

Groot Industries, Inc. Lake Transfer Station

LAKE TRANSFER STATION LOCAL SITING HEARING



J. CHRISTOPHER LANNERT, R.L.A.

- President of the Lannert Group
- Provides Professional Services in the Areas of Planning, Community Consulting, and Landscape Architecture
- Professional Association Memberships
 - American Society of Landscape Architects
 - American Planning Association
 - Landscape Architecture Foundation/Past Board Member and President
 - State of Illinois Department of Professional Regulations – Past Board Member and Chairman
 - Registered Landscape Architect in the State of Illinois and Indiana
 - ASLA President Elect – State of Illinois Chapter
- Provided Testimony on Approximately 60 Solid Waste Related Proposals

SECTION 39.2 CRITERION 3 LAND USE COMPATIBILITY

"The Facility is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property."

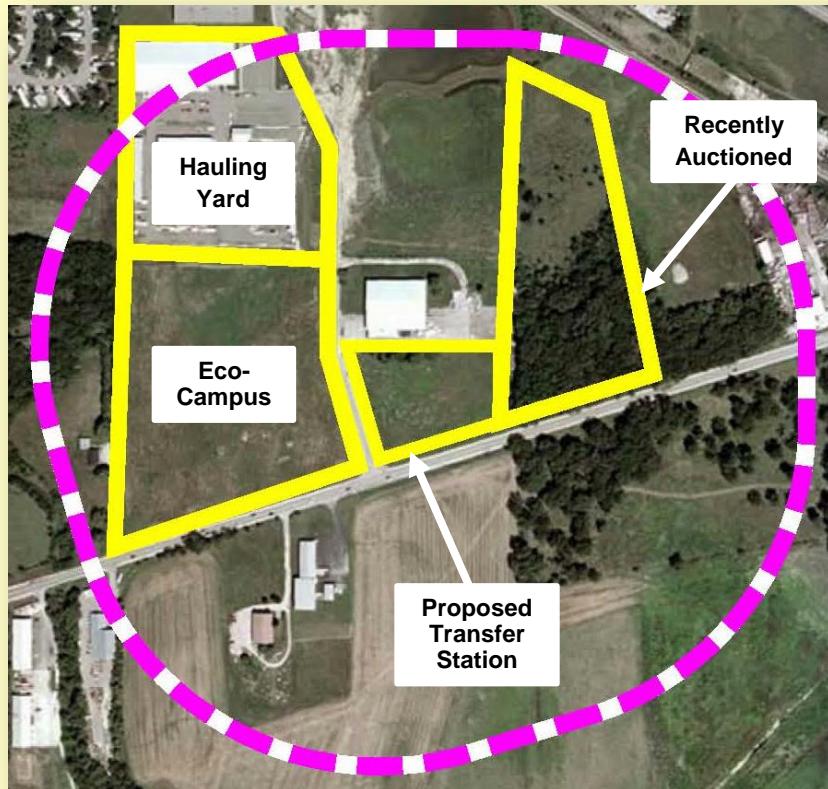
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METHODOLOGY

