



**Land Use, Economic Development and  
Municipal Impact Task Force**

***Minutes – Approved 7/27/2009***

June 2, 2008

8:30 – 10:30 am

Grayslake Village Hall – Community Room

2<sup>nd</sup> Floor

10 S. Seymour Avenue, Grayslake

**1.0 Roll Call**

- Sandquist, Dennis, Chair (County of Lake)
- Barrera, Victor (Village of Mundelein)
- Kraly, Russell (Village of Hainesville)
- Maiden, Al (Village of Round Lake)
- Reindl, John (Public Member)
- Rowe, Heather (Village of Libertyville)
- Smith, Kirk (Village of Grayslake)
- Ziegler, David (Village of Gurnee)
- Mike Purtell, (City of Waukegan)
- Jean McCue, (Village of Round Lake Park)
- Burnell Russell, (Village of Volo)

**Staff**

- Whitmer, William (LCP)
- Husemoller, David (LCDPBD)
- Gleason, Chuck (LCDOT – IL Route 120 CPC Project Manager)

**Consultants**

- Jeff Hall, TranSystems
- John LaMotte, The Lakota Group

**Public**

- Mike Sands, Liberty Prairie Foundation
- Paula Trigg, Lake County Division of Transportation
- Eve B. Lee
- Terese Douglass
- Nancy Wallace
- Bob Howden
- Kelly Foster, Senator Bond's Office

**2.0 Meeting Minutes Approval**

**Motion:** To approve the minutes of May 5, 2008

**Motion By:** Kirk Smith

**Seconded By:** Victor Barrera

**Discussion:** None

**Motion Passed:** Unanimous

**3.0 Staff Status Report-** Chuck Gleason noted recent changes to the Route 120 CPC calendar, including June 23, July 21 and August 25, 2008 Land Use Task Force meeting placeholder dates. Meetings will take place on these placeholder dates as necessary. Task Force members agreed to change the scheduled time of meetings from Monday at 8:30 AM to Monday at 2:00 PM.

Jeff Hall indicated that the next meeting of the Route 120 Governance Board would be June 11, 2008, when the Board would again review the Purpose and Needs Statement, the Decision Matrix and the Travel Demand Model Results, originally discussed by the Board on May 14, 2008. Land Use Development Strategy Maps, reviewed at today's Land Use Task Force Meeting, would also be presented to the Governance Board, as scheduled. The Technical Task Force will meet June 3, 2008. Mr. Hall mentioned that the Environmental Task Force had not met since January.

#### **4.0 Review the Land Use Development Strategy –**

Chairman, Dennis Sandquist asked John LaMotte of The Lakota Group, to begin the Land Use Task Force discussion of the Land Use Development Strategy to be reviewed by the Task Force for recommendation to the Route 120 CPC Governance Board. Mr. Sandquist indicated that the role of the Task force today was to review the maps presented by Lakota with the public members in attendance, and vote on a recommendation to the Governance Board.

Mr. LaMotte indicated that the inaccuracies in the Lake County Forest Preserve Borders, brought up in the May 5, 2008 Land Use Task Force Meeting, had been addressed with Forest Preserve officials and corrected, including detailed land use information per site. Mr. LaMotte also indicated that Lakota and TranSystems staff met with Village of Round Lake officials regarding the By-Pass terminus options in their community, and have narrowed Round Lake's terminus option recommendations to four.

Chairman Sandquist asked Mr. LaMotte how the Forest Preserve and Village of Round Lake changes would affect the presentation to the Governance Board, and asked if verification of information from the Lake county Forest Preserve could be secured. Messrs. LaMotte and Hall stated that both the Round Lake and Forest Preserve changes would be made for the presentation to the upcoming Governance Board meeting.

Al Maiden stated that he was not sure about the recommended Village of Round Lake By-Pass connections with regard to their consistency with Round Lake Park and Hainesville concepts. Mr. Maiden said that the Hainesville Comprehensive Plan shows a road way near the indicated By-Pass terminus. Mr. Maiden asked consultants to keep the terminus options open until more information comes to light. Mr. Maiden indicated that there has been some confusion between "public open space" as planned vs. "public ownership" of existing open space.

John LaMotte mentioned that he had questioned the roadway through the mitigation area, indicating that it was a technical issue rather than a land use issue. Chairman Sandquist agreed. Jeff Hall stated that TranSystems would look at By-Pass terminus access alternatives. Mr. Hall said that he would bring the issue up at the Environmental Task Force, to determine a plan for locating roads at the terminus location. Al Maiden stated that the land owner there was unaware of access/environmental issues for the property. Chairman Sandquist stated that at this point the consultants should keep terminus access options open. Mr. Maiden indicated that Jean McCue had expressed concern to him, asking that options remain open.

Mr. LaMotte indicated that his discussions with Hainesville Mayor made it clear that Hainesville was interested in planned open space at that location. Mr. Hall again indicated

that TranSystems was reviewing all north-south access options. Mr. Maiden indicated that the site being discussed had not been purchased, and that the Village of Round lake wants options to remain open.

John LaMotte introduced the Land Use Maps presented by the Lakota Group:

- “E” – Existing Land Uses
- “Development Opportunities” – Brown color areas
- “F” - Future Land use coordinated maps (connecting community Comp Plans)
- A-D numbered maps – these are the development strategies to be recommended to Governance Board.

Mr. LaMotte indicated that based on the Hainesville discussions some planned roads and commercial land use plans on south side of existing Route 120 were taken out of the strategies. Mr. Maiden indicated that planned roads had been concepts for access alternative to the terminus of the By-Pass. John LaMotte said that those road alternatives need to be studied by TranSystems.

The Task Force and Public then reviewed the maps as a group. After the review Chairman Sandquist asked for Task Force Member comments. Al Maiden asked that the Task Force and consultants keep the Round Lake By-Pass terminus options open (2 options). John LaMotte indicated that consultants are still looking at By-Pass options, in addition to By-Pass access options. Jeff Hall said that the approved land uses would determine the character of the roadway, and that the Governance Board would ultimately make the decision. Mr. Hall assured the Task Force that once multiple alignment options were determined they would once again be reviewed by the Land Use Task Force. Mr. Hall said that there was no need for the recommendation of a single option at this point of discussion. Al Maiden indicated that the Village of Round Lake informed him that they were not ready for him (Mr. Maiden) to vote on one option. They favor future study. Jeff Hall indicated that all options are shown on maps. Consultants are not asking for road location selection, only land use determinations near those access options. Mr. Maiden indicated that the Village of Round Lake still owns the Advocate Hospital site, and wants to review the options again before land uses are recommended by the Land Use Task Force. Chairman Sandquist suggested that land use options for the Advocate site be broadened to include commercial uses, which would change site access requirements. Jeff Hall stated that changing of traffic movements at that location will not make a difference to the Route 120 Corridor as a whole. Mr. Hall said that the land use change would affect the road character at that location, but indicated that the consultants were not at that point in the analysis as of yet.

Kirk Smith indicated that the Village of Grayslake would like to see land use changes made near Atkinson Road.

Chairman Sandquist opened map review comments to the Public. Mike Sands stated that C-2 and C-3 maps at the western portion of Grayslake along the Corridor, showed land use plans for industrial, and stated that the Village of Grayslake shows plans for these sites to be commercial/retail. Mr. Sands also said that the maps are unclear as to potential access, at grade, to By-Pass from Atkinson Road. Jeff Hall indicated that TranSystems had not seen Grayslake’s drawings for Atkinson Road. Chairman Sandquist indicated that the road issues would be reviewed by the Technical Task Force.

Eve Lee stated that she feared that land use recommendations made by the Land Use Task Force would be viewed as final by other Route 120 CDC Task Forces and Governance Board.

John LaMotte stated that further Technical Task Force review may change land uses indicated on recommended maps. Chairman Sandquist and members of the public discussed the multiple potential road alignments indicated on the maps. Chairman Sandquist encouraged all affected communities to continue to work together after the feasibility study was completed.

Jeff Hall stated that the consultants, to this point, have presented options along the corridor, made available through existing documented plans. TranSystems will now review those documented options and design a corridor solution, weighing those existing documented options. Mr. Hall said that land use will continue to determine road character and further, will determine technical route options and alternatives.

John LaMotte said that the existing rail lines will also determine the technical redesign.

The Task Force discussed the corridor information that was available on the web site and agreed to give input on its updating.

The Task Force then entered discussion of motions to change the Land Use Development Strategy Maps.

**Motion: The map disclaimer be expanded to include the statement “the land uses may be changed in the future”.**

**Motion By: David Ziegler**

**Seconded By: Al Maiden**

**Discussion: None**

**Motion Passed: Unanimous**

**Motion: Lake County Forest Preserve updated parcel drawing information be added to the maps.**

**Motion By: David Ziegler**

**Seconded By: Kirk Smith**

**Discussion: None**

**Motion Passed: Unanimous**

**Motion: C-2 and C-3 maps change industrial land use in Grayslake west of Atkinson road to commercial land use.**

**Motion By: Kirk Smith**

**Seconded By: Al Maiden**

**Discussion: None**

**Motion Passed: 5 to 0, with Chairman Sandquist abstaining.**

**Motion: Proposed Advocate Hospital site have retail and office land use options added to the current institutional use**

**Motion By: Al Maiden**

**Seconded By: Kirk Smith**

**Discussion: None**

**Motion Passed: Unanimous**

**Motion: Land Use between Route 83 and Route 53 extension Right of Way be noted as industrial or office use**

**Motion By: Kirk Smith**

**Seconded By: Victor Barrera**

**Discussion: None**

**Motion Passed: Unanimous**

**Motion: Recommendation of the proposed Land Use Maps, with aforementioned changes, for the sole purpose of creating a basis for determining traffic generation, access needs, and to determine roadway character for the Route 120 Corridor Study.**

**Motion By: David Ziegler**

**Seconded By: Victor Barrera**

**Discussion: None**

**Motion Passed: Unanimous**

Chairman Sandquist mentioned the upcoming June 11, 2008, 7:00 PM Route 120 Governance Board Meeting to the Task Force. Consultants and Chairman Sandquist discussed that the amended maps would be sent to the Governance Board and to the Land Use Task Force members, as well.

Chairman Sandquist again mentioned the placeholder schedule for Route 120 CPC Land Use Task Force Meetings (as necessary), June 23, July 21 and August 25, 2008, at 2:00 PM.

**5.0 Old Business – None.**

**6.0 New Business – None.**

**7.0 Public Comment -**

Chairman Sandquist called for public comment, pertaining to the items discussed by the Task Force today.

Eve Lee mentioned that the Route 53 extension centerline had been recorded as part of the Route 53 extension study, and that the Route 120 By-Pass approval will allow for the centerline removal from record.

**8.0 Adjourn**

**Motion:** To Adjourn

**Motion By:** Al Maiden

**Seconded By:** Victor Barrera

**Discussion:** None

**Motion Passed:** Unanimous