

Lake County Illinois

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



Minutes Report

Tuesday, September 29, 2009

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1.0 Call to Order

The meeting was called to order by Chairman Mountsier at 8:30 a.m. Roll call was taken with Members Carlson, Hewitt, Lawlor, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Brittany Albrecht, Brad Denz, Megan Krueger, Mike Kuhar, Matt Meyers, Philip Rovang, Pat Tierney, Eric Waggoner

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Bill Ferguson - Attorney, Martin Levine - Attorney, Mike Warner - Stormwater Management Commission

Present 6 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Chair Mountsier

Absent 1 - Member Gravenhorst

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 [09-1958](#)

Approval of Minutes

- Approval of September 1, 2009 PB&Z Committee Meeting Minutes
Motion to approve the minutes from the September 1, 2009 PB&Z Committee Meeting by Member Carlson, seconded by Member O'Rourke. Motion passed.
approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Chair Mountsier

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 Mountsier asked for an update on the text amendment regarding the sale of drug paraphernalia in Lake County.

Mr. Eric Waggoner explained that the State's Attorney's Office recommended the County rely on the provisions of the state statute because of the criminal penalties associated with the retail sale of drug paraphernalia. The County does not have the authority to impose felony requirements at the local level whereas the statute imposes felony requirements. The States Attorney's Office determined that the statute will sufficiently protect the interests of the residents of Lake County and is confident that we can deter the occurrence of such activities by following the statute.

6.1 Members' Remarks

There were no comments from the PB&Z Committee members.

7.0 Old Business

There was no old business to conduct.

8.0 Public Informational Meetings

There were no public informational meetings to be held.

9.0 Stormwater Management Commission

There were no items from the Stormwater Management Commission.

10.0 Unified Development Ordinance

10.1 Subdivisions

There were no items under subdivisions for review.

10.2 Zoning

10.2.1 09-2017

Apachi Day Camp
Request to Construct a Science Recreation Park
Minor Modification to an Approved PUD
Ela Township - District 18

- On February 8, 2005, the Lake County Board approved a Conditional Use Permit (CUP) and Planned Unit Development for a day camp and day care facility known as Apachi Day Camp. The current proposal consists of a Minor Amendment to the approved PUD and associated plan to establish a science recreation park consisting of 50 exhibits that demonstrate specific scientific principles.
- In accordance with Article 3, Section 3.7.6.2/Minor Modifications Procedure, the Planning, Building and Zoning Committee is authorized to allow the minor modification for uses which are accessory to an approved Conditional Use. Staff recommends approval of the request.

Mr. Brad Denz presented the staff report on the modification to an approved Planned Unit Development to construct a science recreation park for Apachi Day Camp.

Mr. Bill Ferguson, 53 W. Jackson Boulevard, Suite 250, Chicago, IL. landscape architect for the project presented the plan for the science park in detail. He thanked PB&D staff for their assistance with this project.

Member Gravenhorst entered the meeting at 8:47 am

Mr. Martin Levine, 30 South Wells Street, Chicago, IL. stated that the purpose of this project is to further engage children in the learning that already happens on a daily basis. The park stations allow for hands-on learning and challenge the children to understand what happens in their own world. Mr. Levine expressed his appreciation for the Committee's approval of the project.

Motion to approve the modification to an approved PUD for Apachi Day Camp by Member Carlson, seconded by Member Hewitt. Motion passed.

approved

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

10.2.2 [09-2019](#)

Final Review of Proposed 2009 UDO Text Amendments

- Following an initial Planning, Building and Zoning Committee review, the County Board directed the Zoning Board of Appeals on August 11, 2009 to conduct a public hearing on a series of proposed Amendments to the Unified Development Ordinance (UDO).
- A majority of the proposed amendments are "Housekeeping" amendments that either clarify or introduce minor changes to the current UDO provisions.
- "Substantive" amendments include the introduction of the R-4A Zoning District, introduction of landscaping-related Best Management Practices and Low Impact Development, and limited retail sales events for Wholesale Nursery Operations.
- At the conclusion of the public hearing on September 24, 2009 the ZBA recommended approval of the Amendments per the attached "Exhibit A".
- Following the final Committee's review and recommendation, the County Board will make a final decision on the proposed amendments.

