

**Item #8.**

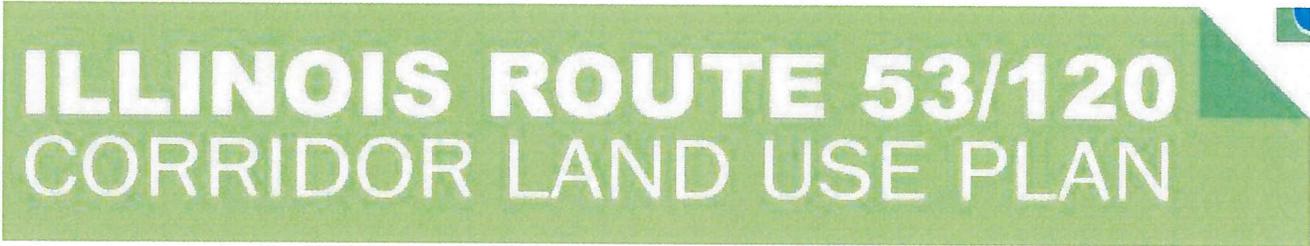
**Village President Underwood**

*IL Route 53 Extension - Land Use Meeting 10/23/2014*

## David Lothspeich

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**From:** CMAP, the Chicago Metropolitan Agency for Planning, on behalf of Jason Navota [kdelarentiis@metrostrategiesinc.com]  
**Sent:** Thursday, October 09, 2014 4:28 PM  
**To:** David Lothspeich  
**Subject:** {Possible SPAM} Illinois Route 53/120 Corridor Land Use Committee Meeting Oct. 23



# ILLINOIS ROUTE 53/120 CORRIDOR LAND USE PLAN

Dear Stakeholder:

The Chicago Metropolitan Agency for Planning (CMAP), the Illinois Tollway, and Lake County invite you to the next Land Use Committee meeting scheduled for **Thursday, October 23, 2014, from 2:00 to 3:30 p.m.** This meeting will take place at the **Lake County Forest Preserve - Greenbelt Cultural Center (Maple Room), 1215 Green Bay Road, North Chicago, IL.** This meeting location change is due to Early Voting activity at the Lake County Permit Facility.

[Click here](#) for a map and directions to the Greenbelt Cultural Center.

The agenda will include the following:

1. Welcome and Introductions
2. Approval of Meeting Minutes
3. Refinement of Cool/Hot Spot Mapping and Discussion
4. Discussion of Detailed Planning Areas
5. Overview of November Public Input Sessions
6. Discussion of Topics for Future LUC Meetings
7. Questions/Public Comment

Please RSVP if you plan to attend to Colin Fleming at (312) 561-3140 or [cfleming@metrostrategiesinc.com](mailto:cfleming@metrostrategiesinc.com).

Thank you.

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 past Land Use Committee meetings (March 18, May 8, and July 21, 2014),

please visit the project website at: [www.lakecorridorplan.org](http://www.lakecorridorplan.org)

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## Why a corridor plan?

When communities plan in isolation—or not at all—they miss the considerable benefits of planning in collaboration with their neighbors.

### [Watch Our Video](#)

## *Save the Date!*

**Wednesday November 12, 4-7pm**

**The Byron Colby Barn at Prairie Crossing**  
1561 Jones Point Road, Grayslake, IL

**Wednesday November 19, 4-7pm**

**Lake Zurich High School Cafeteria**  
300 Church Street, Lake Zurich, IL

The purpose of the sessions will be to present an overview of the planning process and the analysis to date. The public is encouraged to come and review and comment on the materials as well as provide input on their priorities for the corridor.

With its population growth significantly exceeding forecasts, Lake County has seen traffic congestion become acute. In 2009, residents approved a non-binding referendum in favor of extending Illinois Route 53 north to Illinois Route 120 -- known as the Illinois Route 53/120 project. In 2010, the region's award-winning GO TO 2040 comprehensive plan included the project on its highest priority list, and one of only five new major capital projects for the region to pursue, citing performance measures that show this facility as "ranking highest among all projects in its effect on regionwide congestion."

In 2012, the Illinois Route 53/120 Blue Ribbon Advisory Council recommended creation of a 21st Century urban highway. This modern boulevard would have a smaller footprint to minimize potential negative impacts while protecting the natural environment and preserving the character of Lake County.

As recommended by the Council, tandem committees have been formed to examine feasibility. The Land Use Committee is staffed by CMAP, and the Finance Committee is staffed by the Tollway, with Lake County assisting in the staffing of both. This site is dedicated to the Land Use planning effort. For information about the Finance Committee or the Illinois Route 53/120 project in general, click here.

