“The Council will be responsible for developing regional consensus on whether the Tollway should move forward, the scope and configuration, the design and elements, and how to finance the project”
BACKGROUND

® Looking Back
- Four Council meetings + working group meetings
- Common baseline of information
- Guiding principles and purpose of road
- Workshop to explore a variety of scenarios

® Today
- Decide upon the way forward for next three months
- Discuss Council’s role beyond May
- Preview the work ahead
- Jump start Working Group discussions
CO-CHAIR COMMENTS

- Approve December meeting notes
- Design Workshop
  - Consensus emerging
  - More questions to answer
  - More work to do
- Media Coverage

3/6/2012
CO-CHAIR COMMENTS

- Continuing role of consultants
  - John Fregonese, Fregonese Associates
  - Tim Jackson, AECOM
  - Steve Apfelbaum, Applied Ecological Services
  - Walter Kulash, P.E., Traffic Expert

- Draft path forward has been defined

- Many staff activities underway
  - Environmental field work
  - Refining traffic, cost and revenue estimates
  - Developing funding and financing scenarios
  - CMAP land use memo

3/6/2012
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/12</td>
<td>Public Officials Briefing</td>
<td>11:30-12:45</td>
<td>Lake County DOT</td>
</tr>
<tr>
<td></td>
<td>Mobility &amp; Finance</td>
<td>1-2:30 pm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Design &amp; Land Use</td>
<td>2:30-4 pm</td>
<td></td>
</tr>
<tr>
<td>3/19</td>
<td>Environment &amp; Sustainability</td>
<td>2-3:30 pm</td>
<td>Lake County DOT</td>
</tr>
<tr>
<td>4/20</td>
<td>Full Council</td>
<td>2-4 pm</td>
<td>Lake County Central Permit Facility</td>
</tr>
<tr>
<td>5/18</td>
<td>Full Council</td>
<td>2-4 pm</td>
<td>Lake County Central Permit Facility</td>
</tr>
</tbody>
</table>

Lake County Department of Transportation (DOT) – 600 West Winchester, Libertyville, IL
Lake County Central Permit Facility – 500 West Winchester, Libertyville, IL

3/6/2012
Objectives for Today’s Meeting

- Discuss Results of Design Workshop
- Review Proposed Work Plan and Schedule
- Discuss Proposed Document to be Adopted
- Discuss On-going Role of Advisory Council
- Preview Working Group Tasks - 3/12 and 3/19
Objectives for Today’s Meeting

- **Discuss Results of Design Workshop**
- Review Proposed Work Plan and Schedule
- Discuss Proposed Document to be Adopted
- Discuss On-going Role of Advisory Council
- Preview Working Group Tasks - 3/12 and 3/19
Purpose of the Workshop

- Assist Council members in crafting a consensus for the future of the corridor
- Use Guiding Principles to evaluate options
Explored a Variety of Options

ARTERIAL

EXPRESSWAY

PARKWAY
Traffic Volumes and Capacities

Daily Traffic (thousands of vehicles) in 2040

<table>
<thead>
<tr>
<th>Link</th>
<th>Scenario A</th>
<th>Scenario B</th>
<th>Scenario C</th>
<th>Scenario D</th>
<th>Scenario E</th>
</tr>
</thead>
<tbody>
<tr>
<td>IL 53 south</td>
<td>23–28</td>
<td>46</td>
<td>47</td>
<td>76</td>
<td>88</td>
</tr>
<tr>
<td>IL 53 mid</td>
<td>16–20</td>
<td>37</td>
<td>38</td>
<td>69</td>
<td>88</td>
</tr>
<tr>
<td>IL 53 north</td>
<td>14</td>
<td>32</td>
<td>34</td>
<td>64</td>
<td>88</td>
</tr>
<tr>
<td>Capacity, IL 53 north</td>
<td>26–36</td>
<td>67</td>
<td>67</td>
<td>72</td>
<td>88</td>
</tr>
<tr>
<td>IL 120 west</td>
<td>13–16</td>
<td>12–18</td>
<td>29–48</td>
<td>52–74</td>
<td>82</td>
</tr>
<tr>
<td>IL 120 east</td>
<td>20–32</td>
<td>20–32</td>
<td>41–52</td>
<td>57</td>
<td>77</td>
</tr>
<tr>
<td>Capacity, IL 120</td>
<td>26–30</td>
<td>26–30</td>
<td>67</td>
<td>77</td>
<td>88</td>
</tr>
</tbody>
</table>
Scenarios Are “Crash Test Dummies” to Test Performance
Polling Results

Using guiding principles to evaluate scenarios

• We asked:
  – How important is this guiding principle?
  – Which scenario best promotes?
Based on what you know now, WHICH SCENARIO best seeks innovative design solutions?

1. Scenario A
2. Scenario B
3. Scenario C
4. Scenario D
5. Scenario E
6. None of the scenarios
7. Not ready to choose
Polling Results

Your top priorities –

• INNOVATIVE DESIGN (68%) Scenario B (33%)
• MINIMIZE ENVIRONMENTAL IMPACT (60%) Scenario B (45%)
• PROMOTE ENVIRONMENTAL ENHANCEMENTS (60%) Scenario B (24%) and Scenario D (24%)
<table>
<thead>
<tr>
<th>Guiding Principle</th>
<th>“Top Priority”</th>
<th>“Top Priority” and “Very Important”</th>
<th>Which scenario best promotes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Innovative design</td>
<td>68%</td>
<td>91%</td>
<td>Scenario B (33%)</td>
</tr>
<tr>
<td>Minimize environmental impact</td>
<td>60%</td>
<td>90%</td>
<td>Scenario B (43%)</td>
</tr>
<tr>
<td>Promote environmental enhancements and sustainable practices</td>
<td>60%</td>
<td>90%</td>
<td>Scenario B (45%)</td>
</tr>
<tr>
<td>Financially viable, fiscally sustainable, equitable</td>
<td>50%</td>
<td>83%</td>
<td>Scenario B (24%); Scenario D (24%)</td>
</tr>
<tr>
<td>Relieves local congestion</td>
<td>50%</td>
<td>80%</td>
<td>Scenario B (35%)</td>
</tr>
<tr>
<td>Mobility and accessibility</td>
<td>39%</td>
<td>78%</td>
<td>Scenario D (27%); Scenario E (27%)</td>
</tr>
<tr>
<td>Relieves regional congestion</td>
<td>32%</td>
<td>78%</td>
<td>Scenario E (48%)</td>
</tr>
<tr>
<td>National and international model</td>
<td>33%</td>
<td>52%</td>
<td>Scenario B (50%)</td>
</tr>
</tbody>
</table>
The Design Scenarios

Table 1

Table 2

Table 3
### Table 1

1. 45 MPH, 4 lanes
2. Limited 120 bypass
3. Environmental congestion pricing
4. Innovative model, sense of Lake Co.
5. Stormwater infiltration
6. Consider no interchange at Long Grove (wetlands)
Table 2

- “Lake County Greenway”
- 45 MPH, 4 lanes
- Extra lane possible for transit or managed
- Consider economic development at interchanges
- Underground at 53/120 intersection
- Possible transit lane
Table 2 Cross Section

- 45 MPH
- TOLLED
- 3RD LANE
  TRANSIT OR MANAGED LANE

"LAKE COUNTY GREENWAY"

STORM WATER MGMT

STORMWATER APLHICATION

300' Right-of-Way
Table 3

- 4 lanes
- 55 MPH (south end) to 45 MPH
- “Wiggles”
- 120 tolled for new alignment only
- Least environmental impact
- Pedestrian crossings
- Noise abatement
What We Heard

- Lower speed, fewer lanes, smaller footprint
- Innovative design
- Serious consideration environmental impacts
- Lane management and pricing
Workshop Outcomes

