

# Lake County Illinois

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



## Meeting Minutes - 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

*The meeting was called to order by Chairman Newton at 8:33 A.M. Roll call was taken with members Leafblad, Newton, Sabonjian and Whitmore present, constituting a quorum.*

*Staff: Brittany Albrecht, Jeff Bell, Brad Denz, Bill Hunt, Megan Krueger, Mike Kuhar, Matt Meyers, Bob Mosteller, Philip Rovang, Jon Tack, Pat Tierney, Sheel Yajnik*

*Others: Barry Burton - County Administrator, Dusty Powell – County Administrator's Office, Matt Guarnery – Lake County Construction Manager, Fred Feinstein – Disaster Training Facility, Suzi Schmidt – Lake County Board Chairman, Chuck DeGraye – Lake County Public Works, Chuck Fagan – Lake County Sheriff's Office, Mike Blazincic - Lake County Sheriff's Office, Howard Simpson – LCARTA, James Belli – LCARTA, Brad Schwartz – Banner Day Camp, Larry Herzog – Grayslake Police, Patrick Gallagher – Waukegan Fire Department, Jim Post – CBBEWL, Jason Doherty – Property Owner, Paul Maplethorpe – Greater Round Lake Fire Protection District, Bill Grunewald – Property Owner, Patrick Finlon – Lake Zurich Police Department, Jay Patrick – Gurnee Police Department*

**Present** 4 - Chair Newton, Member Whitmore, Member Sabonjian and Member Leafblad

**Absent** 2 - Vice Chair Martini and Member Mountsier

**Excused** 1 - Member Gravenhorst

### 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](#)

*Motion to approve the minutes from the July 29, 2008 regular session of the PB&Z Committee Meeting by Member Whitmore, seconded by Member Leafblad. Minutes approved.*

*Member Martini entered the meeting at 8:40 a.m.*

**A motion was made by Member Whitmore, seconded by Member Leafblad , that this Minutes be Approved. The motion carried unanimously.**

**Aye:** 4 - Chair Newton, Member Whitmore, Member Sabonjian and Member Leafblad

**Added to Agenda Items**

**Present** 5 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian and Member Leafblad  
**Absent** 1 - Member Mountsier  
**Excused** 1 - Member Gravenhorst

**Public Comments - Items not on the Agenda**

**Chair's Remarks**

*Chairman Newton stated that she was recently appointed as Chairperson for the National Green Government Initiative. In the next couple of months she will be attending two national conferences where she will be addressing "green" initiatives.*

**Members' Remarks**

*Member Whitmore commented that recently he has had several complaints about Stormwater Management from residents in his district. They are not receiving the information requested in a reasonable amount of time.*

*Chairman Newton suggested that Member Whitmore discuss his concerns with either Mike Warner, the Executive Director of SMC, or with Member Mountsier, as he is the Chairman of the Commission.*

**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".

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

*Chairman Newton stated that the Committee will not review the issue*

*as it was previously discussed and approved. The vote needs to be ratified.*

*Motion to approve the request to amend the current conditional use permit for Banner Day Camp by Member Martini, seconded by Member Sabonjian. Motion passed.*

**A motion was made by Member Martini , seconded by Member Sabonjian, that this Resolution be Recommended for Adoption to the Regular Agenda. The motion carried unanimously.**

**Aye:** 5 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian and Member Leafblad

**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”.

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

*Mr. Bill Hunt presented the staff report on ZBA Case #3723 the request to rezone from Agricultural (AG) to Residential-3 (R-3) in Lake Villa Township.*

*Ms. Suzi Schmidt, Lake County Board Chairman representing District 3, stated that a meeting was held, at which time some of the issues discussed by Mr. Hunt were addressed. She went on to say that she still has concerns regarding this request including the size of the lots.*

*Motion to approve the request to rezone from Agricultural (AG) to the Residential-3 (R-3) for ZBA Case #3723 by Member Leafblad, seconded by Member Sabonjian. Motion failed.*

**A motion was made by Member Leafblad , seconded by Member Sabonjian, that this Resolution be Recommended for Adoption to the Regular Agenda.. The motion FAILED.**

**Aye:** 1 - Chair Newton

**Nay:** 4 - Vice Chair Martini , Member Whitmore, Member Sabonjian and Member Leafblad

**Stormwater Management Commission**

**Unified Development Ordinance**

## Zoning

**Present** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

**Excused** 1 - Member Gravenhorst

### 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.

**Attachments:** [ZBA #3731](#)

*Mr. Bob Mosteller presented the staff report on ZBA Case #3731 regarding the proposed text amendments to the Unified Development Ordinance to allow a public safety training facility in Newport Township.*

*Mr. Matthew Guarnery reviewed each of the proposed text amendments regarding the Public Safety Training Facility for the Committee.*

*Mr. Fred Feinstein, Attorney for the Great Lakes Training Facility Incorporated, Foundation, stated that the Foundation has met with the neighbors to discuss concerns regarding the proposed facility.*

*Member Mountsier entered the meeting at 9:07 a.m.*

*Motion to approve the text amendment to the Unified Development Ordinance to allow a public safety training facility by Member Whitmore, seconded by Member Martini. Motion passed.*

**A motion was made by Member Whitmore, seconded by Member Martini , that this Ordinance be Recommended for Adoption to the Regular Agenda. The motion carried unanimously.**

**Aye:** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

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### 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".

