

# Lake County Illinois

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



## Minutes Report

Tuesday, November 11, 2008

8:30 AM

Assembly Room

**Planning, Building and Zoning Committee**

1.0 Call to Order

*The meeting was called to order by Chairman Newton at 8:35 A.M. Roll call was taken with members Gravenhorst, Leafblad, Martini, Mountsier, Newton, and Sabonjian present, constituting a quorum.*

*Staff Present: Brittany Albrecht, Steve Crivello, Brad Denz, Bill Hunt, Megan Krueger, Mike Kuhar, Kimberly Mannette, Philip Rovang, Pat Tierney*

*Others: Barry Burton - County Administrator, Dusty Powell – County Administrator’s Office, Tony Wolff - SMC, Mike Warner - SMC, Suzi Schmidt - Lake County Board Chairman, Jennifer Boenzi - Property Owner, Jack Buttacavoli Jr. - Property Owner, Joe Meyer - Lake County Division of Transportation, Casey Kobeszko - Property Owner, Deloris jarchow - Property Owner, Al Lander - Capital Homes, Todd Thorholm - Greengard, Inc., John Sosynski - Property Owner, Timothy Leight - Leicht Auto Imports, Joe Herchenback - Property Owner, Steve Carlson - County Board Member*

2.0 Pledge of Allegiance

3.0 Minutes

3.1 [08-0915](#) Minutes from the September 30, 2008 PB&Z Committee Executive Session

- The minutes will be distributed for signature during the meeting on November 11, 2008.

*Motion to approve the minutes from the September 30, 2008 PB&Z Executive Session, the October 7, 2008 PB&Z Committee Meeting, and the October 28, 2008 Joint Session minutes by Member Gravenhorst, seconded by Member Mountsier. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

3.2 [08-0914](#) Minutes from the October 7, 2008 PB&Z Regular Session

**Approved**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

3.3 [08-0876](#) Planning, Building and Zoning & Financial and Administrative Committee Joint Budget Minutes from October 28, 2008.

**Approved**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**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**

*Chairman Newton stated that she was pleased with the positive work conducted by the PB&Z Committee over the last two years during her current tenure as Chairperson for the Committee. She went on to say that several of the Committee members will not be returning next year, so she wished to discuss their efforts as Committee members.*

*Although Member Whitmore was not able to attend this meeting, Chairman Newton will be sending him a letter of appreciation for his service on the Committee.*

*She also requested that a letters of appreciation be entered into the record for Members Leafblad and Martini. Both were former Chairpersons for the PB&Z Committee. Chairman Newton listed some of their accomplishments during their time on the Committee and expressed her gratitude for their service.*

**6.1 Members' Remarks**

*Member Martini stated that it was an honor to serve on the PB&Z Committee, and she thanked staff for all of their hard work and dedication.*

*Member Sabonjian stated that he will miss all of the departing Members both as colleagues and as friends.*

*Member Leafblad stated that the present work of the Committee is very different from his original time on the Committee, and he is pleased with the progress that has been made. The PB&D Department has become highly dedicated and professional and he was pleased to have been a part of the organization.*

**7.0 Old Business**

- 7.1 [08-0712](#)** Resolution on Zoning Case No. 3739, which consists of the Petition of Michael Corbett, record Owner, and Jack and Margaret Buttacavoli, record owners and the contract purchasers, which seeks rezoning from the Residential-2 zoned to the Limited Commercial zone.

- The addresses of the two properties are 34039 and 34047 N. Hainesville Road, Round Lake Park, Avon twp. They are located approximately 135 feet north of the intersection of Hainesville Road and Washington Street. The area of both parcels is 0.35 acres.
- The applicants own the adjoining parcel to the south which has a sign business and restaurant. The applicants intend to relocate the sign business into the existing house on one of the properties (address 34039) and create the parking on the other.
- The County's Framework Plan is Residential (0.25 - 1 acre lot density) which reflects the former single-family use on the property of the rezoning request.
- The ZBA recommends approval (5-0-1). Staff recommends approval. Board Member Leafblad and several residents of the Highland Lake neighborhood attended the ZBA hearing to oppose the requested rezoning.
- This item was postponed from the October 7, 2008 PB&Z Committee meeting to allow more time for the applicant and staff to work on issues pertaining to the site plan.
- The Planning, Building and Zoning Committee voted 6-0 to recommend in favor of the rezoning.

