
1700 Old Deerfield Road (former Solo Cup site) Development Questions & Answers

The City of Highland Park has prepared the below Q&A document to provide important contextual and background information related to a proposed development at 1700 Old Deerfield Road, known as the former Solo Cup site. This high-level overview of the proposed project addresses frequently asked questions by members of the public who are interested in learning more as it progresses through the public hearing / consideration process. The City will continue to keep community members apprised of public meetings related to this proposed development via the City eNews. In addition, the Department of Community Development is also maintaining a project-specific email list for individuals interested in receiving updates regarding this proposed project. Please email Senior Planner Karl Burhop at kburhop@cityhpil.com to be added to the list or with any further questions.

Background. The site is comprised of nine tax parcels approximately 28.61 acres in size, with frontage on Ridge Road, Old Deerfield Road, and is located along the railroad right-of-way. The site is the former Solo Cup property, and between the years 2010 to 2015 all buildings and nearly all structures were demolished – some paved areas remain. The site is currently vacant, except some parking facilities onsite. The City received an application for a preliminary planned development with design review. The City’s Plan and Design Commission opened a public hearing on this matter on Aug. 22, 2023, which can be viewed [here](#).

Questions & Answers

1. What is being proposed?

The petitioner and property owner, Red Cup Land Company, LLC, submitted an application for a Preliminary Planned Development, proposing the following:

- Two buildings, a 183,300 sq. ft. building and a 127,050 sq. ft. building;
- A total of 590 off-street parking spaces;
- Total of 46 exterior loading docks and two (2) drive-in doors with the ability to add another 31 docks for a total of up to 79; and



- Other accessory changes to the site, including landscaping and exterior lighting.
- The proposed uses are light manufacturing, processing, storage, wholesaling, and distribution operations, and limited commercial uses.

Please note that the proposed project design and proposal may be amended by the Applicant throughout the public hearing consideration process.

2. How can I review the application materials?

Application materials, along with City staff comments and reports, are posted online before Plan and Design Commission meetings. At this point in time there has been one posting, for the August 22, 2023 Special Meeting by the Plan and Design Commission – that is available online [here](#). Postings for all continued public hearings are typically available the Friday before the public hearing date.

3. What is this Property Zoned?

The property is zoned I - Light Industry. The uses found in [Section 150.490](#) are allowed in this zoning district, pursuant to complying with City Code regulations as appropriate. Within Section 150.490, “P” means permitted and “C” means Conditional; the latter “C” uses requiring a Special Use Permit.

4. Why does this need a Planned Development (“PUD”)?

- This consideration is triggered by both (1) multiple principal buildings being proposed and (2) two buildings both being 25,000 sq. ft. of new floor area or more, per Section 150.505.D.
- As part of the Planned Development the City will also review the project for Design Review, per Chapter 176 of City Code, for design, aesthetics, materials, exterior lighting, and landscaping.

5. How is this proposed project reviewed by the City?

- The Plan and Design Commission (“Commission”) is a recommendation body for the Planned Development and is holding public hearings for the proposal.
 - The Commission will make a recommendation to approve, approve with conditions (including changes to the project), or to deny the request. The

Commission may continue an application to subsequent hearing dates in order to obtain more information from the applicant, staff and third-party review consultants and to hear public testimony.

- The City Council is the final decision-making body for the Planned Development and upon receiving a Commission recommendation may approve, approve with conditions, or deny the request.
- The Commission is a decision-making body for the Design Review. However, the proposed project requires approval of **both** Design Review and Preliminary and Final Planned Development in order to proceed.
- An interdepartmental team of City staff have and are reviewing the application and providing comments and analysis to the Commission and Council. The City will also engage third party review as appropriate, including CivilTech for third party traffic study review.

6. Is a Public Benefit required?

- No.
 - The Applicant has *not* requested any yard, floor area ratio, open space, parking, building height, or lot coverage modifications; therefore, no Public Benefit is required, per Section 150.515.B.1.

7. What variations or modifications has the Applicant requested?

- The following relief from the City Code has been identified:
 - A modification is needed from 150.520(B) of the Zoning Code regarding Environmentally Sensitive Areas, for encroachment by proposed structures into wetland areas.
 - A variance from Chapter 94 regarding Tree Preservation to remove nine (9) heritage trees¹.

The Applicant is not seeking any yard, floor area ratio, open space, parking, building height, or lot coverage modifications. Staff have not completed review of the revised lighting plans for this proposal and

¹ Identified as relief, based on the Applicant's submission; however, this request has not been formally submitted by the Applicant as of this posting.

additional review will be necessitated if and when the applicant submitted revisions.

- Note as the project progresses through the public hearing process, additional relief may be identified as new and additional information from the applicant is reviewed by City staff.

8. Standards of Approval.

- The Commission and City Council must consider the appropriate standards of approval when reviewing this proposed development. The standards of approval are found at the following links (and other subsections of code as referenced within those links):
 - Zoning Code Standards:
 - [Sec.150.510.B](#) – Construction in Environmentally Sensitive Areas.
 - [Sec. 150.520.](#) - Site Planning Constraints and Design Standards.
 - [Sec. 150.1404.](#) - Standards.
 - Design Review Standards:
 - Chapter 176, [ARTICLE II](#).

9. Traffic Study (information).

- The Applicant has submitted a traffic study and has subsequently submitted revised traffic study. Please see the Plan & Design Commission's hearing package using [here](#).
 - The City is reviewing the most recently submitted, revised study.

10. Stormwater Management (information).

- The Applicant has submitted a stormwater analysis and has subsequently submitted revised stormwater analysis.
 - The City is reviewing the most recently submitted, revised study.



- If the proposed project proceeds, the applicant has indicated that the development must receive United States Army Corps of Engineer and Lake County Stormwater Management review and approvals.
- The City will also review grading and drainage plans for the proposed project.

11. Environmental & Noise Study (Information).

- Additional environmental and sound information has been requested and the City will review this information as part of the public hearing process.

12. When is the next public hearing on this proposal?

- The next public hearing on this proposed project is scheduled for 7PM Tuesday, Oct. 17th, 2023 at the Highland Park Country Club.

13. Is TIF (Tax Increment Financing) requested by the applicant?

- Please note that at the August 22, 2023 Plan & Design Commission special meeting, the applicant recognized that the submission included language regarding a TIF request. As the applicant explained during the meeting, this was outdated and not applicable to the proposal as presented.

14. How can I stay informed about this proposed project?

If you have any questions, you may contact:

Karl Burhop, Senior Planner

kburhop@cityhpil.com

847.926.1852

- Senior Planner Burhop maintains a list of interested persons' email addresses and sends out periodic emails with updates. If you'd like to have your email on this list please email Karl Burhop and indicate this.
- You may also check the Highland Park Development Projects [website](#).