



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

Minutes

September 29, 2009

8:30 – 10:30 am

Grayslake Village Hall – Community Room
2nd Floor

10 S. Seymour Avenue, Grayslake

1.0 Roll Call

- Smith, Kirk, Chair (Village of Grayslake)
- 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)
- Husemoller, David (LCDPBD)
- 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)
- Gleason, Chuck (LCDOT – IL Route 120 CPC Project Manager)

2.0 Meeting Minutes Approval

- Motion:** Chairman Kirk Smith asked for a motion to approve the minutes of July 27, 2009
- Motion By:** Russell Kraly
- Seconded By:** Jean McCue
- Discussion:** Al Maiden asked that the numbering of agenda items in the minutes be corrected.
- Motion Passed:** Unanimous

3.0 Staff Status Report

Chuck Gleason, Project Manager/Jeffrey R. Hall, TranSystems

Project Update. Jeffrey Hall, TranSystems said that the project update from the July 27, 2009 Land Use Task Force meeting was also given at the August 19, 2009 Governance Board meeting. Mr. Hall indicated that today's meeting may be the last meeting of the Rte. 120 CPC Land Use Task Force, barring any recommended changes at the upcoming October 14, 2009 Rte. 120 CPC Governance Board meeting, where the Board will consider final approval of the Corridor Unified Vision, summary document and financing plans. Currently, a public sources funding shortfall is anticipated. A user fee collection will be discussed. Fifty percent or more public funding is anticipated.

The main feature of the Corridor summary document - feasibility report is the Unified Vision. The report is a planning guide with maps indicating preferred roadway location, including east and west terminus and by-pass locations, with alternate locations referenced. Villages of Round Lake and Grayslake recent development plan concerns have now been taken into account. Road access has been detailed as to roundabouts, versus intersections/interchanges. Majority of community input preferred signalized roundabouts. Traffic analysis indicates a limited access highway is warranted. The purpose of the summary document/report is to approve access to Route 120 so that communities in the corridor can use the document to move forward with developers interested in site development for specific land uses in the corridor. Report land use plans have been adjusted with community input, including Village of Volo changes requested at the last Land Use Task Force meeting, regarding parcels north of Route 120. Governance Board land use delineation looks at parcels abutting Route 120 right-of-way, and access concerns for developers and land owners. Boulevard limited access is planned, with main arterial roadway access only.

Russell Kraly asked if the document map size will be the same as the one displayed on easels, or at a more manageable scale. Mr. Hall indicated the maps would be 30% smaller. Chuck Gleason stated that the document maps would be foldable, and could be available at each corridor community, with a full scale map available for a wall mounting. Chairman Kirk asked if the corridor villages might charge a fee for the maps. Mr. Gleason indicated that those issues could be determined by individual villages. Jean McCue asked if the documents would be published after the Governance Board approval. Mr. Hall said that the information would be published on the Route 120 Corridor web site. Mr. Hall said that the full project report, when printed, will be 2-1/2" to 3-1/2" thick. Map, report and executive summary completion schedule has not been finalized. Chuck Gleason said that he anticipated that the full report may be available at the end of 2009. Each Village in the Corridor would receive one copy.

Russell Kraly asked if the map details were now accurate. Mr. Hall indicated that changes requested by Volo and Lakemoor, regarding the intersections of Gilmer Road and Route 120, and Route 12 and Route 120, have been completed. Mr. Hall stated that the report document will summarize the process undertaken by the Route 12 Corridor Planning Council, financing concepts and next steps. The name of the roadway will now be referred to as the Central Lake Thru-way. The Route 120 CPC Governance Board will review for document approval on October 14, 2009, including financing plan.

Russell Kraly asked if stimulus funding is appropriate for use in paying for the Route 120 Corridor project. Mr. Hall said that Tiger Funding from USDOT totals \$1.5 Billion. There has been over \$100 Billion requested. Some funding for planning and engineering is hoped for. February 15, 2010 is the date by which Federal funding will be determined. Russell Kraly asked if that revenue could be used to pay for right-of-way acquisition. Mr. Hall said that acquisitions cannot be done until the environmental study is complete. Mr. Hall said that the completed report merely shows the recommended road location. IDOT and the Federal Highway Administration will then review the report/project over the next three years, assuming that Phase I engineering funding is available. Right-of-way acquisition will take place after that. Communities in the corridor can ask developers to dedicate rights-of-way until then. This method of dedication will bring down the cost of the project. Specific locations could be supplied to villages by IDOT, as they have done previously on other subdivisions, for the purpose of recommendation.

Al Maiden asked if any action was needed from the Land Use Task Force. Chuck Gleason assured Task Force members that none was needed, unless members were going to recommend additional changes.

4.0 Old Business

Chuck Gleason stated that all of the hard work by the Task Forces would be summarized in the report, including all the work done by the Land Use Task Force on document preparation and land use maps, when Dennis Sandquist was the Chairman, going back to 2006. Mr. Gleason thanked Land Use Task Force members for their cooperation on a successful municipal cooperative effort.

Burnell Russell thanked Mr. Gleason and Ms. Trigg for assisting the Village of Volo in coordinating the Village's input on the project. Russell Kraly said that his documents show that the first Route 120 Governance Board meeting took place January 11, 2006.

Al Maiden asked if the land use map would be emailed to the Task Force. Chuck Gleason said that after the next Governance Board meeting, the map would be available on the Route 120 Corridor Planning Council web site. Jeff Hall indicated that the map was too large to be sent by email.

Mr. Kraly asked that the notes from this Land Use Task Force meeting be sent out to the Task Force Members.

5.0 New Business

There was no new business.

6.0 Public Comment

None

7.0 Adjourn

Motion: Chairman Smith asked for a motion to adjourn the Land Use Task Force meeting.

Motion By: David Husemoller

Seconded By: Jean McCue

Discussion: None

Motion Passed: Unanimous