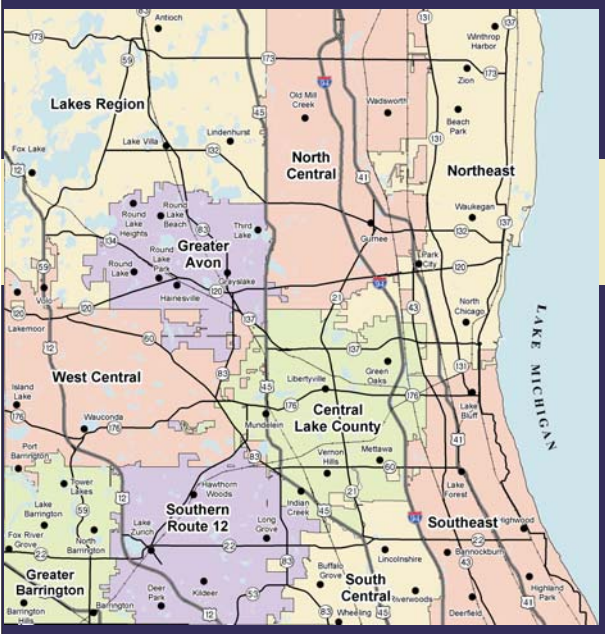

INTERCONNECTIONS

Overview Summary-June 2005

Lake County Regional Framework Plan

Regional Framework Plan
Lake County Illinois

Introduction

Interconnections - Lake County Regional Framework Plan

Some simple questions about the future of Lake County have surprisingly complex answers. The county's population will increase by more than 140,000 people by 2020; where will they live? What kind of jobs will be available to keep Lake County prosperous? Can we maintain growth and still protect our lakes, wetlands, farms and forests? The Lake County Regional Framework Plan provides reassuring answers. With forethought and planning, Lake County can continue to be a great place to live, work and play.

Choices we make in the next 15 years will have wide-ranging repercussions. Many issues are interconnected, often in ways that aren't obvious. Where we build new homes, for example, affects stormwater runoff and flooding, which can subsequently impact the quality of our drinking water. How the county attracts new businesses is connected to how we fund our public schools. Building housing that helps seniors remain in the region is part of the same strategy that can remove some of the gridlock from our roads.

Working Together

Lake County has grown very rapidly over the last 50 years, from just under 180,000 inhabitants in 1950 to more than 640,000 in 2000, a 280 percent increase. During the 1990s alone, the amount of developed land in the county increased by 11 percent. Many towns in Lake County have grown to the point that decisions about land use and development made by one can impact the quality of life of its neighbors. Without a shared understanding of the plans of Lake County's 52 municipalities and 18 townships, we may find ourselves working at cross purposes. To successfully manage change, regional and local officials must actively work together to make decisions for the benefit of Lake County as a whole. In this way too, our future is interconnected.

The Lake County Regional Framework Plan has been designed to create a "common vision" for our future. Adopted by the Lake County Board in November 2004, the Plan has 11 chapters covering issues such as the protection of environmental and cultural resources, economic development, land use, transportation, housing, infrastructure and services, and more. It begins with nine visions of how Lake County could be in 2020 and provides 96 specific goals and more than 370 supporting policies to achieve these ends. The Plan culminates in a Future Land Use Map that provides a graphic representation of how Lake County could look if these goals and policies are followed.

A Blueprint for the Future

The Regional Framework Plan is not a set of prescriptive solutions; it is a guiding structure. The Plan is based on input from all local jurisdictions and suggests goals and policies that lead to well-designed growth. The Regional Framework Plan is important because it is the only countywide document that takes into account how community issues are interconnected, as well as how the county's communities themselves are interconnected. As Lake County continues to grow, the Plan will provide a blueprint for the future.

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The Process to the Plan

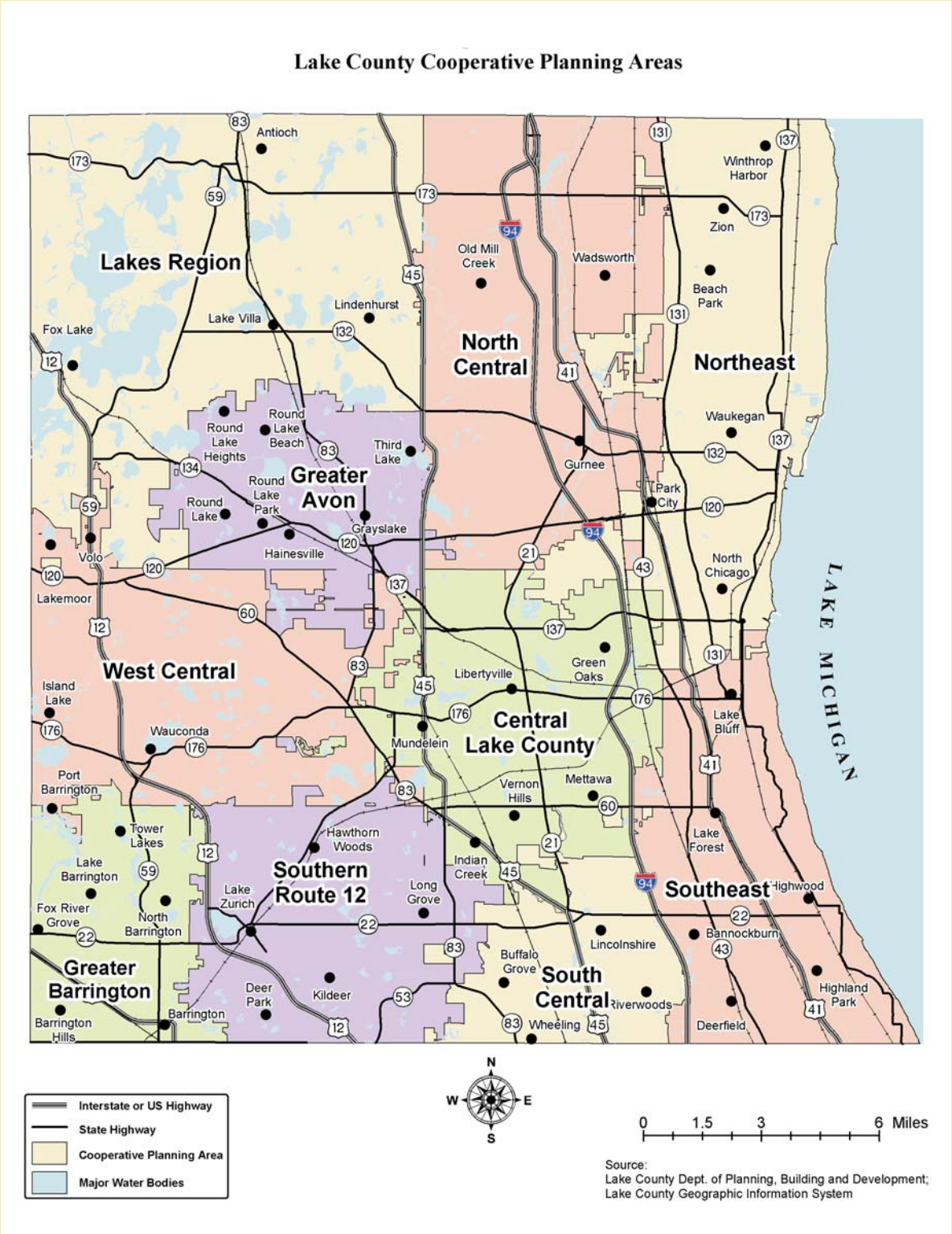
In January 2001, more than 100 government officials, business and community leaders, property owners and residents attended a meeting of the Lake County Regional Planning Commission to launch the three-year process of writing the Regional Framework Plan. From the beginning, the central goal was to work in cooperation with elected officials, local and regional agencies and the county's residents to ensure that the plan reflected their ideas, visions and concerns. Members of the commission and staff at the Lake County Department of Planning, Building and Development have engaged a broad cross-section of local governments and the public in numerous workshops and meetings across Lake County.

Lake County's 52 municipalities and 18 townships were divided geographically into 10 Cooperative Planning Areas. At quarterly meetings, municipal and township representatives provided input on each section of the Plan. In addition to the 130 Cooperative Planning Area meetings, county representatives met separately with 48 municipalities to discuss future land uses. As a result of these meetings and review of local materials, for the first time the county's planning recognizes the specific plans of the individual municipalities.

The Public's Comments

Because of the importance of public input, the Regional Planning Commission hosted four public forums in the Spring of 2001 to talk with local residents about their visions for Lake County. Two open house meetings in 2003 allowed the public to review and comment on initial draft chapters. Drafts of the Regional Framework Plan and interactive surveys were available online at the County's website, as well. Sections of the Plan were also approved by appropriate County Board Committees. For example, the Public Works and Transportation Committee and the Planning, Building and Zoning Committee of the County Board reviewed and modified the Transportation chapter.

The Lake County Regional Framework Plan has been prepared under the authority of three separate state statutes, covering regional planning, land resource management and local planning technical assistance. But its real authority comes from being a document that is recognized as the synthesis of diverse community input and is used by Lake County decisionmakers in years to come. The highly interactive planning process that created this Plan is as much a component of the Plan as the document itself.



Lake County's 52 municipalities and 18 townships were divided geographically into 10 Cooperative Planning Areas. At quarterly meetings, municipal and township representatives provided input on each section of the Plan.

Your Lake County

Couple returning from lotus beds, Grass Lake, circa 1910

Prairie View railroad depot, circa 1910

Commercial fishermen, Waukegan, 1953

Farm scene, Fairfield & Gilmer Roads, Fremont Township, 1973

Photographs courtesy of the Lake County Discovery Museum

To plan for Lake County's future, it is important to understand what it is today, a unique part of Illinois with tremendous natural, economic and infrastructure resources. Lake County's cities and villages were established for a variety of reasons: farm towns, railroad suburbs, manufacturing centers, resort communities, mid-century automobile-centered suburbs. In some ways, it can be hard to fathom that one county includes the Barringtons in the southwest, urban centers on Lake Michigan such as Waukegan and Zion, North Shore towns like Highland Park, unincorporated rural communities on the Wisconsin border and “new” towns such as Lindenhurst.

Lake County's key features account for much of its diversity. Lake Michigan to the east provides both industrial opportunity and scenic beauty. The Great Lakes Naval Training Center defines the area south of Waukegan as much as the Chain-Of-Lakes do in the northwest section of the county. The Metra rail lines and I-94 provide ready access to Chicago for commuters, while Gurnee Mills and Six Flags Great America draw daytrippers from Chicago, Milwaukee and throughout the region.

A Treasured Environment and Thriving Economy

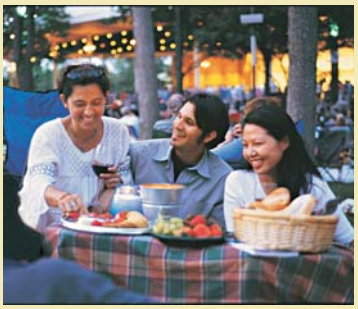
Lake County has more than 130 different known threatened and endangered species, more than any other county in the state. This fact is testament to the ecological diversity of the region. Throughout Lake County, abundant environmental resources—prairies, woodlands, wetlands of all types, and more than 350 lakes and ponds—are a treasured asset. More than 34,500 acres of land are already held within state, county and local parks and preserves.

While many residents may think of Lake County as primarily filled with bedroom communities for commuters (housing is the single largest land use in Lake County), the county has a vibrant economic base as well. During the 1990s, private sector employment in the county rose by nearly 50 percent, double the county's population increase. Total employment within the county grew from less than 90,000 employees in 1970 to more than 300,000 in 2000. Although the total number of manufacturing jobs has grown in the last 30 years, the sector declined to 19.7 percent of the county's total employment in 2000 (compared to 45.7 percent in 1970). Services now constitute 32.6 percent of the total employees, and retail trade accounts for another 19.7 percent.

© Kim Karpeles

Diverse Demographics

According to the 2000 census, Lake County's per capita income was $32,102, making it the wealthiest county in Illinois. Within that average figure, however, are notable gaps in income and poverty levels between communities and among different races and ethnic groups. These gaps have increased in recent years, as some communities have become increasingly wealthy and others have stagnated economically.



Lake County is also changing demographically. In 1970, approximately 11,000 Hispanics lived in the county, accounting for less than 3 percent of the population. By 2000, nearly 93,000 Hispanics lived in the region, or more than 14 percent of the population. In 1970, less than 20,000 African-Americans lived in the county, and in 2000 that percentage had grown slightly to 6.9 percent—or more than 44,000 African-American residents. In terms of age, Lake County contains a larger proportion of school-aged children (21 percent) and a lower percentage of senior citizens (8.5 percent) than the national averages. The median age of Lake County's population was 33.8 years in 2000, or 1.5 years younger than the national median.

Providing appropriately priced housing for all demographic groups in Lake County is a major challenge. The median housing value in Lake County increased from $136,700 in 1990 to $198,200 in 2000, a 45 percent increase over ten years. Over the last 30 years, after adjusting for inflation, the median housing value in Lake County increased 81 percent, while the median household income increased only 24 percent.

What Lake County Can Be

The Lake County Regional Framework Plan begins with nine visions for a prosperous, healthy future, covering everything from commercial development to community character. These visions are grounded in demographic and economic trends that have been unfolding in our region for the past 20 years or more. The Regional Framework Plan doesn't suggest policies or goals that attempt to reverse these trends. How we channel the trends, though, will have an enormous impact on what it is like to live and work in the county in 2020.

Based on the Northeastern Illinois Planning Commission's forecasts, the number of residents in Lake County will increase from about 644,000 in 2000 to more than 786,000 in 2020. The percentage of the county's population that is school-aged is expected to continue to increase, as will the percentage of Hispanic population. Although Lake County has a lower percentage of senior citizens than the national average, that population will increase as well. During the last 30 years, Lake County's senior citizen population grew by approximately 1,000 persons per year. Over the next 20 years, it is projected to increase by nearly twice that amount annually.

In order to accommodate the projected population growth and the type of households they represent, Lake County will need approximately 55,500 additional housing units by 2020. That's a net increase of 2,775 housing units per year for the next 20 years (a rate of growth, it is worth noting, that is significantly lower than in Lake County from 1998 to 2002, which averaged more than 4,000 new units per year).

Employment in the region is projected to increase by 20 percent from 2000 to 2020, adding another 71,000 jobs.

A Vision for a Great Future

Lake County can absorb these changes and still provide a high quality of life. Stores and public buildings at the center of our cities and towns can retain the community character that attracted many residents to Lake County in the first place. A mix of urban, suburban and rural housing choices can provide options for a wide range of families. Working class residents who are employed in the region can afford to live here, too. Seniors who no longer need large homes but want to stay near their families can find housing with better access to transit, shopping and medical facilities.

