



December 19, 2014

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

Dear Chairman Lawlor,

As you know, the Village of Grayslake originally requested on June 17, 2014 a fifth amendment to the Amended and Restated Agreement for Sewage Disposal dated April 5, 2005 to accommodate an approximate 33 acre parcel located at the southwest corner of Midlothian Road and Peterson Road (see attached June 17, 2004 request with exhibits).

With the seating of the new County Board, the Village would again like to make a request for a fifth amendment to accommodate a portion of the property commonly known as the Roppelt property.

The Village has now annexed the property.

In addition, the Village would like to reiterate (or update) the following points included in the June 17, 2014 letter:

#### **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 ~ Amy Edwards ~ Shawn M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom ~ Elizabeth Davies*  
*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 15-23 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 Annexation Agreement now requires the preponderance of the truck traffic go north to Peterson Road. The only truck traffic allowed to travel south on Midlothian Road will be those making deliveries to Mundelein or Vernon Hills north of Route 22.

### **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 looks forward to discussing the proposed amendment with the Public Works and Transportation Committee at its January 7, 2015 meeting.

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,



Rhett Taylor  
Mayor

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



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 compromises 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 ~ Shawn M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom*  
*Village Clerk: Cynthia E. Lee*

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## **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,



Rhett Taylor  
Mayor

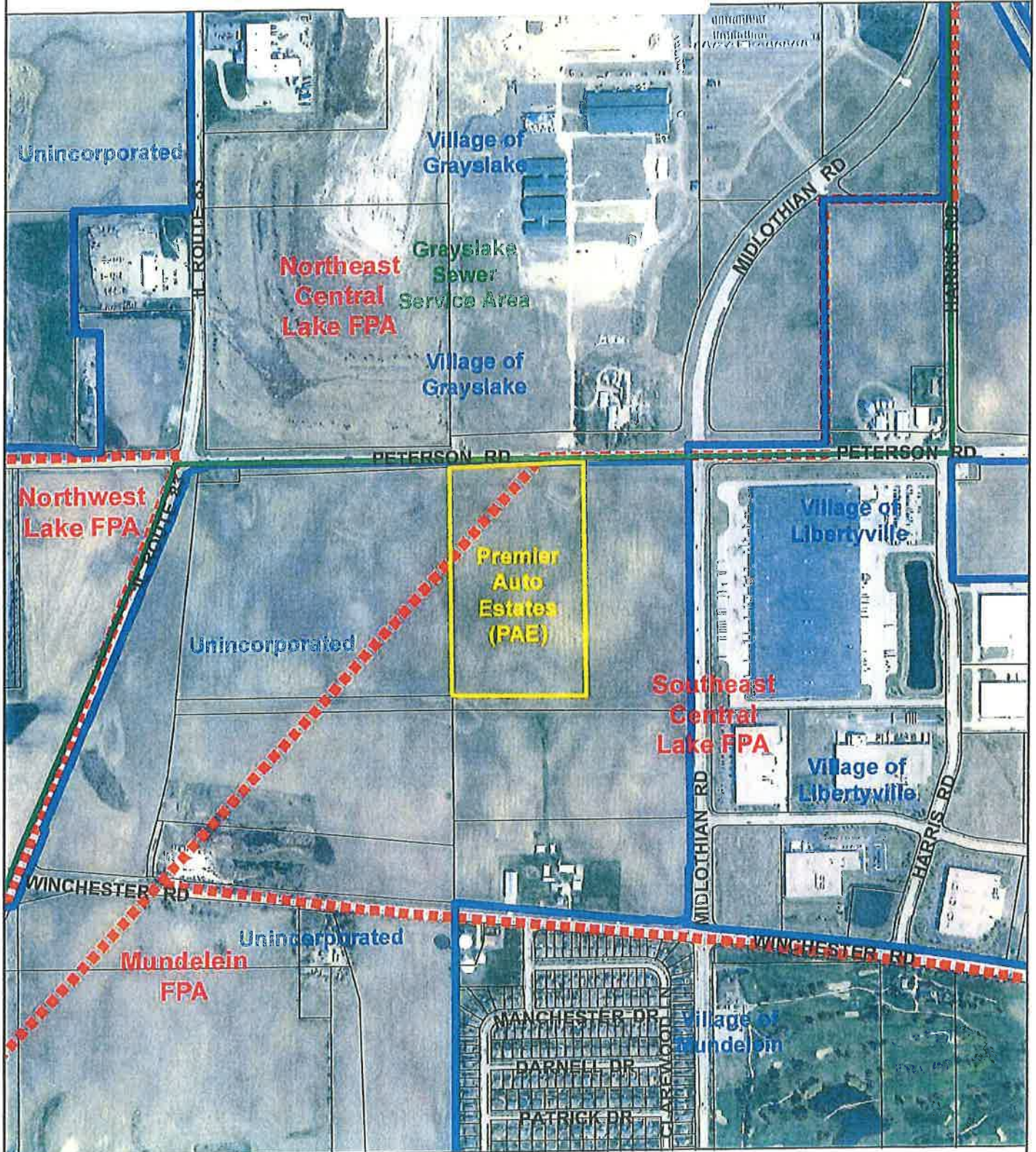
cc: Barry Burton  
Peter Kolb  
Mike Ellis  
Kirk Smith  
SAIA Trucking



