

## Chapter 1 Introduction

### Purpose

The *Lake County Regional Framework Plan* serves as a visionary, advisory guideline for land use, while maintaining flexibility for responding to changing conditions. The *Plan* provides the groundwork to address, promote, and coordinate, between governmental jurisdictions, the needs and effects of development upon the economic, manmade, and natural environments within the County and the region.

### Vision

The *Plan* supports nine Vision Statements, which are presented below. The Vision Statements have been developed by the Regional Planning Commission to reflect the Issues and Opportunities and the Goals contained in each of the individual chapters of this *Plan*. The Vision Statements are a concise expression of what Lake County, as a government and a geographic region, is striving to achieve by the year 2020. The Vision statements serve as a starting point for the *Plan* and also provide the reader with a summary understanding of the contents of the *Plan*.

### In the year 2020, Lake County will have:

- A balanced mix of commercial development that meets the shopping and service needs of residents, provides local access to good jobs, and a sound tax base for the community. (Chapter 3, Economy and Employment)
- A superior open space network that preserves natural resources, cultural resources,<sup>1</sup> and farmland to promote and enhance functioning ecosystems, agricultural activities, and the quality of life of all residents. (Chapter 4, Environmental Resources, Open Space, and Farmland)
- A network of infrastructure and services to meet the educational, healthcare, sanitary, and public safety needs of the community and to protect natural resources, cultural resources, and community character. (Chapter 5, Infrastructure and Services)
- Revitalized residential, commercial, and industrial areas to provide for stable communities and reduce development pressure on open space locations. (Chapter 6, Community Revitalization)
- A development pattern and transportation system that provides a variety of living and transportation choices, meets the mobility needs of all residents, and minimizes adverse environmental impacts. (Chapter 7, Transportation)

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<sup>1</sup> Cultural Resources include historic resources, archaeological resources, and scenic landscapes.

- An appropriate range of housing types and prices to accommodate all demographic groups and the anticipated population growth. (Chapter 8, Housing)
- A balanced mix of open space, residential, and commercial development that efficiently utilizes land and available infrastructure, protects natural resources, and meets the needs of all residents. (Chapter 9, Land Use)
- Communities that retain their distinct character, have an enhanced sense of place, and a positive self-identity. (Chapter 10, Community Character)
- Developed cooperation between County, municipal, township, and other governmental agencies to promote the interests of all Lake County residents. (Chapter 11, Intergovernmental Coordination and Implementation)

The Vision Statements are intentionally succinct. The individual chapters include additional clarifications and details to support the Vision Statements, as discussed in the following section. The chapters also include one or more goals and supporting policies to provide direction in achieving the visions.

## **Chapter Organization**

With the exception of Chapter 2, Population, each chapter of this *Plan* contains the following elements:

**Vision Statement**—A concise expression of what Lake County, as a government and a geographic region, is striving to achieve by the year 2020.

**Significance**—An expanded explanation of the importance of the chapter’s topic and why it is included in the *Regional Framework Plan*.

**Issues and Opportunities**—A series of statements identifying the major trends and forces, both positive and negative, affecting the County regarding the topic of the chapter.

**Analysis**—The detailed background research and data intended to substantiate the Issues and Opportunities and support the Goals and Policies.

**Goals and Policies**—Statements of the desired outcomes of the Plan and general methods to achieve them.

**Goal**—The desired result to be achieved by implementing the *Plan*.

**Policy**—A general method or action designed to achieve a goal.

Like the Vision Statements, the Goals and Policies are also intentionally succinct. The Analysis element contains explanatory text and supporting details for the Goals and Policies.

**Sources**—A bibliographic listing of the published documents, Internet resources, and personal communications utilized in development of the chapter.

Chapter 2, Population, does not contain a Vision Statement or Goals and Policies. The chapter presents a detailed analysis of the demographic trends occurring in Lake County and the region. These identified trends influence the remaining chapters of the *Plan*.

