

Lake County Illinois

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



Minutes Report

Tuesday, February 2, 2010

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1.0 Call to Order

The meeting was called to order by Member O'Rourke at 8:33 a.m. Roll call was taken with Members Carlson, Hewitt, O'Rourke and Wilke present constituting a quorum.

Staff Present: Steve Crivello, Brad Denz, Bill Hunt, David Husemoller, Megan Krueger, Mike Kuhar, Philip Rovang, Eric Waggoner, Sheel Yajnik

Others: Barry Burton - County Administrator, Pat Carey - Lake County Board Member, Chuck Gleason - LCDOT, Kieran Kirby - Property Owner, Suzi Schmidt - Lake County Board Chairman

Present 6 - Member Carlson, Member Hewitt, Member Wilke, Member O'Rourke, Chair Mountsier and Member Gravenhorst

Excused 1 - Vice Chair Lawlor

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 [10-0098](#)

Minutes from the Previous Meeting

- Minutes from January 5, 2010

Motion to approve the minutes from the January 5, 2010 PB&Z Committee Meeting by Member Carlson, seconded by Member Hewitt. Motion passed.

approved

4.0 Added to Agenda Items

There were no items to add to the agenda.

5.0 Public Comments - Items not on the Agenda

There were no items for public comment.

6.0 Chair's Remarks

There were no remarks from acting Chairman O'Rourke.

6.1 Members' Remarks

There were no remarks from the PB&Z Committee Members.

7.0 Old Business

There was no old business to conduct.

8.0 Public Informational Meetings

There were no public informational meetings to be held.

9.0 Stormwater Management Commission

There were no items from the Stormwater Management Commission.

10.0 Unified Development Ordinance

10.1 Zoning

10.1 10-0100

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Conditional Use Permit Amendment to Allow for an Accessory Building
Andresen Automotive

- Andresen Automotive is an existing auto repair business located at 33285 N. US Highway 45 in unincorporated Grayslake.
- In 2008, the property owner was granted a Conditional Use Permit to operate the automobile repair business on this property.
- Mr. Kirby, the property owner, has requested an amendment to the Conditional Use Permit to allow him to build a 12x16 storage shed.
- Article 3.6.10 of the Lake County Unified Development Ordinance states that, "The Planning, Building, and Zoning Committee shall be authorized to allow establishment of accessory uses and structures."

Mr. Roberto Rodriguez-Torres presented the staff report on the Conditional Use Permit to allow for an accessory building for Andresen Automotive.

Mr. Rodriguez-Torres stated that he had spoken with County Board Member Pat Carey, stating that she was in favor of this request.

Motion to approve the Conditional Use Permit to allow for an accessory building for Andresen Automotive by Member Carlson, seconded by Member Hewitt. Motion passed.

Mr. Rovang stated that the applicant for this request was frustrated at the length of time needed to have an accessory structure approved. The Ordinance requires any modifications to a CUP site plan must be reviewed by the PB&Z Committee in order to be modified. This requirement slows progress for the applicant and is slightly restrictive. However, there could be requested modifications that need to be reviewed by the PB&Z because the request is more significant. He went on to say that minor amendments to a CUP could be handled through the Administrative staff so that these type of applications would not be delayed due to the PB&Z meeting schedule.

Member Carlson suggested volume, visibility, and complaints from the neighbors be the factors involved in deciding whether it should go before the Committee.

Member Wilke suggested that the percentage of increase in relation to the original structure be the deciding factor.

Chairman Mountsier and Member Gravenhorst entered the meeting at 8:41 a.m.

Mr. Barry Burton stated that it needs to be a formal action and must be consistent. It either needs to go before the Committee or before the staff for approval.

approved

Aye: 4 - Member Carlson, Member Hewitt, Member Wilke and Member O'Rourke

10.2 Subdivisions

There were no items under subdivisions.

11.0 Permits and Enforcement

There were no items under permits and enforcement.

12.0 Planning

12.1 [10-0101](#)

Proposed Action to Update Lake County Future Land Use Map to be Consistent with Central Lake Thruway Unified Vision

- The County Board adopted a County-wide Future Land Use Map as a part of the Framework Plan in 2004. It provided guidance to all interested parties of the desired land use in the future.
- In November the County Board pass a resolution supporting the new Central Lake Thruway Unified Vision that included future land use along the corridor of the new route of Route 120. The corridor extends from Waukegan to Volo.
- The Lake County Future Land Use Map needs updating to be consistent with the Unified Vision Corridor Plan. In addition, staff recommends that the map along and near the corridor be updated as it relates to Forest Preserve acquisitions, the future land use agreement for the Central Range, and to acknowledge new current land uses within the corridor.
- Staff will provide maps of the corridor to illustrate the discrepancies with the Future Land Use Map at the committee meeting. The Committee is asked to direct Staff to start the update of the Future Land Use map in and around the Central Lake Thruway.

Mr. David Husemoller introduced Mr. Chuck Gleason from Lake County Division of Transportation. Mr. Gleason discussed the first phase of the Central Lake Thruway Plan, and the map that was distributed to the Committee Members.

Mr. Husemoller went on to present the staff report on the proposed update to the Lake County Future Land Use Map to be consistent with the Central Lake Thruway Unified Vision Plan, the Central Range agreement, Forest Preserve District acquisitions, and current land use development.

Motion to approve the updates to the Lake County Future Land Use Map to be consistent with the Central Lake Thruway Unified Vision Plan the Central Range agreement, Forest Preserve District acquisitions, and current land use development by Member Wilke, seconded by Member Gravenhorst. Motion passed.

approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Member O'Rourke, Chair Mountsier and Member Gravenhorst

13.0 Other Business

13.1 County Administrator's Report

There was no report from the County Administrator.

13.2 Director's Report

Mr. Philip stated that there has been an increase in permit activity from the beginning of December through the end of January. The Department has currently received 25% of the overall projected Building Permit fees for the entire year.

Mr. Rovang went on to say that as a result of the action taken last month by the

Committee, staff is working on two separate amendments to the Unified Development Ordinance. The first is regarding Construction and demolition debris recycling facilities, and the other pertains to the wind energy model ordinance. These amendments are planned for the February 23, 2010 PB&Z Committee Meeting Agenda.

On Friday February 5, 2010, Mr. Rovang will be joining Amy McEwan at the COW meeting to make a report on the County's green strategies. This will be a status report of the accomplishments of the County to date as a result of the adoption of Sustainable Environment practices adopted by the County Board last year and the Green Strategies task force.

Mr. Rovang stated that the PB&D Department applied for some grant money through the EECBG Federal Stimulus Package to develop a Green Buildings and Site Development Standards model ordinance. Last week the RFP was sent to consulting firms for their information. There will be meeting on the 4th of February to meet with the prospective firms to answer any questions the consulting firms may have. Eventually the Department plans to present a recommendation on the best firm to the County Board for approval so that the project can begin.

13.2 10-0095

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Fee Refund Report

- Fee Refund Report October 2008 through December 2009

Mr. Rovang provided the staff report on the Fee Refund Report from October 2008 through December 2009.

presented

13.2 10-0097

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Review of Annual Key Performance Indicators

- 2008-2009 Comparison Report

Mr. Rovang presented the staff report on the Annual Key Performance Indicators to include comparisons between FY2008 and FY2009.

presented

Adjournment of the PB&Z Committee Meeting

Motion to adjourn this session of the Planning, Building and Zoning Committee by Member Carlson, seconded by Member Wilke. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 9:45 a.m.

Aye Nay

Chairman

Vice-Chairman

Recording Secretary
Planning, Building & Zoning Committee
adjourn