

Agenda Item #

50

Distribution

Zoning Board of Appeals

Regional Planning Commission

County Administrator

Dept. of Planning, Building and Development (4)

STATE OF ILLINOIS)
)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
REGULAR SEPTEMBER AD 2005 SESSION
SEPTEMBER 13, 2005

MADAME CHAIR AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning Committee presents herewith a Resolution endorsing corridor site layout guidelines prescribed by the "Route 12 Corridor Planning Council" for an area known as the "Route 12 Corridor", and requests its adoption.

Respectfully submitted,

	Aye	Nay
<i>Ludy Martene</i> CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Janet D. Hecker</i> VICE-CHAIRMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Samuel M. ...</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Randy ...</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>[Signature]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Robert Sabouryan</i>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION

WHEREAS, the Lake County Regional Framework Plan's Future Land Use Map indicates that an area lying between the southern and northern boundaries of Ela Township along Rand Road, commonly known as the "Route 12 Corridor", is designated primarily Residential, Single-Family Medium Lot; Residential, Single Family Residential; and Retail/Commercial; and

WHEREAS, the "Route 12 Corridor" is under significant development pressure within and outside of the unincorporated areas of Lake County; and

WHEREAS, it is desirable to enhance the quality of development along the "Route 12 Corridor" in the unincorporated areas of Lake County, and to encourage similar measures within neighboring villages, consistent with the promotion of intergovernmental planning initiatives in the Lake County Regional Framework Plan; and

WHEREAS, in order to address this trend of development pressure through the promotion of intergovernmental planning initiatives, Lake County has formed a coalition with Ela Township and the villages of Kildeer, Deer Park, Lake Zurich, Hawthorn Woods and North Barrington, collectively referred to as the "Route 12 Corridor Planning Council", whose territory is adjacent to segments of the "Route 12 Corridor"; and

WHEREAS, the "Route 12 Corridor Planning Council", consisting of the Ela Township Supervisor, and representatives from Lake County and the Member Villages, and advised by the Northeastern Illinois Regional Planning Commission, has convened regularly since 1997 to formulate shared strategies to enhance corridor development; and

WHEREAS, site layout guidelines have been articulated by the "Route 12 Corridor Planning Council" as a principal means of enhancing the character of development of the "Route 12 Corridor".

NOW, THEREFORE, BE IT RESOLVED that the attached "Exhibit A", entitled the "Route 12 Corridor Planning Council Site Layout Guidelines", comprising a set of guidelines to be utilized in reviewing proposals for development along the "Route 12 Corridor" be endorsed by the Lake County Board; and

BE IT FURTHER RESOLVED that the Lake County Board directs the Lake County Zoning Board of Appeals, the Lake County Regional Planning Commission and the Planning, Building and Zoning Committee to consider said "Route 12 Corridor Planning Council Site Layout Guidelines" when reviewing applications for Conditional Use Permits and Planned Unit Developments for parcels that are adjacent to the "Route 12 Corridor"; and

BE IT FURTHER RESOLVED that the Departments of Planning, Building and Development, the Lake County Zoning Board of Appeals and the Lake County Regional Planning Commission shall be informed of these guidelines and that said guidelines shall be disseminated to Member Villages comprising the "Route 12 Corridor Planning Council" and to developers in order to encourage them to incorporate said guidelines into their developments.

DATED, at Waukegan, Illinois this Thirteenth Day of September 2005.

EXHIBIT A:

Route 12 Corridor Planning Council: Site Layout Guidelines

Parking Layout

- Large, unbroken, "wide open" sections of parking are discouraged
- Clustered sections of parking, separated by buildings and/or landscaping, are encouraged
- Parking lots that contain sufficient landscaping (both peripheral and island) so as to visually soften views of buildings and parked automobiles are encouraged
- In addition to site perimeter open space buffers, parking lot landscaping is encouraged when incorporated within the interior and periphery of parking lots at a threshold of at least 15%
- Parking lot landscaping that balances deciduous and evergreen plantings to ensure year-round foliage is encouraged, consistent with the Route 12 Corridor Planning Council Landscaping Guidelines
- Landscape islands that balance low-growth species with trees are encouraged
- Individual parking lot landscape islands that are of sufficient area to accommodate a variety of plant species are encouraged
- Minimally planted landscape strips are discouraged
- The integration of transit stops into retail centers is encouraged

Retention/Detention

- Detention/Retention Facilities complemented by recreational amenities (e.g. trails, picnic areas, etc.) are encouraged
- The arrangement of native vegetation within and around retention/detention facilities is encouraged
- Plain grass retention/detention buffers are discouraged
- Retention/detention facility shorelines that emphasize naturalized slopes, contours and perimeters are encouraged
- Retention/detention facility shorelines with uniform slopes, even or squared contours, and simple geometric perimeters are discouraged
- Natural vegetative materials are encouraged in the design of any necessary barriers to a retention/detention facility access; fencing, guardrails or walls are appropriate only when ornamental and architecturally compatible with the overall site architecture
- Retention (wet-bottom) facilities are encouraged

- Shared retention sites are encouraged

Building Arrangement

- Single-user "Big Box" buildings are discouraged
- Clustered buildings, in town-like or "Main Street" settings, are encouraged when complementary in architectural design, consistent with the Route 12 Corridor Planning Council Architectural Guidelines
- "Village Square" or courtyard building arrangements are encouraged, when incorporating recreational or park-like settings
- Varied building setbacks are encouraged
- Site layouts featuring pedestrian or road circulation between buildings are encouraged

Open Space

- Open space areas that incorporate dense or mature vegetation are encouraged
- Open space areas that incorporate variations in topography are encouraged
- Flat, sparsely planted open space areas are discouraged
- Open space areas featuring recreational amenities (e.g. benches, walkways) are encouraged
- Perimeter open space that incorporate buffer-like improvements, such as berms and dense plantings and other similar features are encouraged, consistent with the Route 12 Corridor Planning Council Landscaping Guidelines
- The incorporation of open space into "Village Square" or courtyard building arrangements is encouraged
- Small, dispersed "strip" or marginal open space areas are discouraged
- Large, concentrated open space is encouraged
- Where possible, integrating portions of open space areas into larger bike and/or pedestrian paths networks is encouraged