• Areas of Agreement
  – Consensus Scenario

• Unanswered Questions
  – Topics for Working Groups
  – Decisions to be made
“Consensus Scenario”

- 4 lane, 45 MPH parkway
- Route 120 bypass options (possible hybrid)
- Tolled roadway
- Environmental solutions
- At-grade and below-grade road profile
Questions to Answer

• Examine faster speeds on southern segment of Route 53
• Further study of reserving space on Route 53 for transit and managed lane
• Further study of 120 bypass options
• Environmental solutions
• Establish the basic design and performance parameters, then conduct a detailed study and plan (scope, responsible party, timeline)
• On-going work: Cost, Finance, Revenue
Objectives for Today’s Meeting

• Discuss Results of Design Workshop

• **Review Proposed Work Plan and Schedule**

• Discuss Proposed Document to be Adopted

• Discuss On-going Role of Advisory Council

• Preview Working Group Tasks - 3/12 and 3/19
Building a Consensus

• We’re not BUILDING a road by May –
If You’re Considering Building a House...

• **Initial Design Phase**
  – Make the big decisions
  – Not deciding paint color
Consensus

- We are creating a Consensus for Route 53/120
Debate the Big Issues Now

- What would success look like?
- How do we evaluate it?
Core Values Lead the Way

• Values have driven the process so far
• The Guiding Principles can lead to:
  – Evaluation Criteria
  – Design Characteristics
  – Performance Requirements
  – A Design Intent Document
A Design Follows with Greater Detail

- Many decisions to make, but finer grain
Our Immediate Task

• MARCH to MAY 2012
  – Council will define the Consensus for the road
  – What does success look like?
    • Determine Evaluation Criteria
  – Establish parameters for design and performance
  – Produce Document:
    • Resolution: describes design and performance: Design Intent Document
    • Report: describes scenario, workshop process
After the Design Intent Document

• Council will recommend next steps and suggested timeline. Possibilities:
  – Studies to fully understand the environmental, community and mobility results/outcomes; costs, funding/financing plan
  – A detailed Corridor Land Use Plan
  – A Design following established Design Characteristics and Performance Requirements from Design Intent
PROPOSED PROCESS

• Review the Schedule
• Review decisions to be made
<table>
<thead>
<tr>
<th>Date</th>
<th>Product</th>
<th>Council Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 5</td>
<td>Document outlines (Resolution and Report); Schedule</td>
<td>Review and approve work plan, schedule, document outline</td>
</tr>
<tr>
<td>March 12/19</td>
<td>Working Groups</td>
<td>Consider latest data and information; Refine and approve “top line” issues for land use, transportation, environment sections</td>
</tr>
<tr>
<td>April 12</td>
<td>First draft sent to Council (full layout)</td>
<td>Review and submit comments by 4/18</td>
</tr>
<tr>
<td>No meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>April 20</td>
<td>First draft Resolution and Report (sent to Council 4/12); Log tracking all comments from Council and public (Editorial, Consent Items, Discussion Items)</td>
<td>Review draft and provide comments ahead of meeting; Discuss comment log at meeting and make key decisions</td>
</tr>
<tr>
<td>May 10</td>
<td>Final draft sent to Council</td>
<td>Review and submit comments by 5/16</td>
</tr>
<tr>
<td>No meeting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>May 18</td>
<td>Final draft of Resolution and Report (sent to council 5/10); Comment log</td>
<td>Discuss comment log and approve final changes; Adopt/approve Resolution and Report (with approved changes)</td>
</tr>
<tr>
<td>June 1</td>
<td>Final Resolution and Report, and Comment Log released (following final edits from 5/18)</td>
<td></td>
</tr>
</tbody>
</table>
COMMENT LOG

