

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 are seeking 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 if this should only refer to parties within relevant Planning Zone or all CPC members?*
 - ii. Have representation on the Corridor Planning Council