jason Navota with CMAP responded that the updated timeline would provide the draft plan and time for LUC and public review as well as refinement before municipalities would be asked to enter into the Start-up Phase MOU.
  - Question on how the OSNR Working Group recommendations fit into the process and timing? Indicated they would like to see the OSNR recommendations in advance of the draft corridor plan.
    - Jason Navota indicated an additional meeting is needed for that Working Group, and then it would be presented to the full LUC for review before being added to the draft corridor plan.
- Steve Park of Gurnee made a motion to “Recommend the Cooperative Planning Strategy approach and document, as presented to the Working Group, be presented to the full Land Use Committee for approval.” Mayor Wayne Motley seconded the motion.
  - Discussion on the motion
    - Comment that this approach is just a road map. It is acceptable as defined in the presentation, but there is potential that as it is developed it could include details that would make it objectionable.
    - Concern that how it will be implemented could be much different than it is intended. If a municipality decides to walk away from the process in the future, they could be tarnished within the County. That recommending this approach could be a step on the slippery slope of giving away authority. Concern that there is a problem with step-by-step decisions as opposed to having all of the information and details at once to be sure what is being supported.
    - Comment that Illinois is a property rights state. Even if, somehow, authority was given up through this process, it may not be enforceable due to case law.
    - Suggestion that the motion be amended to include the language edits suggested during the Working Group’s discussion.
    - Co-Chair Ranney indicated that if the Tollway facility is built, it will change the land and the character of the Corridor. The entire process is asking the Tollway to change

- how they have done business. The group and the process should be trying to change results and being open to innovation.
  - The WG discussed whether the motion should be amended to require that the corridor plan be provided by the end of 2015 or before communities are being asked to enter into the MOU, or whether it was enough to revise the approach presentation/memo.
        - CMAP and consultant indicated the current timeline would provide a draft plan to the LUC in mid-September.
        - Request to also be able to see pieces of the corridor plan before the draft is presented to the LUC.
        - Co-Chair Ranney suggested a separate motion to require that the draft corridor plan be provided to the LUC by mid-September.
      - Motion revised to “Recommend the Cooperative Planning Strategy approach and document, as presented to the Working Group, including modifications to the language as recommended by the Working Group, be presented to the full Land Use Committee for approval with the understanding that the Land Use Committee will be presented with a Draft Corridor Land Use Plan by mid-September.”
          - Motion passed with one opposed.
  - Request that the document, with amended language, be resent to the Working Group.

#### Public Comment

- Matt Dabrowski, Director of Community and Economic Development for Lakemoor. Commented that there is a need to improve planning within the Corridor. However, he indicated concern for creating any additional oversight and review of the municipal process. Indicated a concern that if there was a disagreement between a municipality and the CPC, it could impact approvals from LCDOT or other agencies that have regulating powers already.
- Bill Baltutis, Executive Director of TMA Lake Cook. Indicated that he supports the process and how it addresses both environmental concerns and economic development. Hope that the process will lead the way to an implemented facility.
- Pamela Newton, Chief Operating Officer for Hawthorn Woods. Directed attention to Step 3, slide 12 in the presentation where it obligates parties to be generally consistent with the balanced land use approach. She indicated that she would prefer that it be changed to “encourages” instead of “obligates” which is prescriptive. Also indicated concern for layers and layers of requirements that may challenge the development potential of sites in the Corridor.
- Michael Cassata, Community Development Director for Hawthorn Woods. Asked how property owners would be notified if the open space requirements affect a property owner.
- Pete Olson, LC Building & Construction Trades Council. Indicated he was supportive of the process and hopes that it leads to construction. Complimented the collaboration effort of the process.
- Tim Perry, Grayslake resident. Commented that the roadway will have a huge economic impact for all of Lake County. Indicated that from 2009 to 2014 the EAV in Lake County went down, while school levies increased in the same time frame. These changes impact property owners, and economic development from this project will help.
- Larry Hill, Vice President of Lake County Contractors Association. Commented that Lake County needs this project and encouraged the group to keep doing good work.

#### Motion to Adjourn

- Motion made by Steve Park, seconded by Jeff Berman. Motion passed.

Note: This summary represent Lakota’s understanding and interpretation of the issues discussed at that meeting regarding the project. If there are any edits or discrepancies in how the meeting discussion is presented, please provide them to The Lakota Group for inclusion in the final meeting summary.

June 10, 2015

**ILLINOIS ROUTE 53/120**  
CORRIDOR LAND USE PLAN

# Cooperative Planning Strategy

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**JUNE 30, 2015**

# Cooperative Planning Strategy

## CPS Approach

1. **Start-up Phase MOU – end of 2015**
2. **Adoption of Corridor Plan – end of 2016 (concurrent with IGA)**
3. **Central Lake Corridor IGA (or similar agreement) – end of 2016 (concurrent with Corridor Plan adoption)**

# Cooperative Planning Strategy

## Step 1: Start-up Phase MOU

1. By the end of 2015, enter into a Start-up Phase MOU that establishes commitment to continue the work of the LUC and the BRAC. If the Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Start-up Phase MOU and discontinuing your involvement in the process.

