



COPY

June 17, 2014

The Honorable Aaron Lawlor
Chairman of the Lake County Board
18 N. County Street
Waukegan, IL 60085

Dear Chairman Lawlor,

The Village of Grayslake seeks its fifth amendment to the Amended and Restated Agreement for Sewage Disposal dated April 5, 2005. The present service area is depicted in Exhibit One.

The service area sought for expansion comprises approximately 33 acres and is located at the southwest corner of Peterson Road and Midlothian Road (see Exhibit Two / property outlined in yellow). The property is a portion of the land commonly known as the Roppelt farm. As you may recall the County Board granted a previous amendment for a portion of this property immediately west of this site in 2012.

The Village has received a request from SAIA Trucking to annex the property to locate a truck terminal on the site.

Per county policy, the Village has reviewed the "Factors to be Assessed Relating to Sewer Service Decisions" and believes the request meets the factors in the following respects:

CONSISTENCY WITH THE COUNTY FRAMEWORK PLAN

The Lake County Framework Plan designates the property as industrial and therefore the proposed use is consistent with the Framework Plan (see Exhibit 3).

CONSISTENCY WITH RELEVANT MUNICIPAL PLANS

The Village of Grayslake's Comprehensive Plan designates this property as Planned Office/Industrial Park.

In addition, nearby Village plans also include similar designations, the Village of Libertyville's Comprehensive Plan designates the property as Industrial Park/Warehouse and Mundelein's Comprehensive Plan designates the property as Light Industrial/Business Park along Winchester Road and Commercial along Peterson Road.

Therefore, the proposal is consistent with relevant municipal plans.

Mayor: Rhett Taylor
Trustees: Bruce R. Bassett ~ Jeff Werfel ~ Amy Edwards ~ Shaun M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom
Village Clerk: Cynthia E. Lee

AVAILABLE AND COMMITTED CAPACITY OF SYSTEM

The 12 inch water main and 8 inch sanitary sewer lines being extended from the Lake County Fairgrounds provides more than enough capacity to serve the site.

IMPACT ON ROADS AND OTHER SERVICES

As you know, Peterson Road is undergoing a widening and can easily accommodate the proposal. In addition, SAIA has agreed to any improvements and/or right-of-way dedications requested by the Lake County Division of Transportation.

IMPACT ON OTHER AFFECTED PUBLIC BODIES

The proposal will have a minimal effect on other public bodies.

FISCAL AND RELATED BENEFITS

Based on a construction value of \$14,000,000, the project will produce an estimated \$164,169 in annual revenue to Fremont Elementary District and an estimated \$123,309 in annual revenue to Mundelein High School.

In addition, it is estimated the project will create 60-70 new jobs.

LEVEL OF SUPPORT/OPPOSITION TO THE PROPOSAL

A single family subdivision in Mundelein is located on the south side of Winchester Road.

The Village directed SAIA to take steps to minimize adverse impacts to the residents from this project. These steps exceed the typical and are greater than similar, and much larger, uses immediately to the east. These include:

- Creation of a six acre open space area immediately north of Winchester Road (see attached site plan as Exhibit 4).
- On the north side of the open space area a berm of 15-20 feet with landscaping on top will be installed. Per the attached resident perspective (attached as Exhibit 5), this will obscure the site operations from the residents on the south side of Winchester Road.
- SAIA has moved the building as far north on the site as possible, resulting in a distance of 920 feet to the truck maintenance building from Winchester Road and a distance of 1,520 feet from the main terminal building from Winchester Road.
- Architectural designs are low rise (28 ft) and are compatible with the building character of the nearby fairgrounds. All buildings are substantially smaller than those to the east. Landscaping is being required on all site boundaries.

- The vast majority of the truck traffic will exit the site on Midlothian Road and head north to Peterson Road. Very little truck traffic will head south on Midlothian Road or utilize Winchester Road.

SPECIFIC ENVIRONMENTAL CONCERNS

The property is not located in a floodplain or floodway nor are any wetlands located on the site.

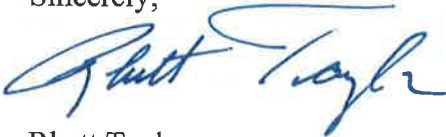
As described above, the Village believes the proposal meets the factors for sewer service decisions.

The Village of Grayslake respectfully requests the amendment be placed on a Public Works and Transportation Committee agenda the next available opportunity.

