

Lake County Illinois

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



Minutes Report

Tuesday, July 6, 2010

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1.0 Call to Order

The meeting was called to order by Chairman Mountsier at 8:31 a.m. Roll call was taken with Members Carlson, Hewitt, Lawlor, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Brittany Albrecht, Steve Crivello, Brad Denz, Bill Hunt, David Husemoller, Megan Krueger, Mike Kuhar, Jill Naumes, Philip Rovang, Gary Thompson, Pat Tierney, Eric Waggoner

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Todd Daniels - Sexton Wind Farm, Linda Pedersen - Lake County Board Member, Dave Serdar- Member of the Public, Todd Daniels - Sexton Wind Power, Scott Hendricks - Sexton Wind Power

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

Absent 1 - Member Gravenhorst

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 [10-0566](#)

Minutes from the Previous Meeting

- Minutes from the June 1, 2010, PB&Z Committee Meeting
Motion to approve the minutes from the June 1, 2010, Planning, Building, and Zoning Committee Meeting by Member Hewitt, seconded by Vice-Chairman Lawlor. Motion passed.

approved

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

4.0 Added to Agenda Items

There were no item to be added 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 Chairman Mountsier.

6.1 Members' Remarks

There were no remarks from the 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 Subdivisions

There were no items under Subdivisions.

10.2 Zoning

10.2 [10-0579](#)

.1

Resolution on Zoning Case #3372 which consist of the petition of Manuel Martinez, record owners, which seeks rezoning from the General Office (GO) zone to the Light Industrial (LI) zone.

- Subject property is 6.37 acres, currently improved with a single-family dwelling and a landscape contractor, located on the southeast side of Barberry Lane, approximately ¼ mile southwest of Delany Road in Warren Township - District 7.
- The applicants desire to rezone the subject property from General Office (GO) to Limited Industrial (LI). The applicants wish to retain the single-family dwelling and the landscape contractor business.
- The property is shown as Industrial on the County's Comprehensive Plan; sewer and water are not available.
- The ZBA recommends approval 6-0; Planning, Building & Development Department recommends approval. See attached for further explanation.

Mr. Brad Denz announced that an email was received on July 5, 2010, from the attorney representing the applicant for ZBA Case #3372 requesting that the case be tabled at the July 6, 2010, PB&Z Committee meeting. The attorney did not have time to respond to questions raised by County staff prior to the meeting.

Motion to table Item 10.2.1 by Member Wilke, seconded by Member O'Rourke. Motion passed.

tabled

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

10.2 [10-0626](#)

.2

Introduction to Wind Energy Text Amendment Proposal

- Discussion of procedure for reviewing the proposed amendment.
- Solicitation of requests for additional information to be provided during text review.

Mr. David Husemoller presented the introduction to the proposed Wind Energy Ordinance. He explained how many public meetings and comments were received as a result of this proposal, and he played a short video regarding Wind Energy.

Mr. Philip Rovang explained that the review of the proposed ordinance may call for a special meeting, if the Committee wants to keep the process moving. If the Committee prefers, the discussion on the proposed ordinance can begin at the next meeting, and

proceed for a specified time at each future meeting.

Chairman Mountsier stated that he would prefer to begin the discussion to keep the process moving. He did not feel that a lengthy discussion was necessary as there have already been several reviews of the proposed ordinance.

presented

Attendance Update

Member Gravenhorst entered the meeting at 8:36 a.m.

Present 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

11.0 Permits and Enforcement

11.1 [10-0614](#)

Federal Emergency Management Agency (FEMA) Community Rating System (CRS) Recertification

- The FEMA CRS Program requires annual recertification, before October 1st of each year.
- An Annual Evaluation Report for the All Natural Hazards Mitigation Plan must be reviewed by the Lake County Board, posted on the Lake County website, issued in a press release, and submitted for recertification each year.
- See enclosed memo and Annual Evaluation Report for the All Natural Hazards Mitigation Plan for the 2009 Calendar Year.

Ms. Brittany Albrecht presented the staff report on the Federal Emergency Management Agency (FEMA) annual Community Rating System (CRS) Recertification.

Motion to approve the Federal Emergency Management Agency (FEMA) annual Community Rating System (CRS) Recertification by vice-Chairman Lawlor, seconded by Member Wilke. Motion passed.

approved

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

12.0 Planning

12.2 [10-0576](#)

Joint resolution recommending Lake County's membership in the Northwest Water Planning Area.

- The Northeastern Illinois Regional Water Supply Planning Group was created by Governor's Executive Order in 2006 to study the state's water needs and develop regional aquifer and watershed plans.
- Lake County was a member of the Planning Group; Member Bonnie Thomson Carter chaired the group as it concluded and released the Water 2050: Northeastern Illinois Regional Water Supply / Demand Plan, the purpose of which is to ensure the availability of clean water for the future.
- In April 2010 the Lake County Board endorsed the Water 2050 Plan, thereby expressing its interest to join with other governments and stakeholders to implement the Plan.
- Lake and four other counties, the Lake County Municipal League, Barrington Area Council of Governments (BACOG), and three other councils of government (COGs), have

voluntarily joined together to form the Northwest Water Planning Area in order to implement the Water 2050 Plan.

- This resolution would authorize the execution of an Intergovernmental Agreement providing for Lake County's membership in the Northwest Water Planning Area.

Mr. Rovang presented the staff report on the joint resolution recommending Lake County's membership in the Northwest Water Planning Area.

Motion to approve the joint resolution recommending Lake County's membership in the Northwest Water Planning Area by Vice-Chairman Lawlor, seconded by Member Carlson. Motion passed.

approved

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

13.0 Other Business

13.1 County Administrator's Report

Mr. Dusty Powell explained that the procedures at the new Central Permit Facility are working well. The system is progressing, and the customers seem to be very pleased with the changes that have been made.

Mr. Barry Burton discussed the construction of the proposed UPS facility in Lake County that is scheduled to open in 2011.

13.2 Director's Report

Mr. Philip Rovang stated that public comments are being accepted between June 11, and August 6, 2010, regarding the Chicago Metropolitan Agency for Planning's GoTo 2040 Plan. He encouraged the Committee to respond if they have questions or comments. One of the final meetings to present the GoTo 2040 Plan was hosted by Lake County at the new Central Permit Facility on June 22, 2010.

Mr. Rovang went on to state that he continues to be pleasantly surprised by the current activity level for permit applications at the new Central Permit Facility. The Department is currently at 70% of the total projected annual revenues for FY2010. He stated that he will continue to update the Committee on the activity; the Quarterly Key Performance Indicators Report will be presented to the Committee at an upcoming meeting.

Finally, Mr. Rovang announced that there will be a Special Call PB&Z Committee Meeting prior to the Full Board Meeting on July 13, 2010. The meeting will be held at 6:30 p.m. on Tuesday, July 13, 2010, in Conference Room C to hear the request to extend the performance period for the Wanish Park Subdivision. The Committee agreed to the request for a special call meeting on Tuesday, July 13, 2010 prior to the Full Board meeting.

14.0 Adjournment of the PB&Z Committee Meeting

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

The meeting adjourned at 9:54 a.m.

	Aye	Nay
_____ <i>Chairman</i>	_____	_____
_____ <i>Vice-Chairman</i>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Recording Secretary
Planning, Building & Zoning Committee
adjourn

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor,
Member O'Rourke, Chair Mountsier and Member Gravenhorst