

Lake County Illinois

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



Minutes Report

Tuesday, August 3, 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, Gravenhorst, Hewitt, Lawlor, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Steve Crivello, Brad Denz, Megan Krueger, Matt Meyers, Philip Rovang, Patrick Tierney

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Barry Burton - County Administrator, Linda Petersen - Property Owner, Brad Petersen - Property Owner, John Helander - Attorney, Harry Krajcer - HK Consulting, Nancy Cavender - Property Owner

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

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 10-0708

Minutes from the Previous Meeting

- Minutes from the July 27, 2010, PB&Z Committee Meeting

Motion to approve the minutes from the July 27, 2010 Planning, Building and Zoning Committee Meeting by Member Hewitt, seconded by Member O'Rourke. Motion passed. approved

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

4.0 Added to Agenda Items

There were no items 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 members of the Committee.

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

10.1 10-0675

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Bull Creek Drive Subdivision
Request for Suspension of Subdivision Plat
Libertyville Township - District 11

- Bull Creek Drive Subdivision is located on the north side of Route 137, east of Bull Creek Drive.
- The subdivision consists of five residential lots developed over 6.75 acres.
- The County has drawn on the developer's performance assurances with a total value of \$269,849. None of the public improvements have begun and none of the lots in the subdivision have been sold.
- The developer is requesting that the Committee approve an agreement that will suspend the Committee's approval of the final plat and establish conditions, including the time period by which the plat must be re-approved.
- Staff is requesting that the Committee endorse the agreement.
- If the Committee approves the agreement, it will be recorded and the cash bond on file will be released to the bank that sponsored the letter of credits.

Mr. Pat Tierney presented the staff report on the request for suspension of subdivision plat for Bull Creek Drive Subdivision.

Motion to approve the suspension of subdivision plat for Bull Creek Drive Subdivision by Member Carlson, seconded by Member Gravenhorst. Motion passed.

Ms. Nancy Cavender, 414 West Street, Libertyville, Illinois 60048, developer for Bull Creek Drive Subdivision, expressed her gratitude to the Committee for their approval of her request.

approved

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

10.2 Zoning

10.2 10-0579

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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 presented the staff report on Zoning Board of Appeals Case 3372 a rezoning request from General Office (GO) to Light Industrial (LI) zone.

Mr. Brad Petersen, 35845 N. Barberry Lane, Gurnee, Illinois 60031, neighbor to Mr. Martinez, expressed his concern for the rezoning and asked for clarification as to what type of business would be conducted on the site.

Ms. Linda Petersen, 35845 N. Barberry Lane, Gurnee, Illinois 60031, neighbor to Mr. Martinez, also expressed her concern for the business alteration. She stated that she does not feel that the business practices on the site are appropriate.

Mr. John Helander, 666 Dundee Road, #1705, Northbrook, Illinois 60061, Attorney for the petitioner, explained the nature of Mr. Martinez's business.

Mr. Harry Krajcer, 3010 Warbler Place, Highland Park, Illinois 60035, engineering consultant for Mr. Martinez, provided some history on the need for the rezoning request.

Member Carlson stated that he was surprised to hear some of the complaints raised by the Petersens; he explained that he would have appreciated hearing from them sooner with regard to their problems. He went on to state that he trusts the opinions of the Members of the Zoning Board of Appeals, and he would therefore support the request. He stated that the rezoning would not have an impact on the possible violations on the property, and he urged the Petersens to work with Mr. Martinez to reach a resolution to their disagreements.

Vice-Chairman Lawlor also stated that he supports the request because the rezoning would not have an impact on the possible violations on the property; the rezoning would only allow for the business to continue to operate under the approved guidelines.

Member O'Rourke asked what would happen if the rezoning were to be denied.

Mr. Denz stated that if the motion is denied, the operations will have to cease because it is not operating under the correct zoning classification.

Motion to approve Zoning Board of Appeals Case 3372 to rezone from General Office (GO) to Light Industrial (LI) zone by Member Carlson, seconded by Vice-Chairman Lawlor. Motion passed.

recommended for adoption to the regular agenda

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

Nay: 1 - Member Gravenhorst

11.0 Permits and Enforcement

There were no items under permits and enforcement.

12.0 Planning

There were no items under planning.

13.0 Other Business

13.1 County Administrator's Report

There was no report from the County Administrator's Office.

13.2 Director's Report

Mr. Rovang stated that the next meeting of the PB&Z Committee would be held on August 31, 2010, at which time the discussion on the proposed amendments to the Unified Development Ordinance regarding wind farms would continue.

14.0 Adjournment of the PB&Z Committee Meeting

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

The meeting adjourned at 9:15 a.m.

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