



Peter E. Kolb, P.E.  
Director

650 W. Winchester Road  
Libertyville, Illinois 60048  
Phone 847 377 7500  
Fax 847 377 7173  
[PublicWorks@lakecountyil.gov](mailto:PublicWorks@lakecountyil.gov)

To: Public Works & Transportation Committee

From: Peter E. Kolb, Director

RE: Grayslake Request for Faculties Planning Areas (FPA) and Sewer Service Area Amendment

Date: July 29, 2014

Public Works staff reviewed the Village of Grayslake request to amend the boundary of the Northeast Central FPA and the Grayslake Sewer Service Area to accommodate the construction of SAIA Trucking. The following summarizes our findings.

Public Works and Transportation Committee policy requires that changes in service area boundaries be evaluated for consistency with factors outlined in the "Considerations and Principles Relating to Intergovernmental Agreements for Sewer and Amendments to Existing Agreements". Several factors are reviewed by Public Works staff including, availability of system capacity, service area boundaries, consistency with relevant municipal plans, and level of support/opposition to the proposal.

### **Service Area Boundaries and Committed Capacity of System**

The subject property is located between Peterson Rd and Winchester Rd just west of Midlothian Rd. It is located south of the Lake County Fairgrounds in unincorporated Lake County; Grayslake abuts the property to the north, Libertyville abuts the property to the east, and Mundelein abuts the property to the south.

The property is a portion of land commonly known as the Roppelt farm and comprises approximately 33 acres. The County previously approved a fourth amendment to the Amended and Restated Agreement for Sewage Disposal dated April 5, 2005 providing sewer service for a portion of this property immediately west of this site in 2012.

Documentation submitted by the Village indicates they received a request from SAIA Trucking to annex the property to locate a truck terminal on the site, see Attachment A.

The property is currently located within the Southeast Central Lake FPA which receives sewer service via Lake County or the Village of Libertyville. The developer has requested annexation, and sewer and water services from the Village of Grayslake which is in the Northeast Central Lake County FPA. In order to serve this property, the property may have to be transferred from the Southeast Central Lake FPA to the Northeast Central Lake FPA. The County/Village Sewer

Agreement requires that “the Village shall file, and the County shall support, any application that may be required to amend the Illinois Water Quality Management Plan with respect to the development of the Village Sewage Collection System”. A map has been prepared depicting the areas of previous amendments with the Village of Grayslake indicating the location of the proposed SAIA amendment area, see Attachment B.

The County provides regional interceptor service and the North Shore Sanitary District (NSSD) provides regional wastewater treatment service to properties within the Northeast Central Lake FPA. The County’s facilities and the NSSD’s facility appear to have sufficient remaining capacity to provide sewer service to this property. Currently the County and the NSSD are renegotiating a new sewer service agreement and NSSD has recently informed the County Public Works Department that it will not sign permit applications at this time for new sewer connections or extensions for properties to receive sewer service through Lake County regional interceptors.

The Village has submitted feasibility plans for sewer and water facility extensions to demonstrate how service would be provided and has indicated that their infrastructure has sufficient capacity in which to provide such service. The Village of Grayslake would be responsible to provide the local sewer service to this property to transmit sewerage to the County’s regional interceptor.

The Division of Transportation has reviewed the access improvements required for the development and has indicated that road improvements would be the same regardless of which community annexes the property or if it is developed in unincorporated Lake County.

### **Consistency with Relevant Municipal Plans**

The Village of Grayslake has outlined their related consistency with their municipal plans in their submittal. The County’s Planning Building and Development staff has also provided an evaluation of the Village request for consistency with the Regional Framework Plan and relevant local plans; see Attachment C. In addition, the Village has proposed extension of local sewers and water mains in the vicinity to provide services to the subject property.

### **Level of Support/Opposition to the Proposal**

SAIA Trucking has submitted a request to the Village of Grayslake to annex the property and to provide municipal sewer and water services. The Village’s Plan Commission/ZBA has recommended the LI zoning to the Village Board. The Village Board conducted its Annexation Agreement public hearing on Tuesday 7/15/14 at which several Mundelein residents spoke about the proposal, PW&T Chairman Diana O’Kelly, the Mundelein Village Attorney and a representative from the Mundelein elementary district. The Committee of the Whole considered the zoning and annexation and directed staff to prepare documents for final approval. The

preliminary plans may be further revised to address comments made by the Village Board and residents at that meeting. A July 9, 2014 memo prepared by Kirk Smith, Village Planner describes the annexation/rezoning issues associated with the property, see Attachment D. The Village of Grayslake has indicated their support of this proposal and is committed to providing requested services.

The Village of Mundelein made a presentation before the PWT Committee on 6/4/14, in which they stated their desire and ability to service this property. The Village has represented that their "Comprehensive Plan is clear that this area would be served by Mundelein and that they have invested significantly in their sewer and water infrastructure to accommodate serving this area".

The Village of Mundelein, however, stated their opposition to the Grayslake proposal to annex and provide services to the subject property at their presentation before the PWT Committee.