### **Statutory Authority**

The *Lake County Regional Framework Plan* has been prepared under the authority of three separate State Statutes: 55 ILCS 5/5-14001, The Regional Planning Act; 50 ILCS 805, the Local Land Resource Management Planning Act; and Illinois Public Act 92-0768, the Local Planning Technical Assistance Act.

The *Lake County Regional Framework Plan* is the County's regional plan, as defined in the Regional Planning Act. The *Plan* also serves as the County's land resource management plan, as defined in the Local Land Resource Management Planning Act. The *Plan* is also intended to meet the requirements of the Local Planning Technical Assistance Act. By conforming to the requirements of the Local Land Resource Management Planning Act and the Local Planning Technical Assistance Act, this *Plan* can qualify the County for state funding for certain additional planning and implementation activities, as provided in the acts, if the monies are budgeted by the state legislator.

The Lake County Regional Planning Commission served as the lead agency in the creation of the *Plan*, in accordance with the Regional Planning Act. The Commission received support from the staff of the Lake County Department of Planning, Building and Development. The Commission also received recommendations and assistance from numerous additional County and regional agencies.

### **Participatory Planning Process**

The *Plan* has been developed in close cooperation with elected and appointed officials from Lake County's municipal and township governments and other government agencies. The cooperative planning process used to create this *Plan* is as much a component of the *Plan* as the document itself. Through the continuation of this cooperative planning process, the County anticipates that municipalities will endorse this *Plan* and look to it for guidance as they revise their plans and make development decisions.

The three-year planning process began with a kick-off meeting held at the College of Lake County on January 25, 2001. Over 100 persons representing villages, cities, the County, state and federal agencies, non-governmental organizations, homeowners associations, business groups, and residents attended the meeting.

