

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, July 29, 2008

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

*Chair Pam Newton; Vice Chair Judy Martini
Members Larry Leafblad, Susan Gravenhorst, Steve Mountsier, Bob Sabonjian, Randy
Whitmore*

Call to Order

*The meeting was called to order by Chairman Newton at 8:32 A.M.
Roll call was taken with members Gravenhorst, Leafblad, Martini,
Mountsier, Newton, and Whitmore present, constituting a quorum.*

Present 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Mountsier,
Member Gravenhorst and Member Leafblad

Absent 1 - Member Sabonjian

Pledge of Allegiance

Minutes

- 1 [08-0379](#) Approval of the minutes from the June 24, 2008, PB&Z Committee
Regular Session Meeting of the Planning, Building, and Zoning
Committee

Attachments: [PB&Z Minutes 06.24.08](#)

*Motion to approve the minutes from the June 24, 2008 regular session
of the PB&Z Committee Meeting by Whitmore, Seconded by
Mountsier.*

**A motion was made by Member Whitmore, seconded by Member
Mountsier, that this Minutes be Approval of Minutes. The motion
carried unanimously.**

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier,
Member Gravenhorst and Member Leafblad

- 2 [08-0381](#) Approval of the minutes from the June 24, 2008, PB&Z Committee
Executive Session Meeting of the Planning, Building, and Zoning
Committee

*Motion to approve the minutes from the June 24, 2008 Executive
Session by Gravenhorst, Seconded by Martini.*

This matter was Approval of Minutes

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier,
Member Gravenhorst and Member Leafblad

Added to Agenda Items

There were no items to be added to the agenda.

*Motion to amend the agenda to move the issue regarding the Petition
from Mike Lojdl received at the July 8, 2008 County Board Meeting to
follow the Barrington Equestrian Subdivision item by Leafblad,
Seconded by Mountsier.*

A motion was made by Member Leafblad , seconded by Member Mountsier, that this be Approved. The motion carried unanimously.

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Public Comments - Items not on the Agenda

Mr. Michael Clifton, 40177 Dell Drive, Antioch, IL., property owner, stated that he has concerns regarding a property in his neighborhood which has been under red-tag for over a year. He went on to say that nothing has been accomplished with the red-tag in place, and he would like action on the issue at hand.

Mr. Rovang explained that if this issue is currently under red-tag it is possibly already in litigation and therefore cannot be discussed. He requested that Mr. Clifton meet with staff following this meeting for an update on what is happening with the parcel.

Member Sabonjian entered the meeting at 8:36 a.m.

Chair's Remarks

Members' Remarks

Member Mountsier stated that he read in the paper this morning of new issues concerning a school parcel located within Lake County. The issue of the School District Superintendents supervising the construction of the schools has again created a problem. Although this issue has been discusses within the County many times, there has been no change in the process. The school district construction should be monitored by the Planning, Building and Development Division just as any other construction project so that these problems do not continue.

Chairman Newton stated that the school site in question is within a municipality rather than an unincorporated area. The Lake County Planning, Building and Development Department would not have jurisdiction on this parcel, but she did agree with Member Mountsier's statements. It is important to continue monitoring these situations and to attempt to change the process within Lake County so that instances such as this do not occur.

Public Informational Meetings

- | | | |
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| 3 | <u>08-0383</u> | Barrington Equestrian Subdivision
Public Informational Meeting |
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Cuba Township - District 17

Attachments: [Barrington Equestrian Subdivision Public Info Report](#)
[Barrington Equestrian Subdivision Location Map](#)
[Barrington Equestrian Subdivision Map](#)
[James Doherty Letter Barrington Equestrian Subdivision](#)

Motion to open the meeting for the Barrington Equestrian Subdivision Public Information Meeting by Mountsier, Seconded by Leafblad.

Mr. Brad Denz presented the staff report on the Public Informational Meeting for Barrington Equestrian Subdivision.

Mr. Dale Anderson, 22085 N. Old Barrington Road, Barrington, Il., stated that he is the owner of the property directly north of the proposed subdivision. He is concerned about recent flooding in the area and the impact that the proposed subdivision would have on the existing properties.

Mr. Denz explained that all of the regulations and ordinances would have to be met in order for the subdivision to proceed, to include site development and stormwater management to manage the issue of flooding on the site.

Member Mountsier asked who would be running the equestrian center. He stated that the property was rezoned Estate (E) to Agricultural (AG) so that the barn would be constructed to state standards rather than County standards. He asked if the center would be open to the public, or if it would be privately maintained.

Mr. Jim Doherty responded that the equestrian center is a private business that would allow individuals from the public to board their animals. There would be an association between the subdivision and the equestrian center for common maintenance of the equestrian paths. Property owners within the proposed subdivision would not have ownership of the equestrian center, or vice versa; there would simply be a cooperative agreement between the two entities.

Mr. Denz corrected a misunderstanding about the equestrian center. The parcel for the center was split off from the rest of the parcel last year using the State Plat Act exemption process which allowed a one lot split. No rezoning occurred.