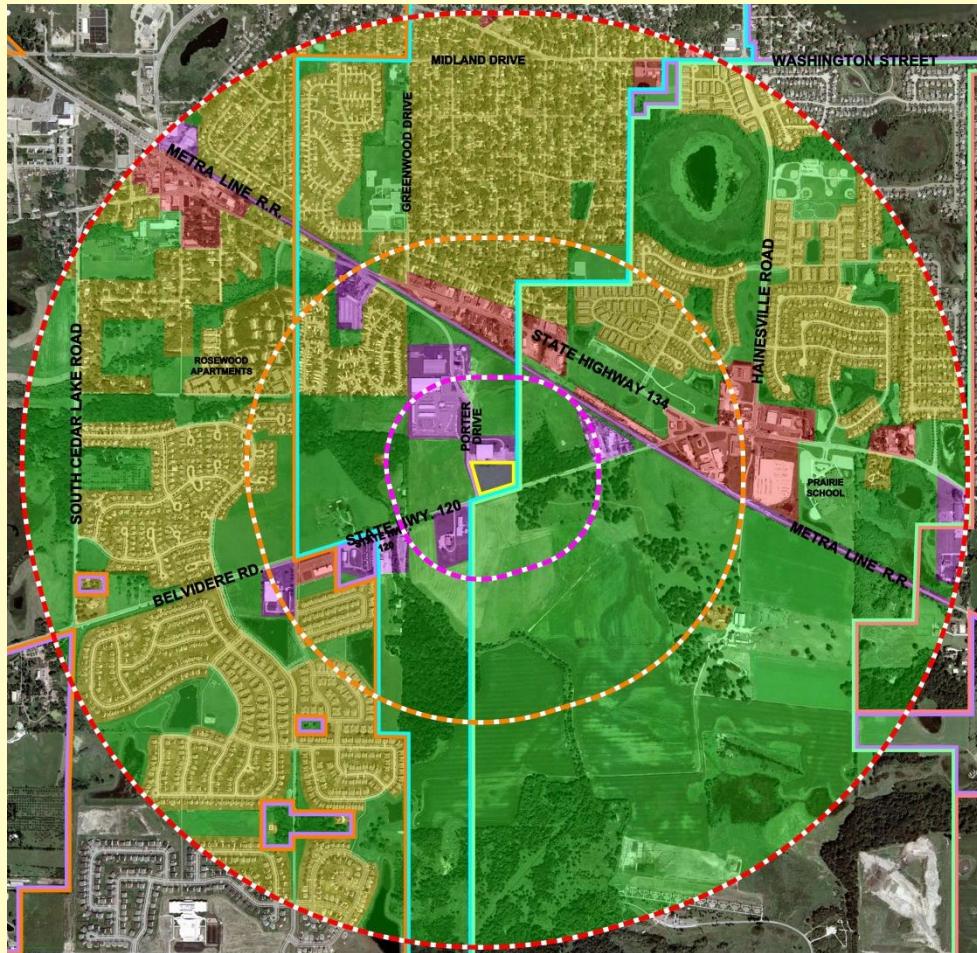
- Obtained an Aerial Photograph
 - Located the Site and Area Features
 - Provided Area Context
- Gathered Regional Documents & Maps
 - Evaluated Existing and Projected Uses
 - Reviewed the comprehensive plans for the Villages of Grayslake, Hainesville, Round Lake and Round Lake Park.
 - Reviewed the Route 120 Corridor Planning Council Study
 - Verified Zoning
- Performed Field Inspection and Took Photographs
 - Verified Land Use Information
 - Became Familiarized with Area
- Prepared Virtual 3D Models to Illustrate Views of Proposed Facility
- Prepared a Report (Included in Application)

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SITE LOCATION



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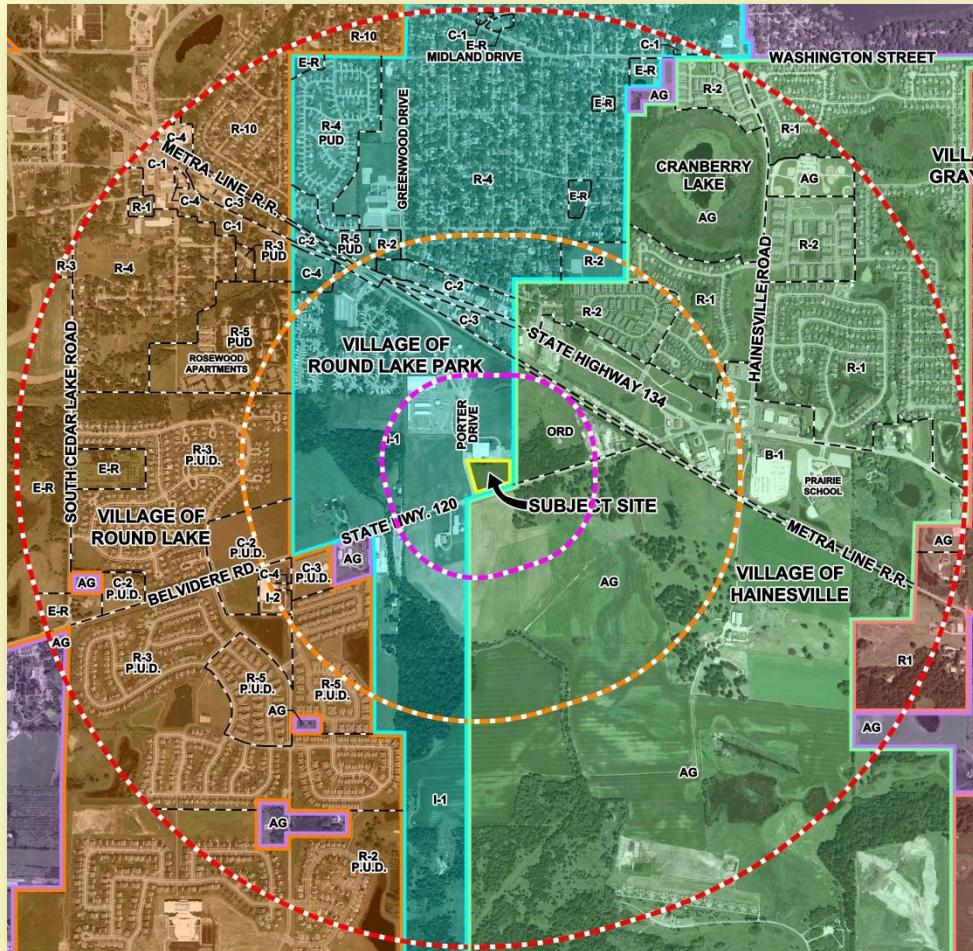


