



Community Planning ■ Site Design ■ Development Economics ■ Landscape Architecture

Testimony Submitted to Lake County Regional Plan Commission

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June 20, 2012

My name is Scott Goldstein, a principal with Teska Associates. Lee Brown, president of Teska Associates has provided testimony regarding the inconsistency of the proposed zoning and land use designation of the DiMucci property. As he has stated, the proposed land use would be inconsistent with the policies promoted in the Lake County Framework Plan that call for cooperation with neighboring municipalities and respect for intergovernmental agreements, that in this case include an IGA between the Villages of N. Barrington and Hawthorne Woods that call for no more than 16.8 acres of the site to be developed as commercial, with the remainder as residential uses.

The petitioner has asserted that commercial land uses provide more revenue to local governments than residential uses. The first goal (3.1) of Chapter 3: Economy and Employment in the Framework Plan calls for:

Well balanced communities as defined by a community's desired mix of residential and commercial development, open space, local access to good jobs, and low unemployment.

Furthermore, Goal 3.2 calls for:

Efficient utilization of existing and new infrastructure, in a manner consistent with local planning objectives and *this Regional Framework Plan*.

Implicit in the Framework Plan goals is the attraction of new commercial development in cooperation with municipalities that does not deplete from existing communities and commercial development in the County.

A brief review of the commercial market in this area demonstrates some concern with the petitioners proposal for 800,000 square feet of additional retail space.

- 1) There is a surplus of \$388,586,115 according to Nielsen/Claritas in 2012 in retail supply within five miles of the site. This is equivalent to over 11% of retail spending power

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within the market area. This is equivalent to an excess square footage of 1,295,000 square feet of retail space.

- 2) According to CBRE Chicago Submarket Retail Statistics, there is 1,071,957 square feet of vacant space in the Far Northwest Market area in which the site is located.

The Villages of N. Barrington and Hawthorne Woods have anticipated the need for managed growth and a reasonable level of commercial development that can be accommodated to serve the local and regional markets. Consistent with both the intergovernmental agreement of N. Barrington and Hawthorne Woods, as well as the goals and policies of Lake County Framework Plan, the questions should be raised:

- 1) Is there support for a regional shopping center of 800,000 square feet, roughly 80% of the size of retail square footage at Northbrook Court Shopping Center?
- 2) Will supporting this quantity of retail space add to the vacancy rate in Lake County and existing shopping centers. In today's market, new space is often due to downsizing the format or consolidation of stores from existing locations, rather than net new development?
- 3) Should not the existing intergovernmental agreement be followed that calls for mixed use residential and managed commercial growth that will support the market?

The current IGA is based on a more limited approach to development that will utilize public revenues more cost efficiently for public infrastructure investments, and respect the need for cooperation between municipalities and the County on plans for future commercial development that benefits local communities and existing residents in the County.