A balanced mix of commercial development can meet the shopping and service needs of residents, provide local access to good jobs and a sound tax base for the community.

Businesses can be encouraged to locate to the areas where workers live, shortening commute times. With more trains running to Chicago and more transportation options, we can mitigate the gridlock that has begun to dominate many of the county's roads.

The lakes, forests and open vistas that are some of Lake County's most important resources can remain and thrive, even as the local population and economy grows. Another generation can go fishing, spend an afternoon bird watching or simply take a walk in the woods. As important, the county's cultural resources, such as historic buildings, archaeological sites and even family farms, can be preserved, maintaining our link to the past.

Interconnected Issues

When imagining this promising future, it's important to remember that not only can we have it all, but in some ways, we must. Because of the interconnected nature of these issues, decisions made in one realm affect the others. Cleaning up a brownfield site downtown allows a new business to move in, creating jobs close to housing. A revitalized downtown attracts new residents, which means a parcel of land that might have been developed for a subdivision can remain natural open space. It also means that tax dollars don't have to be spent on new sewers, police and fire stations, and other infrastructure that would be needed to service new development. When it comes to making decisions for Lake County's future, a broad grasp of the issues is the only way to ensure that our plans lead us where we want to go.

A Strong Economy, A Healthy Environment

At the heart of the Lake County Regional Framework Plan are two interconnected goals. Each are equally important: 1) a strong local economy that provides well-paying jobs and tax support for good schools and other government services, and 2) a regional environment that is healthy for residents, offers scenic and recreational open space and provides habitat for wildlife. The document's many ideas and recommendations—for land use, housing options, community revitalization, infrastructure and services, and others—serve these two goals.

Economic Development

Changes in the local economy and employment patterns affect many planning decisions. Businesses provide jobs, meet residents' consumer needs and contribute to the community's tax base. Where companies are located, what kind of jobs they provide, how much profit they generate—all these factors impact the county's quality of life.

At the same time, how we plan for the future affects the economy as well. Businesses increase demand for roads, sewers, stormwater management and other infrastructure and public services. How can we best anticipate these needs? Lake County is receiving strong competition for businesses' location from competitors in the region and increasingly from across the globe. Smart planning can help provide a competitive advantage. For example, the business community has concerns that long commute times and a lack of suitable housing options have caused difficulties in employee recruitment and retention. Planning can help address these issues.

The Regional Framework Plan contains many suggestions for how Lake County can attract an employment mix of retail, office/research, restaurants and entertainment venues, manufacturing, and warehouse and distribution enterprises. County and municipal governments

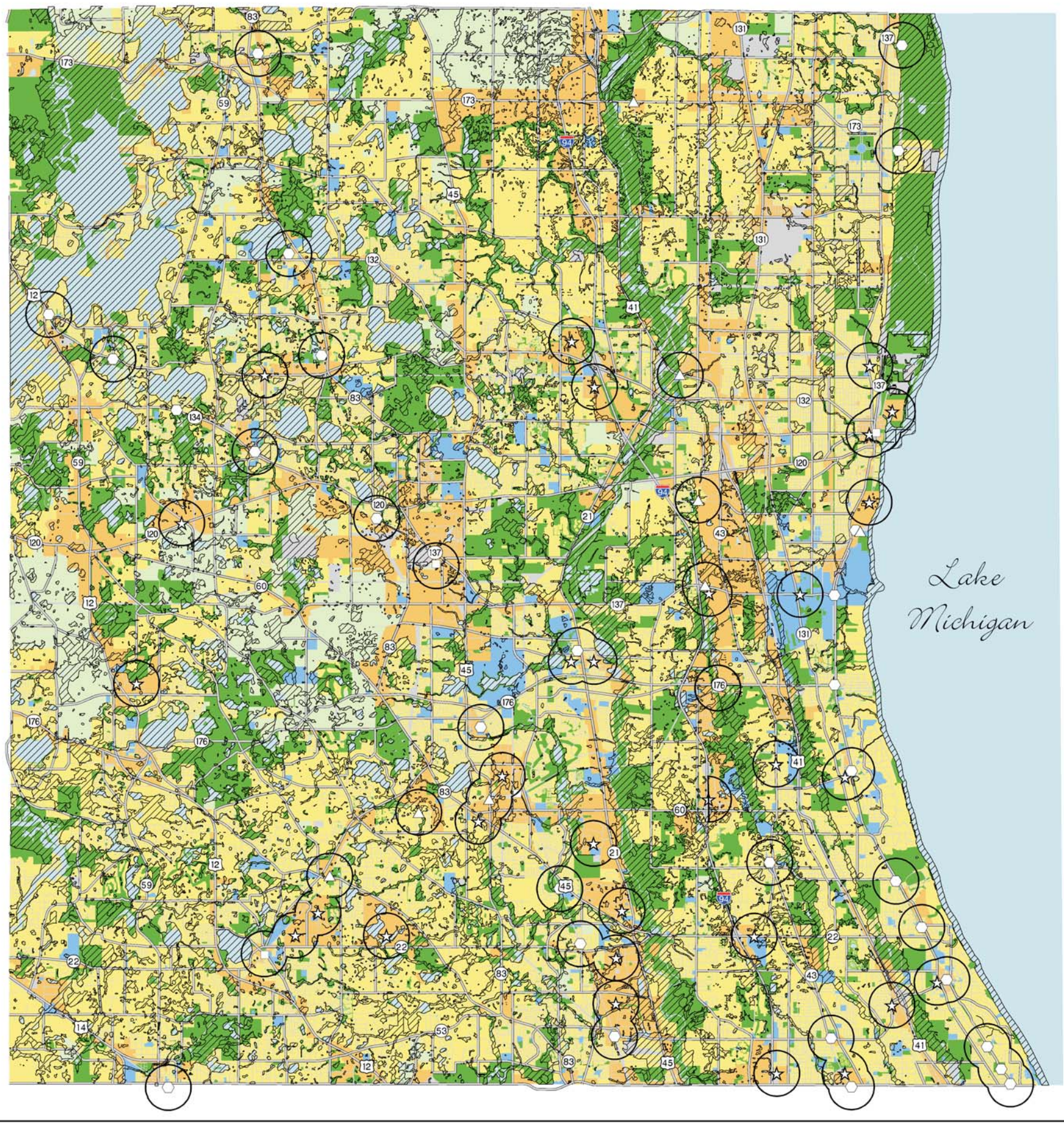
Business growth should be focused in areas of the county that are in need of economic development. Currently, there is a mismatch of workforce housing and employment locations in Lake County. The southeast quarter of the county accounts for 60 percent of Lake County's total jobs but only 34 percent of the total households. It also is the area where housing costs are among the highest in Lake County. This is a recipe for the long commutes that fill our roads.

