



ILLINOIS ROUTE 53/120
CORRIDOR LAND USE PLAN

Land Use Committee

MEETING ONE

MARCH 18, 2014



ILLINOIS ROUTE 53/120
CORRIDOR LAND USE PLAN

Welcome

INTRODUCTIONS & OPENING REMARKS

Agenda

- **Project Rationale & Justification**
- **Process Overview**
- **Roles & Responsibilities**
- **Committee Procedures & Protocols**
- **Land Use Plan Guiding Principles**
- **Desired Outcomes**
- **Questions**

Project Rationale & Justification

Project Rationale & Justification

Choices made today are fundamental and critical to the future of Lake County

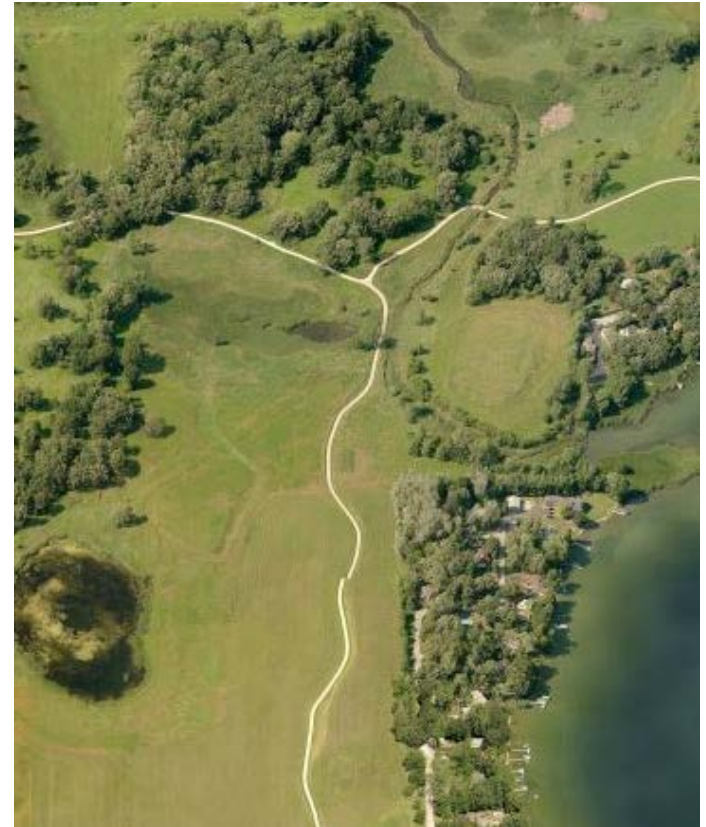
Coordinated land use and transportation plan is a key recommendation of the BRAC and GO TO 2040

We have an *opportunity* to be prepared for change, plan for development, and coordinate land use and transportation investments

This plan is intended to protect the people and assets of Lake County communities

