

Lake County Illinois

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



Agenda Report - Final

Tuesday, August 26, 2008

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

*Chair Pam Newton; Vice Chair Judy Martini
Members Larry Leafblad, Susan Gravenhorst, Steve Mountsier, Bob Sabonjian,
Randy Whitmore*

Call to Order

Pledge of Allegiance

Minutes

- 1 [08-0524](#) Approval of minutes from the July 27, 2008 PB&Z Committee Regular Session Meeting.
 Attachments: [PB&Z Minutes 07.29.08](#)

Added to Agenda Items

Public Comments - Items not on the Agenda

Chair's Remarks

Members' Remarks

Old Business

- 2 [08-0526](#) Resolution on Zoning Case No. 3722, which consists of the petition of Chicago Title and Trust Company, T/U/T #11649 relative to a request for a Conditional Use Permit to amend CUP #96-271-RS (ZBA #3005) to allow the enlargement of an existing day camp and extend both the hours and the period of operations. The Department of Planning, Building and Development recommends the petition be approved to allow the expansion and makes no recommendation on the extension of operations. On the motion "to approve" the prayer of the petitioner, the Zoning Board of Appeals vote is 7 "ayes" and 0 "nays"; the Planning, Building and Zoning Committee vote is 5 "ayes" and 0 "nays".
- This item is returned to Committee for re-approval by the Full Board.
 - This is a request to amend the current CUP for Banner Day Camp to allow:
 - Expansion of the camp to include the adjacent stable.
 - Extend the hours of operation to 8:00 a.m. to 11:00 p.m. (currently 8:00 a.m. - 6:00 p.m. Monday - Friday and 9:00 a.m. to 6:00 p.m. weekends).
 - Allow year-round operation (currently May 15 through September 15).
 - Provides a 5-year PB&Z review.
 - The rezoning of the stable to allow its inclusion into the camp was approved by the County Board in June 2008.

Attachments: [ZBA #3722 Committee Report](#)
 [ZBA Case #3722](#)
 [EXHIBIT A #3722](#)

08-0525

Resolution on Zoning Case No. 3723, which consists of the petition of William Grunewald, record owner, and Campus Investments, contract purchaser, which seeks rezoning from the Agricultural zone to the Residential - 3 zone. The Department of Planning, Building and Development recommends the petition be granted. On the motion “to grant” the prayer of the petitioner, the Zoning Board of Appeals vote is 5 “ayes” and 1 “nay”. On the motion “to grant” the prayer of the petitioner, the Planning, Building and Zoning Committee vote is 1 “aye” and 4 “nays”.

- The item was originally presented to the PB&Z Committee on June 24, 2008, but the Committee deferred any vote until the August 26, 2008 meeting to allow for further review of the application.
- The subject property contains 19.6 acres and is located approximately 1800 ft. north of Grand Ave. and approximately 1000 ft. east of IL Route 59 at 38253 N. IL Route 59, Lake Villa Township.
- The property to be rezoned is part of a single, larger parcel of 62.44 acres. The western portion of the parcel is already zoned R - 3.
- The future estimated 118 unit single-family subdivision will be served by central sewer and water that will be dedicated to Public Works. Access to the subdivision will be from IL Route 59.
- The County’s Framework Plan is Residential Medium Lot (1-3 acres). Adjoining property to the west is zoned R - 3 (vacant) and R - 1 and R - 3 on the west side of Route 59 (residential subdivisions); to the north is zoned Agricultural (vacant); property to the east, in Lake Villa, is zoned Agricultural (vacant); to the south, in Lake Villa, Residential zoning (single-family dwellings and vacant lots) and Agricultural zoning (vacant).
- The ZBA recommended approval (5-1). Staff recommended approval. There were no objectors at the ZBA public hearing.

Attachments: [ZBA Case 3723](#)
 [3723 Site Layout - Proposed Utility Plan](#)

Stormwater Management Commission

Unified Development Ordinance

Zoning

08-0531

Resolution on Zoning Case No. 3731 relating to a text amendment to provide for and regulate Public Safety Training Facilities. Your Department of Planning, Building and Development has recommended that such amendments be adopted; your Zoning Board of Appeals has

unanimously recommended that the amendments attached as Exhibit A be adopted; and your Planning, Building and Zoning Committee has recommended by a vote of 6 to 0 that the amendments attached as Exhibit A be adopted.