SURROUNDING LAND USES

LEGEND

- SUBJECT SITE
- ONE-HALF MILE STUDY AREA
- ONE MILE STUDY AREA
- 1000 FOOT STUDY AREA
- COMMERCIAL LAND USE
- RESIDENTIAL LAND USE
- INDUSTRIAL LAND USE
- AGRICULTURE/ OPEN SPACE

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SURROUNDING ZONING

ZONING SUMMARY- 1 MILE RADIUS

VILLAGE OF ROUND LAKE PARK

- C-1 LOCAL SHOPPING DISTRICT
- C-2 COMMUNITY SHOPPING DISTRICT
- C-3 GENERAL BUSINESS DISTRICT
- C-4 AUTOMOTIVE SERVICE DISTRICT
- E-R ESTATE RESIDENCE DISTRICT LIMITED
- R-2 RESIDENCE DISTRICT GENERAL
- R-4 RESIDENCE DISTRICT MULTIPLE FAMILY
- R-5 RESIDENCE DISTRICT
- I-1 INDUSTRIAL DISTRICT
- SUBTOTAL

VILLAGE OF ROUND LAKE

- C-1 LOCAL SHOPPING DISTRICT
- C-2 COMMUNITY SHOPPING DISTRICT
- C-3 GENERAL BUSINESS DISTRICT
- C-4 AUTOMOTIVE SERVICE DISTRICT
- E-R RESIDENCE DISTRICT
- R-1 SINGLE FAMILY RESIDENCE DISTRICT
- R-2 SINGLE FAMILY RESIDENCE DISTRICT
- R-3 SINGLE FAMILY RES. DIST. - SPECIAL USE
- R-4 GENERAL RESIDENCE DISTRICT MULTIPLE
- R-5 FAMILY RESIDENCE DISTRICT OLD TOWN
- R-10 SINGLE FAMILY RESIDENCE DIST.
- I-2 GENERAL INDUSTRIAL DISTRICT
- SUBTOTAL

VILLAGE OF HAINESVILLE

- B-1 BUSINESS
- R-1 SINGLE FAMILY, RESIDENTIAL
- R-2 SINGLE FAMILY, DUPLEX, TOWNHOUSE
- ORD OFFICE, RESEARCH, DEVELOPMENT
- AG AGRICULTURE
- SUBTOTAL