A transparent process for group editing

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
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<th>Doc/Page</th>
<th>Paragraph/Location</th>
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<th>Comment</th>
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<tbody>
<tr>
<td>1</td>
<td>2/1</td>
<td>Staff, SC</td>
<td>All</td>
<td>n/a</td>
<td>Major</td>
<td>Strategy requires more implementation detail. Add maps/flowchart for all strategies contained. Include some oversight, all work. Discussion about need to be opportunistic and flexible. Possibly organize priorities by categories (A, B, etc.) rather than rank (1, 2, etc.). Need more than just “Priority 1” and “First Step”. Need a spectrum of initiatives and projects arranged as “Start Now”, Short Mid, and Long-term (as in Housing Strategy, but with “Start Now” added). This is a bit sloppy – needs a summary of recommendations and key initial priorities in each major section. Plus a matrix of major action items organized by time.</td>
</tr>
<tr>
<td>2</td>
<td>2/1</td>
<td>Staff/CC</td>
<td>CC</td>
<td>n/a</td>
<td>Major</td>
<td>Have created matrix, attached.</td>
</tr>
<tr>
<td>3</td>
<td>2/1</td>
<td>Staff</td>
<td>LU</td>
<td>n/a</td>
<td>Major</td>
<td>Addressed. See page 79-77.</td>
</tr>
<tr>
<td>4</td>
<td>2/7</td>
<td>SC</td>
<td>LU</td>
<td>n/a</td>
<td>Major</td>
<td>New text added, new spread added.</td>
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This log includes comments and edits submitted by the Civic Plan Steering Committee, City Council, staff, and the public. The Civic Plan Team has consulted these comments when editing the Strategy Public Working drafts, and noted responses and changes. The team has also made editorial, clarity, and other edits to the Strategies, not all of which are captured in this log. Significant changes were noted, however. The page numbers refer to the original Public Working drafts published in early February.
COMMENT LOG

A transparent process for group editing

• Council members will provide direct feedback on the document
• All comments attributed to the author
• All comments collected and available to group
COMMENT LOG

A transparent process for group editing

• All comments addressed in one of three ways:
  – CONSENT Items: recommended for acceptance (change document as suggested in comment)
  – NO ACTION Items: recommend no change to plan
  – DISCUSSION Items: Council discuss and provide guidance
March 5 Today
Approve Schedule and Doc Outlines

• Today’s tasks:
  – Review, modify, and approve document outline
  – Approve work plan and schedule

<table>
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</thead>
<tbody>
<tr>
<td>March 5</td>
<td>Document discussion (Resolution and Report); Schedule through May</td>
<td>Review and approve work plan, schedule</td>
</tr>
</tbody>
</table>
March 12 and 19
Working Groups

• Consider latest data and information
• Refine and approve “top line” issues for land use, transportation, environment sections

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<tr>
<td>March 12, March 19</td>
<td></td>
<td>Consider latest information. Refine and approve “top line” issues for land use, mobility, environment sections</td>
</tr>
</tbody>
</table>
April 12  **NO MEETING**

Review First Draft and Provide Comments

- Consider Council will review and comment on draft document *ahead of meeting on 4/20*
- Comments will be compiled for Council Meeting on April 20

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<td></td>
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</table>
# April 20

## Make Key Decisions

- Review comments, make key decisions

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</table>
May 10 **NO MEETING**

Review Final Draft and Provide Comments

- Council will review and comment on final document *ahead of meeting on 5/18*
- Comments will be compiled for final Council Meeting on May 18

<table>
<thead>
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</thead>
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<td>No meeting</td>
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<td></td>
</tr>
</tbody>
</table>
May 18
Approve Final Documents

- Discuss comments and approve changes
- Council approves final documents

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<tr>
<th>Date</th>
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</table>
June 1
Final Document Released