# EXHIBIT ONE

VILLAGE OF

VICE AREA



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





## EXHIBIT TWO

23

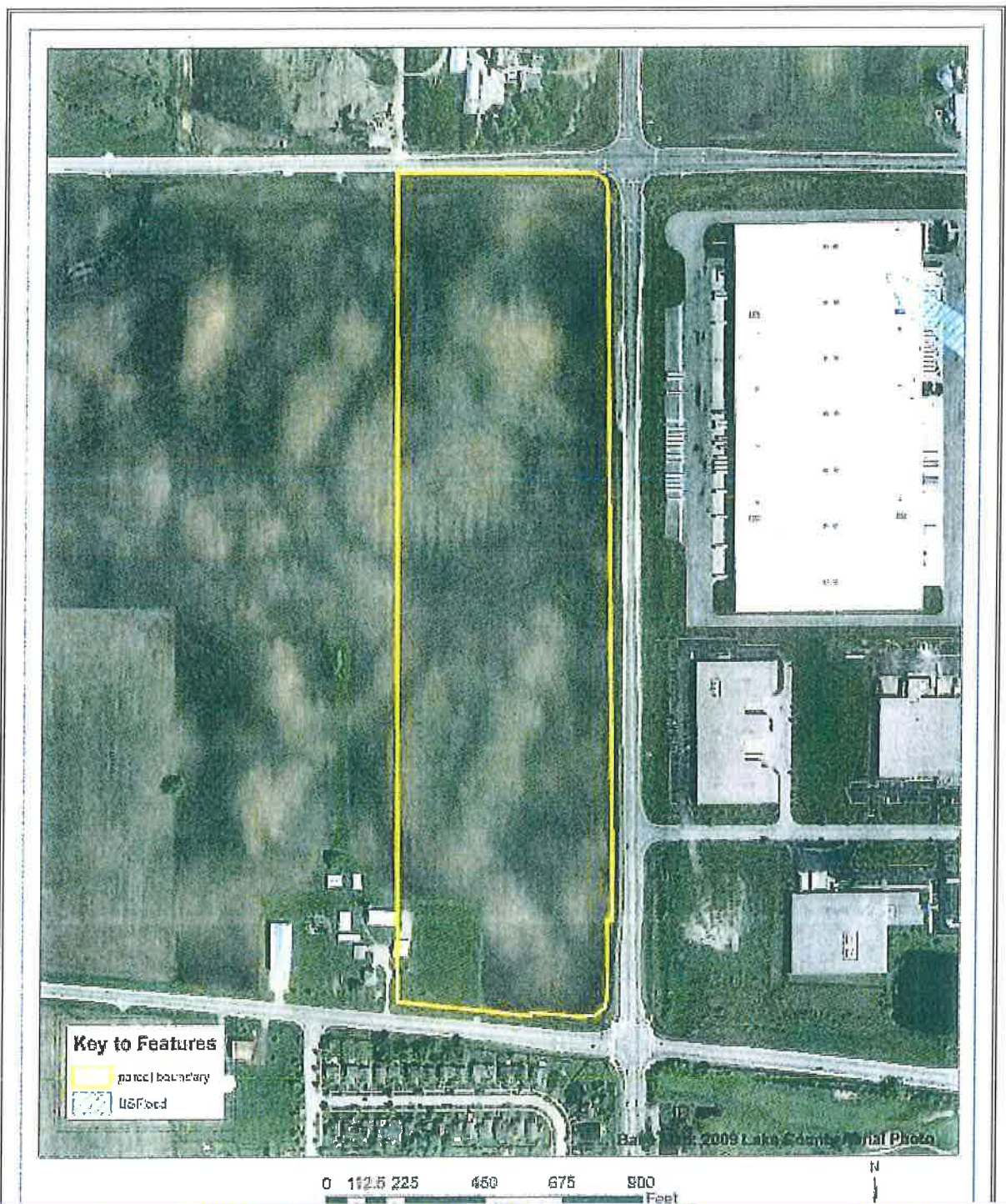
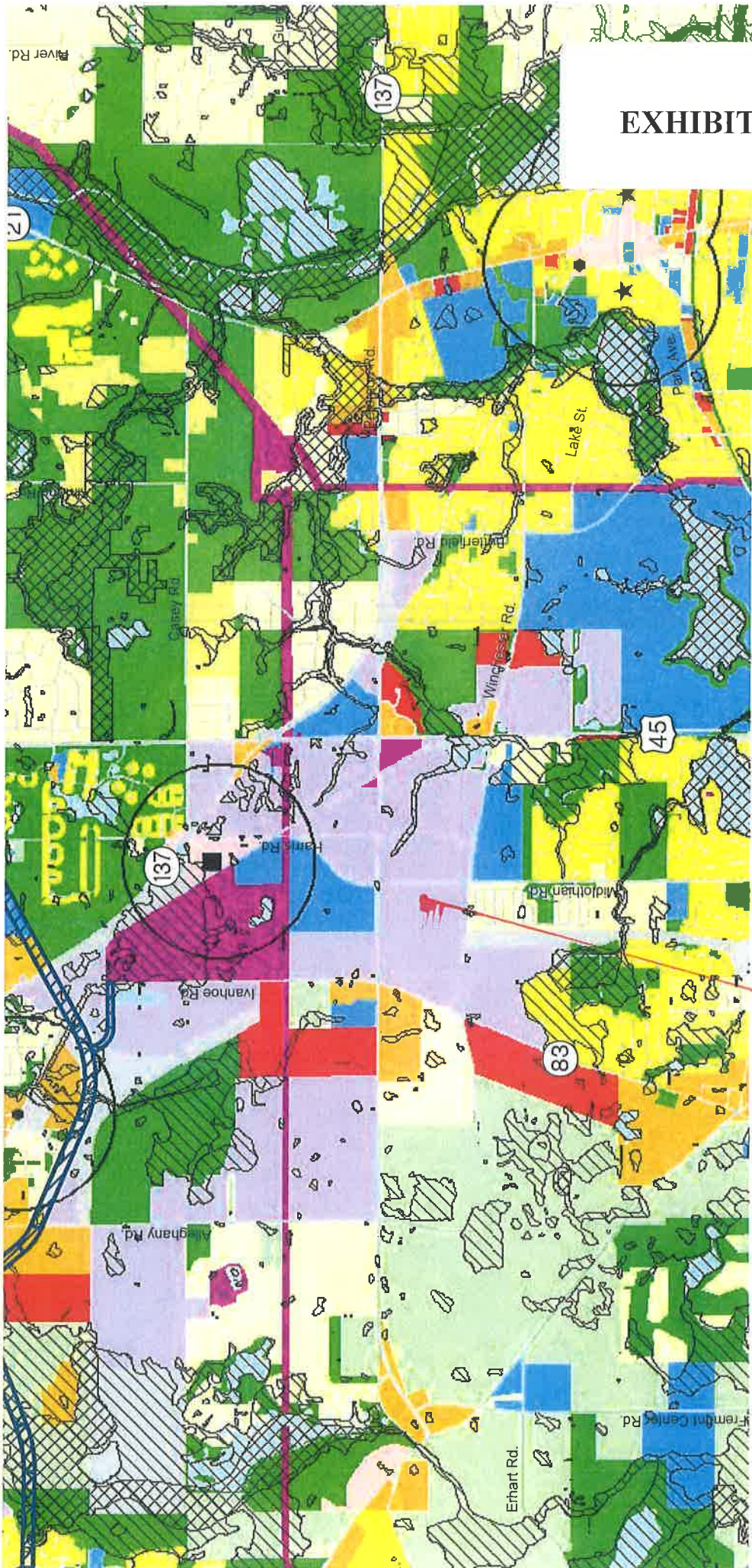




