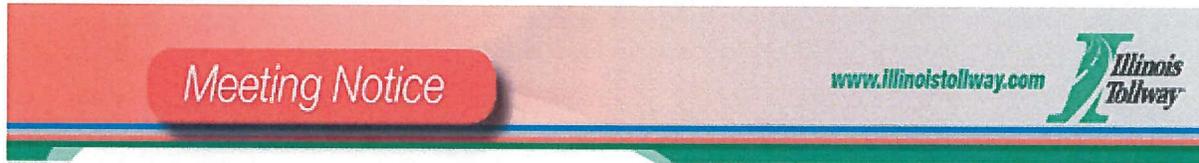


**Item #7:**  
**Village President Underwood**  
**IL Route 53 Extension - Finance & Land Use Meetings**

**From:** Illinois Tollway [info@mail.openroadsahead.com]  
**Sent:** Tuesday, January 13, 2015 9:01 AM  
**To:** David Lothspeich  
**Subject:** Illinois Route 53-120 Finance Committee Meeting Notice

[View this message in a browser.](#)



**The Illinois Tollway invites you to attend the  
Illinois Route 53/120 Project  
Finance Committee Meeting #10**

***Tuesday, January 20, 2015  
2:00 - 4:00 p.m.***

**Lake County Central Permit Facility, 2nd Floor  
500 West Winchester Road  
Libertyville, Illinois 60048**

[map/directions](#) / [add to your Outlook](#)

**The agenda will include the following:**

- I. Roll call**
- II. Approve November 13, 2014, meeting minutes**
- III. Discussion of the Finance Committee draft final report and recommendations**
- IV. Next steps**
- V. Public comment**
- VI. Adjourn**

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RSVP by January 19 to: **Cathy Valente, (847) 217-5004** or [cvalente@getipass.com](mailto:cvalente@getipass.com).

Agendas, presentations and reports from the Finance Committee will be available in the Community Outreach section on the Illinois [Tollway's website](#). Please don't hesitate to contact us with any questions.

## David Lothspeich

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**From:** CMAP, the Chicago Metropolitan Agency for Planning, on behalf of Jason Navota [kdelarentiis@metrostrategiesinc.com]  
**Sent:** Tuesday, January 13, 2015 2:04 PM  
**To:** David Lothspeich  
**Subject:** {Possible SPAM} Illinois Route 53/120 Corridor Land Use Committee Meeting - Feb. 5

# ILLINOIS ROUTE 53/120 CORRIDOR LAND USE PLAN

Dear Land Use Committee:

The Chicago Metropolitan Agency for Planning (CMAP) and its partners would like to notify you that the next Land Use Committee meeting is on **Thursday, February 5 from 2:00 pm to 4:00 pm at the Lake County Division of Transportation - 600 W. Winchester Road, Libertyville.** (Please note that the meeting will be held at the Lake County DOT building, NOT at the Lake County Permit Facility.)

[Click here](#) for a map and directions to Lake County Division of Transportation Building.

The agenda will include the following:

1. Approval of Meeting Minutes
2. Updated Market Projections
3. Environmental Stewardship & Mitigation Priorities
4. Draft Corridor Scenarios
5. Plan Implementation Framework
6. Next Steps
7. Public Comments

Please RSVP by January 29 to Colin Fleming at (312) 561-3140 or [cfleming@metrostrategiesinc.com](mailto:cfleming@metrostrategiesinc.com).

Thank you and we look forward to seeing you on **Thursday, February 5.**

Sincerely,

Illinois Route 53/120 Corridor Land Use Plan Project Team

For more information about the Illinois Route 53/120 Corridor Land Use Plan, or to view materials from the Public Input Sessions and previous Land Use Committee meetings, please visit the project website at: [www.lakecorridorplan.org](http://www.lakecorridorplan.org)

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**Lake County** updated: 1/20/2015 7:31 PM

# Local input up next for Route 53 finance recommendations



**Local leaders discuss suggestions such as a Lake County gas tax to finance a large funding gap for the Route 53/120 proposal.**

*Steve Lundy | Staff Photographer, October 2014*



**Mick Zawislak**

There were few surprises Tuesday as potential ways to pay for the long-discussed extension of Route 53 into central Lake County moved another step toward a final recommendation.

