

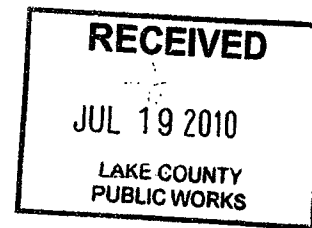


City of
Waukegan
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Waukegan, Illinois 60085
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(847) 599-2500

Robert G. Sabonjian, Mayor
Wayne Motley, City Clerk
Dr. John R. Schwab, Treasurer

July 9, 2010

Mr. Peter E. Kolb, P.E., Director
Lake County Public Works
650 West Winchester Road
Libertyville, Illinois 60048



RE: Proposed Amendment to the Agreement for Sewage Disposal between Lake County and the City of Waukegan

Dear Mr. Kolb:

The City of Waukegan is requesting an amendment to add a proposed subdivision located at the corner of Illinois Route 120 and River Road to the Northeast Central Sanitary Sewer service area. The City originally approached the County in 2006 regarding this request, however at that time the proposed service area was deemed too large by the Lake County Forest Preserve District and they would therefore not grant an easement within the Forest Preserve for the sewer construction. The service area to be served by the proposed sewer has been significantly reduced and the Forest Preserve District has since granted an easement for the construction of the sewer.

The proposal is for the construction of a 6-inch diameter force main through Forest Preserve property from Illinois Route 120 to the Lake County Northeast Interceptor. The proposed sewer will serve the River Glen Subdivision consisting of 41 single-family homes on 22.3 acres. The potential future service area includes an additional 71 acres and roughly 160 additional homes. The existing 8-inch force main serving the Nickels & Dimes, Daybreak Farms and River Bend subdivisions will remain in service alongside the proposed 6-inch force main. Refer to the enclosed "Proposed Sanitary Sewer Exhibit" for additional details.

In regards to items outlined in the "Considerations and Principles Relating to Intergovernmental Agreements for Sewer and Amendments to Existing Agreements", we offer the following for consideration:

1. Consistency with County Framework Plan – The County Framework Plan identifies the subject service area as having a future land use of Agriculture. The surrounding properties are identified as Single-family Residential. The Framework Plan acknowledges that future land use designations are not planning stipulations and that development trends will affect future land uses. In this case, the proposed service area will become single-family residential as a result of sewer availability while the adjacent areas will remain agriculture. The proposed development and service area are consistent with the County Framework Plan.
2. Consistency with Municipal Plans – The City of Waukegan's plan for this area of the City identifies this service area as R-1 Single-family residential. The proposed service area is consistent with the municipal plans for the area.
3. Available and Committed Capacity of System – The proposed service area will add an additional 200 gpm peak flow to the Northeast Central Interceptor Sewer. The interceptor sewer is a 48-inch sewer at the point of the proposed connection. In 2006, the developer was informed by Lake County Public Works that adequate sewer capacity existed for the proposed development.

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4. Impact on County Roads & Other Services – The proposed development will not have adverse impacts to any County roads or other services of the County. The proposed development will be making certain improvements to Illinois Route 120 to improve safety at the intersection with River Road.
5. Impact on other Affected Public Bodies – During the annexation and subsequent final plat approval processes, affected public bodies were afforded opportunity to address the City with their concerns for the development. The Lake County Forest Preserve District expressed concerns regarding the extent of the potential sewer service area, but has agreed with the reduced service area proposed and has provided an easement for the construction of the sewer to service the development.
6. Fiscal & Related Benefits – The proposed development has the potential to bring additional tax revenue to the local taxing bodies as well as attract additional residents that will add to the growth of the local economy. The small size of the development will not be a burden on the local schools or other municipal services. The conditions of the development to extend sewer and water service to the area as well as make safety improvements to Illinois Route 120 will benefit the City and the local residents at a time when the fiscal resources are not available publicly to make these service improvements.
7. Level of Support/Opposition to Proposal – The level of opposition to this development has been minimal. Initially the Lake County Forest Preserve objected to the potential for a large service area, but has since agreed with the reduced size of the proposed service area. The adjacent property owners that will be a part of the future service area have supported the proposal as public sewer and water will not be available by any other means.
8. Specific Environmental Concerns – The Illinois Department of Natural Resources has terminated consultation, finding that no endangered or threatened species will be harmed or displaced by the proposed development. The Lake County Stormwater Management Commission and the US Army Corps of Engineers have reviewed the proposed development plans for adverse impacts to wetlands in the vicinity. The method of construction for installation of the proposed sanitary sewer has been closely coordinated with the Lake County Forest Preserve District so as to protect the flora and fauna within the construction corridor.

We appreciate your assistance in this matter and look forward to bringing this to the Public Works and Transportation Committee in the near future. If you should have any questions or concerns, please do not hesitate to contact me at (847) 625-6858. If you should have any technical questions or concerns, please feel free to contact the Developer's Engineer, Manhard Consulting, Ltd. directly at (847) 634-5550.

Sincerely,



Ron Laubach, P.E.
City Engineer

Cc: Mark Loeb – Interlaken Construction Company (via e-mail)
Fred Thaete – Manhard Consulting, Ltd. (via e-mail)