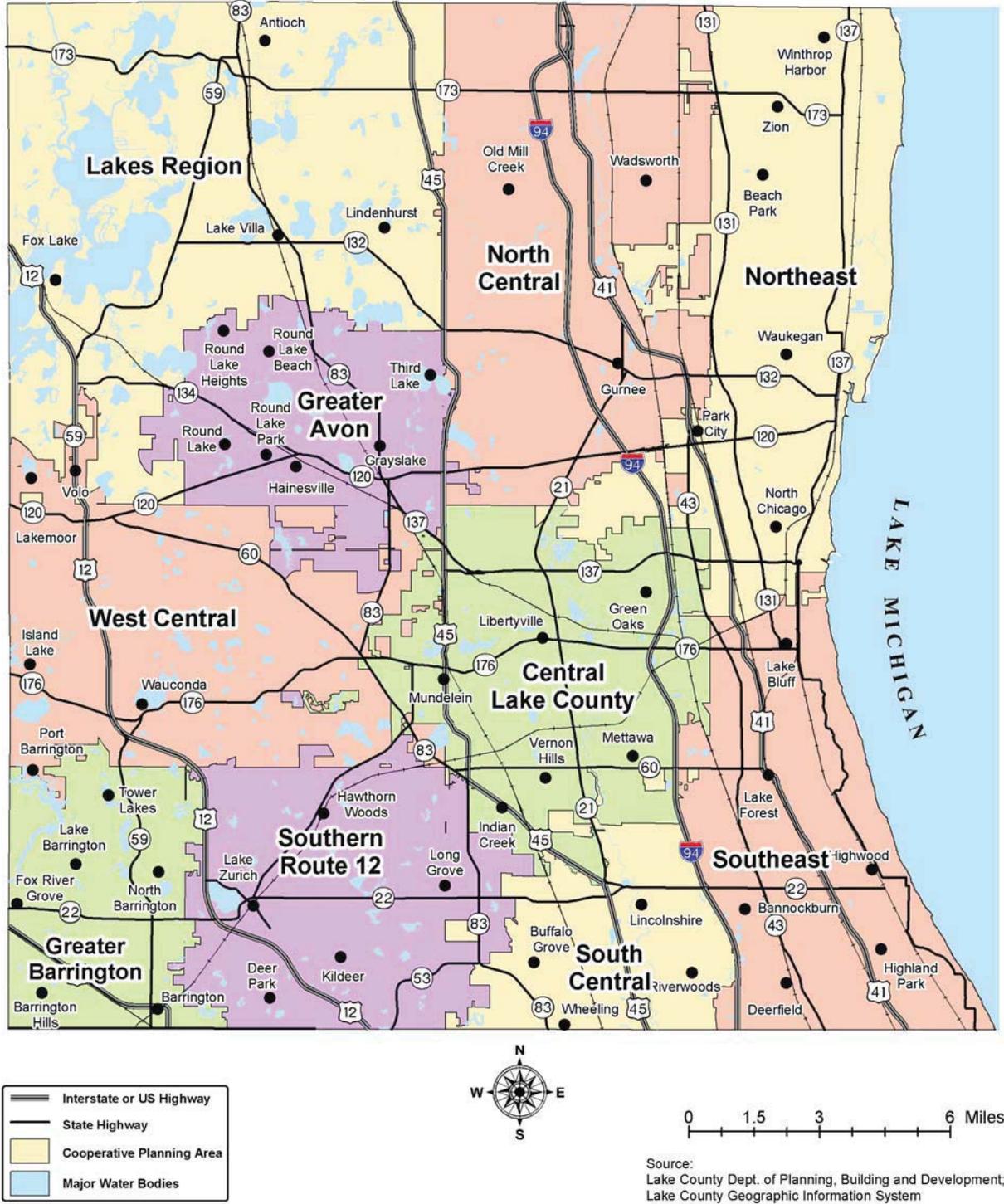
### **Cooperative Planning Areas**

In order to make the *Plan* a truly countywide document, the County sought to involve all 52 municipalities and 18 townships in the planning process. The County was divided geographically into 10 Cooperative Planning Areas,<sup>2</sup> as shown in Figure 1.1 and in Figure 1.2. The

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<sup>2</sup> Through much of the planning process the Cooperative Planning Areas were identified as Lake Regional Forums A through J. The forums were renamed to reflect the cooperative spirit of the planning process.

**Figure 1.1  
Lake County Cooperative Planning Areas**



**Figure 1.2  
Cooperative Planning Areas**

Lake Region Antioch Township Grant Township Lake Villa Township Village of Antioch Village of Fox Lake Village of Lake Villa Village of Lindenhurst	Greater Avon Avon Township Village of Grayslake Village of Hainesville Village of Round Lake Village of Round Lake Beach Village of Round Lake Heights Village of Round Lake Park Village of Third Lake	Southern Route 12 Ela Township Village of Deer Park Village of Hawthorn Woods Village of Kildeer Village of Lake Zurich Village of Long Grove
North Central Newport Township Warren Township Village of Gurnee Village of Old Mill Creek Village of Wadsworth	Central Lake County Libertyville Township Village of Green Oaks Village of Indian Creek Village of Libertyville Village of Mettawa Village of Mundelein Village of Vernon Hills	South Central Vernon Township Village of Arlington Heights Village of Buffalo Grove Village of Lincolnshire Village of Riverwoods
Northeast Benton Township Shields Township (northern portion) Waukegan Township Zion Township Village of Beach Park City of North Chicago City of Park City City of Waukegan Village of Winthrop Harbor City of Zion	Southeast Moraine Township Shields Township (southern portion) West Deerfield Township Village of Bannockburn Village of Deerfield City of Highland Park City of Highwood Village of Lake Bluff City of Lake Forest	
West Central Fremont Township Wauconda Township Village of Port Barrington Village of Island Lake Village of Lakemoor Village of Volo Village of Wauconda	Greater Barrington Cuba Township Village of Barrington Village of Barrington Hills Village of Fox River Grove Village of Lake Barrington Village of North Barrington Village of Tower Lakes	

Cooperative Planning Area groups met on a quarterly basis to review, discuss, and provide input into each draft chapter assembled by staff. Staff and the Regional Planning Commission in order to substantiate or justify changes to the working draft chapters then reviewed the input provided by the Cooperative Planning Areas.

Each Cooperative Planning Area held 13 quarterly meetings. Meeting times and locations were determined by the participants in order for them to be as convenient to municipal and township representatives as possible. A total of 130 Cooperative Planning Areas meetings were held over the course of the three-year planning process.

On average 37 of the 70 municipalities and townships (52 municipalities and 18 townships) were represented at each round of quarterly meetings. Four municipalities attended all 13 Cooperative Planning Areas meetings. Twenty-three municipalities and townships attended 10 or more

meetings; 27 municipalities and townships attended nine or more meetings; and 44 of the municipalities and townships attended six or more meetings. Fifty-one municipalities and 14 townships participated in the process by attending at least one Cooperative Planning Area meeting. The Barrington Area Council of Governments (BACOG) also actively participated in the Cooperative Planning Area meetings.

Following adoption of this *Plan* by the Lake County Board, the Cooperative Planning Area groups will continue meeting periodically, at least annually, to monitor implementation of the *Plan* and discuss additional intergovernmental initiatives. The County will initiate meetings with cities, villages, and other units of local government to jointly implement policies of common interest, such as the development of intergovernmental agreements.

### Future Land Use Map Meetings

In addition to the 130 Cooperative Planning Area meetings, County Board Members, Regional Planning Commissioners, and County staff members met separately with 48<sup>3</sup> of the County's 52 municipalities to discuss future land uses. In advance of the meetings, County staff digitized each municipality's future land use map, if available, into the County's Geographic Information System (GIS). The resulting GIS map served as a starting point for creation of the Future Land Use map contained in this *Plan*.

The purpose of the individual Future Land Use Map Meetings was to:

- Ensure County staff had properly translated the municipality's future land use into the County's future land use schema.
- Learn which unincorporated areas the municipality may be interested in annexing, as well as to determine the municipality's capacity for providing infrastructure for these areas.
- Understand how the municipality's future land use relates to its projected population and employment.
- Identify environmentally sensitive areas; and
- Determine municipal support for Transit Oriented Development (TOD) near existing and future Metra stations.

Following the municipal meetings staff modified the GIS coverages as necessary and provided the revised map to the primary municipal representative for review.

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<sup>3</sup> An additional two municipalities were unable to meet with County representatives in person. Staff corresponded with these municipalities via telephone and mail to obtain the information needed to map the municipality's future land use.

### Public Participation

The Regional Planning Commission hosted four public forums in the northeast, northwest, southeast, and southwest sections of the County in March and April 2001. The purpose of these forums was to obtain input from the public on their visions for Lake County and the issues and opportunities facing the County's future. Comments were reviewed and utilized in drafting the Issues and Opportunities element of each chapter.

The Regional Planning Commission also hosted two open house meetings during March 2003, one in Mundelein and one at the College of Lake County in Grayslake. The purpose of the open house meetings was to provide the public an opportunity to review and comment on the first five draft chapters, as well as the working draft of Chapter 7, Transportation, and Chapter 8, Housing. Approximately 70 people attended these meetings.

During these open house meetings each draft chapter was highlighted, questions were answered, and surveys on each chapter's goals and policies were distributed. The survey for each draft chapter was also available on the County's website. Additional draft chapters along with surveys were placed on the County's website as they were accepted by the County Board. Post cards were mailed and press releases were issued to inform the public of the Web surveys.

The Regional Planning Commission will host three public review meetings this autumn at three different locations. The public review meetings will allow the public to comment on the update of the *Lake County Regional Framework Plan* prior to County Board adoption.

### **Summary**

The issues that emerged during the Cooperative Planning Area meetings, the individual municipal future land use meetings, and the public forums were important considerations in developing this *Plan*. The regional framework planning process resulted in 96 Goals and over 370 supporting Policies. The Goals and Policies are presented in Appendix A, along with the Regional Planning Commission's recommended priorities for implementation. The *Plan* acknowledges the complexity of the issues that face the County and recommends an intergovernmental approach toward finding solutions. Achieving the visions presented in this *Plan* will require the coordinated effort of Lake County, municipal, township, and state government agencies, the business community, and individual property owners and residents.

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