## About the Corridor Land Use Planning Effort

The Blue Ribbon Advisory Council recommended creation of a corridor plan that integrates land use, transportation, economic development, and open space. As the official planning agency for the seven counties of metropolitan Chicago, CMAP is uniquely qualified to lead the land use planning effort, whose Land Use Committee is co-chaired by Aaron Lawlor (Lake County Board Chairman) and George Ranney (Metropolis Strategies President and CEO), with membership drawn from the leaders of municipalities affected by the facility, the Lake County Board, the county's economic development interests, and the environmental community. To a significant degree, the extent of collaboration between these stakeholders will determine how quickly the proposed project can become reality.

This effort will culminate in mid-2015 with a broad land use strategy for the entire corridor, along with specific land use plans for approximately 12 areas that are anticipated to undergo significant change as a result of the facility. The committee will be asked to recommend endorsement of the land use plan by corridor municipalities and Lake County before making a recommendation to the Illinois Tollway Board of

Directors on whether the Illinois Route 53/120 facility should proceed.

## Collaborative corridor planning for efficient land use and transportation

When communities plan in isolation -- or not at all -- they miss the considerable benefits of planning in collaboration with their neighbors. A better approach is to consider "corridors" that integrate land use and transportation for improved mobility, quality of life, natural resource protection, and sustainable economic development.

The Chicago Metropolitan Agency for Planning (CMAP) is working with Lake County and communities in the corridor along a future Illinois Route 53 and Illinois Route 120, as recommended by a Blue Ribbon Advisory Council of the Illinois Tollway. This corridor planning process is engaging municipalities to plan for the potential market-driven development that can result from such a major transportation infrastructure investment, as well as the potential impact on quality of life and the environment.



This animation depicts the potential results when three neighboring communities do not plan collaboratively. They are intersected by a major highway that brings increased traffic congestion, disinvestment in existing towns, and depletion of natural resources. Infrastructure costs more but is less efficient and effective. Each community's character changes in unpredictable and often unpleasant ways.

A more positive future can be achieved through the power of collaborative corridor planning. By working together to guide development, communities reap numerous rewards:

- Residents can get around easily, with access to shopping and other amenities.

- Businesses grow in existing communities with access to workers, infrastructure, and transit service.
- Parks and open space are preserved and connected by greenways with access to trails for hiking, cycling, and other healthy activities.
- Infrastructure investments achieve the maximum benefit from precious funding resources.

What this animation can't show is the actual corridor planning process. It involves patience and cooperation on the parts of municipal leaders, residents, businesses, and other stakeholders. The best way for each to achieve each community's unique vision is to work closely with its neighbors and transportation implementers to maximize mobility and economic development while minimizing negative effects such as increased congestion and loss of open space.

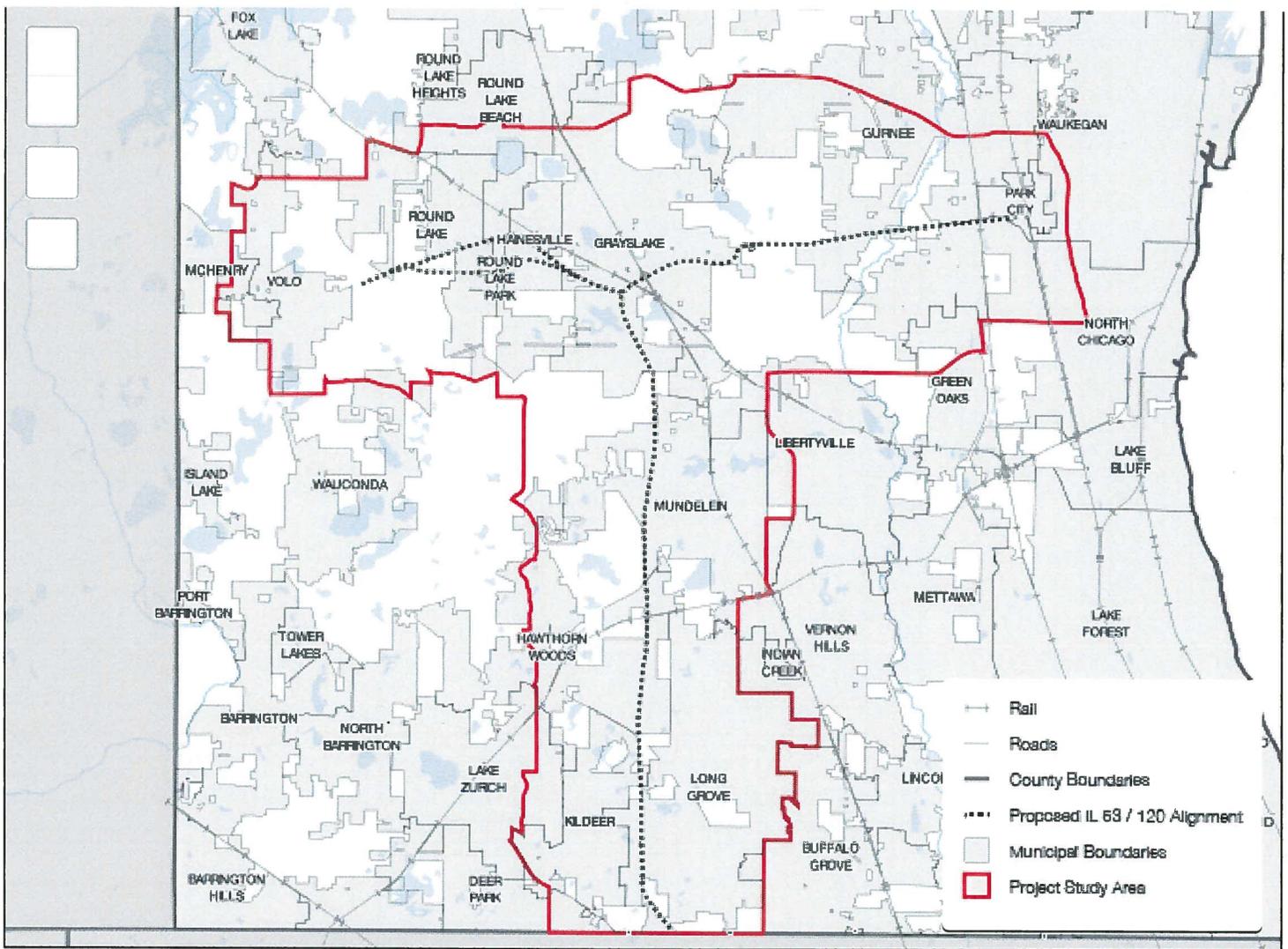
Through the Illinois Route 53/120 Corridor Land Use Plan process (and the Illinois Tollway's parallel financial planning process), the residents and businesses of affected Lake County communities can -- in partnership with their municipal leaders -- define their vision for the future. As the planned extension moves toward Tollway approval and construction, those communities can reap the rewards for generations to come.