- Approved changes will be made
- Final documents released

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<thead>
<tr>
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<td>2/1</td>
<td>Staff, SC</td>
<td>All</td>
<td>n/a</td>
<td>Major</td>
<td>Strategy requires more implementation detail. Add a matrix and chart for all strategies. Need oversight of local work. Add discussion about need to be opportunistic and flexible. Possibly organize priorities by categories (A, B, etc.) rather than rank (1, 2, etc.).</td>
<td>Have created matrix, attached.</td>
</tr>
<tr>
<td>2</td>
<td>2/1</td>
<td>Staff/CC</td>
<td>CC</td>
<td>n/a</td>
<td>Major</td>
<td>Add discussion of creating gateways for the city, particularly near Hwy 217 and other highly visible locations. Need a discussion about integrating the ideas put forth in the Housing Strategy, but with “Start Now” added.</td>
<td>Addressed. See page 79-77.</td>
</tr>
<tr>
<td>3</td>
<td>2/1</td>
<td>Staff</td>
<td>LU</td>
<td>n/a</td>
<td>Major</td>
<td>Add discussion of creating an attraction for Canyonone. For Hwy 217. City provides promotions, signage, etc., and incentives.</td>
<td>New text added, new spreadsheet added.</td>
</tr>
<tr>
<td>4</td>
<td>2/7</td>
<td>SC</td>
<td>LU</td>
<td>n/a</td>
<td>Major</td>
<td>We should be looking at establishing standards for pedestrian-first design of developments. As part of the implementation matrix, a revision of the city’s...</td>
<td></td>
</tr>
</tbody>
</table>
Objectives for Today’s Meeting

- Discuss Results of Design Workshop
- Review Proposed Work Plan and Schedule
- **Discuss Proposed Document to be Adopted**
- Discuss On-going Role of Advisory Council
- Preview Working Group Tasks - 3/12 and 3/19
The Proposed Document

• **Council Resolution**
  – Conclusion to move forward with detailed study and planning
  – Establishes Evaluation Criteria
  – Establishes Roadway Parameters
    • *Design Characteristics*
    • *Performance Requirements*
    • *Scope of Design Intent Document*

• **Report**
  – Summarizes the Council’s work up to this point
  – Demonstrate how the Council arrived at the Resolution
Council Resolution

• **Evaluation Criteria** - values-based, technical and fiscal criteria for measuring success

• **Design Characteristics** - as much detail as possible about the physical design

• **Performance Requirements** - defines desired outcomes
  - Community (visual impacts, noise, bike/ped., etc.)
  - Environmental (water, habitat, vegetation, etc.)
  - Transportation (access, safety, time, speed, etc.)

• **Scope of Design Intent Document** – defines level of detail required for next phase of work

• **Future Work Plan** – defines what happens next

• **Role of Council** – defines how group will be involved
Report

• Introduction
• History and Status
• Context and Principles
• Alternative Scenarios
• Design Workshop
• Consensus Scenarios for Further Study
• Next Steps
A Report That is Easy to Understand and Highly Visual
Many Ways to Access

Illustrated Document

Web-based Interactive Document
Objectives for Today’s Meeting

- Discuss Results of Design Workshop
- Review Proposed Work Plan and Schedule
- Discuss Proposed Document to be Adopted
- **Discuss On-going Role of Advisory Council**
- Preview Working Group Tasks - 3/12 and 3/19
DISCUSSION
Objectives for Today’s Meeting

• Discuss Results of Design Workshop
• Review Proposed Work Plan and Schedule
• Discuss Proposed Document to be Adopted
• Discuss On-going Role of Advisory Council

• Preview Working Group Tasks - 3/12 and 3/19
Preview: Mobility & Finance

• Developing detailed cost, traffic and revenue projections

• Based on three scenarios developed through design workshop table groups

  – **Scenario B** (Table 1)
    Short Grayslake bypass connecting to existing 120

  – **Scenario C** (Table 2)
    Full 120 bypass

  – **Hybrid Scenario** (Table 3)
    Longer Grayslake bypass
Cost

- Detailed estimate for 4-lane, 45mph facility
- Cost detail for underground/tunnel sections
- Cost for various interchange approaches
Traffic & Revenue