*Mr. Bill Hunt provided a brief introduction on the issue.*

*Mr. Pat Tierney continued with the staff report on the request to rezone from Residential-2 (R-2) to Limited Commercial (LC).*

*Mr. Jack Buttacavoli, 2216 Shiloh, Long Grove, IL., property owner, stated that it was requested that the entrance be moved further north on the parcel. They are happy to accommodate the request.*

*Ms. Jennifer Boenzi, 1 Acorn Drive, Hawthorn Woods, IL, property owner, stated that they have decided not to combine the parcel. They are confident that the traffic study will be in their favor with the hours that the sign shop will be in operation.*

*Member Leafblad stated that his concerns is based on the fact that the future property owners inherit the zoning of this parcel. What is acceptable today may not be viable in the future.*

*Mr. Rovang stated that there is no conditional zoning in that the County cannot require the applicant to any conditions as a requirement for rezoning. The site plan review process has become very streamlined and these kinds of requirements are laid out in the Unified Development Ordinance and must be dealt with on a case by case basis. At this point there is no requirement that they do any more than is required by the County's site plan review process.*

*Motion to approve ZBA Case #3739 to rezone from Residential-2 (R-2)*

*to Limited Commercial (LC) by Member Mountsier, seconded by Member Gravenhorst . Motion passed.*

**Recommended for adoption to the Regular Agenda**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**8.0 Public Informational Meetings**

**8.1 [08-0865](#)**

Huston Subdivision  
Public Informational Meeting  
Wauconda Township - District 17

- Proposed 3-lot Conservation Detached House Subdivision on approximately 13.87 acres, located on the south side of Huston Avenue, of an existing private road, approximately 700 feet south of Main Street (Williams Park Subdivision), Wauconda Township.
- Zoned Residential-1 (R-1) with an average lot area of 49,447 square feet. The general character of the area to the north is single-family residential, zoned R-1, west is single-family residential in the Village of Port Barrington, south is vacant zoned Estate (E) and east is vacant in the Village of Port Barrington

*Motion to open the Public Informational Meeting for Huston Subdivision by Member Mountsier, seconded by Member Sabonjian. Motion passed.*

*Mr. Brad Denz presented the staff report on the Public Informational Meeting for Huston Subdivision.*

*Ms. Deloris Jarchow, 26781 N. Kane Drive, Wauconda, IL., adjacent property owner, stated that she is in full support of the proposed development.*

*Motion to close the Public Informational Meeting for Huston Subdivision by Member Mountsier, seconded by Member Gravenhorst . Motion passed.*

**Presented**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**8.2 [08-0866](#)**

Sosynski Subdivision  
Public Informational Meeting  
Vernon Township - District 21

- Proposed 2-lot Conventional Detached House Subdivision on approximately 5 acres, located 325-feet west of Elm Road, 575-feet north of State Route 22 in Vernon Township.
- Zoned Estate (E) with a minimum lot size of 80,000 square feet per lot. The general character of the area to the north, southwest and east is single-family residential, zoned Estate (E); west is vacant, zoned Estate (E); to the south and southeast ins within the Village of

Lincolnshire, with vacant property, rehabilitation facility and a health club.

*Motion to open the Public Informational Meeting for Sosynski Subdivision by Member Martini, seconded by Member Sabonjian. Motion passed.*

*Mr. Brad Denz presented the staff report on the Public Informational Meeting for Sosynski Subdivision.*

*County Board Member Ann Maine District Representative submitted an email message stating that she does not have any concerns regarding this development.*

*Motion to close the Public Informational Meeting for Sosynski Subdivision by Member Mountsier, seconded by Member Martini. Motion passed.*

**Presented**

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

**9.0 Stormwater Management Commission**

**9.1 [08-0823](#)** Ordinance adopting the North Branch Chicago River Watershed Plan prepared by the Lake County Stormwater Management Commission (SMC) as an Amendment to the Lake County Comprehensive Stormwater Management Plan.

