

# Lake County Illinois

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



## **Agenda Report - Final**

**Tuesday, February 7, 2012**

**8:30 AM**

**Assembly Room**

**Planning, Building and Zoning Committee**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES

3.1 [12-0036](#)

Minutes from January 10, 2012.

**Attachments:** [PBZ Minutes 01.10.12.pdf](#)

4. PUBLIC COMMENT
5. ADDED TO AGENDA
6. OLD BUSINESS
7. NEW BUSINESS

**STORMWATER MANAGEMENT COMMISSION**

7.1 [12-0115](#)

Joint resolution authorizing an emergency appropriation in the amount of \$55,520 in the Stormwater Management Commission's Miscellaneous Contractual Services for the purchase of Wetland Mitigation Credits at the Atkinson Road Wetland Mitigation Bank within the North Branch of the Chicago River Watershed.

- The SMC Wetland restoration Fund (WRF) collects fees from wetland impacts into a deferred revenue account for each of the four major watersheds in the country.
- Once the fund reached a threshold value or credits become available within a watershed wetland bank, the WRF policies mandate a financial process, which requires an emergency appropriation to allocate funds for expenditure.
- On December 1, 2011, SMC approved the expenditure of \$55,520 to purchase 0.694 acre of wetland mitigation credit at the Atkinson Road Wetland Mitigation Bank (North Branch of the Chicago River) in order to replace 0.30-acre of isolated wetlands lost due to development impacts.

**Attachments:** [SMC Emergency Appropriation Report to PBZ & FA.pdf](#)

7.2 [12-0114](#)

Joint resolution authorizing approval of Amendment #2 to an Inter-Governmental Agreement (IGA) between the County of Lake and the Lake County Stormwater Management Commission (SMC) for the construction of a partial green roof at the Lake County Central Permit Facility in Libertyville, Illinois. Lake County will be reimbursed up to \$187,032 by SMC from a grant received from the U.S. Environmental Protection Agency for installation of a green roof.

- Lake County entered into an IGA with SMC in June of 2008, amended in February 2011 for up to \$183,721 of grant funded reimbursement for the construction of a green roof at the Lake County Central Permit Facility.
- Additional funding has become available through the existing State and Tribal Assistance Grant (STAG) and SMC has recommended re-allocation of these funds to

provide additional reimbursement of the green roof project at the Central Permit Facility.

- Amendment #2 will increase the grant amount by \$3,311 for a total funding of \$187,032 of US EPA STAG funds to be reimbursed to the County for the installation of the green roof at the Central Permit Facility.
- The additional grant funding increases the STAG cost-share for this grant from 57% to 58% and does not otherwise change the funding agreement between SMC and the US EPA.

**Attachments:** [IGA AMENDMENT2 SMC Lake Co.](#)

## **SUBDIVISION**

### **7.3** [12-0063](#)

Committee action to approve the Plat of Vacation for Wilshire Estates of Ivanhoe.

- Wilshire Estates of Ivanhoe is located on the east side of Lemon Road approximately one-quarter mile north of Route 176 in Fremont Township (District 10).
- At the December 6, 2011, Committee meeting, staff indicated that the subject plat of vacation could not be signed by the Village of Mundelein until mid-January.
- At the meeting, the Committee granted a variance that authorized the release of the performance assurances for the subdivision upon the then owner, State Bank, and prospective purchasers, the Kristans, recording a covenant that precluded further development of the property as a subdivision. This action was taken to allow the Kristans to continue with the property sale and site improvements.
- The Village of Mundelein recently signed the Plat of Vacation. Now that the final plat vacation signature is obtained, the Plat of Vacation is ready to proceed for Committee action.
- Staff is recommending the Plat of Vacation for Wilshire Estates of Ivanhoe be approved and the Plat of Vacation recorded.

**Attachments:** [PB&Z Vacation Report.pdf](#)  
[Vacation Request from Applicant.pdf](#)  
[Plat Vacation.pdf](#)

### **7.4** [12-0066](#)

Committee action to approve an amendment to a conditional use permit (CUP) to allow for improvements to the Des Plaines River Water Reclamation Facility for the Lake County Department of Public Works.

- In 1991 the County Board approved a CUP for an expansion to the Des Plaines River Water Reclamation Facility (a.k.a. Pekara Treatment Plant), in Vernon Township (District 21).
- The Lake County Department of Public Works has submitted an application to the Planning, Building and Development Department to add clarifier equipment and to conduct other site improvements to the plant.
- Under Article 3 of the Unified Development Ordinance (UDO), amendments involving the addition of accessory structures to an approved CUP require approval of the Planning, Building and Zoning Committee.
- Approval of this request will enable the Department of Public Works to file an

application for permits related to their improvement plan.

- Planning, Building and Development recommends approval.

**Attachments:** [PB&Z Report Public Works CUP.pdf](#)

[Letter to Permitting 01-30-12.pdf](#)

[Clarifier Location.pdf](#)

[Clarifier Location2.pdf](#)

#### 7.5 [12-0064](#)

Committee action approving an amendment to an approved Preliminary Planned Unit Development (PUD) Plan for Scooters Restaurant's Parking Lot and Alley Improvement Plan, located at 12610 Rockland Road in Lake Bluff.

- On July 2, 2011, upon applicant Jeffrey Glogovsky's request, the County Board approved a rezoning and a Preliminary PUD Plan involving Scooters Restaurant and a vacant parcel generally located on the northeast corner of Route 43 and Route 176 in Shields Township (District 13).
- The Preliminary PUD Plan integrated the restaurant with a vacant parcel separated by an alley and established development standards for the Preliminary PUD Plan that included parking, landscaping and engineering plans.
- Subsequent to action by the County Board on the rezoning and the Preliminary PUD Plan, the lessee of the restaurant added additional impervious surface located west of the restaurant on a parcel that was not part of the original PUD.
- Under Article 3 of the Unified Development Ordinance (UDO), changes to an approved Preliminary PUD Plan such as the one proposed, necessitate a public notice and action by the Planning, Building and Zoning Committee on the amendment prior to action on the Final PUD Plan.
- Upon the Committee's action on the amendment to the Preliminary PUD Plan, the Committee can take action on the Final PUD Plan for the project.
- The Planning, Building and Development Department recommends approval.

**Attachments:** [Scooters Restaurant Preliminary PUD Plan Report.pdf](#)

[Scooters Restaurant Minor Amendment Resolution.pdf](#)

#### 7.6 [12-0065](#)

Committee action approving the Final Planned Unit Development (PUD) Plan for Scooters Restaurant's Parking Lot and Alley Improvement Plan located at 12610 Rockland Road in Lake Bluff.

- On July 2, 2011, the County Board approved a rezoning and a Preliminary PUD Plan involving Scooters Restaurant and a vacant parcel generally located on the northeast corner of Route 43 and Route 176 in Shields Township (District 13). The Preliminary PUD Plan integrated the restaurant with a vacant parcel separated by an alley and established development standards for the Preliminary PUD Plan that included parking, landscaping and engineering plans.
- The Planning, Building and Development Department recommends approval of the Final PUD Plan and recordation of the resolution and associated planning documents.

**Attachments:** [Scooters Restaurant Final Development Plan Report.pdf](#)

[Scooters Restaurant Final PUD Resolution.pdf](#)

[Final Development Plan Maps.pdf](#)

**DIRECTOR'S REPORT**

- 8. **EXECUTIVE SESSION**
- 9. **COUNTY ADMINISTRATOR'S REPORT**
- 10. **ADJOURNMENT**