This is the best chance to move to next phase of implementation

Engagement by communities in this process is the way to be heard

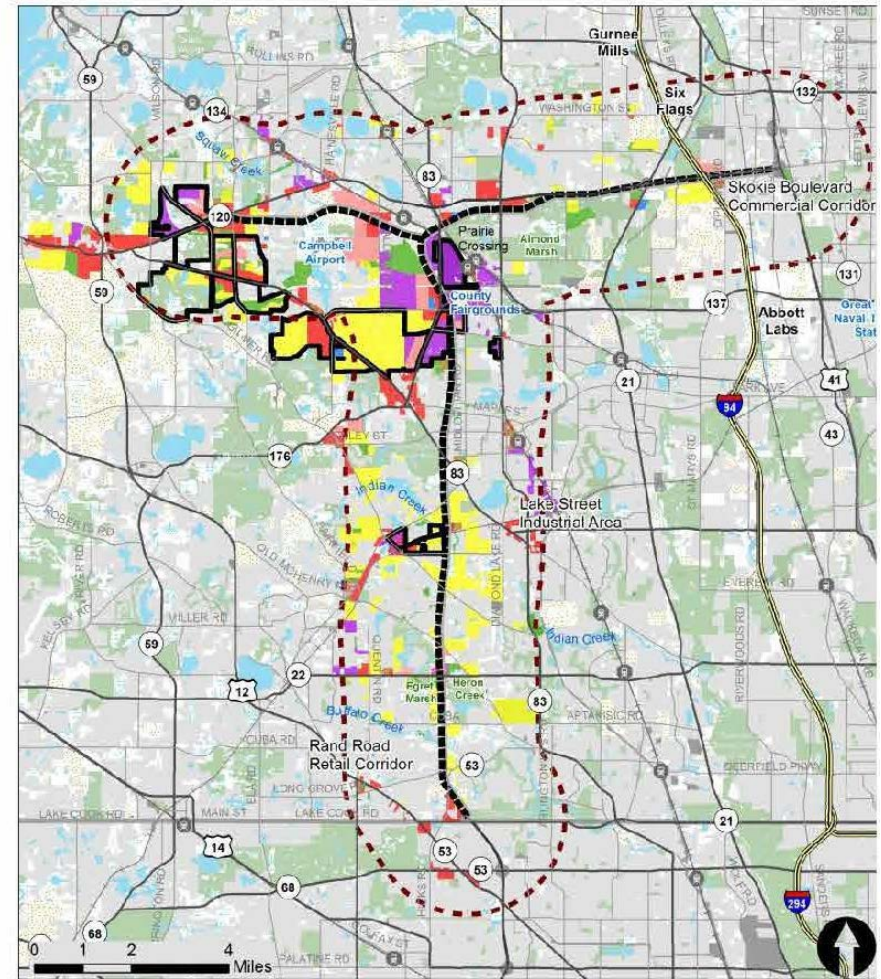


Proposed Future Land Use Analysis

Proposed Future Land Use Analysis

Composite municipal comprehensive and strategic plans

Presents a “maximum” scenario in which all land within the corridor designated for future development is built out



Proposed Future Land Use Analysis

Land Use	Existing Development - All of Lake County*	Existing Development - I-94 Corridor in Lake County*	Estimated New Development within 2 Miles of the 53/120 Corridor, per Comp Plans**		Increase over Existing Development	
			From	To	Within 2 Miles of the 53/120 Corridor	In Lake County
Office (SF)	34,745,869	22,510,254	12,890,000	23,780,000	500% to 1000%	37% to 68%
Industrial/Flex (SF)	82,849,019	28,226,296	18,650,000	19,360,000	250% to 300%	23% to 24%
Retail (SF)	34,564,300	10,994,823	23,790,000	39,650,000	1100% to 1300%	71% to 118%
Housing Units	260,310	No Data	9,410	11,840	20% to 25%	4% to 5%
Population	703,462	No Data	29,060	35,930	20% to 30%	4% to 5%

* Co-Star Data, 2011

** Aggregate square footage developed from Community Comprehensive Plans

Planned office and retail uses are similar to or exceed the levels of development seen in the I-94 Corridor.

Proposed Future Land Use Analysis

Individual community plans have a major impact when viewed as a combined whole

The totality of planned land uses is out of scale with the preferred design of the road

The volume of planned change proposes a considerable shift in community character

The volume of planned change will not protect a network of high quality natural resources, nor agricultural areas

The volume and pattern of planned change could exacerbate congestion and would not support transit

Project Rationale & Justification

To achieve the goals of the people of Lake County, the BRAC, and GO TO 2040, the Illinois Route 53/120 Corridor Land Use Plan process is designed to cooperatively plan for the future of the communities within the corridor in a way that protects community assets, opportunities for transit, valuable land and water resources, economic potential, and quality of life.

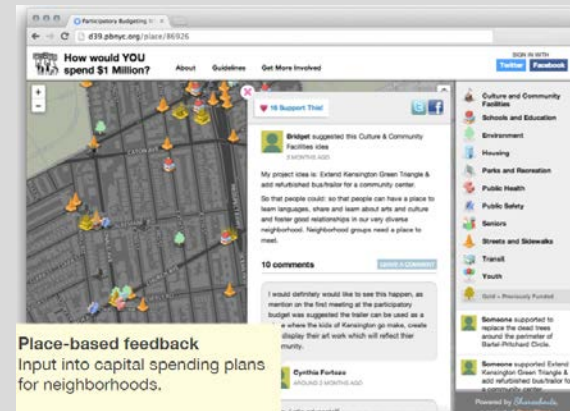


Process Overview

Process Overview

Outreach & Education

- Occurs throughout the process
- Coordination with municipalities
- Key stakeholder interviews
- Stakeholder focus groups
- Interactive web presence
- Workshops at key milestones
- Potential for “pop-up” and/or educational meetings for specific issues or opportunities



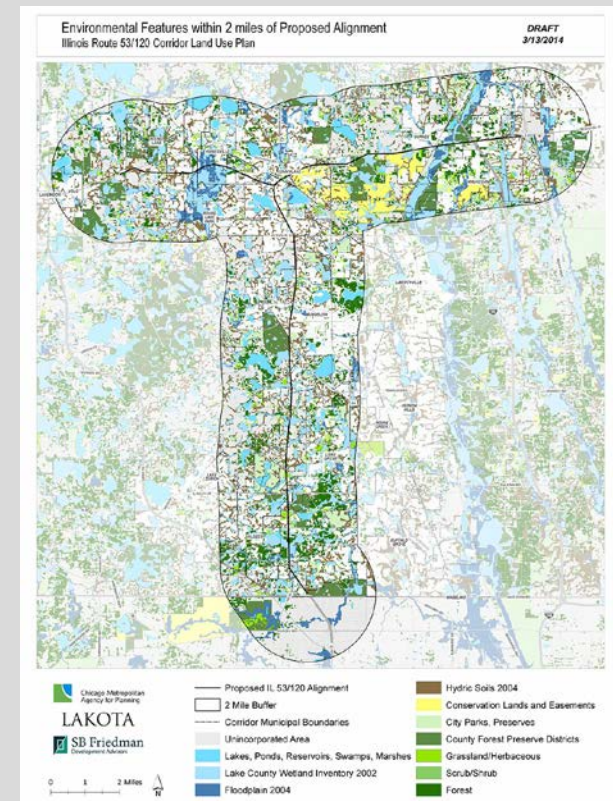
Duration: 18 Months

Process Overview

Existing Conditions Assessment

- Build on BRAC process and results
- Establish market, environment, land use, and transportation baseline
- Identify natural and political limits on development
- Identify hotspots - areas of potential significant land use change
- Frame future detailed analyses
- Conduct corridor workshops

Duration: 5 Months

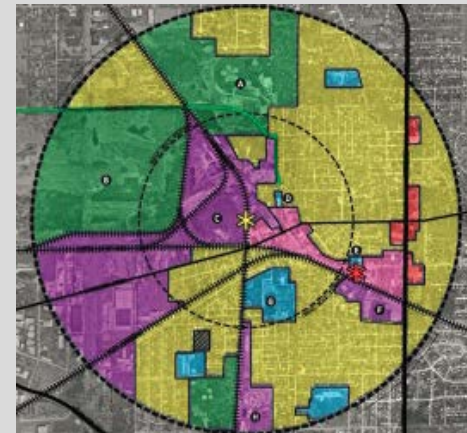


Process Overview

Detailed Land Use, Market, Transportation & Environmental Analysis

- Analyze market, environment, land use, and transportation
- Prepare & test alternative land use scenarios for corridor and hotspots
- Develop environmental enhancement concepts and strategies
- Conduct corridor workshops

Duration: 6 Months



Process Overview

Draft & Final Corridor Plan

- Prepare corridor-wide land use and transportation plan, and more detailed plans for hotspots
- Recommend new or modified policies, land use plans, and development regulations
- Prepare draft corridor plan
- Conduct corridor workshops
- Vet draft plan
- Prepare Final corridor plan
- Prepare plan summary document

Duration: 5 Months



Process Overview

Plan Endorsement & Follow-up

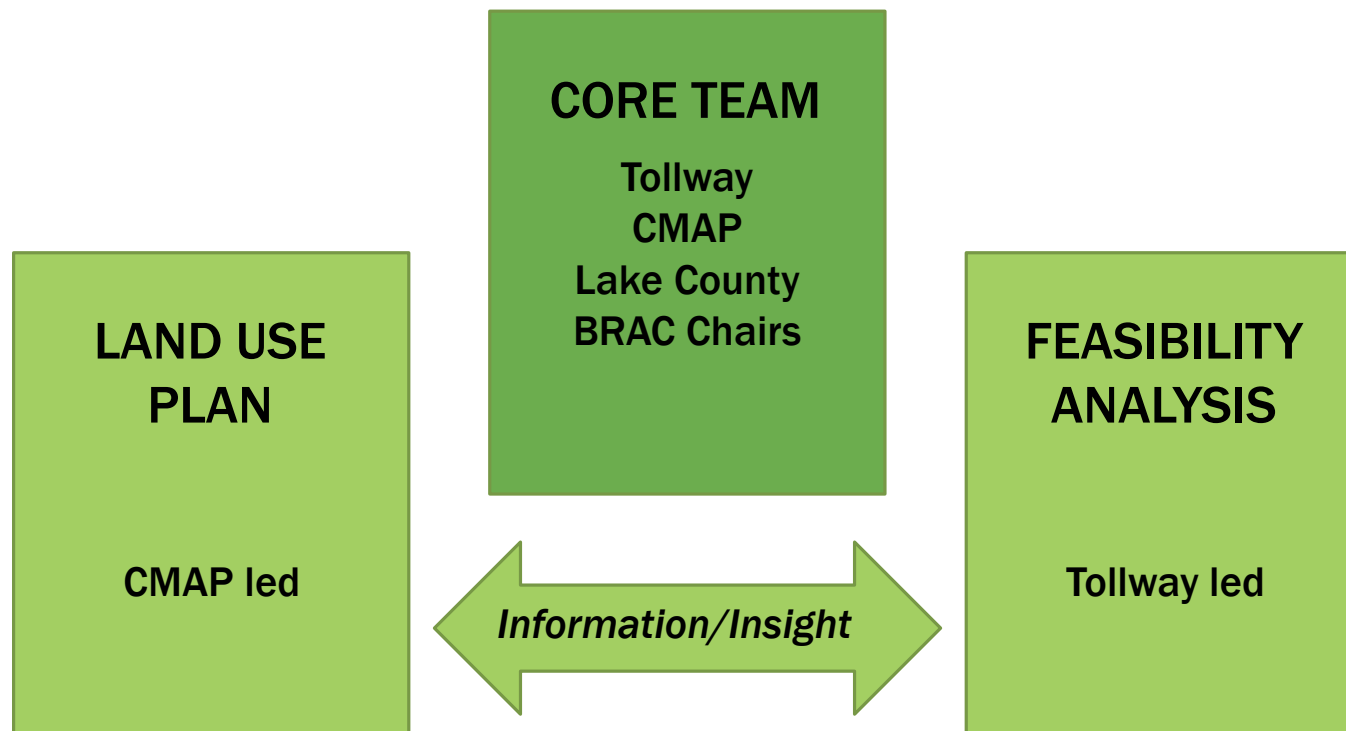
- Return to BRAC for approval
- Present, discuss, and seek endorsement of plan with municipalities & Lake County Board