# Cooperative Planning Strategy

## Step 1: Start-up Phase MOU

- a. Would obligate parties to:
  - i. Continue to work with the LUC to advance the land use component of the project.
  - ii. Accept the concept of a Corridor Plan, including the balanced land use approach, OSNR strategy, and recommendations.
  - iii. Work towards adoption of Corridor Plan as guidance document, either as an addendum to the municipal comprehensive plan or as a separate planning guide by the end of 2016.
  - iv. Work towards creation of the Corridor Planning Council and Corridor IGA to establish a structure for implementing the Corridor Plan in a coordinated and cooperative fashion.
  - v. Work towards entrance into the Corridor IGA by your community as a condition of membership in the Corridor Planning Council.

# Cooperative Planning Strategy

## Step 1: Start-up Phase MOU

- b.** Would not obligate parties to:
  - i.** Adopt the final Corridor Plan.
  - ii.** Enter into the Corridor IGA. If the final Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Corridor IGA and discontinuing your involvement in the process.
  - iii.** Support construction of the road.
  
- c.** Entering into the Start-up Phase MOU would allow parties to:
  - i.** Continue to participate in the land use planning component of the 53/120 effort.

# Cooperative Planning Strategy

## Step 2: Adopt Plan

2. By the end of 2016, adopt the Corridor Plan as an addendum to your municipal Comprehensive Plan or as a separate planning guide as an advisory guidance document for use by the municipality in making land use decisions in the Corridor. This action does not change your municipal comprehensive plan, but rather provides professionally-informed and researched guidance for decision making.

# Cooperative Planning Strategy

## Step 2: Adopt Plan

- a. Would obligate parties to:
  - i. Adopt the plan as a guidance document.
  - ii. Work alone and with partners to make decisions that are generally consistent with the Corridor Plan, including achieving balanced land uses within the relevant Planning Zone, and applying the guidance established in the OSNR Strategy.

# Cooperative Planning Strategy

## Step 2: Adopt Plan

- b.** Would not obligate parties to:
  - i.** Adhere to every detail of every recommendation in the Corridor Plan, which should be regarded as guidance.
  - ii.** Change or modify current entitlements or annexation agreements to be consistent with the Corridor Plan.
  - iii.** Support construction of the road.
  - iv.** Enter into the Corridor IGA. If the final Corridor Plan and recommendations are unacceptable to your community, you maintain the option of refusing to enter into the Corridor IGA or similar agreement and discontinuing your involvement in the process.

# Cooperative Planning Strategy

## Step 2: Adopt Plan

- c. Would allow parties to:
  - i. Have representation on the Corridor Planning Council.

# Cooperative Planning Strategy

## Step 3: Central Lake Corridor IGA or other Agreement

3. By the end of 2016, enter into a Corridor IGA or similar agreement with other Corridor municipalities and Lake County.

# Cooperative Planning Strategy

## Step 3: Central Lake Corridor IGA or other Agreement

- a. Would obligate parties to:
  - i. Adopt the Corridor Plan.
  - ii. Participate in Corridor Planning Council meetings and at least one subcommittee.
  - iii. Update Corridor Planning Council with development activity within your community.
  - iv. Directly notify Corridor Planning Council of *significant*\* development proposals that are seeking to start the approval process that exceed defined thresholds. Such notification should occur concurrent with established public notification / hearing notice requirements to allow adequate time for CPC members to provide comment. No approval authority shall be given to any party that does not already have such authority. Example thresholds from case study research:
    - a. Residential: creation of 100 lots or units
    - b. Non-residential: 250,000+ sf
    - c. Any portion of subdivision of 100+ lots or 250,000+ sf of floor area within 300 feet of muni boundary

# Cooperative Planning Strategy

## Step 3: Central Lake Corridor IGA or other Agreement

- a. Would obligate parties to (continued):
  - v. Work alone and with partners to make decisions that are generally consistent with the Corridor Plan, including achieving balanced, market based land use targets identified within the relevant Planning Zone, and applying the guidance established in the OSNR Strategy.
  - vi. Work alone and with partners to preserve and mitigate impacts to Core Landscapes to achieve the open space targets identified in the Balanced Land Use approach, as well as through the preservation of those Opportunity Landscapes that best achieve the goals of the Corridor Plan, Corridor Planning Council members, and your community.
  - vii. Work to preserve Core Landscapes and Opportunity Landscape natural resource areas in the Corridor using the strategies outlined in the OSNR strategy.

# Cooperative Planning Strategy

## Step 3: Central Lake Corridor IGA or other Agreement

- b.** Would not obligate parties to:
  - i.** Relinquish authority to any party that does not already have such authority.
  - ii.** Respond nor react to comments provided by others on development proposals.
  - iii.** Change or modify current entitlements or annexation agreements to be consistent with the Corridor Plan.
  - iv.** Support construction of the road.
  
- c.** Would allow parties to:
  - i.** Review and provide comments on development proposals.
    - i.** *To be determined if this should only refer to parties within relevant Planning Zone or all CPC members?*
  - ii.** Have representation on the Corridor Planning Council

June 10, 2015

**ILLINOIS ROUTE 53/120**  
CORRIDOR LAND USE PLAN

# Discussion

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## COOPERATIVE PLANNING STRATEGY

June 10, 2015

**ILLINOIS ROUTE 53/120**  
CORRIDOR LAND USE PLAN

# Motion

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# Cooperative Planning Strategy

## Motion

The following motion was made and approved by the Working Group:

*“Recommend the Cooperative Planning Strategy approach and document, as presented to the Working Group, including modifications to the language as recommended by the Working Group, be presented to the full Land Use Committee for approval with the understanding that the Land Use Committee will be presented with a Draft Corridor Land Use Plan by mid-September.”*