Nearly 90,000 acres—or 30 percent—of Lake County consists of lakes, streams, wetlands and floodplain areas. These resources provide scenic views, recreational areas and plant and animal habitat. They also provide Lake County with clean water and keep flooding to a minimum. The Regional Framework Plan calls for regional and state agencies to identify and protect the most vulnerable of these resources.

Environmental Protection

Protecting the county's environmental resources, open space and farmland is just as important, but even more complex, than addressing its economic issues. Much of the work to keep these areas open will be accomplished by making wise land use decisions, which is discussed in more detail starting on page 12. Other strategies will be necessary as well. For example, public and private open space, greenways and trails should be connected where possible to provide corridors for wildlife and recreational opportunities. Government entities such as the Lake County Forest Preserve, Lake County Stormwater Management Commission and municipal, township and state conservation organizations should begin to coordinate and maximize their land acquisitions.

Simplified Future Land Use



- Agricultural
- Government and Institutional
- Employment
- Public and Private Open Space
- Residential
- Transportation and Utilities
- Water
- Environmental Limitations
- Multimodal Transportation Hubs
- Existing Metra Stops
- Proposed Metra Stops
- 2000 Employment Center
- Transit/Employment Center (1/2 mile radius)
- Major Roads

N W E S

640 acres (1 square mile) 160 acres 40 acres
Graphic representation of land area.

Regional Framework Plan
Lake County Illinois

0 0.5 1 2 3 4 Miles
1:153,600

Source: Lake County Planning, Building and Development Department

Adopted: November 9, 2004

The Lake County Regional Framework Plan includes a Future Land Use Map, which recommends what types of housing density, commercial development and open space are best suited for each part of the county. This simplified version of that map provides a vision of appropriate future land uses, as well as some of the key features for growth.

The Future Land Use Map can be found online at http://www.co.lake.il.us/planning/framework/FrameworkPlan.asp.
To obtain paper copies please call the Lake County Planning, Building and Development Department at 847-377-2875.

Land Use

To foster a strong economy and a healthy environment, we need to make careful choices about where and how growth will occur in Lake County over the next few decades. Land use decisions are the culmination for much of the Lake County Regional Framework Plan's ideas and recommendations. The Future Land Use Map shows how in the future, Lake County can have well-balanced communities that provide the locally desired mix of residential, commercial and natural land use.

The largest single land use designation on the Future Land Use Map is residential, which is projected to encompass 40 percent of the county's area, rising from 25 percent in 2000. According to all estimates, this is a more than sufficient area to accommodate residential growth for the next 15 years. More than 43,000 acres, or 14 percent of the county, is designated for employment uses, also a major increase from 2000, when employment uses claimed 5 percent of the county. Public/private open space accounts for more than 20 percent of the mapped area, an increase from 17 percent in 2000.

Our Farming Heritage

The main land use that loses acreage over the planning horizon is farmland, which declines from 43,500 acres in 2000 to 20,000 acres (6.5 percent of the county) in 2020. Between 1982 and 1997, the number of farms in Lake County decreased from 513 to 335—a trend that is projected to continue. The Future Land Use Map takes this trend into account, but also has recommendations for keeping the region's farming heritage from disappearing completely. Ideas to permanently protect Lake County farms include focusing support on the most high-value operations, such as fresh produce and bedding plants, changes to zoning and other regulations, and conservation easements and acquisition of farmland.

