

Lake County Illinois

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



Meeting Minutes

Tuesday, September 25, 2012

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. CALL TO ORDER

Chair Thomson-Carter called the meeting to order at 8:32 a.m.

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

Absent 1 - Member Gravenhorst

Others present:

Craig Taylor - County Board Member

Audrey Nixon - County Board Member

Barry Burton - County Administrator

Amy McEwan - Deputy County Administrator

Ryan Waller - Assistant County Administrator

Gary Gordon - Director of Finance and Administrative Services

Eric Waggoner - Director Planning, Building and Development Department

Steve Crivello - Planning, Building and Development Department

Kurt Woolford - Stormwater Management Commission

Paula Trigg - Lake County Division of Transportation

Betsy Duckert - Lake County Division of Transportation

Dan Krill - Planning, Building and Development Department

Gordon White - Public Works

Lisle Stalter - State Attorney's Office

Matt Meyers - Planning, Building and Development Department

Sabrina Cotta - Finance and Administrative Services

Pat Tierney - Planning, Building and Development Department

Brooke Hooker - Lake County Communications

Corey Mulryan - County Administrator's Office

Megan Krueger - Planning, Building and Development Department

Greg Koeppen - Lake County Zoning Board of Appeals

Robert DiMucci - Applicant

Joe DiMucci - Applicant

Mike DiMucci - Applicant

Mark Eiden - Attorney for Applicant

Albert Pino - President, Village of North Barrington

Jim Kirby - Resident

Bill Braithwaite - Attorney, Village of North Barrington

Pam Newton - Chief Operating Officer, Village of Hawthorn Woods

Nancy McGranahan - Resident

Harry MacCartney - ACRE, Inc.

Keith Hunt - ACRE, Inc.

Nancy Jacoby - Resident

Phyllis Braithwaite - Resident

Sam LaSusa - Resident

Donna Lobaito - Village of Hawthorn Woods

Phillip LaGro - Resident

Dan Friedlander - North Barrington

2. PLEDGE OF ALLEGIANCE

Chair Thomson-Carter asked Member Pedersen to lead the group in the Pledge of Allegiance. The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

3.1 12-0985

Minutes from September 4, 2012.

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

Aye: 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

Absent: 1 - Member Gravenhorst

4. ADDED TO AGENDA

There were no items added to the agenda.

5. PUBLIC COMMENT

There was no public comment.

6. OLD BUSINESS

There was no old business to conduct.

7. NEW BUSINESS

UNIFIED DEVELOPMENT ORDINANCE

7.1 12-1032

Resolution on Zoning Board of Appeals Case No. 3746, which consists of the petition of RK123, LLC, RDDT Limited Partnership, General Partner DFFT-1, LLC, Robert and Constance Dimucci Trustees, which seeks a rezoning of a 108.79 acre parcel from the Estate (E) District to the General Commercial District (GC) in Ela Township - District 19.

Presented by Eric Waggoner, Director, Planning, Building and Development Department.

Chair Thomson-Carter opened the meeting to public comments, and announced that each individual would have five minutes to address the Committee. The public comment portion of the meeting was opened at 9:10 a.m.

Nancy McGranahan, resident representing Timberlake Civic Association, expressed concerns about the size of the proposed development, the increased traffic due to the development, light pollution from the development in the rural community, and the safety and security of the area residents.

Pam Newton, Chief Operating Officer for the Village of Hawthorn Woods, thanked the County for working with the Villages on refining the project and requested that

video-gaming be prohibited in the development.

Harry MacCartney, representing Active Citizens for Responsible Expansion (ACRE), Inc., expressed the concerns of the organization regarding the proposed development, to include the size of the development, traffic congestion, increased crime rate, and environmental factors impacting the community.

Keith Hunt, representing ACRE and Briarwood Estates Homeowner's Association, stated that the size of the development and the process through which the development was approved remain concerns of the area residents.

Bill Braithwaite, Attorney for the Village of North Barrington, withdrew his request to address the Committee.

Nancy Jacoby, resident of North Barrington, expressed her concerns regarding the impact of the proposed development on the active equestrian stables on Milton Road, and increased traffic along Milton Road.

Chair Thomson-Carter closed the public comment portion of the meeting at 9:40 a.m.

John DiMucci, applicant for the rezoning, provided an overview of the project.

Member Carey discussed with staff lighting questions, the availability of water to the proposed site, berms and landscaping around the site, and traffic control. She favored a 50' height limit for the project in lieu of the ZBA's recommendation of 40'. She also favored eliminating the ZBA's berm condition, and that the development can work to have a more visually attractive solution.

Members Carlson, Pedersen and Hewitt also noted their support for a 50' height limit and for eliminating the ZBA berm condition.

Vice-Chair Mountsier noted that increased traffic in the area would be addressed at the Final Plan stage and agreed with his colleagues to eliminate the ZBA's building height and berm conditions.

Craig Taylor, County Board Member representing the district in which the development is proposed, stated that his concerns regarding the proposed development have all been addressed. He supports the proposal.

Chair Thomson-Carter discussed lighting signage issues with staff, and noted that the project had significantly improved from the initial application.

Chair Thomson-Carter entertained a motion to combine Item 7.1 and Item 7.2 subject to include the conditions of the Zoning Board of Appeals (ZBA) Exhibit 1, increasing the 40' building height limit to be to 50' building height limit, and eliminating the berm condition established by the ZBA.

A motion was made by Member Carey, seconded by Vice-Chair Mountsier, that this resolution be recommended for adoption as amended to the regular agenda . The motion carried by the following vote:

Aye: 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

Absent: 1 - Member Gravenhorst

7.2 12-1033

Resolution on Zoning Board of Appeals Case No. 4756, which consists of the petition of RK123, LLC, RDDT Limited Partnership, General Partner DFFT-1, LLC, Robert and Constance Dimucci Trustees, for a Conditional Use Permit (CUP) for a Planned Unit Development and PUD Preliminary Plan.

A motion was made by Member Carey, seconded by Vice-Chair Mountsier, that this resolution be recommended for adoption as amended to the regular agenda . The motion carried by the following vote:

Aye: 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

Absent: 1 - Member Gravenhorst

7.3 12-1034

Committee action on a modification request from Article 10 of the Unified Development Ordinance (UDO) regarding Subdivisions by RK123, LLC, RDDT Limited Partnership, General Partner DFFT-1, LLC, Robert and Constance Dimucci Trustees to extend the length of time to obtain approval of a PUD Final Plan.

A motion was made by Vice-Chair Mountsier, seconded by Member Pedersen, that this Committee Action Item be approved. The motion carried by the following vote:

Aye: 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

Absent: 1 - Member Gravenhorst

DIRECTOR'S REPORT

There was no director's report.

8. EXECUTIVE SESSION

There was no executive session.

9. COUNTY ADMINISTRATOR'S REPORT

There was no County Administrator's report.

10. ADJOURNMENT

Chair Thomson-Carter adjourned the meeting at 10:58 a.m.

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee