

Lake County Illinois

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



Minutes Report

Tuesday, June 1, 2010

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, Mountsier, O'Rourke, and Wilke present constituting a quorum.

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

Others: Dusty Powell - County Administrator's Office, Amy McEwan - County Administrator's Office

Present 5 - Member Carlson, Member Hewitt, Member Wilke, Member O'Rourke and Chair Mountsier
Absent 1 - Member Gravenhorst
Excused 1 - Vice Chair Lawlor

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 [10-0498](#)

Minutes from the Previous Meeting

- Minutes from the May 25, 2010, PB&Z Committee Meeting
Motion to approve the minutes from the May 25, 2010, PB&Z Committee Meeting by Member Carlson, seconded by Member Hewitt. Motion passed.

approved

Aye: 5 - Member Carlson, Member Hewitt, Member Wilke, 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 from public comment.

6.0 Chair's Remarks

There were no remarks from Chairman Mountsier.

6.1 Members' Remarks

There were no remarks from the 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

10.1 [10-0534](#)

.1

Review and Discussion of Alternatives for Subdivisions Assurance Extensions

- At the May 25th Committee meeting, staff explained that they had been reviewing alternatives to extending subdivision assurances to assist developers maintaining the viability of their subdivision plats.
- Staff will present their findings of the alternatives and how various attributes react to each alternative.

Mr. Pat Tierney presented the staff report on the alternatives for subdivision assurance extensions; delaying recordation of the final plat, Status Quo permitting assurance adjustments during the performance period, resubdivision or phasing of the project, and vacation of the plat recordation.

Member Gravenhorst entered the meeting at 8:41 a.m.

Member Carlson asked if the Committee must choose one of the options presented.

Mr. Tierney explained that staff intends to offer all four options presented so that developers can choose the option that best meets their needs based on the economic conditions.

The Committee was pleased with the options presented and staff's desire to work with developers to achieve results that suit everyone involved.

Mr. Eric Waggoner explained that some final work is needed regarding the four proposed scenarios. Once all the questions are answered the proposal will be returned to the Committee for final approval.

Mr. Rovang explained that the costing issues have not yet been addressed, and the ramifications are not clear as far as extra costs involved.

Mr. Dusty Powell suggested that a surcharge may need to be assessed to cover the added costs.

presented

Attendance Update

Present	6 -	Member Carlson, Member Hewitt, Member Wilke, Member O'Rourke, Chair Mountsier and Member Gravenhorst
Excused	1 -	Vice Chair Lawlor

10.2 Zoning

There were no items under Zoning.

11.0 Permits and Enforcement

11.1 [10-0497](#)

Building Permit Exemption for Storage Structures containing 100 square feet or less of

area.

- The proposal is to exempt small sheds and storage structures from building permit requirement.
- These structures will continue to comply with the County's zoning and other applicable requirements.
- The elimination of permit requirement for these small structures will add efficiency to the permit process and improve customer convenience.
- A nominal fee in the amount of \$25 will be charged as a registration fee.
- Staff recommends the resolution be approved and forwarded to the County Board for adoption.

Mr. Philip Rovang presented the staff report on the exemption of building permits for storage structures containing 100 square feet or less of area. The Planning, Building and Development Department is recommending that shed structures under 100 square feet do not need a building permit, but will instead be registered.

Motion to approve the exemption of building permits for storage structures containing 100 square feet or less of area by Member Carlson, seconded by Member Hewitt. Motion passed.

approved and referred on to Financial and Administrative Committee

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

12.0 Planning

There were no items 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. Rovang had nothing to report.

14.0 Adjournment of the PB&Z Committee Meeting

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

The meeting adjourned at 10:27 a.m.

	Aye	Nay
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Chairman

Vice-Chairman

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Recording Secretary
Planning, Building & Zoning Committee
adjourn

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