The Future Land Use Map has specific recommendations for where development should (and shouldn't) take place, and what types of housing density, commercial development and open space are best suited for each part of Lake County. The map represents the convergence of many factors, including existing municipal plans, current infrastructure, demographic trends, input from elected and appointed officials, and, where applicable, guiding ideas such as the smart growth principals described in the next section. The Regional Framework Plan aims to preserve and enhance the desirable character of each area of Lake County. As such, the Future Land Use Map reflects the different land use character and local preferences of sections of Lake County ranging from rural large lot residential communities such as the Barrington to more urban areas such as Zion and Highland Park.

Roads and Rails

One of the most important aspects in envisioning land use in Lake County in 2020 is how to create a pattern that provides more transportation options and eases existing traffic congestion. A 2002 study reported that the Chicago region suffers from the third worst travel time delay in the nation. In Lake County, 80 percent of residents said they feel that traffic in the county has gotten worse in the last few years, and 52 percent report that traffic in Lake County limits their activities.

Transportation planning is a complex process involving federal, state, regional, county and local agencies. The Lake County Board has adopted a Transportation Priority Plan that includes county highway, transit and bicycle options. However, land use patterns—particularly the relationship between jobs, housing and shopping—affect trip lengths and how people chose to travel, ultimately determining the success of that transportation plan. The Regional Framework Plan calls for major transportation projects to be carefully planned and coordinated with other infrastructure improvements and land use regulations to ensure they serve existing demand and desirable land uses.

To identify where and how public resources should be directed to protect open space, the Lake County Regional Planning Commission worked with local, state and federal environmental agencies. A point system with more than 20 factors was devised to prioritize areas for protection.

Land use decisions need to be made about resources like the Waukegan harbor. An intermodal transit center near the existing train station can link commuter rail, bus service, automobile parking and pedestrian access to downtown and the lakefront, creating an enhanced transportation center that provides an economic boost to the area.

Growing Smarter

Before building something new, be certain that you're using what you already have. That seems like an obvious idea, but it hasn't always been followed. One of the guiding tenets of Lake County's planning process has been to grow smarter, a concept that will pay dividends in many ways. Community revitalization, traditional neighborhood design, transit-oriented development—each of these smart growth terms means something a bit different, but they promote the same core idea: Build in the existing community when possible and keep more open space.

Because there are so many types of diverse communities in Lake County, there is no single approach to maintaining and improving community character. Some municipalities have village centers or downtowns; others do not. Some rural communities are defined by existing large lot residential character, others include farmland, natural areas and scattered commercial activity. Smart growth provides options for Lake County's communities while ensuring that the county doesn't become a series of declining downtowns surrounded by sprawl.

Let's Go Downtown

The traditional small towns established in the mid-19th and early 20th centuries were characterized by dense commercial and residential development. Downtowns or town centers consisted of a closely spaced street grid lined with stores, restaurants, taverns and theaters, with residences above. Because of their compact nature, a pedestrian could reach many destinations by a short walk. The design of a traditional town provides places for cultural interaction and development—such as public facilities, libraries and town halls, plazas, parks and squares—that give the town its character.

The goal of smart growth is to recreate or rebuild this traditional town design, establishing a new generation of compact, mixed-use communities where residents have a quality of life that includes a sense of place. Smart growth tends to overlap with transit-oriented development, which uses a transit station as the focal point of a mixed-use neighborhood. With housing, retail and commercial development all a convenient, attractive and short walk from the station, local residents become more likely to use transit to commute to work than are other residents in the region. That means less traffic and less air pollution.

"Downtown development" has another advantage, as well. New housing units are typically rental apartments, condominiums, lofts, townhomes and other smaller properties. Most parts of Lake County have a shortage of this type of housing, leaving a gap for a wide range of potential residents: young families just starting out; seniors who want less space and more convenience; moderate-income workers who want to live closer to their local jobs; and people who simply want a less auto-centric lifestyle than the suburbs typically allow.

Taking Advantage of Transit

With the extensive coverage Metra provides Lake County, the region is well-suited to transit-oriented development. Redevelopments in Highland Park and Deerfield have been designed to take advantage of their locations near transit stations. And several villages, including Grayslake, Libertyville, Round Lake and Barrington, are in various stages of redeveloping their station areas to take better advantage of their locations.

For many of Lake County's municipalities, smart growth development coincides nicely with a desire to reinvigorate a declining neighborhood or section of town. More than 20 areas in Lake County have been designated "revitalization areas" by municipalities or the county. Some of these areas include brownfields or other underutilized former commercial or industrial properties. Redevelopment of these sites can bring new businesses and employment. Funds from the U.S. Department of Housing and Urban Development, tax-increment financing districts, state and federal brownfield clean-up programs and other funding options can be directed at these areas, bringing both housing and commercial development to parts of the county that need them most.