• Additional runs with refined & validated model
• Detailed look at peak period model results for three scenarios (B, C, Hybrid)
• 2025-2040 revenue streams are being developed
  – Based on .20/mile
  – Based on pricing to maintain free flow
• Identifying potential funding gap
• Analyzing measures to close gap
  – Value capture analysis (by CMAP)
  – Other recommendations from Council
Local Funding Options: Value Capture

- The proposed facility will increase property values and spur development
- Value capture offers an option to utilize a portion of that increased value to pay for the road
- Value capture has been used nationally to fund new roadways
  - Virginia: Conversion of 14-mile two-lane roadway to 6-lane limited access facility, partially funded by Special Assessment
  - Texas: Construction of multiple new expressways partially funded by TIF districts
  - Ohio: New interchanges funded by TIF Districts
Value Capture in Illinois

- Illinois options include Tax Increment Finance, Special Service Area, and Business Districts.
- Roads are multijurisdictional, but TIFs, SSAs and BDs must be created by individual municipalities. Larger districts are necessary for multijurisdictional transportation projects.
Preview: Design & Land Use

• CMAP Land Use Memo
  – Distributed to Council and Others
  – Distributed to Local Elected Officials

• Shows area over-zoned

• Lacks a comprehensive plan of the opportunities and needs of the area
Proposed Future Land Use Analysis

- Compilation of Comprehensive and Strategic Plans
- Presents a “maximum” scenario in which all land within the corridor designated for future development is built out
- **Goal:** Understand the potential impact of all planned future land use on the design of the road and the goals of the council
Potential for Major Land Use Change

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Estimated New Development within 2 Miles of the 53/120 Corridor, per Comp Plans</th>
<th>Increase Compared to Existing Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Countywide</td>
<td>I-94 Corridor</td>
</tr>
<tr>
<td>Office</td>
<td>12.9 to 26.3 M SF</td>
<td>40% to 75%</td>
</tr>
<tr>
<td>Industrial/Flex</td>
<td>18.7 to 21.8 M SF</td>
<td>~25%</td>
</tr>
<tr>
<td>Retail</td>
<td>31.8 to 39.7 M SF</td>
<td>100% to 120%</td>
</tr>
<tr>
<td>Housing Units</td>
<td>9,410 to 13,640 HU</td>
<td>~5%</td>
</tr>
<tr>
<td>Population</td>
<td>29,100 to 41,200 People</td>
<td>~5%</td>
</tr>
</tbody>
</table>

Planning is on par with or exceeds the levels of development seen in the I-94 Corridor.
Impacts of Proposed Future Land Uses

- 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
- Continuation of current land use patterns will exacerbate congestion and does not support transit

**Suggested next step:** Cooperative Corridor Land Use, Transportation and Open Space Plan
Scope of Plan

• Economic Development Analysis and Strategy
• Forecast of Housing Demand (Homes for a Changing Region Methodology)
• Multi Modal Transport Plan (focus on local transport, transit, biking, walkable communities)
• Open Space and Environmental Plan
• Scenario Process
• Cooperative Implementation
• Time Frame: 10 months
Homes Policy Plan Components

• Current and future analysis
  – Existing housing supply analysis
  – Capacity analysis
  – A workforce housing analysis
  – A special needs/supportive housing analysis
  – Future housing analysis including targeted market segments

• A sub-regional housing analysis

• One public or stakeholder workshop

• Final policy plan
  – Policy and strategic recommendations with targeted goals
  – 2-D and 3-D visualizations
  – Document design and layout
Preview: Environment & Sustainability

- Field meetings to view sensitive areas
- Develop concepts to address site-specific concerns identified in the field
- Develop concepts to address corridor-wide environmental concerns (salt runoff/spray, noise, light, etc.)
- Summarize findings and develop recommendations
- Prepare conceptual framework to guide future actions
QUESTIONS?
PUBLIC COMMENTS?
REMINDER

LOCATION FOR ALL MARCH MEETINGS:

Lake County Department of Transportation
600 West Winchester Road
Libertyville, IL
THANK YOU!

Break into Working Groups (if needed).