

Narrative Description of Project

The petitioner is the owner of approximately 109 acres located at the southeast corner of Rt. 12 and Old McHenry Road. The ownership of this land has remained within the same family for decades.

Over the years there have been many changes in the area. What was once a purely rural environment has been transformed into a vibrant part of the northwest suburbs. The trend of development along Rt. 12 has included a variety of commercial projects, with one instance of multi-family development. From Lake Cook Road to Route 120, the petitioner has been unable to find a single proposal for the development of detached single family homes in the past 20 years.

In past years developers have proposed various uses for this land; some have even brought their plans to public hearings in the neighboring villages of North Barrington or Hawthorn Woods.

This proposal, however, is the first to be presented by the actual owners of the property. The plan being presented with this petition reflects three principal observations they have made about the best use of their property.

The first observation is that the highest and best use of the property is commercial. This use is consistent with the overwhelming trend of development along Rt. 12, a strategic regional arterial road and U.S. highway. In fact, every plan proposed for this parcel has included commercial uses, even plans proposed by neighboring villages.

The second observation is that the neighbors have an intense interest in seeing that any development of the subject property meets high standards of design and planning, doesn't affect their quality of life and is compatible with the environment they have worked so hard to create.

The third observation is that this property should remain, as it always has been, in the jurisdiction of Lake County. The County has a full complement of professional staff and the internal capabilities to represent and protect the public interest on matters of zoning, planning and quality assurance.

The objective of the petitioners is to achieve clarity regarding the future use of their property. Potential commercial developers with the ability to meet the high standards being set by the petitioners are unwilling to seriously consider this site without knowing that commercial use will be permitted. The property is not on the market now, and there are no developers participating in this petition. The owner's plan is simply to get the property ready, from the zoning process standpoint, for development over the next few years, so that the right developer, with the highest quality project, can be identified for this key property.

The owner has spent a long time, years in fact, considering where commercial development should occur on site, as this is a large property and there is no intention to use it all. Petitioner believes the best location for development is at the property's center, aligned with Timberlake Road.

The owner proposes that all buildings, parking areas, access drives and ancillary impervious surfaces be confined to an area no larger than 53 of the 109 acres. Only commercial uses will be allowed, and those will be subject to the high standards established in the PUD Agreement.

The entire remainder of the land, adjacent to our neighbors (and including the intersection with Old McHenry Road), will be designated as deed restricted open space for the purposes of natural resource protection, stormwater management, passive recreation, landscaping, utilities, and natural and sustainable open space protection.

Since there is no residential development being proposed, the taxing bodies will benefit from a very substantial increase in their tax base with a modest burden, if any at all. The most benefited will be the schools since there will be no students generated by this development, and since the school district is the largest proportional beneficiary of the property tax.

The petitioner has reached an agreement with the Village of Lake Zurich to provide sewer and water service to the property. Under the Agreement, sewer service is immediately available to the Property. Municipal water service will be available at a future date, but not later than June, 2018. Prior to that date, alternative sources of water (such as well service) are permitted. Additionally, the petitioner's engineer has determined that electrical, telephone, cable, gas and other necessary utility services are available to the site in sufficient quantities.

What remains is the careful review of this proposal by County staff as well as hearings before appointed and elected officials.

The petitioner looks forward to a complete review of the proposal and a final determination of the proper use of this significant parcel of land.

One final thought about the nature of the petitioner's proposal: Petitioner has presented a concept plan for development. The precise location of buildings and parking and the mix and range of uses/tenants is not yet articulated at this PUD preliminary plan stage. That will come at the final plan stage. Petitioner is currently only seeking at this point the assurance that the development concept is acceptable given the various parameters, including the Pattern Book several dozen pages in length, which the petitioner will self impose on the development. Petitioner feels this proposal is superior to all others before it, and is proud to bring it forward for your consideration.