VILLAGE OF GRAYSLAKE

- A-G AGRICULTURE
- R1 RESIDENTIAL 1
- SUBTOTAL 1

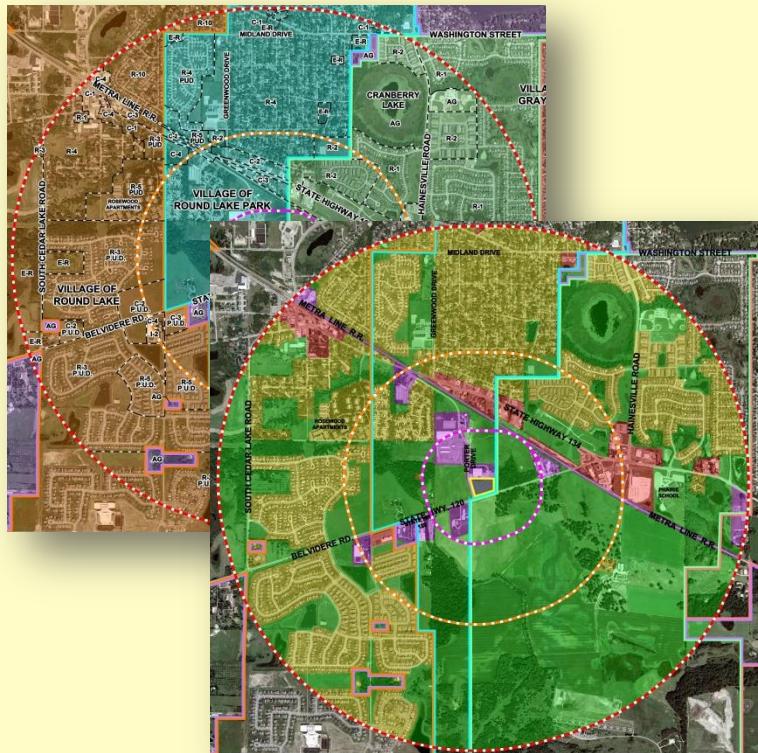
LAKE COUNTY

- AG AGRICULTURAL
- SUBTOTAL

TOTAL

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LAND USE AND ZONING ANALYSIS – 1 MILE



ZONING DISTRICTS

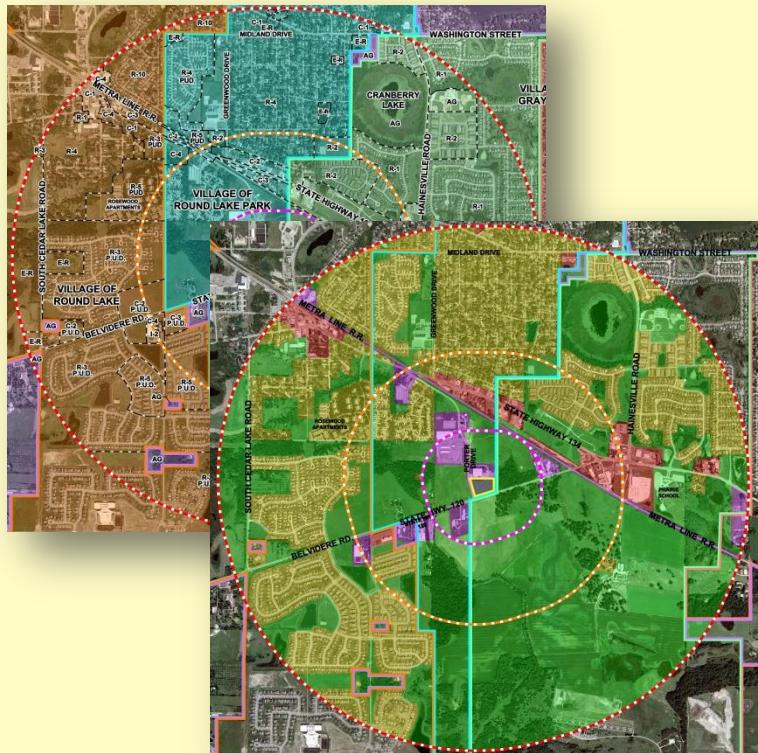
	AC	%
R-1, R-2, R-5, R10 RESIDENTIAL	1096	49
AG AGRICULTURE	616	28
I-1, I-2 INDUSTRIAL	259	12
B-1, ORD BUSINESS, R&D	160	7
C-4 COMMERCIAL	92	4
TOTAL	2223	100

LAND USE

	AC	%
AGRICULTURE / OPEN SPACE	1223	55
RESIDENTIAL	824	37
COMMERCIAL	89	4
INDUSTRIAL	87	4
TOTAL	2223	100

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LAND USE AND ZONING ANALYSIS – 1/2 MILE