Allocated: 6 Months

Process Overview

Relationship of Land Use Plan & Tollway Feasibility Analysis



Process Overview

Anticipated Deliverable:

Land use
strategy for the
entire corridor

Detailed land
use plans for
corridor hotspots

Implementation
recommendations
and actions

Process Overview

Next Steps Include...

- **Municipal Outreach**
 - Stakeholder request as part of hand-outs
 - Consultant Team contact
 - Initial interview
 - Gather background information
 - Municipal Comprehensive Plans
 - Infrastructure Plans
- **Corridor-wide Existing Conditions Analysis**
 - Developing metrics that support guiding principles

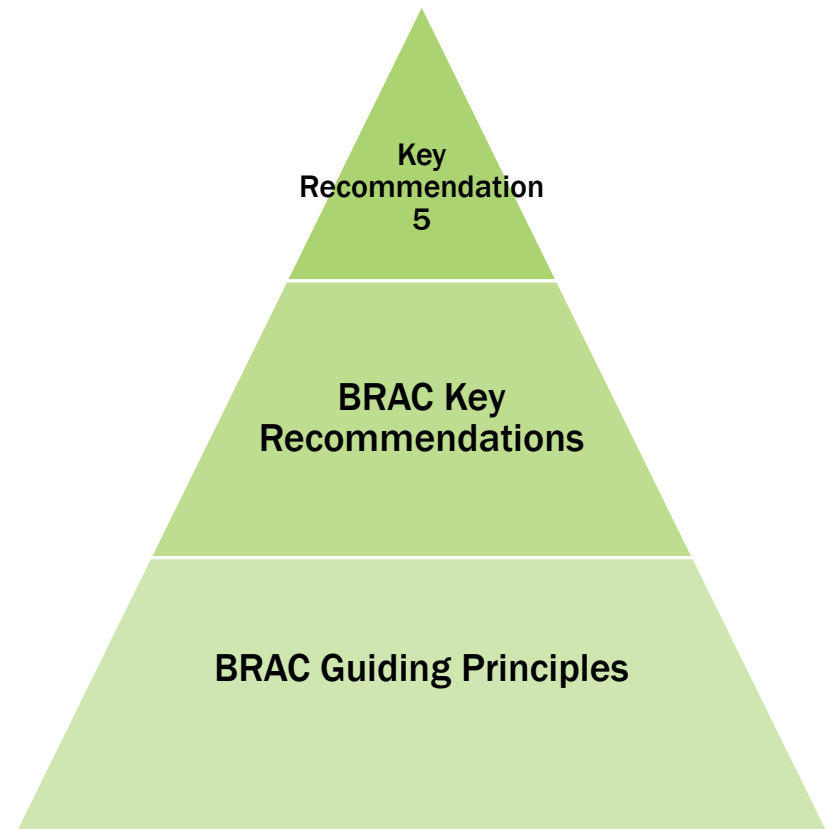
Corridor Land Use Plan Guiding Principles

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**Taken directly from the
BRAC Report**

