

# Lake County Illinois

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



## **Meeting Minutes - 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**

*The meeting was called to order by Chairman Newton at 8:35 A.M. Roll call was taken with members Leafblad, Martini, Mountsier, Newton, Sabonjian and Whitmore present, constituting a quorum.*

*Staff Present: Jeff Bell, Steve Crivello, Megan Krueger, Mike Kuhar, Bob Mosteller, Philip Rovang, Pat Tierney, Sheel Yajnik*

*Others: Barry Burton - County Administrator, Dusty Powell – County Administrator’s Office, Lisle Stalter - State's Attorney's Office, Sherri Egan - Property Owner*

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

**Absent** 1 - Member Gravenhorst

**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](#)

*Motion to approve the minutes from the August 26, 2008 regular session of the PB&Z Committee Meeting by Member Sabonjian, seconded by Member Mountsier . Motion passed.*

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

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

**4.0 Added to Agenda Items**

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

**6.0 Chair's Remarks**

*Chairman Newton stated that she traveled last week with NACo to promote their Green Government Initiative. She had speaking engagements in Des Moines, Iowa, Kansas City, Missouri, and in Minneapolis, Minnesota where she addressed a group at the International Code Council Conference. Following her opening segment, she met with PB&D staff members Mike Kuhar, Steve*

*Crivello and Gary Thompson, which was a pleasant experience. She explained that there is a dichotomy between environmental building and building inspectors and commissioners to provide safe and efficient structures, and it is important to bridge that gap.*

**6.1 Members' Remarks**

*Member Mountsier stated that he was late in arriving for that previous meeting, but in reading the minutes from that meeting, he learned that Member Whitmore had concerns regarding project delays for clients of Stormwaster Management Commission. Member Mountsier wished to inform the Committee that reports are provided to the Board of SMC each month detailing the projects and the progress made. He stated that he is very proud to share that SMC has a required turn around time of 30 days, but in 99 percent of the cases, the turn around time is between 15 and 20 days. He stated that because SMC is a regulatory agency there are often misunderstandings and customers that are not satisfied with the outcomes.*

**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

**Attachments:** [Springwell Farms Subdivision](#)

*Mr. Pat Tierney presented the staff report on Springwell Farms Subdivision. He informed the Committee that a site visit was completed on September 25, 2008, and it was determined that the work has been completed with the exception of a few additional plantings. It is no longer necessary to request the extension of the Performance Assurance.*

**10.2 Zoning**

- 10.2.1 [08-0677](#) Resolution on Zoning Case No. 3738, which consists of the Petition of North Star Trust Co., T/U/T #10-2240, record owner, which seeks

rezoning from the Recreational Commercial zone to the Residential - 1 zone. The Department of Planning, Building and Development recommends the petition be granted.

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

*Mr. Bob Mosteller presented the staff report on ZBA Case #3738; a request to rezone from Recreational Commercial (RC) to Residential-1 (R-1).*

*Motion to approve the request to rezone from Recreational Commercial (RC) to Residential-1 (R-1) by Member Martini, seconded by Member Sabonjian. Motion passed.*

**A motion was made by Member Martini , seconded by Member Sabonjian, that this Resolution be Recommended for adoption to the Regular Agenda. The motion carried unanimously.**

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

**11.0 Permits and Enforcement**

**12.0 Planning**

**13.0 Other Business**

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

*Ms. Lisle Stalter presented the status report on the recreational vehicle park lawsuit. More than a year ago, the judge ruled in favor of the County and the decision was not appealed.*

**This matter was Completed**

**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](#)

*Ms. Sheel Yajnik provided the staff report on Fee Refunds issued during the period of January 2008 through August 2008.*

*Member Gravenhorst entered the meeting at 8:53 a.m.*

*Member Leafblad departed from the meeting at 8:53 a.m.*

**This matter was Completed**

### Attendance Taken

- Present** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Gravenhorst
- Excused** 1 - Member Leafblad

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

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

*Mr. Philip Rovang presented the staff report on the 3rd Quarter 2008 Key Performance Measures for the Planning, Building and Development Department.*

**This matter was Completed**

13.4 **Executive Session**

*Motion to close the regular session of the Planning, Building and Zoning Committee Meeting and enter into Executive Session to discuss the proposed Forest Glen Subdivision and release of Executive Session Minutes by Member Mountsier, seconded by Member Sabonjian. Motion passed.*

*The Executive Session began at 9:31 am.*

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

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

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

*Motion to close the Executive Session and return to the regular session of the Planning, Building, and Zoning Committee meeting by Member Mountsier, seconded by Member Sabonjian. Motion passed.*

*The Executive Session adjourned at 9:54 am.*

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

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

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

*Motion to release the minutes from the PB&Z Executive Sessions by*

*Member Mountsier, seconded by Member Sabonjian. Motion passed.*

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

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

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

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

*The meeting adjourned at 9:55 A.M.*

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*Planning, Building and Zoning Committee  
Pamela Newton, Chairman*

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*Judy Martini, Vice-Chairman*

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*Susan Loving Gravenhorst*

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*Larry Leafblad*

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*Stevenson Mountsier*

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*Robert Sabonjian*

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*Randall Whitmore*

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*Megan Krueger, Recording Secretary*

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

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