ZONING DISTRICTS

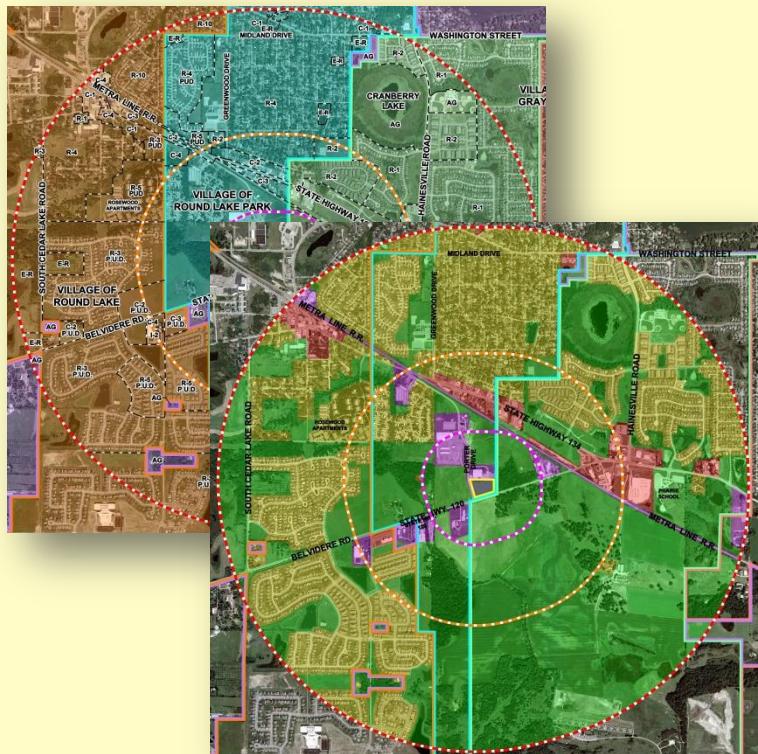
	AC	%
I-1, I-2	INDUSTRIAL	209
AG	AGRICULTURE	182
R-2, R-5, R10	RESIDENTIAL	113
B-1, ORD	BUSINESS, R&D	79
C-4	COMMERCIAL	32
TOTAL	615	100

LAND USE

	AC	%
AGRICULTURE / OPEN SPACE	390	63
RESIDENTIAL	117	19
COMMERCIAL	46	8
INDUSTRIAL	62	10
TOTAL	615	100

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LAND USE AND ZONING ANALYSIS – 1,000 FEET



ZONING DISTRICTS

ZONING DISTRICTS		AC	%
I-1	INDUSTRIAL	61	55
AG	AGRICULTURE	31	28
ORD	R&D	19	17
TOTAL		111	100

LAND USE

LAND USE	AC	%
AGRICULTURE / OPEN SPACE	84	75
RESIDENTIAL	0	0
COMMERCIAL	0	0
INDUSTRIAL	27	25
TOTAL	111	100

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WEST AREA PHOTOGRAPHS



1 PHOTO TAKEN FROM THE COMMERCIAL DRIVEWAY LOOKING WEST ALONG ROUTE 120. THE HEDGEROW PLANTINGS & RESIDENTIAL SUBDIVISIONS IN ROUND LAKE PARK ARE SHOWN.



2 PHOTO TAKEN FROM THE COMMERCIAL DRIVEWAY LOOKING NORTH TO THE ABANDONED FARMSTEAD & WOODLAND



3 PHOTO TAKEN FROM THE COMMERCIAL DRIVEWAY LOOKING EAST TOWARD THE SUBJECT SITE. THE MATURE VEGETATION & ROLLING PROPERTY IS SHOWN.



4 PHOTO TAKEN FROM THE INDUSTRIAL DRIVEWAY LOOKING WEST. THE MATURE VEGETATION AND ROLLING TOPOGRAPHY IS SHOWN.



5 PHOTO TAKEN FROM THE INDUSTRIAL DRIVEWAY LOOKING NORTH. THE GROOT TRANSPORTATION FACILITY & VILLAGE WATER TOWER ARE SHOWN.