EXHIBIT THREE



Area subject  
of request



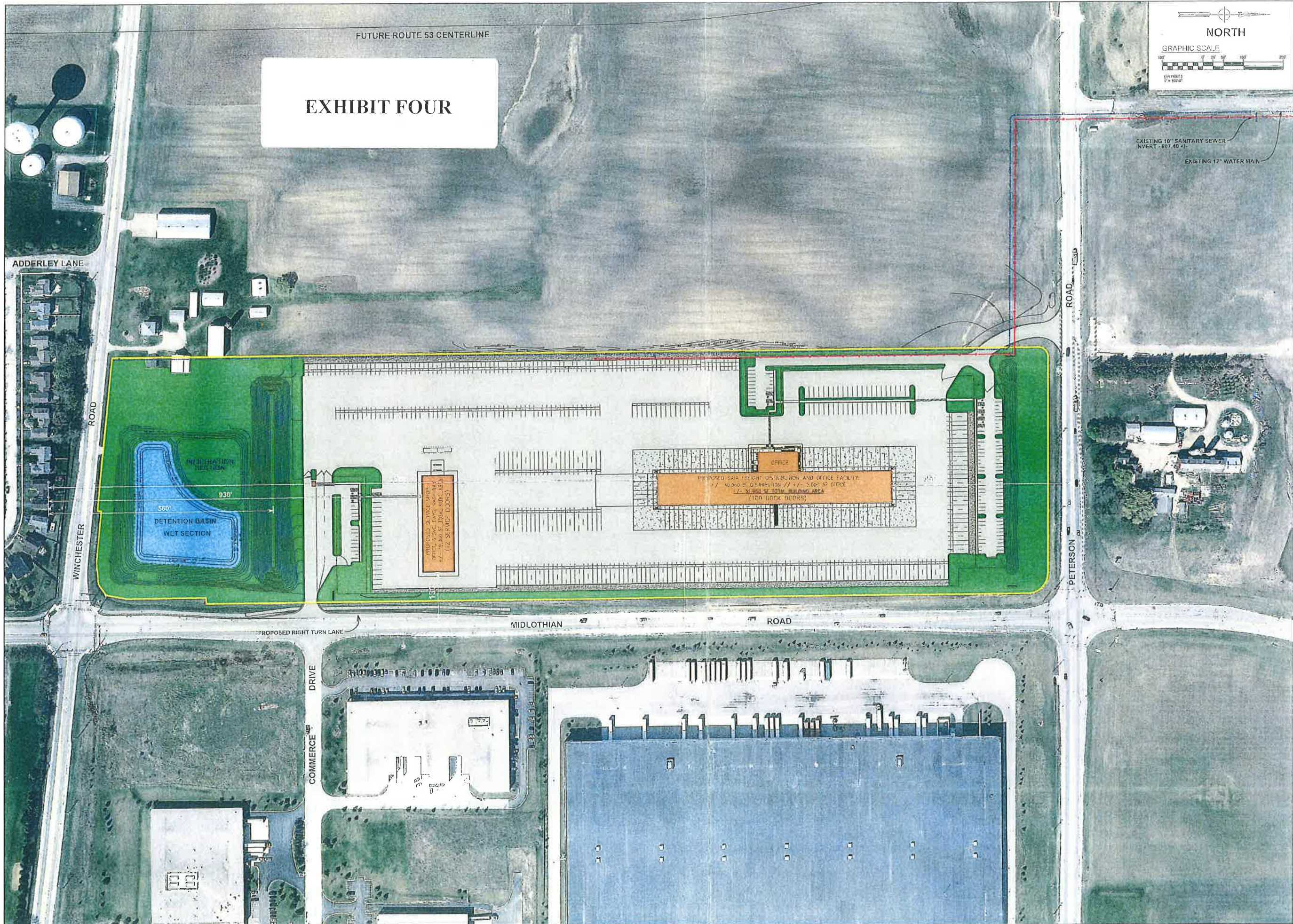
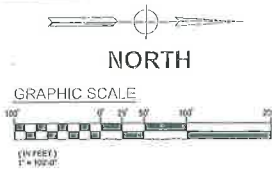


