

Land Use Committee Meeting #5 – Meeting Minutes

February. 5, 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; Heather Rowe, representing Village of Libertyville; President Angie Underwood, representing Long Grove; Trustee Dawn Abernathy, representing Mundelein; Mayor Dan MacGillis, representing Round Lake; Mayor Linda Lucassen, representing Village of Round Lake Park; Dave Brown, representing Village of Vernon Hills; President Burnell Russell, representing Village of Volo; Mayor Wayne Motley, representing City of Waukegan; Pat Carey, representing Lake County Board; Brad Leibov, representing Liberty Prairie Foundation; Michael Stevens, representing Lake County Partners; Lenore Beyer-Clow, representing Openlands; Mike Sands, representing Liberty Prairie Foundation (by phone) (21 attendees)

Committee Members Not Present President Jeffrey Braiman, representing Village of Buffalo Grove; President Tom Poyton, representing Village of Lake Zurich; Mayor Frank Bart, representing Village of Wauconda

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

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

Meeting minutes from the October 23, 2014 Land Use Committee were approved. Committee member Underwood moved and committee member Brown seconded.

2. Public Input Sessions Recap – *Daniel Grove, Lakota*

The public input sessions held on November 12 at Byron Colby Barn-Prairie Crossing and on November 19 at Lake Zurich High School had good turnouts. There were themed information stations as well as various interactive stations available to gather the thoughts and concerns of the participants.

3. Corridor Scenarios - Goals and Process – *Daniel Grove, Lakota*

The goals of the corridor scenarios were reviewed, including their foundations in the BRAC Recommendations and the GO TO 2040 policies. The Corridor scenarios should help the Committee (1) test how key values create trade-offs between scenarios, and (2) find elements where consensus can be achieved.

The steps to creating scenarios were outlined. These are:

- Identify area in Corridor where land use change can occur
- Determine important open spaces and natural resources

- Identify future market potential and optimal locations
- Find opportunities to create appropriate balance of land uses and intensities

It was determined that based on the areas where land use change can occur, there is a total of 15,682 acres available to address open space and development goals.

4. Open Space and Natural Resources – Geoff Deigan, WRD Environmental

The land use scenarios are based on two distinct Open Space Networks.

- Open Space Network A is 29,765 acres includes Protected Lands, Cool Spots, woodlands, prairies, savannahs, golf courses, landfills, and parks. Of those, 4,285 acres are at risk and this figure will be used in the scenario planning.
- Open Space Network B is 37,426 acres adds land identified in the Green Infrastructure Vision, agricultural land, areas that enhance connectivity, and buffers on BRAC Priority Sensitive Lands. 6,983 acres of the Enhanced Open Space Networks are at risk, or new preservation opportunities. The Open Space Network B alternative is greener, includes more connectivity, and helps address the goals of the BRAC Report, the Lake County Strategic Plan and the Lake County Transportation Study.

One Committee member noted that the total acreage of the Corridor is 76,000 acres. Another questioned whether preserving that much open space would hinder the ability to finance the Corridor Plan improvements.

One Committee member asked about the study area boundaries and noted a key opportunity that lies just outside those boundaries in the Indian Creek area, the Seavey Ditch.

5. Market Potential – Steve Friedman and Ranadip Bose, SB Friedman Development Partners

The boost in development to be generated through 2040 by a new roadway was considered for office, industrial, residential and retail uses. The uses most directly impacted are office and industrial, with residential more influenced by population growth. Retail is a land use that depends on the other uses in the area, particularly residential.

- The assumed development multiplier for Office development is 2.00 – 2.20x based on the roadway. This suggests 4 – 5 million square feet in the Corridor, with three potential future corporate office centers at the intersection of Route 94 and 53, in Grayslake, and on the Cook County border on the western edge of the Corridor.
- The assumed development multiplier for Industrial development is 1.15 - 1.25x. Based on projected output, an additional 11 - 12 million square feet of Industrial development in the Corridor is projected.
- Residential development is driven by population growth and another 25,500 dwelling units are forecast. Half of those dwelling units are likely to be non-single family, however, because population will increase in the age groups that tend to choose non-single family residential due to age, family structure, income, and other factors. If overall housing preferences are changing to prefer non-single family residential, that would affect the breakdown of housing types further, but we will not know if that is true until the millennial generation reaches 30-35 years old. Population estimates are based on CMAP's long-term forecast for Lake County.
- Retail development is likely to be strongest in the northwest part of the Corridor, with an additional 2.0 - 2.5 million square feet of regional retail clusters and a new 300,000 – 350,000 square foot lifestyle center likely.

Based on this demand analysis, the municipalities have planned for non-residential land uses by a factor of 5 times the projected market demand for these uses, which is limited. The land use plan for the corridor is intended to reflect actual market demand.

6. Developing the Scenarios – Scott Freres, Lakota

Scenarios were developed by starting with the 15,682 acres identified as available to accommodate open space and development needs. Filling “the bucket” of 15,682 acres involves balance and tradeoffs between three goals, only two of which can be achieved at a time: maximizing open space, maximizing tax revenue, and maintaining residential character. The alternatives were organized into four scenarios with varying densities and varying amounts of open space.

- Scenario 1, the business as usual scenario, overfills the bucket. It uses open space network A, and the lower residential density results in failure to capture 4,800 residential units, with a corresponding lower potential for retail uses.
- Scenario 2 uses open space network A and utilizes slightly higher residential densities, but achieves the retail potential for the Corridor.
- Scenario 3 uses open space network B but with lower residential densities leaves 8,200 residential units not accommodated, thus overflowing the bucket and resulting in a lower potential for retail uses.
- Scenario 4 preserves open space network B and with higher densities maximizes tax revenue by capturing all residential (and therefore retail) demand.

These scenarios are conceptual and another level of conversation will be necessary at the municipal level.

Committee members discussed the different impacts likely to be felt by different municipalities, and the possible competition from municipalities outside the Corridor. It was acknowledged that the private market demand will not treat each community equally, and that this study and these scenarios help frame the dilemma each municipality faces. This reflects the BRAC’s goal of balanced, realistic planning. The question facing municipalities is how to trade off priorities given market realities. Further qualitative analysis will be necessary after further discussions with the individual municipalities.

Co-Chair Lawlor agreed that this process is providing the opportunity for conversations across the Corridor and could lead to more sophisticated comprehensive plans.

Committee members reflected on how 53% of the Corridor has natural resources, how residential developments that balanced higher density with preserved open space held their property values during the downturn due to the character and quality, and how financing the roadway is dependent on the tax revenues generated by development.

A representative of Lake County Forest Preserve asked the group to consider the mechanisms for how to preserve open space, and where mitigation and preservation areas will be located. Co-Chair Lawlor agreed that further conversations need to be held among environmental representatives to define these better.

7. Questions/Public Comment

No members of the public had comments to make. Motion to adjourn, approved by unanimous consent, meeting adjourned.