- Once adopted, the North Branch Chicago River Watershed Management Plan will become an amendment to the Lake County Comprehensive Stormwater Management Plan adopted by county ordinance in 1990 and updated in 2002.
- The North Branch Chicago River watershed includes portions of fourteen (14) municipalities, seven (7) townships, eight (8) county board districts and four (4) drainage districts in Lake County.
- The Plan was developed to provide a “blueprint” for reducing flood damages, improving water quality and protecting natural resources in the watershed. The Plan assists private citizens and local, State, and Federal governments to better manage the water resources of this watershed in a cost-effective and environmentally sound manner.
- The Plan was developed through a cooperative effort between the Lake County Stormwater Management Commission and representatives of North Branch watershed stakeholders. Numerous entities, ranging from homeowner’s associations to municipal governments and county agencies, attended regular meetings and provided input during the planning process.
- The required public hearing and 60-day comment period for the Illinois Department of Natural Resources, the Chicago Metropolitan Agency for Planning, adjoining counties and the general public has been met.

- The Lake County Stormwater Management Commission unanimously approved the North Branch Chicago Watershed Plan on September 4, 2008.

*Member Leafblad departed from the meeting at 9:13 a.m.*

*Mr. Mike Warner presented the staff report on the Northbranch Chicago Watershed Plan.*

*Member Mountsier stated that the Northbranch Chicago Watershed Plan was approved at the Stormwater Management Commission meeting on Thursday November 6, 2008. This is a model plan and has been in development for many years. This model can be used for other watersheds. He reminded the Committee that a plan is necessary to be successful with the management of any watershed.*

*Motion to approve the Northbranch Chicago Watershed Plan by Member Mountsier, seconded by Member Sabonjian. Motion passed.*

*Member Leafblad returned to the meeting at 9:17 a.m.*

**Recommended for adoption to the Regular Agenda**

**Aye:** 5 - Newton, Martini, Sabonjian, Mountsier and Gravenhorst

**Not Present:** 1 - Leafblad

**9.2**      [08-0908](#)

Ordinance adopting amendments to the Lake County Watershed Development Ordinance.

- In response to widespread cases of property damage due to flooding in the Fox River watershed, SMC proposes an amendment to the Watershed Development Ordinance that allows the repair of properties with up to four (4) inches of topsoil (top dressing) after a documented flood event with evidence of subsidence on the property.
- SMC's Technical Advisory Committee approved this amendment on August 21st. A 60-day public comment period was held, with revisions based on two (2) comments. SMC approved the amendment on November 6th.
- SMC requests Planning, Building and Zoning Committee and County Board approval.

*Mr. Tony Wolff presented the staff report on the Watershed Development Ordinance Floodplain Subsidence Amendment. It is in response to flood damages to properties especially those impacted during the last eighteen months. Properties are experiencing subsidence due to long standing water on the properties. The current ordinance allows a one time replacement of top soil over the life of the property. This does not work when there is repetitive flooding. The amendment is to allow property owners to repair their property with up to four inches of top soil after a documented flood event without having to provide compensatory storage.*

*Motion to approve the Watershed Development Ordinance Floodplain Subsidence Amendment by Member Gravenhorst, seconded by Member Sabonjian. Motion passed.*

**Recommended for adoption to the Regular Agenda**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**10.0 Unified Development Ordinance**

**10.1 Subdivisions**

**10.1.1 [08-0867](#)**

Lawson Woods Subdivision  
Final Plat & Engineering approval  
Fremont Township - District 10

- The developer proposed a 4-lot Conventional Single-Family Residential Detached House Subdivision on 9.69 acres, located 500 -feet north of Milton Road, one half-mile west of Fairfield Road, Fremont Township. The property is located in the Estate (E) zoning district and the average lot area is 85,752 square feet. The general character of the area to the northeast is single-family residential, zoned Rural Estate (RE), east and south, is single-family residential, zoned Estate (E); west and northwest is vacant, zoned Open Space (OS).
- The Staff Review Committee finds the Final Plat and associated subdivision documents are within full compliance of the UDO and recommends Final Plat & Engineering approval before the PB&Z Committee.

