

# Lake County Illinois

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



## Minutes Report

Tuesday, September 4, 2012

8:30 AM

Assembly Room

**Planning, Building and Zoning Committee**

1. **CALL TO ORDER**

*Chair Thomson-Carter called the meeting to order at 8:32 a.m.*

**Present** 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

**Absent** 1 - Member Gravenhorst

*Others present:*

*David Stolman - County Board Chairman*

*Ann Maine - County Board Member*

*Barry Burton - County Administrator*

*Amy McEwan - Deputy County Administrator*

*Eric Waggoner - Director Planning, Building and Development Department*

*Matt Meyers - Planning, Building and Development Department*

*Pat Tierney - Planning, Building and Development Department*

*Brad Denz - Planning, Building and Development Department*

*Patrice Sutton-Berger - Finance and Administrative Services*

*Sabrina Cotta - Finance and Administrative Services*

*Chris Creighton - Finance and Administrative Services*

*Megan Krueger - Planning, Building and Development Department*

*Janusz Soszynski - Applicant*

*Mike Assad - Applicant*

2. **PLEDGE OF ALLEGIANCE**

*Chair Thomson-Carter asked Vice-Chair Mountsier to lead the group in the Pledge of Allegiance. The Pledge of Allegiance was recited.*

3. **APPROVAL OF MINUTES**

3.1

Minutes from August 28, 2012.

**A motion was made by Vice-Chair Mountsier, seconded by Member Hewitt, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

**Absent:** 1 - Member Gravenhorst

4. **ADDED TO AGENDA**

*There were no items added to the agenda.*

5. **PUBLIC COMMENT**

*There was no public comment.*

6. **OLD BUSINESS**

*There was no old business to conduct.*

7. **NEW BUSINESS**

**SUBDIVISIONS**

7.1

Committee action to approve the final plat and final engineering plan for the Sosynski Subdivision.

- Proposed 2-lot (Estate zoned, 80,000 square foot minimum lot size) Conventional Detached House Residential Subdivision is located on 5 acres, located 325-feet west of Elm Road, 575-feet north of State Route 22 in Vernon Township.
- The Planning, Building & Development Department finds the Final Plat and associated subdivision documents are within compliance of the Unified Development Ordinance (UDO).

*Presented by Brad Denz, Planning, Building and Development Department.*

*Ann Maine, County Board Member representing District 21, had no objections to this request.*

**A motion was made by Vice-Chair Mountsier, seconded by Member Hewitt, that this item be approved. The motion by the following vote:**

**Aye:** 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

**Absent:** 1 - Member Gravenhorst

## 7.2

Approval of a variance from Article 10 of the Unified Development Ordinance (UDO) to extend the performance assurance beyond the maximum permitted three-year period for Rockland Woods Subdivision.

- Rockland Woods Subdivision is located on the south side of Rockland Road approximately ½ mile west of St. Mary's Road in Libertyville Township (District 21).
- The County is has been holding a performance assurance since 2009 to insure completion of sanitary sewer, drainage, landscaping and roadway improvements; the assurance is scheduled to expire on September 18, 2012.
- The developer associated with the project was foreclosed upon by the lending institution that sponsored the letter of credit and staff has been working with a representative hired by the bank to complete the remaining items which will not be completed prior to the date of expiration.
- The bank is seeking a variance to extend the performance assurance beyond the maximum permitted three year period to complete the remaining performance items in order to move the project into the maintenance period.
- Staff recommends granting the requested variance.

*Presented by Pat Tierney, Planning, Building and Development Department.*

*Ann Maine, County Board Member representing District 21, had no objections to this request.*

**A motion was made by Vice-Chair Mountsier, seconded by Member Carlson, that this item be approved. The motion carried by the following vote:**

**Aye:** 6 - Member Hewitt, Vice Chair Mountsier, Chair Thomson-Carter, Member Carlson, Member Pedersen and Member Carey

**Absent:** 1 - Member Gravenhorst

## DIRECTOR'S REPORT

*Matt Meyers, Planning, Building and Development Department, presented a brief status report on the success of the Contractor Registration program since the implementation of*

*the program last year.*

*Mr. Meyers also updated the Committee on the status of the Administrative Adjudication process following the first two hearings. He reported that overall the Administrative Adjudication project has been a success; inspections have decreased as a result, and the residents have been using the hot-line to submit their complaints.*

*Eric Waggoner, Director, Planning, Building and Development Department, reported on the results of the meetings between the Villages of Hawthorn Woods and North Barrington and the County regarding the DiMucci Development.*

**8. EXECUTIVE SESSION**

*There was no executive session.*

**9. COUNTY ADMINISTRATOR'S REPORT**

*There was no County Administrator's Report.*

**10. ADJOURNMENT**

*Chair Thomson-Carter adjourned the meeting at 9:22 a.m.*

*Minutes prepared by Megan Krueger.*

*Respectfully submitted,*

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*Chair*

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*Vice-Chair*

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*Planning, Building & Zoning Committee*