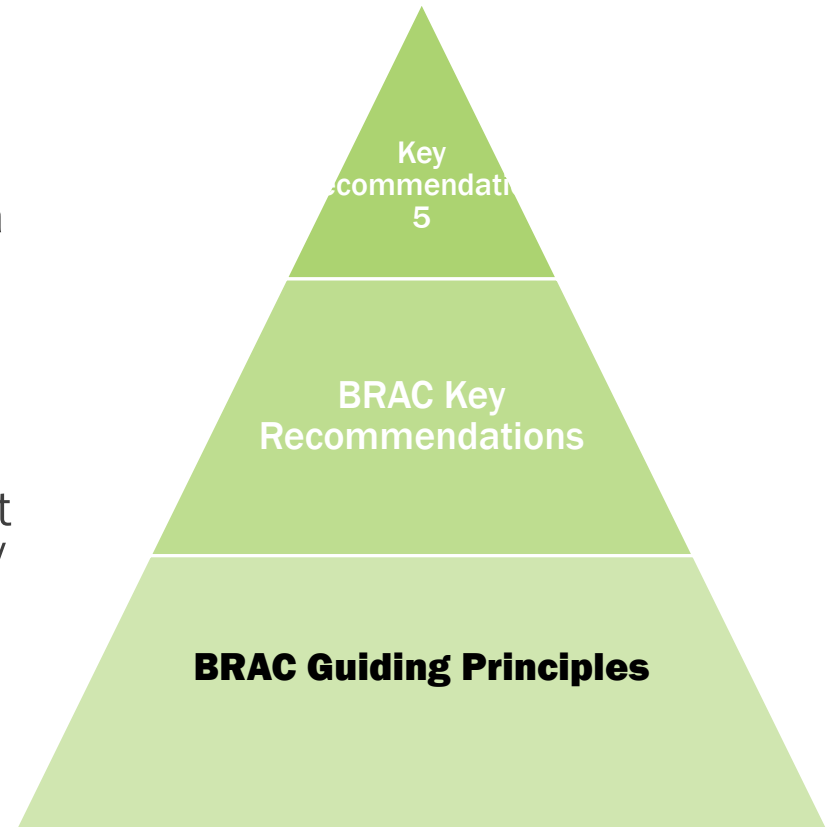
**To be applied consistently
throughout process**

- **For selecting appropriate metrics**
- **For identifying project hotspots**
- **In scenario evaluation**



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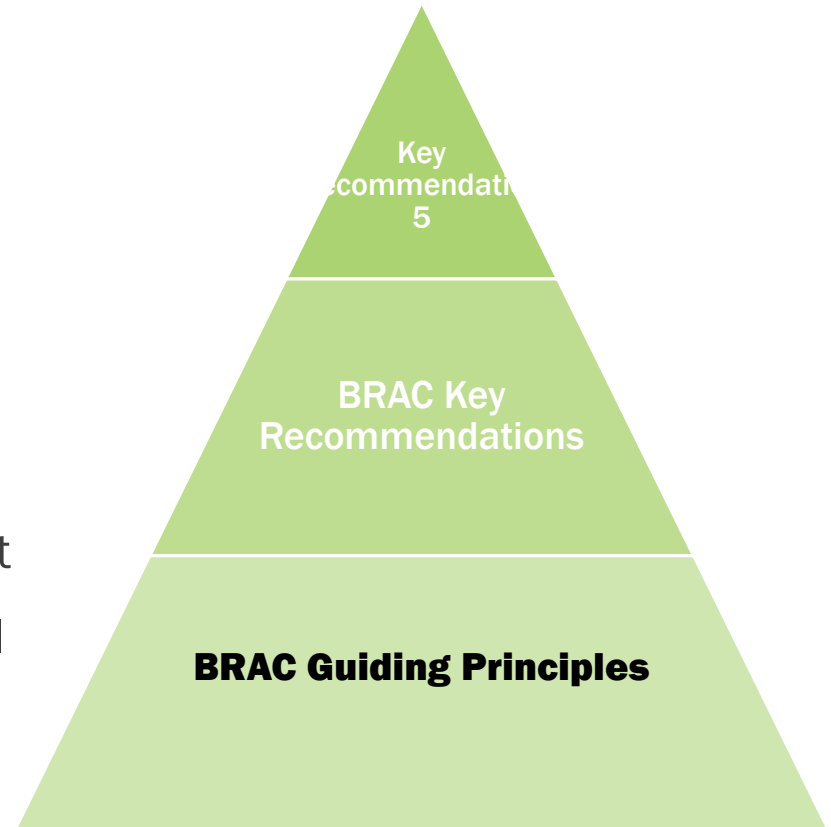
1. Enhance mobility and accessibility, and relieve congestion, in the Central Lake County Corridor.
2. Seek innovative design solutions for a safe, integrated, multi-modal corridor that preserves the environment and the character of nearby communities, and enhances their economic vitality.
3. Analyze potential funding options and pursue corridor concepts to the extent that they are financially viable, fiscally sustainable and equitable.
4. Minimize environmental and long term development impacts of transportation infrastructure and operations.