*The staff report on the Lawson Woods Subdivision Final Plat and Final Engineering approval was presented by Mr. Brad Denz.*

*Member Sabonjian departed from the meeting at 9:29 a.m.*

*County Board Member Diana O'Kelly, district representative, submitted an email message stating that she has no concerns regarding this request.*

*Motion to approve the final plat and final engineering for Lawson Woods Subdivision by Member Martini, seconded by Member Mountsier. Motion passed.*

**Approved**

**Aye:** 5 - Newton, Martini , Mountsier, Gravenhorst and Leafblad

**Not Present:** 1 - Sabonjian

**10.1.2 [08-0892](#)**

Shires of Cambridge  
Extension of Maintenance Assurance



Warren Township - District 7

- Staff is holding a maintenance assurance that will expire on November 15, 2008. The developer is seeking a short extension in the assurance until June 2009.
- Staff supports the extension subject to the developer complying with certain conditions.

*Mr. Pat Tierney presented the staff report on the extension of maintenance assurance for the Shires of Cambridge subdivision.*

*Member Sabonjian returned to the meeting at 9:35 a.m.*

*Lake County Board Member Steve Carlson, district representative stated that he is in favor of this request.*

*Motion to approve the extension of maintenance assurance for the Shires of Cambridge subdivision by Member Mountsier, seconded by Member Leafblad. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

10.1.3 [08-0893](#)

Newport Cove

Extension of Maintenance Assurance

Antioch Township - District 1

- Staff is holding two assurances for subdivision improvements. The assurances will expire on November 26, 2008 and the developer is seeking an extension until June, 2009 to complete the remaining improvements.
- Staff supports the extension subject to the developer providing assurances in acceptable form.

*Mr. Pat Tierney presented the staff report on the extension of maintenance assurance for the Newport Cove subdivision.*

*Motion to approve the extension of maintenance assurance for the Newport Cove subdivision by Member Gravenhorst, seconded by Member Sabonjian. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

10.1.4 [08-0897](#)

Belvidere Estates

Extension of Maintenance Assurance

Warren Township - District 11

- Staff is holding two assurances for subdivision improvements. The assurances will expire on November 28, 2008 and the developer is seeking a variance to extend his performance beyond the maximum allowable three-year period to complete the remaining improvements.

- Staff supports the variation to extend the performance period not to exceed November 2009.

*Mr. Pat Tierney presented the staff report on the extension of maintenance assurance for the Belvidere Estates subdivision.*

*Motion to approve the extension of maintenance assurance for the Belvidere Estates subdivision by Member Martini, seconded by Member Mountsier. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**10.1.5** [08-0899](#)

Long Meadow Farms

Release and Extension of Maintenance Assurance

Ela Township - District 18

- Staff is holding two assurances for subdivision improvements. The assurances will expire on November 26, 2008.
- In March of this year, the Committee granted a variation to the developer to extend the performance period beyond the maximum permitted 3 year period subject to the developer completing all improvements with the exception of road surface, as-built plan approval and township road acceptance by the current expiration date.
- Staff conducted in inspection on October 30th and some additional drainage work is necessary to be completed, in addition to the above-noted road work.
- Staff recommends release of the restoration assurance at this time as the site is completely stabilized. We are requesting that the subdivision assurance be reduced and extended until June 15, 2009 to enable the developer to complete the drainage work.
- If the drainage work is complete, the subdivision assurance will be extended until November 2009 in accordance with the Committee's initial action on the assurance.

*Mr. Pat Tierney presented the staff report on the release and extension of maintenance assurance for the Long Meadow Farms subdivision.*

*Motion to approve the release of the restoration guarantee and extension and reduction in amount of performance guarantee, and extension of maintenance assurance for the Long Meadow Farms subdivision by Member Leafblad, seconded by Member Gravenhorst. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad

**10.2 Zoning**

10.2.1 [08-0887](#)

ZBA Case #3327  
CUP Extension Request  
Wauconda Township - District 17

- This is a request for a second, 1-year extension of a Conditional Use Permit allowing gasoline sales and a car wash.
- The subject property is located on the west side of IL Route 59 approximately 1200 ft. south of U.S. Route 12 in southern Wauconda Township.
- The UDO provides that a CUP shall expire 2 years from its date of approval unless a permit is issued for the principal use. This Committee is authorized to extend the validity of the CUP for up to 2 additional years. This CUP was originally approved by the County Board on November 8, 2005. A 1-year extension of this CUP (to November 8, 2008) was approved by this Committee last year.