**Attachments:**     [ZBA #3732](#)

*Mr. Bob Mosteller presented the staff report on ZBA Case #3732 regarding the conditional use permit to allow a public safety training facility in Newport Township.*

*Mr. Matt Guarnery explained each of the proposed conditions regarding the Public Safety Training Facility for the Committee.*

*Chief Michael Blazincic from the Lake County Sheriff's Office stated that the level of training necessary for first responders has changed significantly since 9/11, and facilities such as the proposed disaster training facility are greatly needed. He stated that he appreciates the work placed on this project.*

*Motion to approve the conditional use permit to allow a public safety training facility in Newport Township by Member Whitmore, seconded by Member Martini. Motion passed.*

**A motion was made by Member Whitmore, seconded by Member Martini, that this Resolution be Recommended for Adoption to the Regular Agenda. The motion carried unanimously.**

**Aye:** 6 - Chair Newton, Vice Chair Martini, Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

#### **Subdivisions**

**Present** 6 - Chair Newton, Vice Chair Martini, Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

**Excused** 1 - Member Gravenhorst

6     [08-0528](#)

Harvest Glen PUD  
Request for Variance to Extend Performance Period  
Cuba Township - District 17

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

*Mr. Pat Tierney presented the staff report on the request to extend the performance period for the Harvest Glen Planned Unit Development.*

*Members Martini and Whitmore departed from the meeting at 9:47 a.m.*

*Motion to approve the Request for Variance to Extend Performance Period for Harvest Glen PUD by Member Mountsier, seconded by Member Leafblad. Motion passed.*

*Member Leafblad departed from the meeting at 9:48 a.m.*

*Members Martini and Whitmore re-entered the meeting at 9:48 a.m.*

**A motion was made by Member Mountsier, seconded by Member Leafblad , that this Communication or Report be Approved. The motion carried unanimously.**

**Aye:** 4 - Chair Newton, Member Sabonjian, Member Mountsier and Member Leafblad

**Not Present:** 2 - Vice Chair Martini and Member Whitmore

7      [08-0529](#)

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

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

*Mr. Pat Tierney presented the staff report on the request to release the maintenance assurance for Brooks Farm Subdivision.*

*Chairman Newton stated that an email was received from District 5 representative, Bonnie Thompson Carter, regarding this request. She stated that there have been some recent complaints regarding the maintenance of the natural areas in the subdivision. She has no opposition to this request unless the maintenance of these areas is the responsibility of the developer.*

*Mr. Tierney responded that the maintenance of the natural areas has been turned over to the homeowner's association, and is not the responsibility of the developer.*

*Motion to approve the Request to Release Maintenance Assurance for Brooks Farm Subdivision by Member Martini, seconded by Member Whitmore. Motion passed.*

**A motion was made by Member Martini, seconded by Member Whitmore, that this Communication or Report be Approved. The motion carried unanimously.**

**Aye:** 5 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian and Member Mountsier

**Not Present:** 1 - Member Leafblad

8      [08-0535](#)

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

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

*Mr. Brad Denz presented the staff report on the preliminary plat and preliminary engineering approval for Barrington Equestrian Subdivision.*

*Member Leafblad re-entered the meeting at 9:50 a.m.*

*Motion to approve the Preliminary Plat & Preliminary Engineering Approval for Barrington Equestrian Subdivision by Member Mountsier, seconded by Member Sabonjian. Motion passed.*

**A motion was made by Member Mountsier, seconded by Member Sabonjian, that this Committee Action Item be Approved. The motion carried unanimously.**

**Aye:** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

#### **Permits and Enforcement**

#### **Planning**

#### **Other Business**

#### **Executive Session**

*Mr. Dusty Powell stated that there would not be a need to go into Executive Session.*

#### **9        [08-0538](#)        Executive Session**

*The Committee requested that a representative from the State's Attorney's Office be present to answer questions regarding the release of the Executive Session Minutes prior to a vote on this issue.*

*Motion to defer the decision to release the Executive Session Minutes of the Planning, Building and Zoning Committee by Member Sabonjian, seconded by Member Leafblad. Motion passed.*

**A motion was made by Member Sabonjian, seconded by Member Leafblad , that this Minutes be Approved. The motion carried unanimously.**

**Aye:** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad

#### **County Administrator's Report**

#### **Director's Report**



*Mr. Rovang announced that the next meeting of the Planning, Building, and Zoning Committee will be held on September 30, 2008.*

**Adjournment of the PB&Z Committee Meeting**

*Motion to adjourn this session of the PB&Z Committee by Member Sabonjian, seconded by Member Whitmore. There being no further business to conduct, the motion passed unanimously.*

*The meeting adjourned at 10:10 A.M.*

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*Planning, Building and Zoning Committee     Judy Martini,  
Vice-Chairman  
Pamela Newton, Chairman*

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*Susan Loving Gravenhorst                     Larry Leafblad*

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*Stevenson Mountsier                             Robert Sabonjian*

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*Randall Whitmore                                 Megan Krueger,  
Recording Secretary*

**A motion was made by Member Sabonjian, seconded by Member Whitmore, that this be Adjourn. The motion carried unanimously.**

**Aye:** 6 - Chair Newton, Vice Chair Martini , Member Whitmore, Member Sabonjian, Member Mountsier and Member Leafblad