

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Tuesday, October 7, 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*

**1.0 Call to Order**

**2.0 Pledge of Allegiance**

**3.0 Minutes**

- 3.1 [08-0727](#)**      • Approval of minutes from the September 30, 2008, PB&Z Committee Regular Session Meeting.

**Attachments:**    [PB&Z Minutes 09.30.08](#)  
[Legistar Minutes PB&Z Committee 093008](#)

**4.0 Added to Agenda Items**

**5.0 Public Comments - Items not on the Agenda**

**6.0 Chair's Remarks**

**6.1 Members' Remarks**

**7.0 Old Business**

**8.0 Public Informational Meetings and Related Actions**

**9.0 Stormwater Management Commission**

- 9.1 [08-0717](#)**      Joint Resolution authorizing an emergency appropriation in the amount of \$586,139 in the Stormwater Management Commission budget (Fund 212) with offsetting increase in the revenue budget of \$586,139 to be reimbursed by Illinois Environmental Protection Agency for implementation of the Indian Creek and Bull Creek-Bull's Brook watershed plans.
- Over the past several years, the Lake County Stormwater Management Commission has been working with stakeholders in the Indian Creek and Bull Creek-Bull's Brook subwatersheds of the Des Plaines River watershed.
  - SMC and its local watershed partners have begun implementing the action plan recommendations contained in the Indian Creek and Bull Creek-Bull's Brook Watershed Plans.
  - SMC worked with watershed stakeholders to secure funding from the Illinois Environmental Protection Agency (IEPA) through Section 319 of the Clean Water Act.
  - The BMPs and projects recommended for funding by this grant are based on action recommendations contained in the Indian Creek & Bull Creek-Bull's Brook Watershed Plans.

- The emergency appropriation totaling \$586,139 will provide \$526,139 in IEPA 319 funds to install best management practices (BMP) projects and \$60,000 to support SMC's administration costs in both watersheds during fiscal year 2009. An additional \$90,000 in revenue to cover SMC's administrative costs will be recognized in future fiscal years.

**Attachments:** [SMC Emergency Appropriation 100708](#)

## Attendance

### 10.1 Subdivisions

#### 10.1.1 [08-0723](#)

Act to Approve a Plat Amendment for  
Lots 21 & 22 in Oak Knoll Subdivision Unit No. 2  
Warren Township - District 6

- The subject property is zoned Estate and is located on the north side of Washington Street, west of Hunt Club Road.
- The proposal will combine the two parcels resulting in a 2.91 acre parcel on which one single family home will be built.
- The plat amendment will vacate a drainage and utility easement.
- No natural resources, drainage or utilities will be adversely affected.

**Attachments:** [Oak Knoll Subdivision Plat Amendment Report](#)  
[Oak Knoll Subdivision Plat Amendment Report](#)  
[Oak Knoll Subdivision Plat Map](#)

### 10.2 Zoning

#### 10.2.1 [08-0712](#)

A Resolution on Zoning Case No. 3739, which consists of the Petition of Michael Corbett, record Owner, and Jack and Margaret Buttacavoli, record owners and the contract purchasers, which seeks rezoning from the Residential-2 zoned to the Limited Commercial zone.

ZBA Case # 3739

Resolution to Approve the Request to Rezone 34039 and 34047 N. Hainesville Road, Round Lake Park, from the Residential 2 to the Limited Commercial Zone

Applicants: Michael Corbett, Record Owner, and Jack and Margaret Buttacavoli, Record Owners and Contract Purchasers

Avon Township - District 6

- The addresses of the two properties are 34039 and 34047 N. Hainesville Road, Round Lake Park, Avon twp. They are located approximately 135 feet north of the intersection of Hainesville Road and Washington Street. The area of both parcels is 0.35 acres.

- The applicants own the adjoining parcel to the south and the sign business and restaurant which are located on it. The applicants intend to relocate the sign business into the existing house (address 34039) and expand the parking for the restaurant.
- The County's Framework Plan has Residential (0.25 - 1 acre lot density) which reflects the former single-family use on the property of the rezoning request.
- The ZBA recommends approval (5-0-1). Staff recommends approval. Board Member Leafblad and residents of the Highland Lake neighborhood attended the ZBA hearing to oppose the requested rezoning.

Attachments: [ZBA Case #3739 Resolution](#)

**11.0 Permits and Enforcement**

**12.0 Planning**

**12.1 [08-0740](#) Discussion of proposed initiatives for 2009 State and Federal Legislative Programs**

- As part of the development process for the 2009 State and Federal Legislative Programs, the proposed initiatives are first presented to the Review, Records and Legislation Committee.
- The proposed initiatives are then presented for discussion and input by the relevant standing committee.
- A list of the proposed initiatives will be forwarded prior to the meeting.
- The standing committees' input will be provided to the RRL Committee to aid in their deliberations in preparing the final State and Federal Programs.

**13.0 Other Business**

**13.1 County Administrator's Report**

**13.2 Director's Report**

**14.0 Adjournment of the PB&Z Committee Meeting**