

Lake County Illinois

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



Agenda Report - Final

Tuesday, September 30, 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

[08-0674](#) Approval of the minutes from the August 26, 2008 PB&Z Committee Meeting.

Attachments: [PB&Z Minutes 08.26.08](#)

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

9.0 Stormwater Management Commission

10.0 Unified Development Ordinance

10.1 Subdivisions

10.1.1 [08-0675](#) Springwell Farms Subdivision
Variation Request to Extend Performance Assurance
Antioch Township - District 1

- Staff has been working with the developer of the subject subdivision to comply with the detention restoration requirements of the UDO and the approved plans.
- The developer has indicated that the wet June and late August affected his ability to fully comply with staff's comments and additional time is necessary to bring the project into compliance.
- Because the project is beyond the maximum permitted 3-year term to complete performance items, a variation is required if the Committee is inclined to grant an extension.
- Staff is in support of a variance for a short extension of the assurance to complete the restoration work.

Attachments: [Springwell Farms Subdivision](#)

10.2 Zoning

10.2.1 [08-0677](#)

ZBA Case #3738

Request to Rezone from the Recreational Commercial (RC) to Residential-1 (R-1)

Applicant: North Star Trust Co., T/U/T #10-2240, Record Owner; Robert A. Egan, Sole Beneficiary

Antioch Township - District 1

- The property is located at the west end of Dressel Road, with frontage on Lake Marie (address 25630 N. Dressel Road). The area of the parcel is 1.03 acres.
- The applicant intends to construct one, single-family dwelling to be his residence. The SF dwelling will be served by private septic system and water well. Access will be from Dressel Road, a township road.
- The County's Framework Plan is Retail / Commercial due to the previous use as a tavern and rental cabins. Adjoining property to the south is zoned RC (summer cottages, single-family dwellings, vacant); properties to the north and east are zoned R - 1 (single-family dwellings); and Lake Marie is to the west.
- The ZBA recommends approval (7-0). Staff recommends approval. There were no objectors at the ZBA public hearing.

Attachments: [3738 PB&Z Electronic File of Case](#)

11.0 Permits and Enforcement

12.0 Planning

13.0 Other Business

13.1 [08-0685](#) RV Parks Lawsuit Status

13.2 County Administrator's Report

13.3 Director's Report

13.3.1 [08-0679](#) Report on Fee Refunds - January 2008-September 2008

Attachments: [Fee Refund Report](#)

13.3.2 [08-0680](#) Report on 3rd Quarter 2008 Key Performance Measures

Attachments: [Building and Code Enforcement Comparison 2008](#)
[Development Review Comparison 2008](#)
[Engineering Comparison 2008](#)
[Zoning Administration Comparison 2008](#)

13.4 **Executive Session**

13.4.1 [08-0678](#) Executive Session to Discuss Proposed Forest Glen Subdivision

13.4.2 [08-0684](#) Approval Releasing Executive Session Minutes to the Public

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