

Lake County Illinois

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



Minutes Report

Tuesday, September 30, 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

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 Leafblad, Martini, Mountsier, Newton, Sabonjian and Whitmore present, constituting a quorum.

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

Others: Barry Burton - County Administrator, Dusty Powell – County Administrator's Office, Lisle Stalter - State's Attorney's Office, Sherri Egan - Property Owner

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

Absent 1 - Member Gravenhorst

2.0 Pledge of Allegiance

3.0 Minutes

08-0674 Approval of the minutes from the August 26, 2008 PB&Z Committee Meeting.

Motion to approve the minutes from the August 26, 2008 regular session of the PB&Z Committee Meeting by Member Sabonjian, seconded by Member Mountsier . Motion passed.

Approved

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

4.0 Added to Agenda Items

5.0 Public Comments - Items not on the Agenda

6.0 Chair's Remarks

Chairman Newton stated that she traveled last week with NACo to promote their Green Government Initiative. She had speaking engagements in Des Moines, Iowa, Kansas City, Missouri, and in Minneapolis, Minnesota where she addressed a group at the International Code Council Conference. Following her opening segment, she met with PB&D staff members Mike Kuhar, Steve Crivello and Gary Thompson, which was a pleasant experience. She explained that there is a dichotomy between environmental building and building inspectors and commissioners to provide safe and efficient structures, and it is important to bridge that gap.

6.1 Members' Remarks

Member Mountsier stated that he was late in arriving for that previous meeting, but in reading the minutes from that meeting, he learned that Member Whitmore had concerns regarding project delays for clients of Stormwater Management Commission. Member Mountsier wished to inform the Committee that reports are provided to the Board of SMC each month detailing the projects and the progress made. He stated that he is very proud to share that SMC has a required turn around time of 30 days, but in 99 percent of the cases, the turn around time is between 15 and 20 days. He stated that because SMC is a regulatory agency there are often misunderstandings and customers that are not satisfied with the outcomes.

7.0 Old Business

8.0 Public Informational Meetings

9.0 Stormwater Management Commission

10.0 Unified Development Ordinance

10.1 Subdivisions

10.1.1 08-0675

Springwell Farms Subdivision
Variation Request to Extend Performance Assurance
Antioch Township - District 1

- Staff has been working with the developer of the subject subdivision to comply with the detention restoration requirements of the UDO and the approved plans.
- The developer has indicated that the wet June and late August affected his ability to fully comply with staff's comments and additional time is necessary to bring the project into compliance.
- Because the project is beyond the maximum permitted 3-year term to complete performance items, a variation is required if the Committee is inclined to grant an extension.
- Staff is in support of a variance for a short extension of the assurance to complete the restoration work.

Mr. Pat Tierney presented the staff report on Springwell Farms Subdivision. He informed the Committee that a site visit was completed on September 25, 2008, and it was determined that the work has been completed with the exception of a few additional plantings. It is no longer necessary to request the extension of the

Performance Assurance.

10.2 Zoning

10.2.1 08-0677

ZBA Case #3738

Request to Rezone from the Recreational Commercial (RC) to Residential-1 (R-1)

Applicant: North Star Trust Co., T/U/T #10-2240, Record Owner;
Robert A. Egan, Sole Beneficiary
Antioch Township - District 1

- The property is located at the west end of Dressel Road, with frontage on Lake Marie (address 25630 N. Dressel Road). The area of the parcel is 1.03 acres.
- The applicant intends to construct one, single-family dwelling to be his residence. The SF dwelling will be served by private septic system and water well. Access will be from Dressel Road, a township road.
- The County's Framework Plan is Retail / Commercial due to the previous use as a tavern and rental cabins. Adjoining property to the south is zoned RC (summer cottages, single-family dwellings, vacant); properties to the north and east are zoned R - 1 (single-family dwellings); and Lake Marie is to the west.
- The ZBA recommends approval (7-0). Staff recommends approval. There were no objectors at the ZBA public hearing.

Mr. Bob Mosteller presented the staff report on ZBA Case #3738; a request to rezone from Recreational Commercial (RC) to Residential-1 (R-1).

Motion to approve the request to rezone from Recreational Commercial (RC) to Residential-1 (R-1) by Member Martini, seconded by Member Sabonjian. Motion passed.

Recommended for adoption to the Regular Agenda

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

11.0 Permits and Enforcement

12.0 Planning

13.0 Other Business

13.1 08-0685 RV Parks Lawsuit Status

Ms. Lisle Stalter presented the status report on the recreational vehicle park lawsuit. More than a year ago, the judge ruled in favor of the County and the decision was not appealed.

Completed

13.2 County Administrator's Report

13.3 Director's Report

13.3.1 08-0679 Report on Fee Refunds - January 2008-September 2008

Ms. Sheel Yajnik provided the staff report on Fee Refunds issued during the period of January 2008 through August 2008.

Member Gravenhorst entered the meeting at 8:53 a.m.

Member Leafblad departed from the meeting at 8:53 a.m.

Completed

Attendance Taken

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

Excused 1 - Member Leafblad

13.3.2 08-0680 Report on 3rd Quarter 2008 Key Performance Measures

Mr. Philip Rovang presented the staff report on the 3rd Quarter 2008 Key Performance Measures for the Planning, Building and Development Department.

Completed

13.4 Executive Session

Motion to close the regular session of the Planning, Building and Zoning Committee Meeting and enter into Executive Session to discuss the proposed Forest Glen Subdivision and release of Executive Session Minutes by Member Mountsier, seconded by Member Sabonjian. Motion passed.

The Executive Session began at 9:31 am.

Approved

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

13.4.1 08-0678 Executive Session to Discuss Proposed Forest Glen Subdivision

Motion to close the Executive Session and return to the regular session of the Planning, Building, and Zoning Committee meeting by

Member Mountsier, seconded by Member Sabonjian. Motion passed.

The Executive Session adjourned at 9:54 am.

Approved

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

13.4.2 08-0684

Approval Releasing Executive Session Minutes to the Public

*Motion to release the minutes from the PB&Z Executive Sessions by
Member Mountsier, seconded by Member Sabonjian. Motion passed.*

Approved

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

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 Gravenhorst . There being no
further business to conduct, the motion passed unanimously.*

The meeting adjourned at 9:55 A.M.

*Planning, Building and Zoning Committee
Pamela Newton, Chairman*

Judy Martini, Vice-Chairman

Susan Loving Gravenhorst

Larry Leafblad

Stevenson Mountsier

Robert Sabonjian

Randall Whitmore

Megan Krueger, Recording Secretary

Adjourn

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