

Land Use Committee Meeting #4 – Meeting Minutes

October 23, 2014

2:00 – 4:30 p.m.

Lake County Forest Preserve Greenbelt Cultural Center, 1215 Green Bay Road, North Chicago, IL

Committee Members Present: Lake County Board Chairman Aaron Lawlor, Committee Co-Chair; Trustee Stephen Park, representing Village of Gurnee; Al Maiden, representing Village of Hainesville; Michael Talbett, representing Village of Kildeer; President Angie Underwood, representing Long Grove; Trustee Dawn Abernathy, representing Mundelein; Roger Byrne, representing Village of Vernon Hills; Pat Carey, representing Lake County Board; Brad Leibov, representing Liberty Prairie Foundation; Michael Stevens, representing Lake County Partners; Andrew Szwak, representing Openlands; Mike Sands, representing Liberty Prairie Foundation (12 attendees)

Committee Members Not Present: BRAC Committee Member George Ranney, Committee Co-Chair, Lake County; Michael Ellis, representing Village of Grayslake; President Jeffrey Braiman, representing Village of Buffalo Grove; Mayor Joseph Mancino, representing Village of Hawthorn Woods; President Tom Poyton, representing Village of Lake Zurich; Matthew Dabrowski, representing Lakemoor; Heather Rowe, representing Village of Libertyville; Planning Commissioner George Monaco, representing Round Lake; Mayor Linda Lucassen, representing Village of Round Lake Park; President Burnell Russell, representing Village of Volo; Mayor Frank Bart, representing Village of Wauconda; Mayor Wayne Motley, representing City of Waukegan;.

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

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

- Meeting minutes from the July 21, 2014 Land Use Committee were approved. Committee member Park moved and committee member Stevens seconded.

2. Refinement of Cool/Hot Spot Mapping and Discussion – Jason Navota, CMAP and Daniel Grove, Lakota

The Cool Spot/Hot Spot Maps will be used to determine possible Detailed Planning Areas for further study. Detailed Planning Areas will generally be selected from areas identified on the Hot Spots Map, while Cool Spots concentrations will be de-emphasized as potential Detailed Planning Areas.

The Consolidated Cool Spots Map and the process for creating it were presented and the Consolidated Cool Spots Map was checked for alignment with the Green Infrastructure Vision.

Hot Spots were identified by mapping market factors, municipal factors and policy factors, and then normalizing the policy factors. Finally, the map was revised to show sites that the team was told should be more closely studied. This resulted in the new map titled Hot and Cool Spot Review by LUC Members.

3. Discussion of Detailed Planning Areas, Daniel Grove, The Lakota Group

- Committee members discussed two sites in particular, the Sportsman Club in Hainesville and the southwest corner of routes 94 and 120 in Waukegan. It was acknowledged that while the Sportsman Club

is primarily open space, it has environmental issues in terms of lead contamination. It also has development potential in areas, as it has hosted international gun competitions and might be suitable for hotel or restaurant development. This is an example of an area that should be further studied but not as a true Hot Spot. The Waukegan site has several prominent landowners and while it is currently likely to remain residential, it should also be more carefully studied to consider the appropriate types of residential uses and how changes in access might impact those uses.

- It was also acknowledged that identifying a site as a Detailed Planning Area does not indicate that it should be developed. Also, each site will not necessarily be treated uniformly, with a recommendation for all development or all conservation.
- The study will look primarily at secondary impacts rather than the direct impact of the roadway.
- It was noted that there is a 110 acre site just outside the study area that presents a wetland banking opportunity and should be considered.
- Jason Navota described the end product for this planning process as follows:
 - Create an overall balanced land use strategy for the Corridor. Map 13 (Detailed Planning Areas) suggests the bones of that strategy.
 - Look closely at market demand and assign a certain amount of development (retail, commercial, industrial and residential) into the Corridor with detailed plans.
 - Create policies and development standards to assist with implementation.
- After review and discussion, the Committee did not object to moving forward with the Detailed Planning Areas as presented.

4. Overview of Future Public Input Sessions: Daniel Grove, The Lakota Group

Upcoming open houses are scheduled for Nov. 12 at Bryan Colby Barn at Prairie Crossing and Nov. 19 at Lake Zurich High School. Both will be held from 4:00 – 7:00pm and will cover the same material. Committee members were asked to help publicize both events as much as possible. The consultant team will provide flyers and text for an email blast. Both open houses will be drop-in sessions without a formal presentation, but with an introductory station, topical stations based on key findings, and opportunities for feedback.

The Committee recognized that residents will expect to see a map of the Route 53/120 facility and will want to discuss details of the alignment. Because that is not the purpose of these open houses, there will be a means provided for residents to provide comments on the road itself, and those comments will be passed on to the Tollway. In addition, a representative of the Tollway will attend the open houses.

The Committee discussed the upcoming schedule and milestones. The Finance Committee's recommendation is likely to come out in the spring. The LUC will review top-down market study results and preliminary corridor planning scenarios in January, with a Corridor plan expected to be finalized in the summer of 2015.

5. Discussion of Topics for Future LUC Meetings

The Committee was asked for topics to discuss at future Land Use Committee meetings. One committee member proposed discussion of how to define (1) costs and benefits of different residential densities and (2) the benefits of different types of non-residential development beyond property tax revenues, looking at jobs, sales revenues etc.

It was agreed that the expertise of the Committee would be very helpful in better understanding these costs and benefits.

6. Questions/Public Comment

- One resident remembered first seeing plans for the roadway in the 1950s and encouraged the Committee to proceed without delay.
- A resident expressed concern that the 4:00- 7:00pm time period for the open houses might be difficult for working people.
- A resident asked that the roadway be designed to accommodate vehicles of the future, such as self-driving cars.
- A representative of the Lake County Forest Preserve District complimented the process, and urged the LUC to think about how it will help meet mitigation goals. He cautioned the LUC not to eliminate a site if it will be necessary to meet these goals, and to look for ways to accommodate the goals of 500 acres of wetland mitigation and 750 acres of environmental stewardship fund land.
- Motion to adjourn, approved by unanimous consent, meeting adjourned.