

## ATTACHMENT C

To: Peter Kolb, Public Works Director

From: Eric Waggoner, Director  
Thomas Chefalo, Principal Planner

RE: Grayslake Request for Facilities Planning Areas (FPA) and Sewer Service Area (SSA)  
Boundary Changes

Date: 07/24/2014

Planning 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 FPA and SSA boundaries be evaluated for consistency with the Regional Framework Plan and consistency with relevant local plans. The Framework Plan contains visions, goals and policies that can be summarized into general objectives.

### **Study Area Description**

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. It is in unincorporated Lake County; Grayslake abuts the property to the north.

The property is currently a farm field and is located in a larger area of farm fields. Other adjacent land uses include the fairground, an industrial park on the east side of Midlothian Rd. in the Village of Libertyville and a residential subdivision located south of Winchester Rd. in Mundelein.

The property is currently in the South East Central FPA. It is not located in a SSA. The Grayslake SSA abuts the property to the north.

Documentation submitted with the Village's request for boundary changes indicates the property will be developed as SAIA Trucking. This commercial development will be a trucking terminal.

The study area is located in the Mundelein High School District and the Fremont Township School District.

### **Consistency with County and Local Land Use Designations**

The County's current Framework Plan Future Land Use map designates the subject property and properties to its east, west, and south as Industrial. The fairground to its north is designated as Government/Institutional.

The Village of Grayslake Future Land Use designation for the property is Planned Office/Industrial Park. The Village of Libertyville Comprehensive Plan Future Land Use Map designates the property as Industrial/Warehouse.

The Mundelein Comprehensive Plan Future Land Use map designates the north half of the subject property, along Peterson Road, as General Commercial and the south half, along Winchester Road, as Light Industrial/Business Park. The Village also identifies all of the subject property as an industrial area in the “Industrial Areas Plan.” subsection of its comprehensive plan.

### **Consistency with the Framework Plan Objectives**

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

The subject property’s proposed use is non-commercial. The village stated that SAIA Trucking said the facility would generate approximately 60 -70 new jobs.

*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.*

The 2004 Lake County Soil Survey identifies significant areas of prime agricultural soils on the property. The Future Land Use map did not identify any severe or moderate environmental limitations on the property. There are no wetlands on the property however, there are pockets of hydric soils scattered across the site. Any development on the site should include appropriate protection of natural resources.

While the study area is currently in agricultural use its location near the proposed Route 53 right-of-way and recent development in the area including the Fairgrounds and the industrial park to its east would indicate that development of the site into a non-agricultural use would not be premature.

SAIA Trucking proposes to buffer its operation from the residential development south of Winchester Rd. by constructing a 23 foot high landscaped berm that tapers to 15 feet at the west edge of the property. The top of the berm is planned to be located 560 feet from the nearest home, well in excess of the landscape transition and setback requirements of the UDO with respect to buffering industrial uses from residential development. The Village of Grayslake states that a berm of this height will “obscure the view of the operations on the site from the 2<sup>nd</sup> floor of the homes south of Winchester Road. “ In addition, the site’s storm water management facilities will also be located on the south side of the site between Winchester Road and the edge of the south berm. The storm water facilities will include a wet detention basin and landscaping.

SAIA stated that there would be very limited truck traffic exiting onto Winchester Rd. SAIA has also stated that it would construct a 3 to 4 foot berm on the north side of the site to obscure employee parking.

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

The subject property is located in an area of the County that is designated as a significant industrial corridor on the future land use maps of the County and the villages of Grayslake and Libertyville. This is due to the area's location near existing and proposed infrastructure that could serve industrial uses.

Municipal water will be supplied to the subject property from an existing water main extended from the Lake County Fairgrounds.

The property is located along Peterson Rd. and Midlothian Rd. The Village stated that most of the truck traffic would be exiting the site onto Midlothian Rd. and then north onto Peterson Rd. The Village stated that SAIA Trucking "has agreed to any improvements and/or right-of-way dedications requested by the Lake County Division of Transportation."

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

The study area is a greenfield. It does not contain any areas classified as redevelopment areas in the Regional Framework Plan. Therefore the proposed amendment to the FPA and SSA boundaries would not contribute to revitalization.

*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 changes in land use do not include mixed uses nor include transportation options that would provide for more choices in housing, shopping, communities, and transportation.

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

The proposed development does not include a residential component.