A motion was made by Member Mountsier, seconded by Member Leafblad , that this Communication or Report be Open the Public Information Meeting. The motion carried unanimously.

Aye: 7 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Motion to close the Public Informational Meeting for Barrington

Equestrian Subdivision by Leafblad, Seconded by Mountsier.

A motion was made by Member Leafblad , seconded by Member Mountsier, that this Communication or Report be Close the Public Information Meeting. The motion carried unanimously.

Aye: 7 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

- 4 [08-0394](#) Barrington Equestrian Subdivision
Variance Requests
Cuba Township - District 17

Attachments: [Barrington Equestrian Subdivision Variation Report](#)
[James Doherty Letter Barrington Equestrian Subdivision](#)
[Barrington Equestrian Subdivision Location Map](#)
[Barrington Equestrian Subdivision Map](#)

Mr. Brad Denz presented the staff report on the Variance Requests for Barrington Equestrian Subdivision.

The variance requests are: to waive the additional ten-foot right-of-way on Old Barrington Road, to waive the thirteen-foot right-of-way on Scott Road, and to waive the street light requirements for the subdivision.

Motion to To approve staff's recommendations regarding the variance requests for Barrington Equestrian Subdivision; to deny the waives request for the additional ten-foot right-of-way on Old Barrington Road, to waive the thirteen-foot right-of-way on Scott Road, and to waive the street light requirements for the subdivision by Mountsier, Seconded by Leafblad.

A motion was made by Member Mountsier, seconded by Member Leafblad , that this Communication or Report be Approved. The motion carried unanimously.

Aye: 7 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Stormwater Management Commission

Unified Development Ordinance

Subdivisions

- 5 [08-0396](#) Joint Resolution in the matter of the petition of David L. Jones and Linda M. Jones, as record owners, to vacate a portion of Sherwin Avenue located south of Lot 19 in vacated resubdivision of Simon's Klondike Subdivision and North of Lot 97 in Simon's Klondike Subdivision and Lot 24 in the First Addition to Simon's Klondike

Subdivision, Antioch Township, Lake County, Illinois. The Board of Vacation by a vote of 3 “ayes” and 0 “nays” recommends that the vacation request be approved subject to the conditions expressed in Exhibit “A” attached. On the motion “to approve” the prayer of the petitioner, your Planning, Building and Zoning Committee and Financial and Administrative Committee votes are: Planning, Building and Zoning Committee: 7 “ayes” and 0 “nays”; Financial and Administrative Committee: 4 “ayes” and 0 “nays”.

Attachments: [Report on Vacation Request 08-01](#)
[Sherwin Avenue Vacation Resolution](#)
[Sherwin Avenue Plat of Vacation](#)
[Sherwin Avenue Site Plan](#)

Mr. Pat Tierney presented the staff report on the street vacation petition for Simon’s Klondike Subdivision and a Resubdivision of Simon’s Klondike Subdivision.

Motion to approve the Street Vacation for Simon’s Klondike Subdivision and a Resubdivision of Simon’s Klondike Subdivision with the conditions as required by the Vacation Board by Martini, Seconded by Whitmore.

This matter was Approved and Referred on to Financial and Adminstrative Committee

Aye: 7 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Zoning

6 [08-0397](#) ZBA Case # 3722
Request to Amend Current CUP
Banner Day Camp
Vernon Township - District 21

Attachments: [ZBA Case #3722](#)
[EXHIBIT A #3722](#)

Mr. Bob Mosteller presented the staff report on ZBA Case #3722 which is a request to amend the current Conditional Use Permit for Banner Day Camp.

County Board Member Ann Maine stated that she is in favor of most of the requests of Banner Day Camp, but she does have concerns regarding the added hours and days requested by the camp. She is also concerned about the site plan which she believes was approved in 1996 when the camp applied for the Conditional Use Permit. She would like this to again be reviewed.

Mr. Shapiro, attorney for the camp, stated that he appreciates all staff has done to assist Banner Day Camp with their requests. He went on

to state that the proposed recommendations are responsive to the concerns of the applicant. It was his contention that the site plan was approved by staff and illustrated those improvements that could be constructed by Banner.

Chairman Newton asked if staff had an answer regarding the site plan for the Banner Day Camp.

Ms. Sheel Yajnik stated that the conditions attached to the resolutions referenced the site plan for illustrative purposes only. There is no condition that states the development of the property shall be in accordance with the site plan. When the County Board approves a site plan, that is the type of condition normally seen in the resolution. The ZBA chose not to ratify or adopt the site plan during this determination.

Chairman Newton stated that the site plan was deliberately designed to allow privacy for the residents near the camp. She would like to see the site plan as it is currently recorded. The issue of approval needs to be addressed before the plans are allowed to move forward.

Mr. Brad Schwartz, Owner of Banner Day Camp, stated that the camp worked directly with the neighbors to determine what was acceptable for the residents. The neighbors also requested previous notification of these events, to which the camp has agreed.