A roster of suggestions including a 4-cent-per-gallon gas tax, a so-called "value capture" on new commercial development near the proposed tollroad, and new and increased tolls on I-

94 appeared to have the general consensus of the Route 53/120 finance committee. It has been working since October 2013 on a recommendation to the Illinois State Toll Highway Authority.

No vote was taken and the discussion involved more clarification and fine-tuning of various aspects of the draft report. It outlines ways to generate \$745 million to \$993 million to help fund the project estimated to cost \$2.35 billion to \$2.65 billion.

Some of those avenues, such as establishing a gas tax, would require action by state lawmakers. Even if all the suggestions were taken, the funding gap would be \$1.36 billion to \$1.9 billion, which the tollway system will be asked to cover.

Meanwhile, several finance committee members planned to discuss the draft report with their respective villages or organizations before a vote on a final recommendation expected next month.

"The compelling part of this process will be starting now," said Bradley Leibov, president and CEO of Liberty Prairie Foundation.

The value capture portion of the recommendations involves a "sustainable transportation fund" in which 25 percent of the new value of commercial development a mile from the road and two miles from intersections would be set aside to pay for a long-term environmental stewardship fund pegged at \$51 million.

George Monaco, representing Round Lake, said that would be a hard sell in his community. Supporters emphasized it would not be an additional tax but a method to capture a portion of any new development that may surface because of the new road. Other taxing districts would received 75 percent of that increase under the recommendation.

"It's no harm, no foul to the taxing districts," said Stephen Park, representing Gurnee. "It would never be salable if it was put in as an additional tax."

The 4-cent-per-gallon gas tax also appeared to have strong support. Cook, DuPage, Kane and McHenry counties have a gas tax, but Lake County does not. Half the money would go toward the Route 53 project and the other half for other transportation needs.

The finance committee worked separately but in tandem with a land use panel, which has been studying the potential impact of the road in various aspects of surrounding area. All involved agree there are challenges to face before the project comes into clearer focus.

"As this becomes more and more real, people will have questions that are more urgent," said

Michael Talbett, chief village officer in Kildeer.

News | updated: 1/20/2015 1:13 PM

# Grayslake plans tax to lure developers for old fair site



**Grayslake village board members will consider approving an ordinance to allow creation of a special sales tax in a new business district in an effort to lure development to the former Lake County Fairgrounds at routes 120 and 45.**

*Paul Valade | Staff Photographer, February 2014*



**Bob Susnjara**

Grayslake plans to use a special sales tax in an effort to lure developers to the long-vacant former Lake County Fairgrounds.

Village board members on Tuesday are expected to approve an ordinance that would allow creation of a sales tax in a new business district for the roughly 100-acre site. If a sales tax

were enacted for the land at routes 45 and 120, the revenue would be used for reimbursement of redevelopment and infrastructure costs.

Mayor Rhett Taylor said at recent meeting the site-specific village sales tax would make the old fairgrounds "more palatable" to developers. It's yet to be decided how much sales tax would be charged.

"This would allow the village to give the flexibility to create a special sales tax just in that area to recapture the costs the village may incur, village taxpayers may incur, in helping redevelop that property for economic development," Taylor said.

Vacant since the Lake County Fair moved to Peterson and Midlothian roads six years ago, the property had been pegged for an 807,000-square-foot plaza built by SKW Capital Management of Deerfield and suburban Cleveland-based Developers Diversified Realty Corp. The Grayslake village board approved the project in 2007, capping three years of work.

But what was to be The Fairgrounds at Grayslake never started, in part, because of the recession. Plans had called for the plaza to have architecture reflecting the village's 120-year history with old-fashioned lampposts, cupolas and dormers.

Michael Stewart, managing director of the Grayslake Business Partnership, said recent market studies indicate the former fairgrounds site is considered viable for 300,000 to 500,000 square feet of shopping and dining. The business group is a nonprofit, public-private economic development group with involvement from the village.

Stewart said Monday that about 25 matches, including niche retailers and restaurants, have been identified for the 100 acres as part of the market study.

"On the timeline and expectation for development, we expect that the former fairgrounds will get debris and structures cleared this year to make the site ready for development," said Stewart, who had 15 years of experience in private banking and consulting to the pharmaceutical industry before heading the 6-month-old Grayslake economic development organization.

Stewart said he believes developers will find the fairgrounds site attractive because of the nearby Northwestern Lake Forest Hospital Grayslake facility, which has grown to become a free-standing emergency center open 24 hours a day.