Flexible Options

Smart growth doesn't have to be limited to the urban core. Transit-oriented development can be implemented in municipalities that do not have a traditional downtown, providing community space and walkable shopping. Even new developments can be built with these principles in mind. Conservation development is a system where half of the buildable land in a residential subdivision is plotted for housing, with up to one-fourth set apart for active recreation and the last quarter left as relatively undisturbed open space.

In Grayslake, the conservation development Prairie Crossing has a traditional neighborhood design. Home sites are clustered, leaving 60 percent of the site as open space, including wetlands, prairie and farmland. The newest phase will soon incorporate a train station with transit-oriented, condominium homes and small-scale commercial development.

Infrastructure, Services and Development

Every resident and every business in Lake County depends on a complex network of infrastructure and services provided by an overlapping group of governmental agencies and private utility companies. Electricity, water and natural gas are brought in, and sewage and solid waste are removed. Stormwater management prevents flooding and preserves our water quality. Police and firefighters protect us; hospitals keep us healthy. Public schools teach our children, and public parks provide places to play and rest.

With the population and employment growth expected by 2020, Lake County must consider how to provide sufficient services and infrastructure in an efficient, cost-effective manner. Much of Lake County's services and infrastructure are managed by existing multijurisdictional agencies or agreements. The Solid Waste Agency of Lake County (SWALCO), for example, prepares the countywide comprehensive waste management plan, and the Lake County Stormwater Management Commission prepares the county's watershed management plan. These entities have been part of the process of creating the Regional Framework Plan, and the Plan is dependent on their participation for implementation.

Our Public Schools

As one of the most immediate, important and largest expenses associated with the residential growth—and as a top priority for quality of life for many residents—public schools merit a special mention in any discussion of services and infrastructure. The obligation for providing a high-quality public education resides with local and state school officials. From a regional planning perspective, the public school system is a critical public service that must be coordinated with the land development process.

Residential development is projected to result in more than 29,000 additional students in Lake County by 2020. Because Illinois primarily funds its public schools with local property taxes, communities have an incentive to compete aggressively for businesses, while excluding all but the most expensive housing. This both decreases the supply of moderately priced homes and makes it extremely difficult for working class employees to live near their jobs. The resulting long commutes are another factor in traffic congestion (as are schools built far from residential sections of a municipality). Solutions suggested by the Regional Framework Plan include promoting business location that reduces reliance on residential tax payers, considering special fees for new residential development and lobbying for school finance reform in the Illinois General Assembly.

The Ripple Effect

Like school location and funding, many of the service and infrastructure decisions we make in Lake County will have a ripple effect on the region's economy and environment. Building new sewer lines or police stations, for instance, can make development possible in areas that are currently open space or farmland. As previously noted, stormwater management and flooding are closely tied to the amount and type of development and open space in the county. Decision makers need to be aware of all the repercussions of their choices in the years to come.

The county's stormwater management system manages surface drainage, minimizes pollutants and reduces the potential for flood damage. The natural drainage system which includes streams, lakes and wetlands has been augmented with engineered structures to create a complex system that is as much a part of the county's infrastructure as roads, sewers and utility lines.

Implementation

After a three-year comprehensive planning process, the Lake County Regional Framework Plan is complete and has been adopted by the Lake County Board. Now the real work begins. The Regional Framework Plan contains more than 90 goals and 370 policies that will advance the underlying ideas described in this booklet, covering everything from incorporating bicycle paths in new roadway projects to promoting tourism growth.

It's Up to All of Us

Lake County's municipalities, businesses, property owners, residents and the county government itself each have roles and responsibilities in the Regional Framework Plan. It is up to the county, municipalities and property owners to use the Plan as a guide for zoning, subdivision, and other development decisions, as well as an outline for infrastructure and service choices. Many of the Plan's goals can be accomplished if Lake County's decision makers are familiar with its goals and take its ideas to heart.

However, because of the interconnected nature of these issues and our communities, it is crucial that the regional cooperation evidenced in the development of the Regional Framework Plan continue. In many ways, the Plan's success depends upon coordination among the county, municipalities, townships, and other federal, state and local agencies. Existing regional agencies and consortiums, like multijurisdictional planning councils and the Central Great Lakes Geologic Mapping Coalition, can be expanded, and new organizations should be launched.