The direction of the Committee was to move forward with this CUP amendment process and deal with the site plan later.

Member Whitmore departed from the meeting at 10:25 a.m.

Motion to approve the request to amend the current Conditional Use Permit for Banner Day Camp based on the recommendations of the Zoning Board of Appeals to be subject to a review by the Planning, Building and Zoning Committee within a five-year period. by Mountsier, Seconded by Gravenhorst.

This matter was Recommended for Adoption to the Regular Agenda

Aye: 6 - Chair Newton, Vice Chair Martini, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Permits and Enforcement

- 7 [08-0398](#) Petition from Mike Lojdl Received at July 8, 2008 County Board Meeting
Grant Township - District 5

Attachments: [Report on County Board Petition](#)
[County Board Petition Map](#)

(NOTE: this was presented after Agenda Item 8.2)

Mr. Brittany Albrecht presented the staff report on the petition from Mike Lojdl received at the July 8, 2008 County Board Meeting regarding the construction of a house at 26445 W. South Street, Ingleside, Grant Township. It provided a response to all the concerns raised by the petition.

Mr. Mike Lojdl, 36074 James Court, Ingleside, IL., property owner, stated that he has concerns regarding the construction of this home. He does not feel that the well or the home were built to the standards for the floodplain. He stated that he and his neighbors are interested in assisting with the protection of the ADID Wetlands and would appreciate the assistance of the Committee.

Mr. Philip Rovang stated that this property is zoned residential, and although the construction was difficult, the property does meet all of the requirements. Therefore, the permit for construction of this home could not be denied. The staff has monitored the construction of this home very closely to insure that it has met all of the codes.

County Board Member Bonnie Thompson Carter stated that FEMA does allow for construction in the flood plain. She went on to say that many counties are attempting to purchase property in the flood plain with funds from FEMA so that this type of construction does not occur. This becomes a contradiction with FEMA because they do allow this type of construction. The next step is to redefine Lake County's ordinances to keep this type of construction from occurring.

Planning

8 [08-0399](#) Request to Study Sustainable Agriculture in Lake County

Attachments: [Sustainable Agriculture Memorandum](#)

Mr. Philip Rovang presented the staff report on the need to study sustainable agriculture in Lake County.

Motion to approve the study of sustainable agriculture in Lake County by Martini, Seconded by Mountsier.

This matter was Approved

Aye: 6 - Chair Newton, Vice Chair Martini, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Other Business

County Administrator's Report

Amy McEwan stated that the report and proposal distributed to the PB&Z Committee is scheduled to be presented to the Public Works and Transportation Committee at the upcoming meeting. The proposal is to allocate funds from several of the departments involved in the mission, to finish the task of completing the 3D geologic mapping. The mapping was a project that began over fifteen years ago. This is the first step in meeting the goals of the County Board's strategic plan which listed drinking water and water supply as one of their top four priorities.

An Integrated Water Resources Group was created, which is an internal staff committee that has been meeting to identify what Lake County can do to further support and understand the water supply within Lake County. The result was the creation of two public meetings. From the public meetings two main focus areas resulted: the education, information sharing, and best management practices, and the science of determining the status of the water supply within the County.

The Integrated Water Resources group met with the Illinois State Geologic Study and the Illinois Water Survey to determine what is known about Lake County Water. These organizations assisted with the writing a report titled "The Sate of Lake County Water". We found that there is much we do not know. The proposal is for a project that would help the County complete some work that would determine the geology of Lake County, which would allow for further research and action toward the goals of the Board.

Director's Report

9 [08-0400](#) Report on Funding for Regional Water Supply Planning Group

Mr. Philip Rovang presented the staff report on the funding for the Regional Water Supply Planning Group. He explained that the Governor has rescinded the funding for the Regional Water Supply Planning Group. The group intends to continue meeting so that the efforts to date will be finalized. Although the report will be smaller than originally planned, it could still be presented to the legislature.

Mr. Rovang went on to say that the PB&Z covered the business to date and he would therefore like to cancel the Planning, Building and Zoning Committee meeting scheduled for August 5, 2008. The next Planning, Building and Zoning Committee meeting will be held on August 26, 2008.

Adjournment of the PB&Z Committee Meeting

*Motion to adjourn this session of the PB&Z Committee by Sabonjian ,
Seconded by Gravenhorst. There being no further business to
conduct, the motion passed unanimously.*

The meeting adjourned at 11:21 A.M.

*Planning, Building and Zoning Committee Judy Martini,
Vice-Chairman
Pamela Newton, Chairman*

Susan Loving Gravenhorst Larry Leafblad

Stevenson Mountsier Robert Sabonjian

*Randall Whitmore Megan Krueger,
Recording Secretary*

**A motion was made by Member Sabonjian, seconded by Member
Gravenhorst, that this be Adjourn. The motion carried
unanimously.**

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier,
Member Gravenhorst and Member Leafblad