

## Land Use Committee Meeting #6 – Meeting Minutes

**April 16, 2015**

**2:00 – 4:30 p.m.**

**Lake County Department of Transportation, 60 W. Winchester Rd., Libertyville**

**Committee Members Present:** Lake County Board Chairman Aaron Lawlor, Committee Co-Chair; George Ranney, Committee Co-Chair, Michael Ellis, representing Village of Grayslake; Trustee Stephen Park, representing Village of Gurnee; Linda Soto, representing Village of Hainesville; Mayor Joseph Mancino, representing Village of Hawthorn Woods; Michael Talbett, representing Village of Kildeer; Matthew Dabrowski, representing Lakemoor; Mayor Terry Weppler, representing Village of Libertyville; President Angie Underwood, representing Long Grove; Trustee Dawn Abernathy, representing Mundelein; Steve Shields, representing Village of Round Lake; Mayor Frank Bart, representing Village of Wauconda; Mayor Wayne Motley, representing City of Waukegan; Pat Carey, representing Lake County Board; and Brad Leibov, representing Liberty Prairie Foundation. (16 attendees)

**Committee Members Not Present** President Jeffrey Braiman, representing Village of Buffalo Grove; President Tom Poyton, representing Village of Lake Zurich; Mayor Linda Lucassen, representing Village of Round Lake Park; Dave Brown, representing Village of Vernon Hills; President Burnell Russell, representing Village of Volo

Kristi DeLaurentiis (Metro Strategies) took roll call – see attendance list above.

### **1. Welcome and Introductions– Committee Co-Chair Aaron Lawlor**

Meeting minutes from the February 5, 2015 Land Use Committee were approved. Committee member Soto moved and committee member Motley seconded.

### **2. Open Space and Natural Resource (OSNR) Network Refinement – Daniel Grove, Lakota**

A refined OSNR Network was presented. This refinement was based on visual inspections by WRD of current conditions, with review and input from conservation agencies and organizations. Municipalities will have an opportunity for detailed review. This OSNR Network concept may include a tiered approach, with resources identified as Core, Sensitive or Flex. Committee agreement on the OSNR Network would provide a solid foundation for the ultimate plan and strategy.

Co-Chair Ranney noted that the OSNR should also look at areas with strong potential. For example, Waste Management is obligated to turn its landfill into an attractive area at the end of the landfill's natural life. This is an opportunity to improve open space and make it work in conjunction with economic development.

In response to committee members' questions, it was noted that the OSNR strategy is not intended to make recommendations concerning specific parcels, but areas with natural resources will be identified; that the 5:1 mitigation applies only to road improvements, and such mitigation does not have to be located in the Corridor.

One committee member stated that because the market demand accounts for 15,000 acres plus the roadway right-of-way, the Corridor will lose a lot of open space, so we should not consider the 1,250 acres (500 acres of wetland mitigation, 750 acres of new open space) as a limit or target on open space and natural resource needs for the Corridor. Rather, locations where important resources exist should be considered for preservation.

### **3. Corridor Land Use Scenario Refinement– Daniel Grove, Lakota**

In order to have a plan that is implementable but not overly prescriptive to specific municipalities or parcels, it was suggested during the municipal interviews to create planning zones in the Corridor, similar to the retail planning zones discussed in the market analysis.

Four planning zones are proposed, each one overlapping multiple municipalities and calling for a balance of development and open space. A balanced land use mix target for the year 2040 for a hypothetical Planning Zone A was presented. These planning zones will include land use guidance and suggest a range of development typologies that may be appropriate for specific locations based on professional opinion. Graphic depictions of the typologies or other illustrations, as well as potential development standards and guidelines, could help convey and reinforce the intent of the plan.

One Committee member raised concern that this approach would focus exclusively on the Corridor and ignore, for example, retail demand caused by residential located outside the Corridor. In response it was stated that market demand is forecasted based on the entire trade zone, and that the market will determine the uses, acreages, and locations.

### **4. Plan Framework – Jason Navota, CMAP**

The Plan needs a strategy for its organization, including level of detail and specificity. A range of options were presented, some of which were considered unacceptable based on municipal and agency feedback, such as parcel-based land use plans. The Committee will need to provide direction on the targeted level of detail. Because the OSNR Network is based on what is actually on the ground, it appears that a relatively greater level specificity with respect to those aspects of the Plan should be pursued.

### **5. Cooperative Planning Strategy – Jason Navota, CMAP**

The Plan should have a cooperative planning strategy (CPS) in place to encourage stakeholders to use it to guide future Corridor planning and decision making. Desirable elements of a cooperative planning strategy include establishing stakeholder commitment to the OSNR Network; providing guidelines or policies for land use decisions; establishing a coordinating body of member communities and stakeholders; providing for regular review and revision of the Plan; providing incentives for compliance with the plan; and possibly including corridor or other local agreements.

The suggested mechanisms for this cooperative planning strategy need to be stronger than a simple memorandum of understanding but not as strict as a new inter-jurisdictional authority. Similar to the Plan Framework, the Committee will need to provide direction on how strong the strategy should be.

Committee members discussed the benefits and risks of intergovernmental agreements (IGAs). An IGA relating to a planning zone should include at least the municipalities in that planning zone. One committee member suggested that an “IGA think tank” be created to draft principles for effective IGAs.

It was noted that the Finance Committee recommended a 2-tier committee for implementation, with the top tier being political leaders and the second tier being a technical advisory committee, mainly composed of environmental community, to help guide the Environmental Restoration and Stewardship Fund. Several committee members commented that the aspects of the plan involving natural resources should have some order of strength in terms of implementation.

Committee members discussed the importance of private property owners as stakeholders, and the reaction such property owners may have to the plan. While some committee members thought that support by property owners

was unlikely, others disagreed. Co-Chair Ranney noted that property owners benefit from certainty and that planned assets such as train stations can add value. Another Committee member noted that the stewardship fund can be used to help compensate for development.

## **6. Next Steps**

Co-Chair Lawlor suggested the need to establish two working groups: one concerning the OSNR Network and one concerning the Cooperative Planning Strategy. Jason Navota said he will reach out to Committee members to see their interest in serving on these working groups.

The final draft of the plan will be developed for initial review in the summer. Public educational open houses will be scheduled as well.

It was noted that bigger maps should be used and provided to the public and to municipalities.

## **7. Questions/Public Comment**

Pam Newton, COO of the Village of Hawthorn Woods, commented that the ideas expressed by the Committee are profound but are cumulative, and she raised a number of points.

- Concern that Hawthorn Woods would be asked to revise their comprehensive plan to incorporate additional open space, even in downtown areas.
- Concern for loss of local zoning authority
- Potential impact of revenue sharing
- Potential for landowners to perceive a loss of control over property rights
- Impact of lights and salt spray from the road.

Jim Bland of the Sierra Club commented on the importance of stormwater management as reflected in the watershed management plans, and on the impact of the proposed roadway on the area's water quality. He stated that Lake County's real estate taxes are the highest in the State as a result of poor land use planning.

Barbara Klipp, a resident of Prairie Crossing and a member of the Sierra Club, raised concerns about clean water and how to ensure it is provided to the western part of the County.

Mary Mathews of the League of Women Voters asked about the location of meetings and whether they are open to the public.

Co-Chair Lawlor noted that all meetings conform to the Open Meetings Act. While not all meetings are public as defined in that Act, there is a lot of information on the website and he is available for any questions the public might have.

Evan Craig, a resident of Vernon Hills and a member of the Sierra Club, raised concerns about how the open space plan benefits the neediest communities, how future growth will impact open space, and whether there will really be the funds available to handle the environmental impacts of the roadway.

Al Maiden of Campbell & Associates and a consultant for the Village of Hainesville complimented the process and suggested that the maps could be useful materials in future discussions with developers provided they were tweaked to clarify that they only relate to sites of 100 acres or more.

Mayor Joe Mancino, Committee member and representative of Hawthorn Woods, made a statement notifying the Committee that outside the room it will hear through the media that Hawthorn Woods has concerns about the original BRAC report. He stated that he is very impressed with this Committee's work and will continue to be involved.

Motion to adjourn, approved by unanimous consent, meeting adjourned.