

UDO Purposes and Intent
Section 1.5 of the Unified Development Ordinance

Several of the Purposes and Intent listed in Section 1.5 are not relevant to this particular proposal as they address other aspects of development not at issue here (such as references to housing or eliminating nonconforming uses), or focus on more basic foundations for the zoning ordinance (such as references to dividing the County into zoning districts and imposing dimensional standards within each zone). Hence, rather than exhaustively address every paragraph in Section 1.5, this narrative will address those aspects that are relevant to new development projects of this nature.

1. Implementing the Regional Framework Plan:

- a. The **Future Land Use** map currently classifies the property as E (Estate), which is inconsistent with the area's trend of development and location along a regional arterial highway serving a variety of commercial development in Ela Township and further north. The nearby villages of North Barrington and Hawthorn Woods have themselves considered the property appropriate for commercial development, given their boundary agreement based on a large commercial/mixed use design. In any case, the Unified Development Ordinance (UDO) contemplates the use of the Planned Unit Development technique to allow commercial development even in areas ZONED for residential, given the County's degree of control in that process. Likewise, the proposal calls for much less intense development than the GC Zone allows.
- b. **Economy and Employment** - This proposal will provide a local injection of much needed property taxes (being a net benefit to the local schools, fire district, etc., as opposed to new residential, which is a net burden to the taxing districts) and opportunities for local hires (thereby reducing travel times and congestion).
- c. **Environmental Resources** – All buildings, parking areas, access drives and ancillary impervious surfaces will be confined to an area no larger than 53 of the 109 acres. 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. These parameters will provide not only large scenic vistas but also permanent habitat and sustainable bio-filtration of stormwater through extensive naturalized detention/retention.
- d. **Community Character** - The site's ample open space preservation along with various natural features (such as landscaping, vegetated berms, etc.) actually enhances the site's appearance. Additionally, the use of the Pattern Book is wholly consistent with the intent of preserving community

character, as it replicates and builds on the previous work of the Route 12 Corridor Planning Council, previously endorsed by the Ela Township municipalities and the County.

- e. **Infrastructure and Services** - 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. Lake Zurich infrastructure currently abuts the property in the Route 12 right of way. 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. the Lake Zurich systems which currently abuts the property in the Route 12 right of way.

5. **Protecting Landowners from Adverse Impacts of Development:** Nearby landowners will be well-buffered from the site's centrally concentrated developed area by large distances of landscaped open space, stormwater management, well-distributed berms (including a large berm already adjacent to Valentine Manor to the south) and restrictive "dark sky" lighting conditions per the preliminary development plan, proposed CUP conditions of approval and applicable UDO standards. The petitioner also proposes a highly innovative set of design conditions (the "Pattern Book") that will ensure a high quality development product in light of surrounding community character.

6. **Implementing Land Use/Open Space Policies to preserve Agriculture and Rural/Open Character:** All buildings, parking areas, access drives and ancillary impervious surfaces will be confined to an area no larger than 53 of the 109 acres. 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.

7. **Controlling Development in Areas of Sensitive Natural Resources to reduce or eliminate Adverse Environmental Impacts:** The property contains few natural resources (being mostly farmed). Those few natural resources existing on the property will be properly mitigated (if affected). The area outside of the 53 acre maximum development area will be enhanced with naturalized, sustainable open space, offsetting any environmental impacts of development.

8. **Protecting the Integrity of Watersheds:** The watershed will be protected due to the use of stormwater best management practices on-site.

9. **Promoting Sustainable Development:** The "Pattern Book" incorporates sustainable design into the site in many ways and in many locations, through indigenous plant materials, BMPs and LIDs, green building design features, and sustainable parking lot design.

10. Promoting Conservation Development: While this does not constitute a conservation development under the UDO, the project would meet the intent of conservation design through clustered development at the site's center surrounded by large expanses of permanent, naturally enhanced open space.

11. Managing Growth Where Adequate Infrastructure Exists or Can Be Provided: The site will be provided sewer service by Lake Zurich with a line that exists today adjacent to the property. Municipal water service will be available at a future date, but not later than June, 2018. When available, the developer is required by agreement with Lake Zurich to extend the municipal water line to the Property. Prior to such availability, alternative sources of water (such as well service) are permitted.

The property is also adjacent to a US Highway (Route 12), an existing regional transportation network.

Development will not affect school enrollment and therefore the existing school infrastructure will be unaffected. On the contrary, Petitioner's proposal will provide a windfall for the schools, since no students and corresponding burden will be generated by this proposal.

12. Protecting the Tax Base through Managed Growth: While the County and local taxing districts cannot support themselves on residential development, projects of this scale in appropriate locations (few of which remain in the entire County) represent a major opportunity to protect and enhance the tax base.

13. Promoting Land Use Patterns that increase efficiency in service provision, fiscal resources and local government expenditures: Agreement with Lake Zurich for the provision of sewer service through an existing force main at the property boundary will avoid an on site irrigation systems and the inefficiencies resulting therefrom and provide revenue to the Village of Lake Zurich.

16. Ensuring the Continued Usefulness of all Elements of the Highway System for their Planned Function by Increasing the Safety and Free Flow of Traffic through limiting intersections and driveways on major road, while requiring greater connectivity on local streets: By its very nature, primary access to commercial development onsite would fall along US Highway 12, along which various large-scale developments take access to the north and south. Appropriate traffic and access improvements will be provided to the site to ensure increased safety. Old McHenry Road would function as a secondary entrance.

17. Ensuring Protection from Fire, Flood and Other Dangers: All such standards will be addressed on-site through building and life-safety code compliance, appropriate stormwater management systems, and proper internal circulation to accommodate first responders.

18. Providing Adequate Privacy, Light and Air: The site's ample open space preservation and setbacks to property lines, coupled by various berming and vegetative elements throughout the site, will ensure adequate buffering to neighboring properties

for light and air. By utilizing the passive solar design and other sustainable architectural elements of the "Pattern Book", the buildings on-site will similarly accommodate the purposeful control of external light entering these internal spaces. Utilization of on-site "Dark Sky Lighting", per the "Pattern Book", will mitigate off-site lighting impacts.