Mr. Eric Waggoner provided the final review on the 2009 proposed text amendments to the Unified Development Ordinance (UDO) as recommended by the Zoning Board of Appeals (ZBA).

The Committee agreed with all but one housekeeping amendment. Amendment #4 should state that "a majority of plants" for sale shall be grown on site rather than all plants for sale shall have been grown on site.

Mr. Waggoner went on to discuss the five Substantive Amendments. Substantive amendment number one deals with the creation of the R4A Zoning District that bridges the density gap between the R4 and R5 zoning classifications. This zoning district will not exist on any of the maps until this zoning classification is applied for and granted by the County Board. The ZBA and the RPC were both satisfied with the concept. The two appointed bodies request one change; that Group Living be classified as a Conditional Use Permit rather than a permitted use in the R4A district.

Dusty Powell confirmed with Mr. Waggoner that this amendment was discussed with the State's Attorney's Office and that the amendment met with their approval.

Mr. Waggoner explained that substantive amendment number four deals with landscaping requirements for commercial parking lots. This amendment created the most controversy with the ZBA and RPC. This amendment has more of an impact on the character of development within the County and recognizes the promotion of sustainability or green practices within the County. The majority of the proposed changes deal with landscaping regulations in and around parking lots and best management practices with regard to planting and maintaining landscaping

materials.

The ZBA recommendation on substantive amendment number four relating to the landscape area ratios for parking lots provided for a graduated ratio of five percent landscaping to paved surface for parking lot between four thousand and twenty thousand square feet. However the PB&Z committee recommended that the five percent ratio apply only to parking lots between four thousand and ten thousand feet in size.

Motion to approve the parking lot requirements as amended by Member Wilke, seconded by Member Carlson. Motion passed.

The updated UDO amendments will be presented for final approval at the next regular PB&Z Meeting.

Member Gravenhorst departed from the meeting at 10:15 a.m.

11.0 Permits and Enforcement

11.1 [09-1957](#)

Community Rating System (CRS) Program Recertification Requirement

- CRS participation must be recertified annually, and one annual requirement is preparing an Annual Evaluation Report for the All Natural Hazards Mitigation Plan.
- The Annual Evaluation Report is to be submitted to the PB&Z Committee and then forwarded on to the County Board.
- A memorandum further explaining the process and Annual Evaluation Report form are attached for review. Staff will provide a brief overview of the CRS program.

Ms. Brittany Albrecht presented the staff report on the recertification requirement for the Community Rating System (CRS).

completed

12.0 Planning

There were no items for review under Planning.

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 the next meeting of the PB&Z Committee will be held on Tuesday, October 6, 2009 one week from today. At that time a resolution will be presented for approval of the 2009 Proposed Text Amendments.

Mr. Rovang went on to say that the Planning, Building and Development Department is currently working with the U.S. Census Bureau to complete the 2010 National Census. The 2000 return rate for the census forms within Lake County was only sixty-six percent. Because there are many financial benefits to conducting an accurate census, there will be a push to increase the return rate. County Board

Chairman Suzi Schmidt is the honorary chairman for the campaign. Mr. Rovang explained that the PB&D Department will provide support the effort, and assist with the formation of sub-committees as requested.

Member Wilke asked if the County will be sending information to the residents to announce the upcoming census and to dispel the myths associated with the count in order to obtain more accurate results.

Mr. Rovang explained that such plans have not yet been determined, but he is hopeful that steps such as this will be done once the sub-committees are formed.

Mr. Rovang went on to say that the APA's Upper Midwest Planning Conference was held last week and was very successful. The conference was scheduled to coincide with the celebration of the 100th anniversary of Daniel Burnham's plan for Chicago. Ninety percent of the workshops were mobile where the participants took buses, or walked through the city, or took a boat trip to view the Chicago Skyline. One of the tours was led by PB&D planner, David Husemoller; Mr. Husemoller's tour was of Edward Bennett's home in Lake Forest, Illinois. Edward Bennett was Burnham's partner in the production of the Chicago plan.

14.0 Adjournment of the PB&Z Committee Meeting

Motion to adjourn this session of the Planning, Building and Zoning Committee by Member Lawlor, seconded by Member Carlson. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 11:46 a.m.

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

Recording Secretary
Planning, Building & Zoning Committee

adjourn

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor,
Member O'Rourke and Chair Mountsier

Not Present: 1 - Member Gravenhorst