EXHIBIT FOUR



DATE: 05.22.2011  
JOB No.: 1419  
DRAWN: DSH  
CHECKED: AKZ



**CUSHMAN & WAKEFIELD**  
CUSHMAN & WAKEFIELD OF ILLINOIS, INC.  
9500 WEST BRYN MAWR, SUITE 600  
ROSEMONT, ILLINOIS 60018

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  
5801 Kirby Drive, Suite 600  
Houston, Texas 77038  
TEL: 713.664.9774  
FAX: 713.664.9755



**PEARSON, BROWN & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

1850 WINCHESTER RD - STE 205  
LIBERTYVILLE, ILLINOIS 60045  
TEL: 847.367.6707  
FAX: 847.367.2567  
pba@pearsonbrown.com

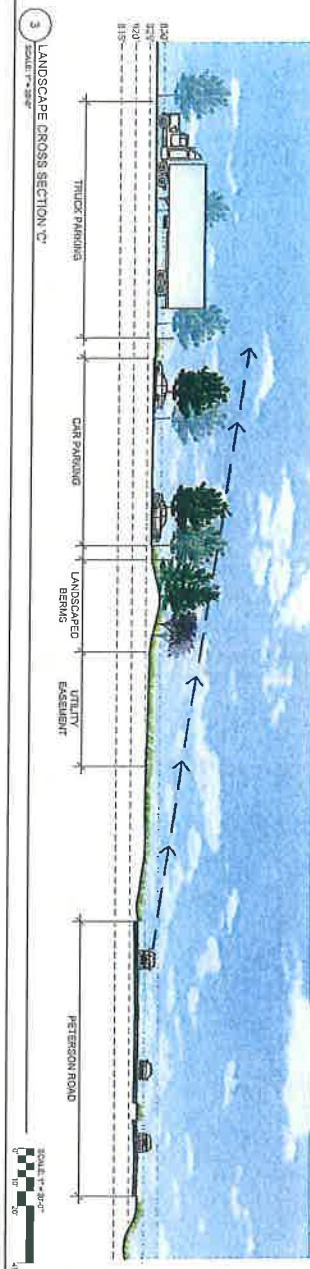
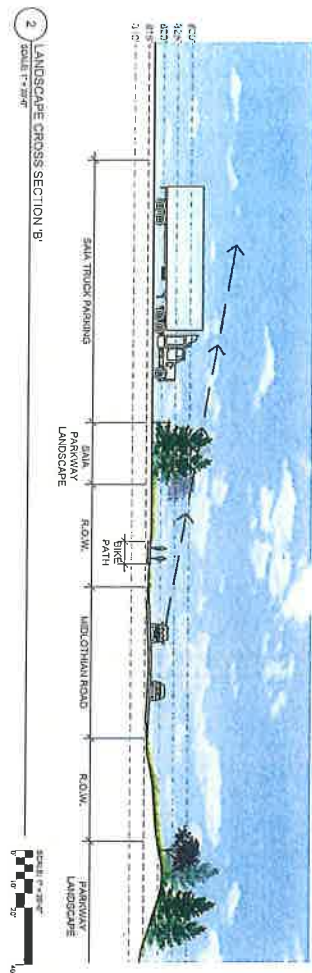
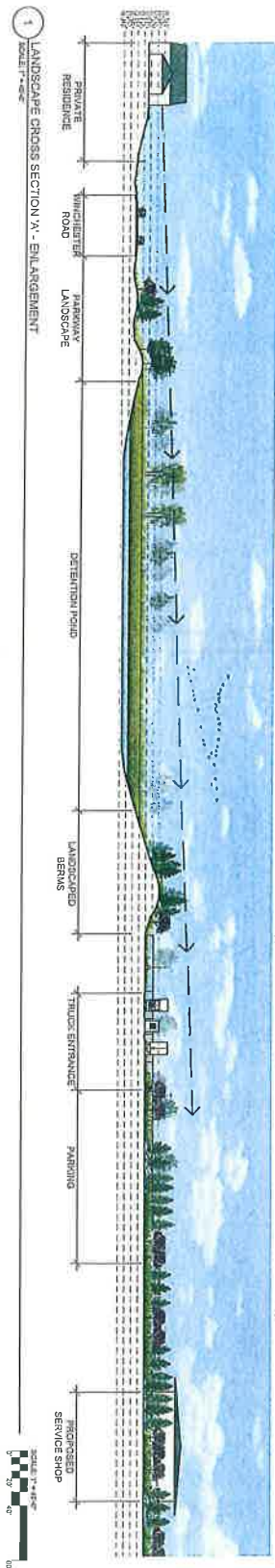
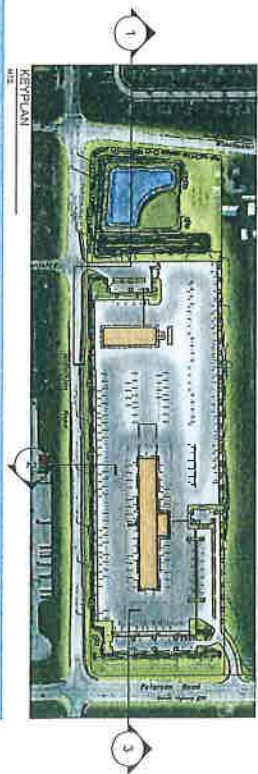
SITE PLAN

REVISIONS:

SHEET NUMBER



# EXHIBIT FIVE



CONCEPTUAL LANDSCAPE SECTIONS

DATE	4-28-2014
DRAWN BY	HEB-24
CHECKED BY	LTC
DESIGNED BY	LTC



CUSHMAN WAKEFIELD OF ILLINOIS, INC.  
300 N. WILSON AVENUE  
GRAYS LAKE, ILLINOIS 60030

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

Larry L. Christian, AIA

3001 Hwy 200, Suite 200  
TOLLAND, ILLINOIS 60140  
TEL: 815-834-8800  
FAX: 815-834-8801



PRELIMINARY  
LANDSCAPE  
PLAN

NOTES:  
1. ALL SITE WORK SHALL BE COMPLETED BY 10/1/2014.  
2. ALL SITE WORK SHALL BE COMPLETED BY 10/1/2014.  
3. ALL SITE WORK SHALL BE COMPLETED BY 10/1/2014.  
4. ALL SITE WORK SHALL BE COMPLETED BY 10/1/2014.

PRELIMINARY SITE DESIGN  
CONCEPTUAL  
LANDSCAPE LAYOUT

L-2