If you have any questions or require additional information, please contact Village Zoning Officer Kirk Smith at 847-223-2323.

The Village thanks you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rhett Taylor".

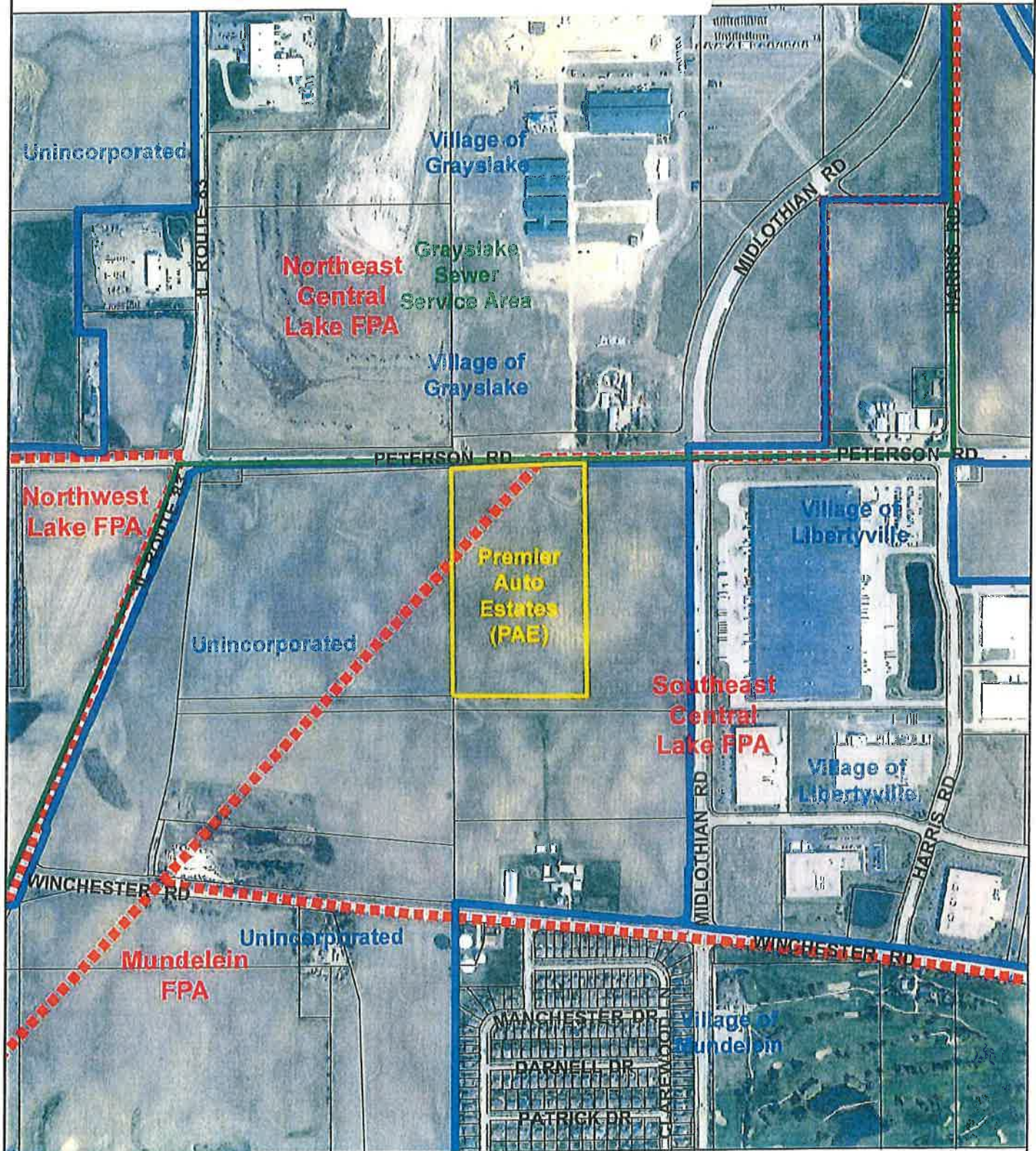
Rhett Taylor
Mayor

cc: Barry Burton
Peter Kolb
Mike Ellis
Kirk Smith
SAIA Trucking

EXHIBIT ONE

VILLAGE OF