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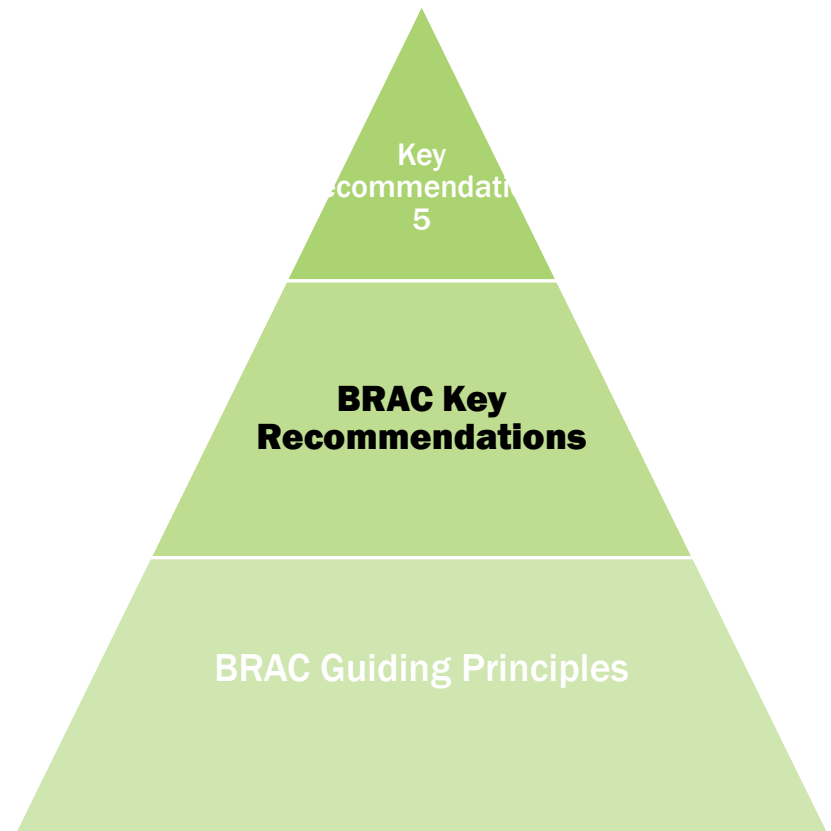
5. Promote environmental enhancements and sustainable practices in all aspects of project development, implementation and operations, and strive to improve the overall environment.
6. Promote diversity in all aspects of project development, implementation and operations.
7. Develop and apply innovations in all aspects of the project to create a 21st Century modern boulevard that serves as a national and international model.
8. Cooperate with agencies and municipalities to deliver the Council's work in a transparent and accountable manner.



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1. *Create a Transportation System That Preserves the Environment and Nearby Communities and Enhances Connectivity*
2. *Design a Context Sensitive Roadway*
3. *Respect and Preserve the Land*
4. *An Innovative Funding Plan for an Innovative Road*
5. *Create a Corridor Plan and Implementation Strategy*

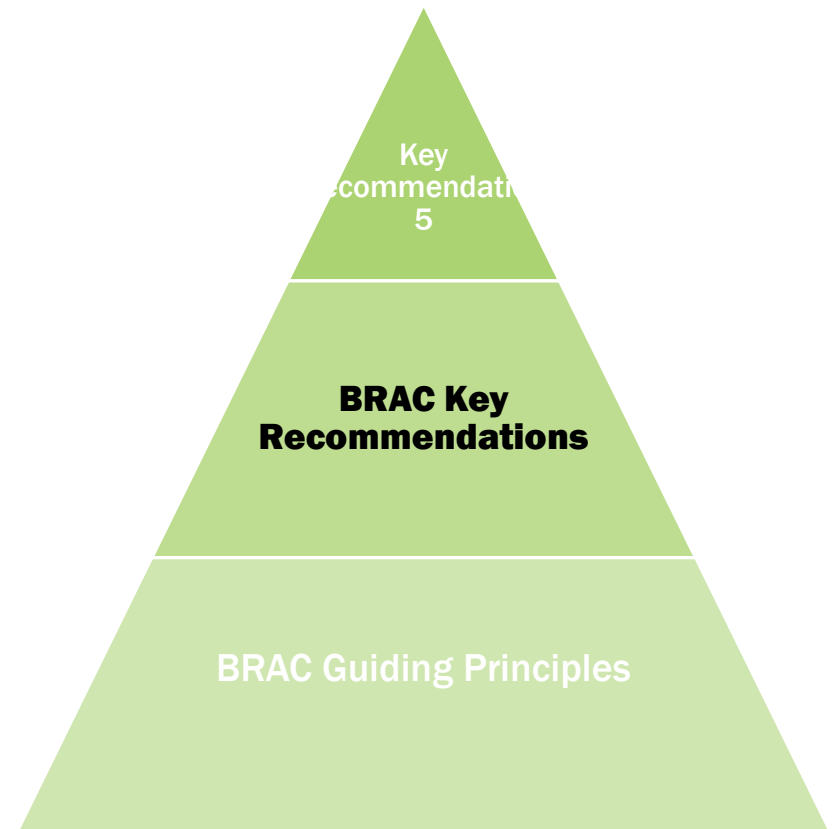


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Design & Performance Standards for Route 53/120

- Use of stormwater management techniques that mimic natural systems
- Improvements to bicycle and pedestrian connections
- Protection of open spaces to prevent further fragmentation of ecological systems
- Compensation for wetland and other impacts
- Reduction in neighborhood traffic