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SURROUNDING AREA PHOTOGRAPHS



6 PHOTO TAKEN FROM THE INDUSTRIAL DRIVEWAY LOOKING SOUTH. THE OPEN / AGRICULTURAL LAND AND WOOD LOT IS SHOWN.



7 PHOTO TAKEN FROM ROUTE 120 WEST OF THE PORTER AVENUE INTERSECTION, LOOKING NORTHEAST. THE NEW GYPSUM WAREHOUSE AND THE EXISTING VEGETATION ON THEIR LOT IS SHOWN.



8 PHOTO TAKEN ON PORTER AVENUE AT THE INTERSECTION WITH ROUTE 120 LOOKING NORTH. THE VILLAGE WATER TOWER CAN BE SEEN.



9 PHOTO TAKEN FROM THE COMMERCIAL DRIVEWAY ON ROUTE 120 LOOKING WEST. THE MATURE VEGETATION ALONG THE ROADWAY IS SHOWN.



10 PHOTO TAKEN FROM THE COMMERCIAL DRIVEWAY LOOKING EAST. THE ROUTE 120 CORRIDOR IS SHOWN WITH THE OPEN / AGRICULTURE LAND TO THE SOUTH.

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PORTER DRIVE PHOTOGRAPHS



11 PHOTO TAKEN FROM THE INTERSECTION OF MAIN STREET & GREENWOOD DRIVE LOOKING SOUTHEAST TOWARD THE SITE. THE EXISTING RAILROAD IN THE FOREGROUND AND THE VILLAGE WATER TOWER IN THE BACKGROUND ARE SHOWN.



12 PHOTO TAKEN FROM THE NORTH DRIVE OF THE GROOT NORTH HAULING FACILITY LOOKING SOUTH. THE NEW GYPSUM WAREHOUSE IS SHOWN NORTH OF THE PROPOSED FACILITY.



