

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Minutes Report

Tuesday, February 1, 2011

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. **Call to Order**

Chair Thomson-Carter called the meeting to order at 8:30 a.m.

Present 7 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Stolman

Others Present:

Barry Burton - County Administrator

Ryan Waller - Assistant County Administrator

Mike Warner - Stormwater Management Commission

Gary Gordon - Financial and Administrative Services

Michael Gavin - Financial and Administrative Services

Shane Green - Citizen

Richard Nakon - Citizen

Richard Bonk - Citizen

Steve Crivello - Planning, Building & Development

Brad Denz - Planning, Building & Development

Megan Krueger - Planning, Building & Development

Dusty Powell - Planning, Building & Development

Eric Waggoner - Planning, Building & Development

Present 7 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Stolman

2. **Pledge of Allegiance**

The group recited the Pledge of Allegiance.

3. **Minutes**

3.1

Minutes from the Previous Meeting.

- Minutes from the January 25, 2011, PB&Z Committee Meeting.

A motion was made by Vice-Chair Mountsier, seconded by Member Hewitt, that the minutes be approved. The motion carried by the following vote:

Aye: 5 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson and Member Pedersen

Not Present: 1 - Member Gravenhorst

4. **Public Comments - Items not on the Agenda**

5. **Added to Agenda Items**

There were no items to be added to the agenda.

6. **Chair's Remarks**

6.1 **Members' Remarks**

7. **Old Business**

8. **New Business**

STORMWATER MANAGEMENT COMMISSION

Stormwater Management Commission

8.1

Joint resolution authorizing an emergency appropriation in the amount of \$951,350 for stream stabilization and a hydrological study.

- The Stormwater Management Commission was awarded \$951,350 through the USEPA Great Lakes Restoration Initiative (GLRI).
- \$832,850 will be used for 2,800 feet of stream restoration and best management practice installations in Winthrop Harbor.
- \$118,500 will be used for a hydrologic study of the Glen Flora Tributary in Waukegan.
- There is no match requirement.

Mike Warner, Stormwater Management Commission, presented the resolution authorizing an emergency appropriation for stream stabilization and a hydrological study.

A motion was made by Member Carlson, seconded by Vice-Chair Mountsier, that this item be approved and referred on to Financial and Administrative Committee.

The motion carried by the following vote:

Aye: 5 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson and Member Pedersen

Not Present: 1 - Member Gravenhorst

PLANNING, BUILDING AND DEVELOPMENT

Unified Development Ordinance

Subdivisions

Zoning

In accordance with Lake County's Electronic Participation Policy, Chair Thomson-Carter recognized Member Gravenhorst who participated in the meeting via teleconference. She was connected with the meeting at 8:40 a.m.

8.2

Resolution on Zoning Case No. 3807, which consists of the petition of Combined Asset Development LLC, record owners, which seeks a rezoning of a 0.69 acre parcel from the Estate (E) zone to the General Commercial (GC) zone in Wauconda Township - District 5.

- The applicant desires to rezone the subject property from Estate (E) to General Commercial (GC) to continue operation of a red-tagged office for a tree service business located ¼ mile south of Route 176 adjacent to an on-ramp to Route 12.
- A valid protest petition has been filed with the County Clerk by the parcel's neighbor, requiring by law a favorable ¾ vote of all members of the County Board to approve the requested rezoning.
- The ZBA recommends approval by a vote of 5-2; Planning, Building & Development Department recommends denial. See attached for further explanation.

Brad Denz and Dusty Powell, Planning, Building & Development, presented the staff's report on the zoning case, as well as, historical information concerning the property. Richard Nakon, attorney for the petitioner, and Shane Green, CEO of Homer Tree Service, presented the petitioner's case. Richard Bonk, neighboring property owner, described the petitioner's history of noncompliance. Chair Thomson-Carter noted that a valid legal objection had been filed on this case, necessitating a supermajority vote of the County Board for approval. She also noted that Member Gravenhorst was in compliance with the Electronic Participation Policy and was able to vote via telephone. Members in attendance concurred with this finding. Member Gravenhorst was disconnected from the meeting at 9:03 a.m.

A motion was made by Vice-Chair Mountsier, seconded by Member Hewitt, that this item be approved and recommended for adoption to the regular agenda. The motion FAILED by the following vote:

Nay: 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Gravenhorst and Member Pedersen

Permits and Enforcement

Planning

9. Other Business

10. County Administrator's Report

11. Director's Report

11.1

Review of 4th Quarter 2010 Key Performance Measures

Mr. Eric Waggoner reviewed the 4th Quarter 2010 Key Performance Measures with the Committee. The Committee Members stated that the comments being received from the County residents are all very positive with regard to the new intake process. Mr. Waggoner stated that he would inform staff of the comments received and he will continue to update the Committee on the outcomes as more of the processes and procedures are revised.

This item was presented.

12. Adjournment of the PB&Z Committee Meeting

There being no further business to conduct, Chair Thomson-Carter adjourned the meeting at 9:15 a.m.

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee

Present 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Gravenhorst and Member Pedersen