To get involved, [please contact us](#).

## About the Corridor Land Use Plan

The land use plan will consider a planning corridor within the area roughly bound by Lake Cook Road on the south, I-94 on the east, IL 12 on the west, and the Chain O' Lakes on the north.

[PDF map](#)



The Blue Ribbon Advisory Council provided the following specific guidance for development of the land use plan:

- Utilize a market-driven approach to assess the feasibility of future land use change, including analysis of employment trends, potential commercial and industrial development, and the housing mix that is likely to occur if the proposed Route 53/120 is built.
- Balance economic development, open space, and community character goals across municipalities to encourage development of vibrant communities in central Lake County.
- Formulate a multi-jurisdictional economic development strategy to ensure the best possible economic future for central Lake County. Address planning for development desired by targeted industries as well as business attraction strategies.
- Provide strategies for communities to encourage mixed use, pedestrian-friendly and/or transit-supportive land uses where feasible in order to reduce congestion, air pollution, vehicle miles traveled, and GHG emissions.
- Design the land use and transportation system to facilitate walking and biking, transit, increase local connectivity, and manage the increased local road traffic that will likely follow completion of the road and associated new development.

- Develop an integrated open space system that not only includes the protection and restoration of conservation lands, but also meet residents' and workers' needs for recreation and open space in the corridor.

Note that this land use planning effort will not decide final alignments for Illinois Route 53/120. The preferred alignment and property impacts will be assessed as part of a future phase.

## **Benefits of the Illinois Route 53/120 Corridor Land Use Plan**

Without adequate prior planning, new roadway development can often bring unwanted results because of a rise in traffic, disruptions to environmental systems, and lack of forethought about desired future land uses. The Corridor Land Use Plan should help ensure that, in addition to relieving congestion, the Illinois Route 53/120 project will integrate and preserve open space and natural areas, increase access to transit, promote effective development, and enhance economic development.

By reflecting the conscious choices of residents and their elected leaders, the land use plan will achieve results far more beneficial to communities than if land uses were determined only by market forces. The land use plan will protect community assets -- including vital natural resources and quality of life -- and identify opportunities to improve recreation, transit, and economic development. It will balance individual communities' specific desires with broader strategies for quality of life and economic prosperity in the municipalities, in Lake County, and in the region as a whole.

## **Opportunities for Residents to Have Their Say**

The land use plan effort will include public engagement specifically designed to involve residents, business owners, and others in a conversation about the corridor land use plan. A number of public workshops will be held in various locations throughout the corridor for the duration of this phase of work. This website will include interactive components in the future to allow for the public to provide input.

To stay informed via email updates, contact [Elli Cosky](#).