

# Lake County Regional Framework Plan



**Adopted by the Lake County Board**

**November 9, 2004**

**Revised May 10, 2005**

**Revised February 13, 2007**

**Revised July 8, 2008**

**Revised October 7, 2014**

Distribution:  
County Board  
County Administrator  
Department of Planning,  
Building & Development

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF LAKE     )

COUNTY BOARD, LAKE COUNTY, ILLINOIS  
ADJOURNED REGULAR SEPTEMBER, A.D., 2004 SESSION  
NOVEMBER 9, A.D., 2004

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD

Your Planning, Building and Zoning Committee herewith presents a Resolution for final revisions to the draft Lake County Regional Framework Plan and adoption of the Lake County Regional Framework Plan, as revised, and requests its adoption.

Respectfully Submitted

	Aye	Nay
<u>Judy Martini</u> Chair	✓	—
<u>Samuel D. Heider</u> Vice-Chair	✓	—
<u>Robert Sabony</u>	✓	—
<u>Steph. E. Lubin</u>	✓	—
<u>Randy Whitmore</u>	✓	—
<u>Spencer Montsier</u>	X	—
<u>Dennis Lano</u> Planning, Building & Zoning Committee	✓	—

## RESOLUTION

WHEREAS, the Regional Planning Commission is responsible for developing and recommending a regional comprehensive plan, known locally as the Regional Framework Plan, to the County Board; and

WHEREAS, the Regional Planning Commission has submitted the individual chapters of the Regional Framework Plan to the County Board for review and acceptance of the draft chapters for public review; and

WHEREAS, the Regional Planning Commission has conducted public review meeting and municipal and township review meetings; and

WHEREAS, the Regional Planning Commission has considered the comments received and has recommended certain revisions to draft Plan, including the draft Future Land Use Map.

NOW, THEREFORE, BE IT RESOLVED by this County Board of Lake County Illinois that it accepts the recommended revision to the draft Plan, including the draft Future Land Use Map; and

BE IT FURTHER RESOLVED, by this County Board of Lake County Illinois that it adopts the Lake County Regional Framework Plan with the recommended revisions.

ADOPTED IN WAUKEGAN, LAKE COUNTY, ILLINOIS ON THIS 9<sup>TH</sup> DAY OF NOVEMBER, A.D. 2004.

Agenda Item # 78

Distribution:  
County Board  
County Administrator  
Department of Planning,  
Building & Development

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF LAKE        )

COUNTY BOARD, LAKE COUNTY, ILLINOIS  
ADJOURNED REGULAR SEPTEMBER, A.D., 2004 SESSION  
May 10, A.D., 2005

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee herewith presents a Resolution approving revisions to Chapters 5 and 11 of the Lake County Regional Framework Plan as recommended by the State's Attorneys Office and requests its adoption.

Aye   Nay

Chair	_____	_____	_____
	<i>Samuel D. Bush</i>	✓	_____
Vice-Chair	_____	_____	_____
	<i>Susan M. Martin</i>	X	_____
	_____	X	_____
	_____	X	_____
	<i>Robert Saboyan</i>	○	_____
	_____	_____	_____
	Planning, Building & Zoning Committee	_____	_____

CERTIFIED TO BE A TRUE COPY OF  
RECORDS OF THE LAKE COUNTY  
BOARD MEETING OF

MAY 10 2005 APPROVED

CERTIFICATION NOT VALID UNLESS SEAL  
OF LAKE COUNTY, ILLINOIS IS AFFIXED

*Willard R. Alexander* County Clerk

VOICE VOTE

## RESOLUTION

WHEREAS, the State's Attorneys office, as requested by the County Board on November 9, 2004, has reviewed the Regional Framework Plan and is recommending revisions to: 1) the land use section of Chapter 11; and 2) the sewage disposal goals and policies of Chapter 5 and Chapter 11; and

WHEREAS, the Regional Planning Commission has reviewed and approved, with modifications, the recommended revisions; and

WHEREAS, the Public Works and Transportation Committee has reviewed and approved, with modifications, the recommended revisions to the sewage disposal goals and policies of Chapter 5 and Chapter 11; and

WHEREAS, the Planning, Building and Zoning Committee has reviewed and approved the recommended revisions to the land use section of Chapter 11 and the sewage disposal goals and policies of Chapter 5 and Chapter 11, and forwarded the aforementioned recommended revisions to the County Board of Lake County Illinois for review and approval.