13 PHOTO TAKEN FROM THE SOUTH PROPERTY LINE OF THE GROOT NORTH HAULING FACILITY LOOKING NORTHWEST.



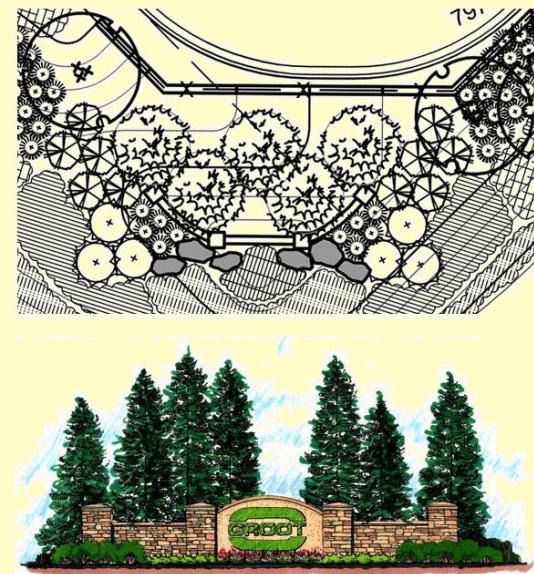
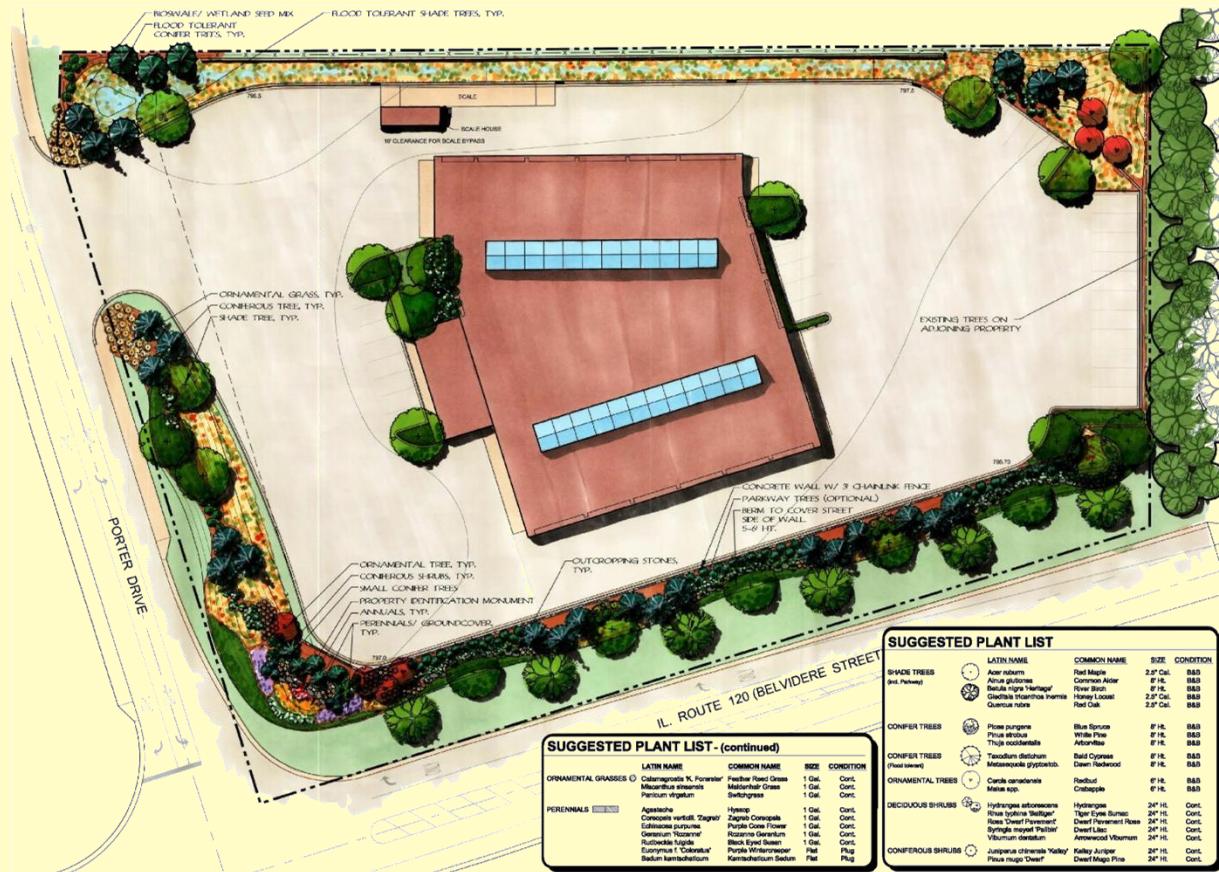
14 PHOTO TAKEN FROM THE SOUTH PROPERTY LINE OF THE GROOT NORTH HAULING FACILITY LOOKING SOUTH. THE RECENT GYPSUM BUILDING EXPANSION IS DEPICTED.



15 PHOTO TAKEN FROM THE INTERSECTION OF PORTER DRIVE AND ROUTE 120 LOOKING EAST. THE EXISTING OFF-SITE MATURE VEGETATION ON THE EAST AND NORTH PROPERTY LINE, AND THE TREE CANOPY ALONG THE ROUTE 120 RIGHT-OF-WAY IS SHOWN.

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END USE AND LANDSCAPE PLAN



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COMPUTER MODELS



1 BEFORE- VIEW AT INTERSECTION OF ROUTE 120 AND PORTER DRIVE LOOKING EAST



1 AFTER

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COMPUTER MODELS



2 BEFORE- VIEW ON PORTER DRIVE LOOKING INTO FACILITY

2 AFTER

OPINION

It is my professional opinion that the Facility is located so as to minimize incompatibility with the character of the surrounding area and, therefore, satisfies the first part of Criterion 3 of Section 39.2(a) of the Illinois Environmental Protection Act.

BASIS OF OPINION

- The Subject Site is located in a I-1 Industrial district within the Village of Round Lake Park.
- The character of the immediate area surrounding the site has been defined by industrial uses that have been established over the past years. The proposed transfer station development will not alter this existing land use pattern. The major land use in the area continues to be open space.
- The Route 120 corridor is an appropriate land use buffer along the south property line.
- Open space and industrial land uses account for:
 - 59% of the area within a one mile radius of the proposed site.
 - 73% of the area within a 1/2 mile radius of the proposed site.
 - 100% of the area within a 1,000-foot radius of the proposed site.

BASIS OF OPINION

- No residential zoned property is located within the 1,000 foot setback requirement
- The proposed transfer station development will be buffered and blocked by an existing structure on the north, a forested area on the east, and by berms and plantings along the roadway frontages (west and south).