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January 27, 2011

Memorandum

To: Peter Kolb

From: Roberto Rodriguez-Torres, Senior Planner

RE: North Shore Sanitary District FPA Amendment – Gurnee Grade School

Public Works and Transportation Committee policy requires that Facility Planning Area (FPA) Amendments be evaluated using a set of standardized considerations and principles. Staff of the Planning, Building, and Development Department has evaluated Gurnee Grade School's request to transfer land from the Northeast Lake FPA to the North Shore Sanitary District FPA for consistency with the Regional Framework Plan and consistency with relevant local plans. The following summarizes our findings.

Subject Area Description

1. The development area includes approximately 70 acres which exists entirely within the Northeast Lake FPA and immediately adjacent to the North Shore Sanitary District FPA. The property is generally bounded by Agricultural land to the north, the buffer yards of two residential subdivisions to the east, Wadsworth Road to the South, and the Union Pacific Railroad to the west.
2. The entire subject property is located in and surrounded by the Village of Wadsworth, except for the northern half of the subject property's eastern edge which borders the Village of Beach Park.
3. The subject property is open, undeveloped land. The 2005 Land Use Inventory designates the property as cropland, except for a farmhouse in the southwestern portion of the property

Consistency with the County and Local Future Land Use Designations

The Lake County Regional Framework Plan Future Land Use Map for this area designates approximately 26 acres of it as "Residential Medium Lot," approximately 16 acres of it are designated as "Mixed Use," and 28 acres are designated as "Public and Private Open Space."

The Village of Wadsworth Illinois – Land Use Plan map – December 5, 2000 designates the entire area as "One-Acre Residential," except for approximately 28 acres that are designated as Public and Private Open Space and serve as a buffer for the stream that runs through the property.

The development proposal is a school, its associated sports fields, and parking area.

Consistency with Regional Framework Plan Objectives

For the purpose of reviewing development applications, the goals and policies of the Framework Plan have been summarized into six main objectives:

1. *The Framework Plan encourages commercial development that meets the shopping, service, and employment needs of local residents.*

The proposed development is a school, not a commercial development.

2. *The Framework Plan encourages the protection of prime agricultural lands from premature development; and the protection of priority open space, natural and cultural resources and community character.*

Parts of the proposed development area contain prime agricultural soils. About 20% of the site has severe environmental limitations. Approximately an additional 5% of the site has moderate environmental limitations. The environmentally sensitive areas will need to be protected if the property is to be developed.

3. *The Framework Plan directs growth to locations where infrastructure capacity is available or committed to be available in the near future.*

The Village of Beach Park has reviewed the request to amend the North Shore Sanitary District's FPA and the Northeast Lake FPA. The Village has indicated that they have sewer capacity to serve the development.

4. *The Framework Plan supports the revitalization of residential, commercial and industrial areas.*

The subject area contains vacant agricultural land. It does not contain any areas classified as redevelopment areas in the Regional Framework Plan.

5. *The Framework Plan supports the integration of mixed land uses and transportation systems to provide more choices in housing, shopping, communities, and transportation.*

The proposed development is a school.

6. *The Framework Plan encourages an appropriate range of housing types.*

The proposed development does not provide any form of housing.

Notwithstanding the six main objectives of the Framework Plan mentioned above, Goal 5.27 states, "Promote cost efficient provision of high quality public education." The Facilities Planning Area Map Amendment Application for the Proposed School District #56 –Wadsworth Building reports a cost savings of over \$2.8 million if a sewer connection is made to the Beach Park Sewer in Cambridge at Heatherstone located in the North Shore Sanitary District FPA, instead of connecting to the Lake County Public Works Sewer located in the Northeast Lake FPA.

CC: Eric Waggoner, Director Planning, Building, and Development
Delmer Powell, Deputy Director Planning, Building, and Development