

Lake County Illinois

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



Meeting Minutes

Tuesday, June 5, 2012

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. CALL TO ORDER

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

David Stolman - County Board Chairman

Barry Burton - County Administrator

Amy McEwan - Deputy County Administrator

Ryan Waller - Assistant County Administrator

Gary Gordon - Director, FAS

Mike Warner - Director Stormwater Management Commission

Eric Waggoner - Director Planning, Building and Development Department

Kurt Woolford - Stormwater Management Commission

Dusty Powell - Planning, Building and Development Department

Steve Crivello - Planning, Building and Development Department

Pat Tierney - Planning, Building and Development Department

David Husemoller - Planning, Building and Development Department

Brittany Albrecht-Sloan - Planning, Building and Development Department

Anita Patel - FAS

Megan Krueger - Planning, Building and Development Department

Steve Park - The Alter Group

Jason Navota - Chicago Metropolitan Agency for Planning

Patrice Sutton-Berger - FAS

John Hutton - Gurnee School District

Susanne Tauke - Newport Cove Subdivision

Steve Barg - Conserve Lake County

Brad Leiber - Liberty Prairie Foundation

Lenore Burger - Cloue - Openlands

Robert Taylor - Wanish Park Subdivision

2. PLEDGE OF ALLEGIANCE

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

3. APPROVAL OF MINUTES

3.1 12-0652

Minutes from May 29, 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

4. ADDED TO AGENDA

There were no items added to the agenda.

Chair Thomson-Carter asked for the approval of the Committee to move Item 7.5 to the beginning of the agenda.

A motion was made by Vice-Chair Mountsier, seconded by Member Hewitt, to move item 7.5 to the beginning of the agenda. The motion carried by the following vote:

Aye: Carlson, Carey, Hewitt, Mountsier, Pedersen, Thomson-Carter

5. PUBLIC COMMENT

There was no public comment.

6. OLD BUSINESS

6.1 12-0608

Ordinance amending the Watershed Development Ordinance (WDO).

Presented by Mike Warner, Director, and Kurt Woolford, Stormwater Management Commission.

Steve Park of Skokie, representing The Alter Group, commented further on the exemption criteria.

Mr. Warner and Mr. Woolford presented the SMC approved WDO Amendments for review and approval of the Committee.

Member Carlson departed from the meeting at 9:32 a.m.

The remaining WDO Amendments will be presented at the June 26, 2012, PB&Z Committee, at which time staff will request approval of the remaining amendments.

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

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

Not Present: 1 - Member Carlson

7. NEW BUSINESS

STORMWATER MANAGEMENT COMMISSION

7.1 12-0657

Joint resolution authorizing an emergency appropriation in the amount of \$3,200,000 in the Stormwater Management Commission budget (Fund 212) to be reimbursed by the Illinois Department of Commerce and Economic Opportunity (DCEO) for the acquisition and demolition of the Gurnee Grade School, District 56, 900 Kilbourne Road, Gurnee,

Illinois, Lake County.

Presented by Mike Warner, Director, Stormwater Management Commission.

John Hutton of Gurnee, representing the Gurnee School District #56, expressed appreciation for SMC's efforts.

Member Carlson returned to the meeting at 9:40 a.m.

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

The motion carried by the following vote:

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

SUBDIVISIONS

7.2 12-0651

Approval of a variance from Article 10 of the Unified Development Ordinance (UDO) to extend the performance assurance beyond the maximum permitted three-year period for Newport Cove Planned Unit Development (PUD).

Presented by Pat Tierney, Planning, Building and Development Department.

Brittany Albrecht-Sloan, Planning, Building and Development Department, provided a status report to the Committee on the condition of the subdivision based on her last site-visit.

Susanne Tauke, Developer for Newport Cove Subdivision, stated that two of the four items to be completed by June 11, 2012, have already been completed and she believes that she will be able to complete the remaining two items by the due date.

Mr. Tierney stated that with the Committee's approval, the performance guarantee would be extended until June 15, 2013.

A motion was made by Member Pedersen, seconded by Member Carlson, that the 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

7.3 12-0656

Approval of a variance from Article 10 of the Unified Development Ordinance (UDO) to extend the performance assurance beyond the maximum permitted three-year period for the Wanish Park Planned Unit Development (PUD).

Presented by Pat Tierney, Planning, Building and Development Department.

Mr. Tierney stated that the new request would extend the performance guarantee until December 2013; however, at that time if no further extension is requested and work has not begun on the site, the land will be free and clear of the plat.

Bob Taylor of Lake County, Director of Operations for Wanish Park, stated that he has recently fielded inquiries about the property and is optimistic about its prospects.

PERMITS AND ENFORCEMENT

7.4 12-0655

Joint resolution authorizing the State's Attorney of Lake County to institute legal action against certain named properties for the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties.

Presented by Brittany Albrecht-Sloan, Planning, Building and Development Department.

A motion was made by Member Carey, seconded by Member Pedersen, that this resolution be approved and referred on to Financial and Administrative Committee. The motion carried by the following vote:

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

PLANNING

7.5 12-0609

Presentation by the Lake County Sustainable Food Systems project team, a Local Technical Assistance recipient of the Chicago Metropolitan Agency for Planning (CMAP).

This presentation was moved to the beginning of the agenda.

Presented by Steve Barg, Preserve Lake County.

Jason Navota of Chicago, representing the Chicago Metropolitan Agency for Planning (CMAP), explained that local food is a priority for CMAP. Local food production was one of the twelve most important themes for the region within the GoTo 2040 Plan. CMAP is currently developing tools to create a more robust local food system which has significant economic and job potential for the County.

This matter was presented.

DIRECTOR'S REPORT

Mr. Eric Waggoner, Director, Planning, Building and Development Department, provided an update on the status of the proposed amendments to the Unified Development Ordinance (UDO).

Mr. Waggoner noted that the Regional Planning Commission (RPC) will meet to discuss the DiMucci Development on Thursday, June 7, 2012.

The Committee members requested that security be present at the meeting.

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 10:31 a.m.

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee