

Lake County Illinois

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



Minutes Report

Tuesday, February 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 Newton at 8:32 a.m. Roll call was taken with Members Gravenhorst, Hewitt, Mountsier, Newton, and Wilke present, constituting a quorum.

Staff Present: Steve Crivello, Megan Krueger, Mike Kuhar, Bob Mosteller, Philip Rovang, Pat Tierney, Eric Waggoner, Sheel Yajnik

Others: Barry Burton - County Administrator's Office, Dusty Powell - County Administrator's Office, Gary Gordon - OMB, David Buckner - Intern, Mike Gavin - Finance

Present 4 - Member Hewitt, Member Wilke, Chair Newton and Member Gravenhorst

Absent 1 - Vice Chair Mountsier

Excused 2 - Member Carlson and Member Sabonjian

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 [09-1187](#)

Minutes from the January 27, 2009 PB&Z Committee Meeting

- Approval of the minutes from the January 27, 2009 PB&Z Committee Meeting
Motion to approve the minutes from the January 27, 2009 PB&Z Committee Meeting by Member Gravenhorst, seconded by Member Wilke. Motion passed.
approved

Aye: 4 - Member Hewitt, Member Wilke, Chair Newton and Member Gravenhorst

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

6.1 Members' Remarks

7.0 Old Business

There was no old business to conduct.

8.0 Public Informational Meetings

There were no public information meetings to be held.

9.0 Stormwater Management Commission

There were no items from the Stormwater Management Commission.

10.0 Unified Development Ordinance

Member Mountsier entered the meeting at 8:38 a.m.

Present 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

Excused 2 - Member Carlson and Member Sabonjian

10.1.1 [09-1192](#)

A resolution authorizing the amendments to the text of the Unified Development Ordinance to allow topdressing of floodplain lands damaged by subsidence.

- This is an amendment to the UDO which will allow the repair of properties with up to four inches (4") of top soil (top dressing) after a documented flood event with evidence of subsidence on the property.
- An identical amendment to SMC's Watershed Development Ordinance was approved by the County Board in November, 2008.
- The Regional Planning Commission, Zoning Board of Appeals, and Planning Department staff all recommend adoption.

Mr. Steve Crivello presented the staff report on the proposed text changes to Article 8 of the Unified Development Ordinance regarding top dressing.

Motion to approve the text changes to Article 8 of the Unified Development Ordinance regarding top dressing by Member Gravenhorst, seconded by Member Wilke. Motion passed.

recommended for adoption to the regular agenda

10.1.2 [09-1191](#)

A resolution to amend the Unified Development Ordinance related to Article 10-Subdivisions.

- A public hearing was conducted on proposed text amendments to Article 10 - Subdivisions, at the Committee's January 27, 2009 Planning, Building and Zoning Committee meeting.
- During the hearing, there were no members of the public or staff to voice comments, concerns or questions regarding the amendments. Upon receiving direction by the Committee, staff of the Department of Planning, Building and Development reviewed substantive changes to the Article, particularly changes in the delegation authority for selected provisions of the text with the Committee.
- At the conclusion of the hearing, the Committee directed staff to amend Section 10.8 - Modifications and Appeals to include language that requires the Director, County Engineer and Staff Review Committee provide them notice of actions they take on minor modifications to Article 10. No other amendments were discussed or offered by the Committee.
- The Committee acted to approve the proposed text amendments and recommended proceeding to the County Board for final adoption. A resolution approving the text amendments and a final draft of the text with changes recommended by the Committee has been prepared for the Committee's action.

Mr. Pat Tierney presented the staff report on the proposed text changes to Article 10 of the Unified Development Ordinance regarding subdivisions.

Motion to approve the text changes to Article 10 of the Unified Development Ordinance regarding subdivisions by Member Mountsier, seconded by Member

Hewitt. Motion passed.

recommended for adoption to the regular agenda

Aye: 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

10.1.3 **09-1197**

A resolution to amend the Unified Development Ordinance related to Article 11-School Contributions.

- On January 27th, the PB&Z Committee conducted the public hearing to consider school contribution-related text amendments to UDO Article 11.
- The amendments consist of streamlining the text, clarifying ambiguities, process streamlining and introducing a senior housing calculation to account for such developments.
- A resolution to recommend adoption of the amendments has been prepared for the Committee's action.

Mr. Eric Waggoner presented the staff report on the proposed text changes to Article 11 of the Unified Development Ordinance.

Motion to approve the text changes to Article 11 of the Unified Development Ordinance by Member Mountsier, seconded by Member Wilke. Motion passed.

recommended for adoption to the regular agenda

Aye: 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

10.2 **Subdivisions**

There were no items pertaining to subdivisions.

10.3 **Zoning**

There were no zoning items.

11.0 **Permits and Enforcement**

11.1 **09-1176**

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 22-07

Sections 33 and 34, Township 46 North, Range 9, PIN 01-34-316-009 (and -010, -011), commonly known as 38275 N. 4th Avenue, Spring Grove, IL (an unsafe, dilapidated residential structure.)

JMG 72-08

Sections 10 and 15, Township 43 North, Range 10, PIN 14-10-418-003, commonly known as 24063 N. Lakeside Drive, Lake Zurich, IL (an unsafe, fire-damaged residential structure.)

CDH 141-08

Section 10, Township 46 North, Range 9, PIN 01-10-101-001 and 01-10-101-002, commonly known as 42762-42772 Park Road, Antioch, IL (a dangerous, unsafe, vacant and open residential structure.)

JMG 54-08

Section 21, Township 43 North, Range 11, PIN 15-16-404-015, commonly known as 23070

N. Prairie Lane, Prairie Grove, IL (an unsafe fire-damaged residential structure.)

GT 12-08

Section 30, Township 45 North, Range 11, PIN 07-30-114-003, commonly known as 33678 Lake Shore Drive, (Gages Lake) Grayslake, IL (an unsafe, dilapidated, damaged residential structure.)

KLR 108-08

Sections 27 and 34, Township 46 North, Range 10, PIN 02-34-116-005, commonly known as 21650 W. Edgewood Avenue, Lake Villa, IL (an unsafe, abandoned single-family residence.)

GT 50-08

Sections 25 and 36, Township 44 North, Range 10, PIN 10-25-309-002, commonly known as 19929-33 W. Hwy. 60/83, Mundelein, IL (a fire-damaged residential structure.)

Mr. Mike Kuhar presented the staff report on the resolution authorizing the demolition of unsafe structures on said properties in Lake County.

Chairman Newton noted that County Board Chairman, Suzi Schmidt, responded stating that she approved of the demolition request for the properties in her district.

Mr. Mike Kuhar stated that he had spoken with Board Member Linda Pedersen, and she also approved of the demolition request for the properties in her district.

Motion to approve the resolution to demolish unsafe structures on said properties in Lake County by Member Gravenhorst, seconded by Member Hewitt. Motion passed.

approved and referred on to Financial and Administrative Committee

Aye: 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

11.2

09-1196

Joint resolution amending the Lake County Land Development Fee Schedule.

- The department submitted and the County approved the last Land Development fee increase 14 months ago.
- Recently, staff researched nearby jurisdiction fees as well as calculated in-house costs for providing services to customers. The results show that other jurisdictions charge anywhere from 23% to 46% more in land development fees than Lake County. The one exception is fees for small construction projects, such as sheds and fences. Lake County's fees are 5-10% higher than other jurisdictions on average. Where the costs of providing the service was studied, the County was fairly close to the cost of providing the service before the new year. In other cases the County intentionally charges less to keep the costs down for applicants.
- The Director is proposing an increase in fees ranging from 5% to 15% with the goal of covering the cost of service and to start to close the gap between what the County charges and other jurisdictions.
- The Planning, Building, & Zoning Committee reviewed the fee schedule twice and recommends the proposed fee schedule be adopted by the County.

Mr. Philip Rovang presented the staff report on the fee increases to the Land Development Fee Schedule.

Motion to approve the request to increase the fees associated with the Planning, Building, and Development Land Development Fee Schedule by Member Gravenhorst, seconded by Member Mountsier. Motion passed.

approved and referred on to Financial and Administrative Committee

Aye: 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

12.0 Planning

There were no items for planning.

13.0 Other Business

13.1 County Administrator's Report

Mr. Dusty Powell stated that on March 3, 2009, the consultant working with the department to integrated permitting process will be on site to present his findings. At this time the Board members will have the opportunity to hear the overview of the process and ask questions.

13.2 Director's Report

13.2.1 09-1193

Discussion of Plan to Reorganize the Planning, Building and Development Department

Mr. Philip Rovang explained his plan for reorganization of the Planning, Building and Development Department to the Committee.

14.0 Adjournment of the PB&Z Committee Meeting

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

The meeting adjourned at 9:32 a.m.

Aye Nay

Chairman

Vice-Chairman

_____	_____	_____
_____	_____	_____
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_____	_____	_____

Recording Secretary
Planning, Building & Zoning Committee
adjourn

Aye: 5 - Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier
and Member Gravenhorst