

Lake County Illinois

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



Minutes Report

Tuesday, November 3, 2009

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 8:30 a.m. Roll call was taken with Members Carlson, Lawlor, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Brittany Albrecht, Steve Crivello, David Husemoller, Bill Hunt, Megan Krueger, Mike Kuhar, Pat Tierney, Philip Rovang, Sheel Yajnik

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Marvin Raymond - Chairman Regional Planning Commission, Rich Hentschel - Finance and Administration, Al Larder - Capital Homes, Suzi Schmidt - Lake County Board Chairman

Member Gravenhorst entered the meeting at 8:32 a.m.

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

Excused 1 - Member Hewitt

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 09-2097

Minutes from the Previous Meeting

- Minutes from October 6, 2009

Motion to approve the minutes from the October 6, 2009 PB&Z Committee meeting by Member Lawlor, seconded by Member Carlson. Motion passed.

approved

Aye: 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Chair Mountsier

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 comments 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

10.1.1 09-2140

Belvidere Estates Subdivision
Variance Request to Extend Performance Period
Warren Township - District 11

- The subdivision is located on the north side of Route 120 approximately 1 mile west of Hunt Club Road.
- The developer of Belvidere Estates (Capital Homes, Inc.) is seeking a variance from Article 10 of the Unified Development Ordinance to extend the performance period beyond the maximum permitted three (3) year period to complete the performance improvements.
- Staff recommends a variance for a one-year extension.

Mr. Pat Tierney presented the staff report on the request for a variation to extend the performance period for Belvidere Estates Subdivision.

Motion to approve the request to extend the performance period for Belvidere Estates Subdivision for one year by Member Carlson, seconded by Member Gravenhorst. Motion passed.

approved

10.2 Zoning

There were no zoning issues for review.

11.0 Permits and Enforcement

There were no items under permits and enforcement.

12.0 Planning

12.1 09-2149

Local Food Production Report from the Regional Planning Commission (RPC). For Discussion Only.

- The PB&Z Committee authorized the RPC to study local sustainable agriculture and local food production issues in May 2009.
- Since then, the RPC has met monthly and hosted speakers knowledgeable in these issues both statewide and at the local level.
- At the October Commission meeting, the RPC discussed and then passed a set of recommendations to be referred back to Committee.
- Several members of the RPC will present the findings and recommendations.

Mr. David Husemoller presented the staff report on the Local Food Production Report from the Regional Planning Commission (RPC).

Mr. Barry Burton, County Administrator, stated that the while the report and the anticipated outcome are valid, the language is too broad to implement. He went on to say that the County has limited staff and funds, and there are other agencies

within the County that would be better able to lead this initiative. He expressed his appreciation for all of the work the Commission did on this project.

Member Lawlor stated that while he supports the initiative in theory, he would not consider the project to be a worthwhile use of County funds.

Member Carlson stated that he also believes the effort to be worthwhile, but he would urge staff to find alternative sources of funding such as grants or outside sources.

Suzi Schmidt, Lake County Board Chairman, stated that while this is a worthwhile mission this is not something that the County can undertake.

Mr. Marvin Raymond, RPC Chairman, stated that when the process of determining the scope of this initiative began, many of the Commissioners were frustrated at the lack of direction. He explained that through the process the focus has become clear, and the amount of information for the Commission has made their decision making process easier. He went on to say that the Commission spent a great deal of time investigating the options and he would like a positive outcome from the process.

Member Wilke suggested that the staff identify processes within the report that would further the mission without cost to the County.

presented

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. Philip Rovang stated that Mill Creek Estates is a subdivision that was previously recorded. The land was rezoned from Agricultural (AG) to Residential-1 (R-1) with a Planned Unit Development. PB&D staff was very pleased with the design of the subdivision as it retained 50% of the land for public open space.

Due to the downturn in the economy the current land owner decided to sell the parcel. Warren Township announced that it plans to purchase the parcel and will develop the land for an active recreation facility to include baseball diamonds and soccer fields. In order for this to be implemented, the PB&Z will have to approve the removal of the PUD and the subdivision recording. This item will be provided to the Committee in the near future.

14.0 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 O'Rourke. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 9:30 a.m.

Aye

Nay

Chairman

Vice-Chairman

Recording Secretary
Planning, Building & Zoning Committee
adjourn

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