VICE AREA



- Premier Auto Estates
- Grayslake Sewer Service Area
- Municipalities
- FPA's

EXHIBIT TWO

23

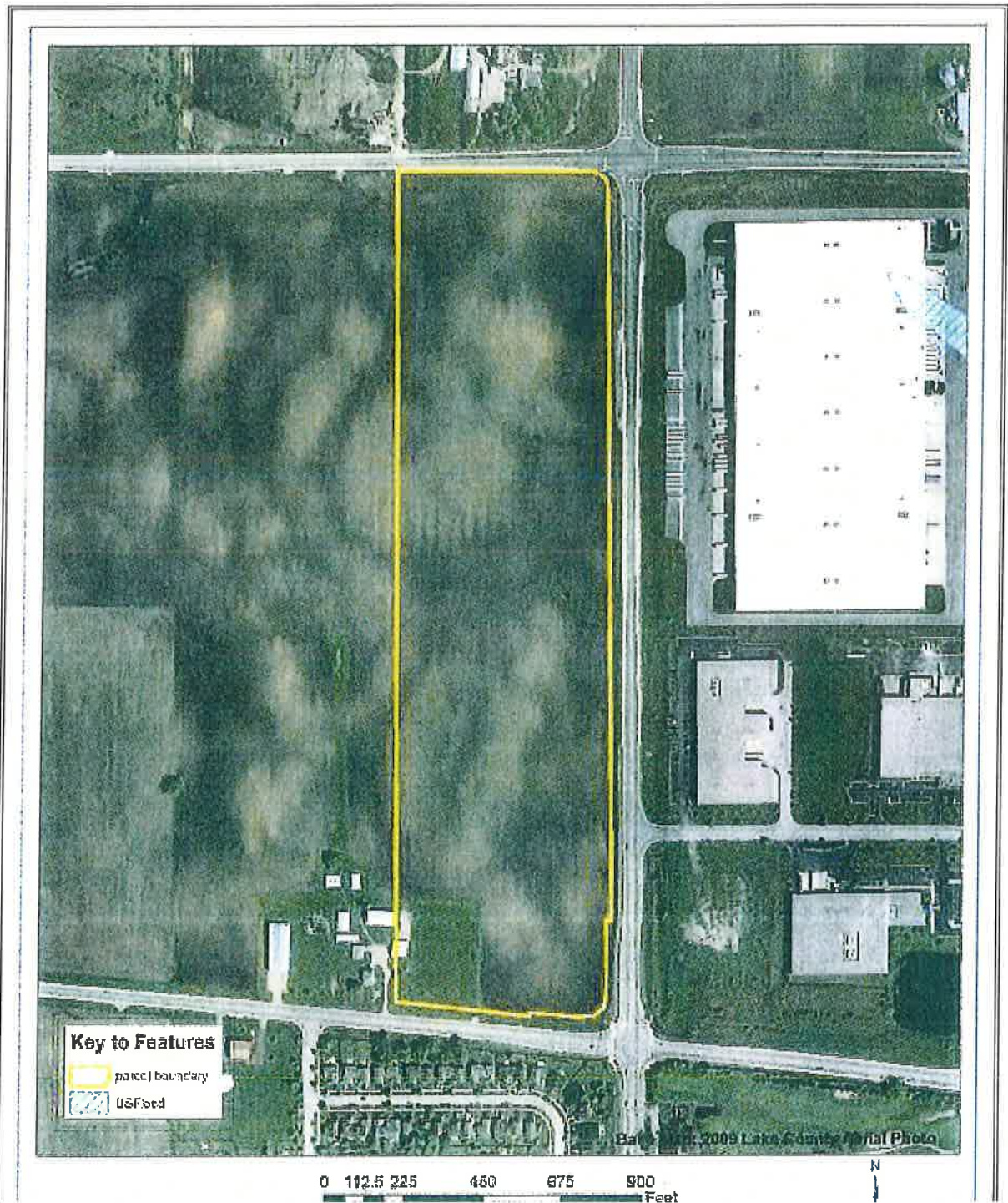
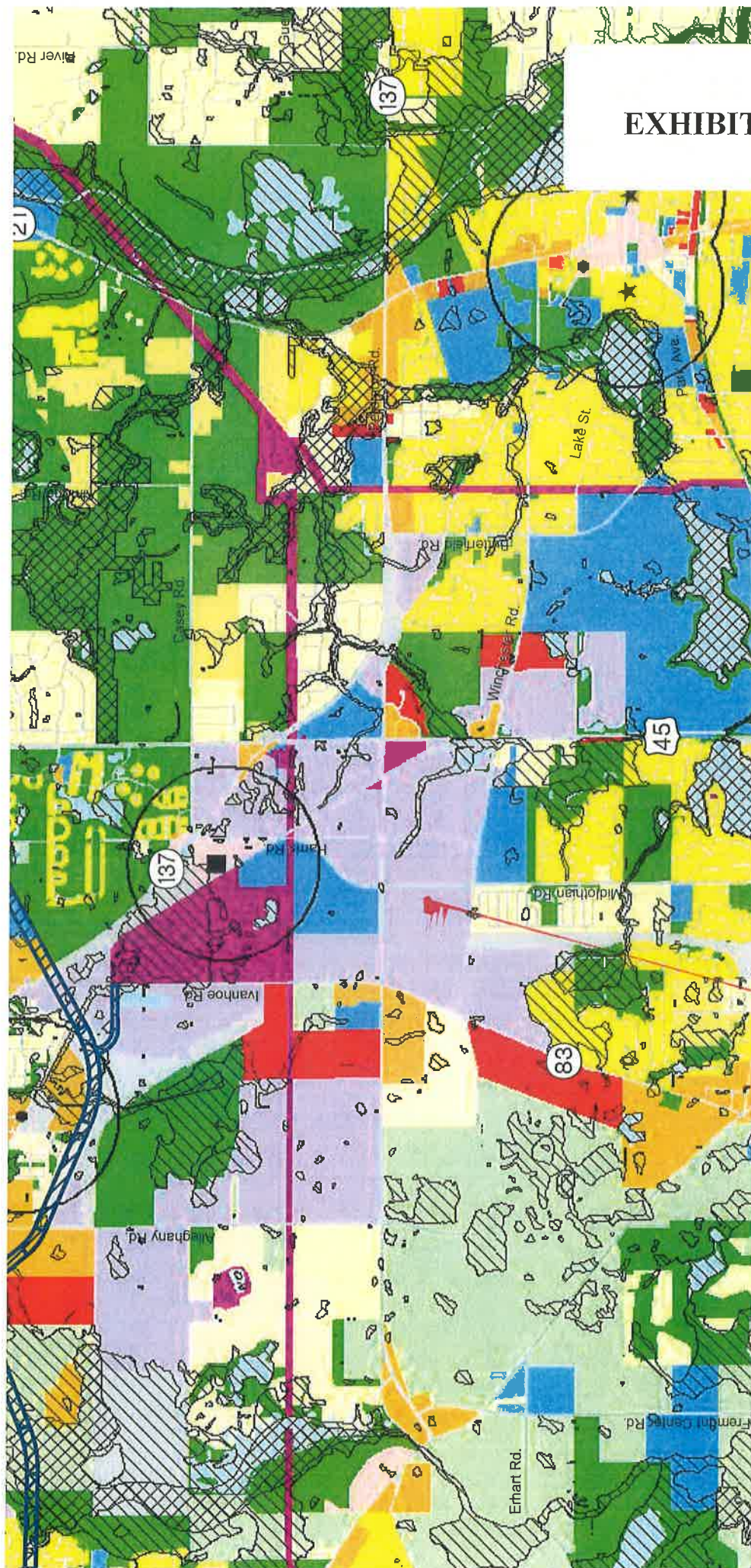