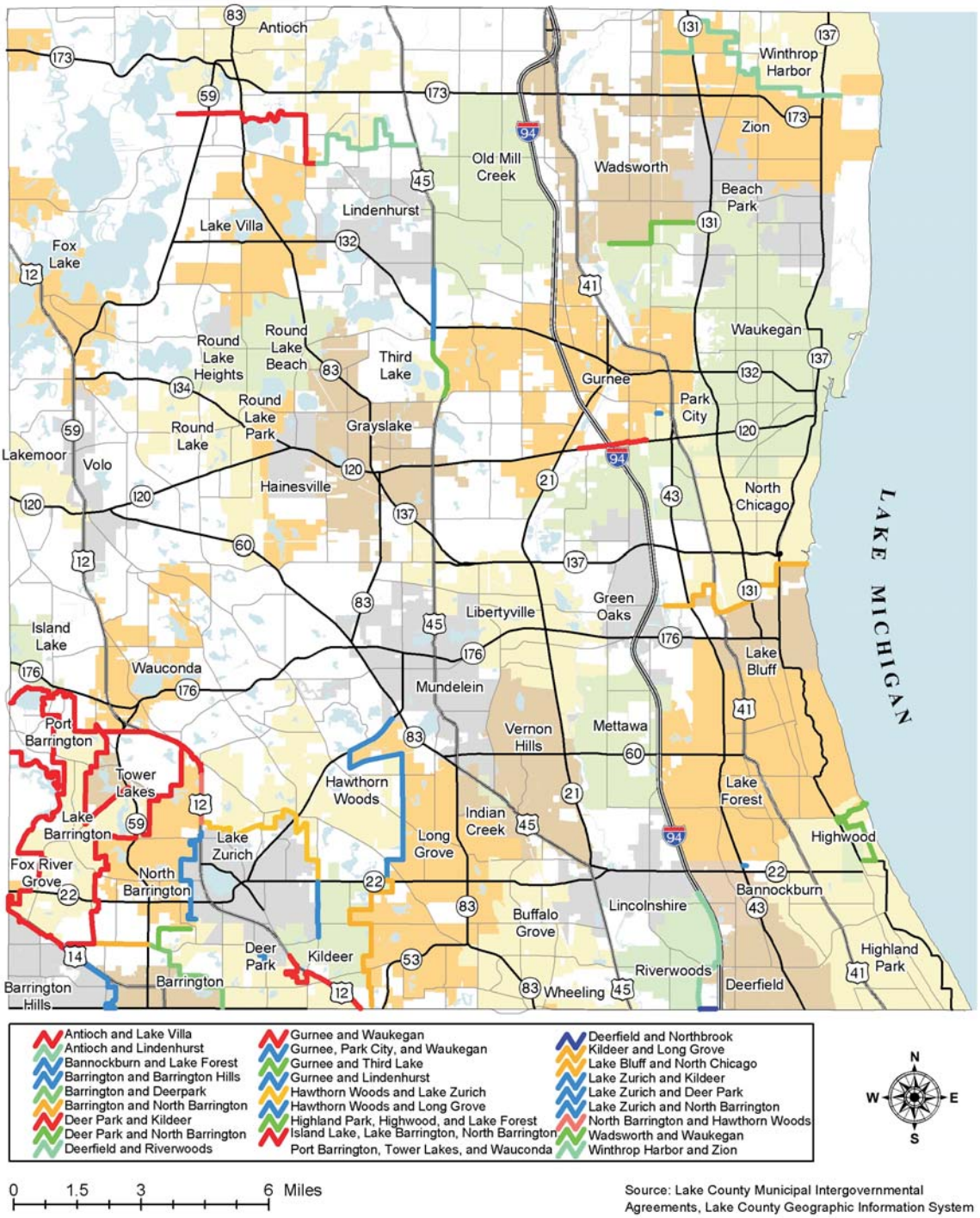
The connections and dialogs that have been forged in creating the Regional Framework Plan will be instrumental in seeing it succeed. In the coming months, the county will initiate meetings with cities, villages and other agencies to jointly implement policies of common interest, and the Cooperative Planning Area groups will continue meeting periodically to monitor implementation of the Plan.

Input is Welcome

The county is continuing to consider ways to achieve the goals within the Lake County Regional Framework Plan. Just as the Plan itself was built with input from throughout the county, its implementation will work best with ideas and support from a wide array of residents, government agencies, municipalities, businesses and other stakeholders. We welcome input on how to best promote the Plan and reach the vision of a strong, healthy Lake County.

Photo by John Dickson, courtesy Lakeland Newspapers

Municipal Boundary Agreements



Development of the Regional Framework Plan represents a major intergovernmental planning effort. Currently, a number of intergovernmental municipal boundary agreements are in place for small areas, covering issues such as future land use and transportation decisions. For the Plan to be successful, more of these agreements may be useful.

Lake County Officials - November 2004

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Department of Planning, Building and Development

Regional Framework Plan Development Staff
Philip J. Rovang, Director
Dennis A. Sandquist, Deputy Director and Project Manager
Thomas J. Chefalo, Principal Planner
Barbara Decker, Research Librarian
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Patrick Tierney, Principal Planner
Eric J. Tooke, Senior Planner
Eric Waggoner, Assistant Zoning Administrator
Vern A. Witkowski, Deputy Director
Sheel Yajnik, Zoning Administrator

*Former Staff

Production Credits

Production
Mary T. O'Connor-Lazzara, Graphic Designer
Carl Vogel, Writer

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Prairie Crossing
Village of Deerfield
Village of Lindenhurst

Regional Framework Plan

Lake County Illinois

LakeCounty

Department of Planning, Building and Development
18 North County Street -6th Floor
Waukegan, Illinois 60085
E-Mail: planning@co.lake.il.us
Phone: 847-377-2875
Fax: 847-360-6734

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18 North County Street -6th Floor
Waukegan, Illinois 60085
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