- This is an application to amend the text of the UDO to provide for and regulate Public Safety Training Facilities.
- The proposed amendment allows such facilities only with a non-delegated Conditional Use Permit in the Agricultural, Limited and Intensive Industrial and Open Space zoning districts. A minimum area of 40 acres is also required.
- This amendment is necessary to allow the development of the "Lake County Advance Response Training Academy" on the Sheriff's shooting range property that was leased to the applicant by the County.
- The Zoning Board of Appeals, Regional Planning Commission and Planning Department staff all recommend adoption. Action on the text amendment is necessary before the discussion of the proposed CUP for the Great Lakes Disaster Training Facility.

Attachments: [ZBA #3731](#)

- 5 [08-0532](#) Resolution on Zoning Case No. 3732, which consists of the petition of the County of Lake and Great Lakes Disaster Training Facility, Inc. relative to a request for a Conditional Use Permit to allow a public safety training facility. The Department of Planning, Building and Development recommends the petition be approved. On the motion "to approve" the prayer of the petitioner, the Zoning Board of Appeals vote is 6 "ayes" and 0 "nays"; the Planning, Building and Zoning Committee vote is 6 "ayes" and 0 "nays".

- This is an application to issue a Conditional Use Permit to allow the development of the "Lake County Advanced Response Training Academy" on the Sheriff's shooting range property which has been leased to the applicant corporation by the County.
- The property contains 80 acres and is located on the north side of Russell Road ¼ mile east of the Tollway.
- The facility will offer a wide range of training services and objects such as a burn tower, rubble piles, railroad cars and a vehicle driving practice course unlike anything in the region. Training will be available to all types of emergence first-responders including police, fire and utility personnel.
- The Zoning Board of Appeals, Regional Planning Commission and Planning Department staff all recommend approval.

Attachments: [ZBA #3732](#)

Subdivisions

- 6 [08-0528](#) Harvest Glen PUD
Request for Variance to Extend Performance Period
Cuba Township - District 17

- The applicant has submitted a variation request to extend the performance period beyond the maximum 3-year period to address inspection comments prepared by LCDOT staff and the Cuba Township Highway Commissioner.
- Staff has assessed the status of the improvements and what affect an extension would have on the welfare of the community and has determined that the request is reasonable and the variation should be granted. The performance period would be extended until October 2008.

Attachments: [Cover Sheet Assurance Report](#)
[Harvest Glen - Brooks Farm](#)

7 [08-0529](#)

Brooks Farm
Request to Release Maintenance Assurance
Grant Township - District 5

- Staff has been working with Cambridge Homes to complete remedial work associated with the bonded improvements and recently received clearance from the Grant Township Highway Commissioner that the remaining road repairs are complete.
- Staff is recommending that the maintenance bond be released and returned to the surety.

Attachments: [Cover Sheet Assurance Report](#)
[Harvest Glen - Brooks Farm](#)

8 [08-0535](#)

Barrington Equestrian Subdivision
Preliminary Plat & Preliminary Engineering approval
Cuba Township - District 17

- Proposed 7-lot Conventional Single-Family Residential Detached House Subdivision on 46.18 acres, located on the eastside of Old Barrington Road, southwest of the intersection of Bertha Lane and Scott Road, approximately ¼ mile north of Cuba Road. The subject property and the surrounding properties are zoned Rural Estate (RE). The average lot size will be greater than 200,000 sq. ft.
- The developer is seeking Preliminary Plat and Preliminary Engineering approval from the PB&Z Committee.

Attachments: [PRELIMINARY PLAT REPORT 08-26-08](#)
[Barrington Equestrian Subdivision Vicinity Map](#)
[Barrington Equestrian Subdivision Plat Map.doc](#)

Permits and Enforcement

Planning

Other Business

Executive Session

- 9 [08-0538](#) Executive Session
 Review of Executive Session Minutes

County Administrator's Report

Director's Report

Adjournment of the PB&Z Committee Meeting