EXHIBIT THREE



Area subject
of request

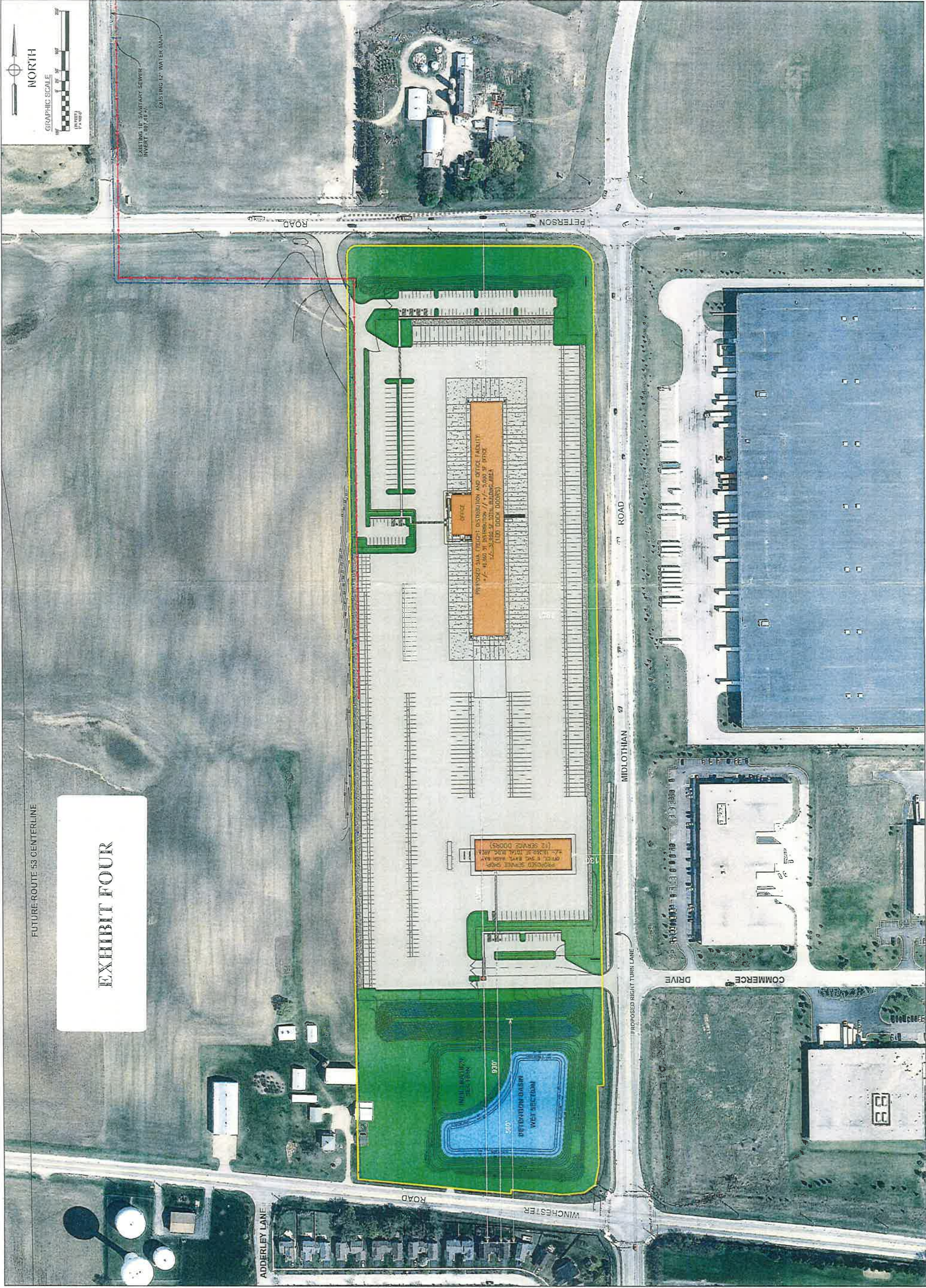


EXHIBIT FOUR

FUTURE ROUTE 53 CENTERLINE

DATE: 08.22.2014
JOB NO: 1419
DRAWN: DBH
CHECKED: ANZ

SAIA
LTL Freight

CUSHMAN & WAKEFIELD
CUSHMAN & WAKEFIELD OF ILLINOIS, INC.
9900 WEST BROADWAY, SUITE 600
HOUSTON, TEXAS 77063

NEW GROUND-UP CONSTRUCTION FOR:
SAIA LTL FREIGHT
FOR CUSHMAN & WAKEFIELD OF ILLINOIS, INC.
PETERSON ROAD AND MIDLOTHIAN ROAD
GRAYSLAKE, LAKE COUNTY, ILLINOIS 60030

Larry L. Christian, AIA
3001 Kiley Drive, Suite 600
Houston, Texas 77058
TEL: 713.664.7974
FAX: 713.664.9756