*Mr. Bob Mosteller presented the staff report on ZBA Case #3327 the Conditional Use Permit extension for gasoline sales and a car wash in Wauconda Township.*

*Chairman Newton read the extension request letter from Mr. Leight into the record.*

*Motion to approve the extension request for a conditional use permit for gasoline sales and a car wash in Wauconda Township to November 2009 by Member Mountsier, seconded by Member Martini. Motion passed.*

**Approved**

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

**11.0 Permits and Enforcement**

11.1 [08-0827](#)

Joint Resolution authorizing the State's Attorney of Lake County to institute legal action against certain named properties for the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties.

**CDH 22-08**

Section 11, Township 46 North, Range 9, PIN 01-11-310-015, commonly known as 42326 N. Willow Street, Antioch, IL (an unsafe, dilapidated boathouse.)

**EAB 24-08**

Section 18, Township 45 North, Range 10, PIN 06-18-112-007, commonly known as 24779 W. Clinton Avenue, Round Lake, IL (an unsafe, fire-damaged residential structure.)

**KLR 27-08**

Section 14, Township 45 North, Range 9, PIN 05-14-309-001, commonly known as 6901 W. Longwood Drive, Ingleside, IL (a dangerous, unsafe, vacant and open residential structure.)

**RDS 108-07**

Section 10, Township 43 North, Range 9, PIN 13-10-101-037, commonly known as 4719 N. River Shore Drive, Cary, IL (a dilapidated, partially collapsing residential structure.)

**GT 31-05**

Section 21, Township 46 North, Range 10, PIN 02-21-208-019, commonly known as 22020 W. Spruce Drive, Antioch, IL (an unsafe, dilapidated residential structure with hole(s) in roof.)

*Chairman Newton stated that she received one comment from County Board Member Carter regarding the proposed demolition in her district.*

*County Board Member Bonnie Thompson stated that she is in favor of the demolition scheduled for her district.*

*Motion to authorize the demolition of abandoned, unsafe structures on said properties in Lake County by Member Leafblad, seconded by Member Mountsier. Motion passed.*

**Approved and referred on to Financial and Administrative  
Committee**

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

**12.0 Planning**

*There were no planning issues to discuss.*

**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 FEMA has contacted Lake County to inform them that they have been accepted into the Community Rating System. He went on to say that Mr. Steve Crivello and his staff have been working for many years to receive this accreditation.*

*Mr. Rovang discussed upcoming items for the new session of the PB&Z Committee in early 2009.*

**13.3 Executive Session**

*Motion to close the regular session of the Planning, Building and Zoning Committee Meeting and enter into Executive Session for discussion of the department head review by Member Sabonjian, seconded by Member Mountsier. Motion approved.*

*The Executive Session began at 10:09 am.  
to go into Executive Session*

**Aye:** 6 - Newton, Martini, Sabonjian, Mountsier, Gravenhorst and Leafblad

13.3.1 [08-0869](#)

Executive Session to Discuss Department Head Review

*Those in attendance during the Executive Session included: Larry Leafblad, Steve Mountsier, Judy Martini, Pam Newton, Susan Loving Gravenhorst, Bob Sabonjian, Barry Burton*

*Motion to close the Executive Session and return to the regular session of the Planning, Building, and Zoning Committee meeting by Member Leafblad, seconded by Member Martini. Motion passed.*

*The Executive Session adjourned at 10:23 am.  
**Presented***

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

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

*The meeting adjourned at 10:24 A.M.*

	Aye	Nay
_____	_____	_____
Chairman		
_____	_____	_____
Vice-Chairman		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\_\_\_\_\_  
*Recording Secretary*  
*Planning, Building & Zoning Committee*

**Adjourn**

**Aye:** 6 - Newton, Martini , Sabonjian, Mountsier, Gravenhorst and Leafblad