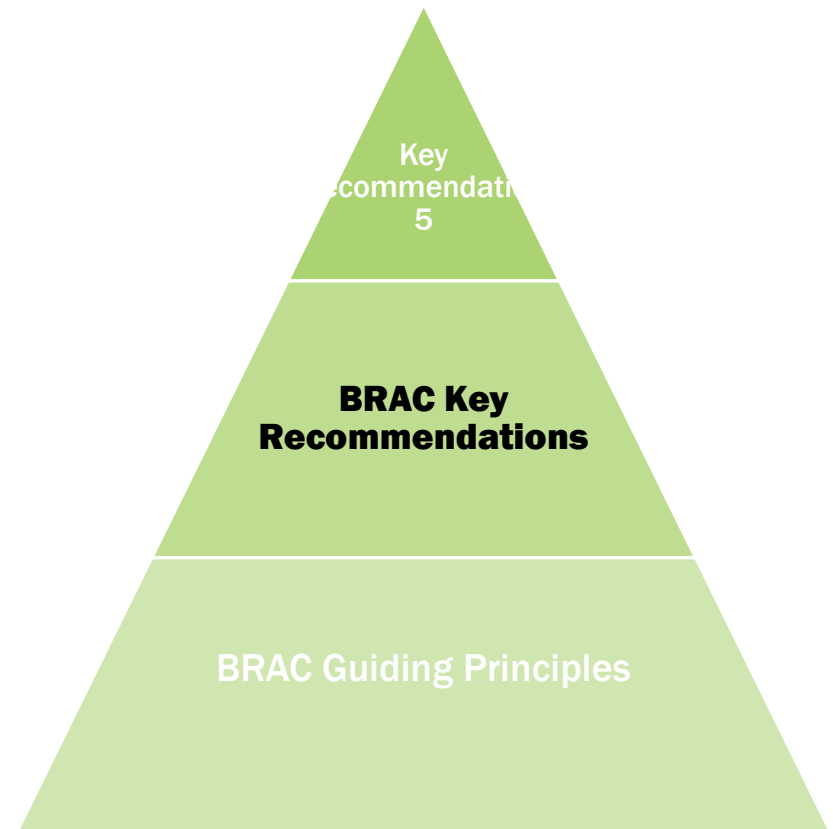
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Opportunities to preserve land to
reduce fragmentation

Locations for stormwater management
polishing areas

Specific objectives for priority sites
include:

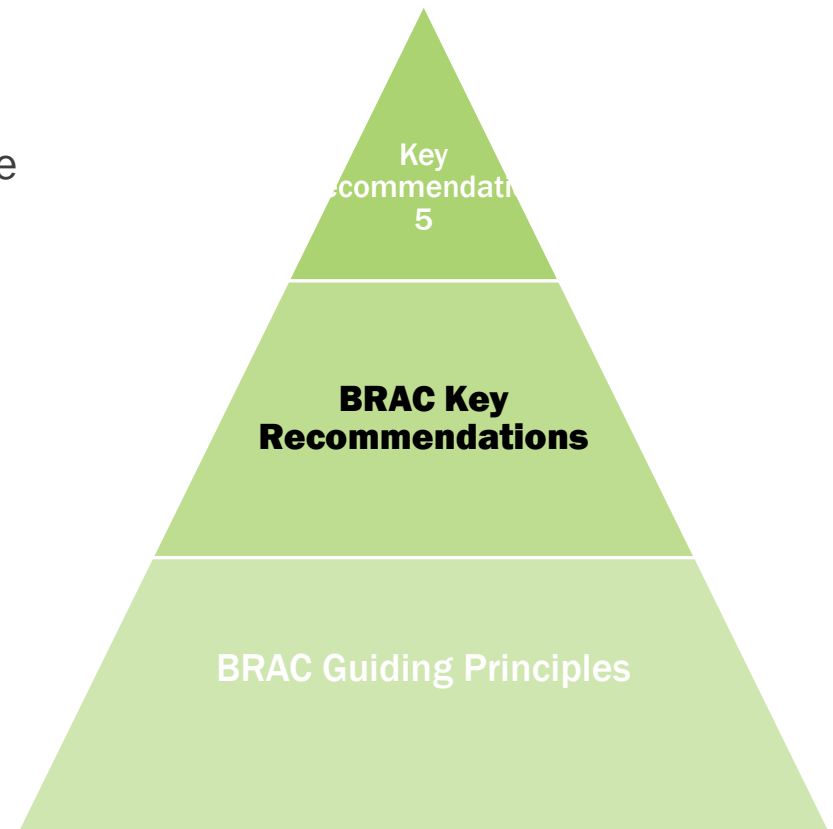
- Almond Marsh
- Squaw Creek Wetlands Complex
- Indian Creek Marsh
- Surrey Marsh
- Heron Creek/Egret Marsh