Castles
Design
Group

B PEANSON, BROWN
& ASSOCIATES, INC.
CONSULTING ENGINEERS

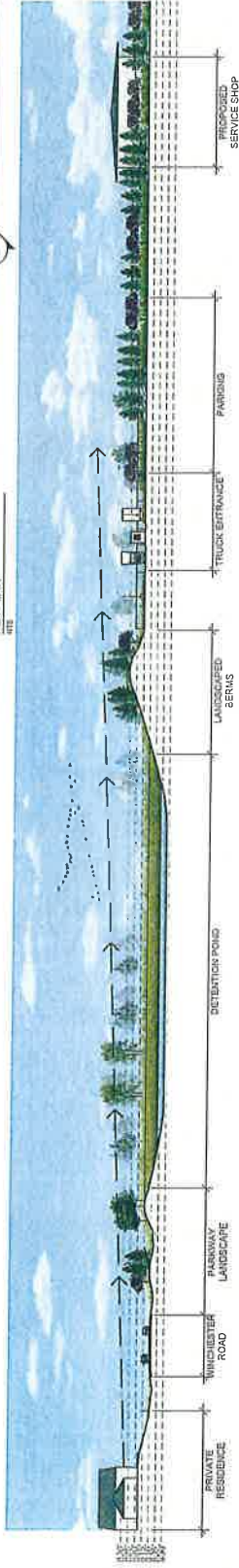
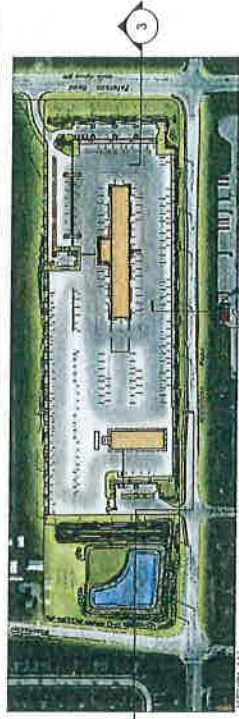
1850 WINCHESTER RD - STE 205
LIBERTYVILLE, ILLINOIS 60466
TEL: 847.367.6707
FAX: 847.367.2587
peb@peansonbrown.com

SITE PLAN

REVISIONS:

SHEET NUMBER
1

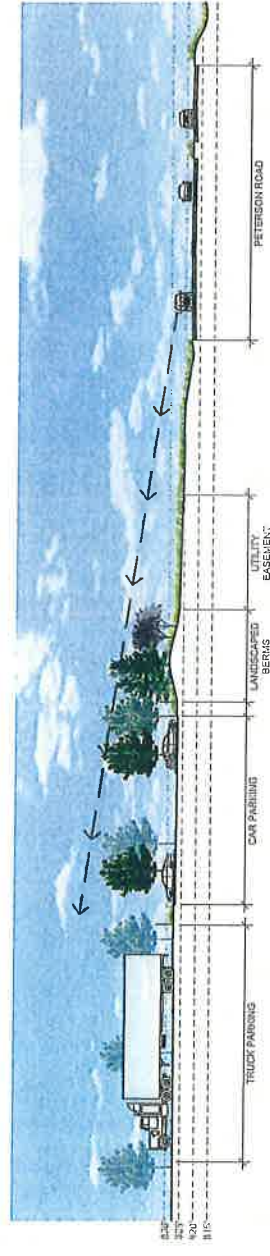
EXHIBIT FIVE



1 LANDSCAPE CROSS SECTION 'A' - ENLARGEMENT
SCALE 1" = 40'-0"



2 LANDSCAPE CROSS SECTION 'B'
SCALE 1" = 20'-0"



3 LANDSCAPE CROSS SECTION 'C'
SCALE 1" = 20'-0"

CONCEPTUAL LANDSCAPE SECTIONS

2

L-2

SHEET NUMBER

PRELIMINARY SITE DESIGN
CONCEPTUAL
LAYOUT

REVISIONS
PRELIM SITE CONCEPT: 04/17/2014
REVISED SITE CONCEPT: 04/21/2014
REVISED SITE CONCEPT: 05/28/2014
LANDSCAPE SECTIONS: 06/10/2014

PRELIMINARY
LANDSCAPE
PLAN

Castles
Design
Group

Larry L. Christian,
AIA
3001 KENT DRIVE, SUITE 200
MIDLOTHIAN, ILLINOIS 60056
TEL: 708.484.2704
FAX: 708.484.2705

NEW GROUND-UP CONSTRUCTION FOR:
SAIA LTL FREIGHT
FOR CUSHMAN & WAKEFIELD OF ILLINOIS, INC.
PETERSON ROAD AND MIDLOTHIAN ROAD
GRAYSLAKE, LAKE COUNTY, ILLINOIS 60030

SAIA
LTL Freight

DATE: 4-21-2014
JOB NO.: 140324
DRAWN: LLC
CHECKED: LLC

CUSHMAN WAKEFIELD OF ILLINOIS, INC.
3001 KENT DRIVE, SUITE 200
MIDLOTHIAN, ILLINOIS 60056
PETERSON ROAD AND MIDLOTHIAN ROAD