NOW, THEREFORE, BE IT RESOLVED by this County Board of Lake County Illinois that the County Board approves the revisions to the Regional Framework Plan land use section of Chapter 11 and the sewage disposal goals and policies of Chapter 5 and Chapter 11.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS ON THIS 10<sup>TH</sup> DAY OF MAY A.D., 2005.

Distribution  
 Dept. of Plng., Bldg & Dev. (4)  
 Village of Old Mill Creek  
 Village of Wadsworth

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF LAKE )

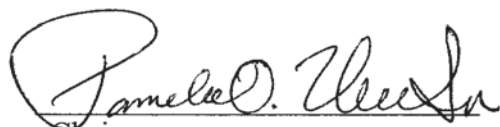
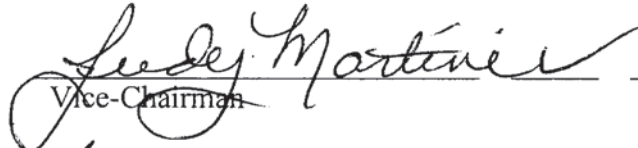
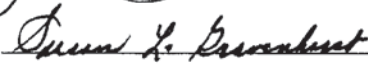




COUNTY BOARD, LAKE COUNTY, ILLINOIS

February 13, 2007

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee herewith presents a Resolution approving the revision to the Lake County Regional Framework Plan to designate the "Gateway Economic Development Area" on the countywide Future Land Use Map and to add a new Chapter 12, entitled "Rt. 173 Gateway Economic Development Plan," as recommended by the Regional Planning Commission and requests its adoption.

Respectfully submitted,

	Aye	Nay
 Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Vice-Chairman	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFIED TO BE A TRUE COPY OF  
 RECORDS OF THE LAKE COUNTY  
 BOARD MEETING OF

FEB 13 2007 APPROVED

CERTIFICATION NOT VALID UNLESS SEAL  
 OF LAKE COUNTY, ILLINOIS IS AFFIXED  
 Willard R. Helander County Clerk

VOICE VOTE

Planning, Building, & Zoning Committee

## RESOLUTION

WHEREAS, Lake County, the Village of Old Mill Creek, and the Village of Wadsworth recently adopted an intergovernmental agreement addressing land use, development, and the provision of infrastructure in the Rt. 173/I-94 Interchange area; and

WHEREAS, The intergovernmental agreement requires that the County and villages consider amending their respective comprehensive plan and zoning ordinances to implement the agreement; and

WHEREAS, The Regional Framework Plan amendments include revising the countywide Future Land Use Map to designate the "Gateway Economic Development Area" and adding a new Chapter 12, entitled "Rt. 173 Gateway Economic Development Plan;" and

WHEREAS, the States Attorneys office, has reviewed the Regional Framework Plan amendments; and

WHEREAS, The Regional Planning Commission has reviewed the Regional Framework Plan amendments, accepted public comment, and unanimously recommend that the County Board adopt the amendments; and

WHEREAS, the Planning, Building and Zoning Committee has reviewed the Regional Framework Plan amendments and forwarded the aforementioned amendments to the County Board of Lake County Illinois for review and approval.

NOW, THEREFORE, BE IT RESOLVED by this County Board of Lake County Illinois that the County Board approves the amendments to the Regional Framework Plan including revising the countywide Future Land Use Map to designate the "Gateway Economic Development Area" and adding a new Chapter 12, entitled "Rt. 173 Gateway Economic Development Plan.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS ON THIS 13<sup>TH</sup> DAY OF FEBRUARY A.D., 2007.

Distribution  
County Board  
County Administrator  
Planning, Building, & Dev.

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF LAKE     )

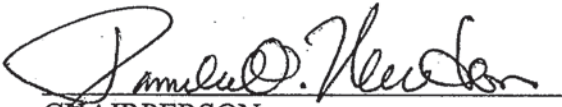


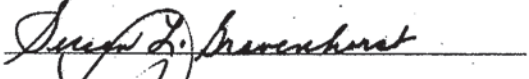

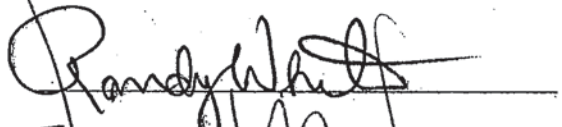

COUNTY BOARD, LAKE COUNTY, ILLINOIS

JULY 8, 2008

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee herewith presents a Resolution approving certain amendments to the Lake County Regional Framework Plan Future Land Use Map and requests its adoption.

Respectfully submitted,

	Aye	Nay
 CHAIRPERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 VICE-CHAIRPERSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Planning, Building & Zoning Committee	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFIED TO BE A TRUE COPY OF  
RECORDS OF THE LAKE COUNTY  
BOARD MEETING OF

JUL 0 8 2008 APPROVED

CERTIFICATION NOT VALID UNLESS SEAL  
OF LAKE COUNTY, ILLINOIS IS AFFIXED

 County Clerk

VOICE VOTE



## RESOLUTION

WHEREAS, the Lake County Board has adopted a policy that requires the periodic review of the Regional Framework Plan Future Land Use Map to ensure continued consistency with the policy objectives of the County; and

WHEREAS, the Planning, Building and Zoning Committee initiated the Future Land Use Map amendment process in accordance with said policy; and

WHEREAS, the Department of Planning, Building, and Development, has notified the media and the affected property owners of the proposed amendments, and

WHEREAS, the Regional Planning Commission has reviewed and accepted public comment on the proposed amendments to the Future Land Use Map; and

WHEREAS, the Regional Planning Commission recommends that the County Board adopt the proposed amendments to the Regional Framework Plan Future Land Use Map.

NOW, THEREFORE, BE IT RESOLVED by this County Board of Lake County Illinois that it adopts the attached amended Lake County Regional Framework Plan Future Land Use Map.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS ON THIS 8<sup>TH</sup> DAY OF JULY A.D., 2008.

**Lake County Board**

Suzi Schmidt, Chair  
Sandy Cole, Vice-Chair

Anne Flanigan Bassi	Pamela O. Newton
Don Bauer	Audrey Nixon
Carol Calabresa	Diana O'Kelly
Steve Carlson	Brent Paxton
Bonnie Thomson Carter	Robert Powers
Mary Ross Cunningham	Robert Sabonjian
Suzan Loving Gravenhorst	Carol Spielman
Angelo Kyle	David Stolman
Ann B. Maine	Michael Talbett
Judy Martini	Randall Whitmore
Stevenson Mountsier	

**Lake County Board Planning, Building, and Zoning Committee**

Judy Martini, Chair  
Pamela O. Newton, Vice-Chair

Steve Carlson	Robert Sabonjian
Bonnie Thomson Carter	Randall E. Whitmore
Stevenson Mountsier	

**Lake County Regional Planning Commission**

Marvin J. Raymond, Chair  
Charles J. Lucas, Vice-Chair

Craig Ellison  
Paul Geiselhart  
N. David Graf  
William Holleman  
Donald P. Klein  
Marie C. Lyons  
Jordan Madorsky  
Loraine A. Ray  
Bryan K. Rouse  
Sanford M. Stein  
John R. Thomas  
Terry L. Weppler  
Charles Willms

**Lake County Regional Framework Plan  
Development Staff**

Philip J. Rovang, Planning, Building, and Development Director  
Dennis A. Sandquist, Deputy Director and Project Manager

Thomas J. Chefalo, Principal Planner  
Barbara Decker, Research Librarian  
Louis R. Hill, Planner\*  
William B. Hunt, Principal Planner  
Terry Kuss, Administrative Support

Mary T. O'Connor, Graphic Designer  
Emily Y. Liu, Senior Planner\*  
Margo Nelson, Senior Research Analyst  
Roberto Rodriguez-Torres, Planner  
Adam J. Sagert, Planner

**Additional Staff Support**

Robert M. Anthony, Senior Planner  
Brad Denz, Senior Planner  
Joshua S. Huntington, Planner  
David R. Husemoller, Planner  
Karl S. Molek, Senior Planner  
Robert Mosteller, Deputy Director

Patrick Tierney, Principal Planner  
Eric J. Tooke, Senior Planner  
Eric Waggoner, Assistant Zoning  
Administrator  
Vern A. Witkowski, Deputy Director  
Sheel Yajnik, Zoning Administrator

\*Former Framework Plan Development Staff