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Additionally, specific goals for priority sites:

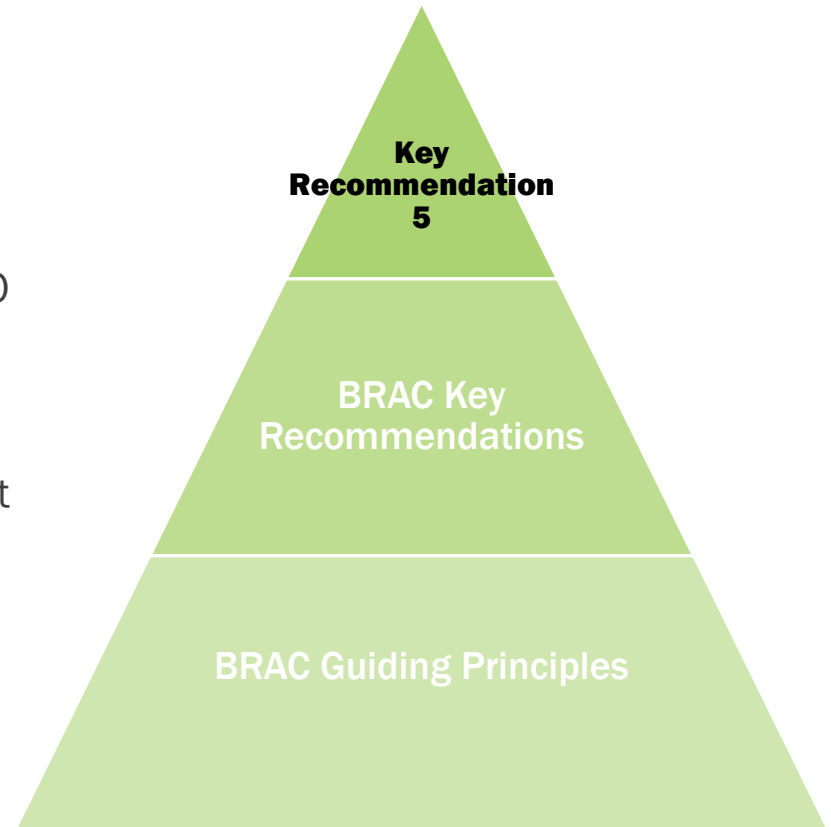
- Minimize impacts to slopes, oaks and slope stability
- Minimize impacts to wetlands
- Minimize direct and indirect impacts to preserves, rare species, hydrology, light, noise and stream channel instability
- Restore areas of hydric soils that are now dewatered by tiles and/or ditches
- Protect agricultural lands and consider options for growing crops for water cleansing and energy production
- Minimize cut-through traffic in the Liberty Prairie Reserve
- Slow vehicle average speeds down
- Create and coordinate placement of wildlife crossings



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5. Create a Corridor Plan and Implementation Strategy

A corridor plan that integrates land use, transportation, economic development and open space is vital to the success of the Route 53/120 project. New roadway development can often bring unwanted results without adequate prior planning because of a rise in traffic, disruptions to environmental systems and lack of forethought about desired future land uses. The Council recommends creating a corridor plan that is based on the integration and preservation of open space and natural areas, multi-modal connections, market-feasible development, and congestion relief.



1 Corridor Plan Key Objectives

*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.*

Corridor Plan Key Objectives

Balance economic development, open space, and community character goals across municipalities to encourage development of vibrant communities in central Lake County.

Corridor Plan Key Objectives

*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.*

4 Corridor Plan Key Objectives

*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.*

Corridor Plan Key Objectives

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.

Corridor Plan Key Objectives

*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.*

Roles & Responsibilities

Roles & Responsibilities

Land Use Committee

- *Participate in Committee meetings, planning process, and outreach*
- *Guide process towards successful completion*
- *Review materials and deliverables*

Co-Chairs

- *Conduct Committee meetings*
- *Represent the Committee*
- *Mediate/moderate Committee discussion*
- *Strategize process and approach*

BRAC

- *Stay informed of process and deliverables*
- *Ensure consistency between BRAC and land use plan*

CMAP

- *Staff the Land Use Committee*
- *Coordinate with Tollway and Lake County*
- *Manage and direct technical planning work*
- *Coordinate media needs*

Tollway & Lake County

- *With CMAP provide process oversight*
- *Review project approach and deliverables*
- *Assist with outreach strategy & implementation*

Consultant Team

- *Manage technical planning and outreach*
- *Conduct technical analysis*
- *Produce deliverables*
- *Manage outreach process*

Land Use Committee Procedures & Protocols

Procedures/Protocol

- **Open Meetings Act Applies**
- **Formal Procedures**
- **Disclosure Agreement**
- **All Committee Members Vote**
- **LUC will be asked to endorse final plan and support its implementation**

Desired Outcomes

DISCUSSION

Questions?

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Thank You
