

Lake County Illinois

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



Minutes Report

Tuesday, May 3, 2011

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. **Call to Order**

Chair Thomson-Carter called the meeting to order at 8:30 a.m.

Present 6 - Member Hewitt, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Member Carey

Absent 1 - Vice Chair Mountsier

Others Present:

David Stolman - County Board Chair

Barry Burton - County Administrator

Ryan Waller - Assistant County Administrator

Patrice Sutton Burger - Finance and Administrative Services

Eric Waggoner - Planning, Building & Development

Megan Krueger - Planning, Building & Development

Brad Denz - Planning, Building & Development

Steve Crivello - Planning, Building & Development

Michael Stolzman - Petitioner

Mike Schall - Petitioner

2. **Pledge of Allegiance**

Chair Thomson-Carter led the group in the Pledge of Allegiance.

3. **Approval of Minutes**

Minutes from April 5, 2011.

A motion was made by Member Carlson, seconded by Member Pedersen, that the minutes be approved. Motion carried by the following vote:

Aye: 6 - Member Hewitt, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Member Carey

4. **Public Comment**

No public comments.

5. **Added to Agenda**

No added to agenda items.

6. **Old Business**

7. **New Business**

Stormwater Management Commission

Unified Development Ordinance

Subdivisions

7.2

Approval of final plat and engineering for the Schall Subdivision.

- The petitioner, Michael Schall, proposes a two lot conventional detached residential subdivision on 4.5 acres, located on the east side of Chevy Chase Road, approximately ½ mile east of Gilmer Road in Fremont Township.
- Staff finds the final plat and associated subdivision documents are within full compliance

of the Unified Development Ordinance and recommends approval.
Presented by Brad Denz, Planning, Building & Development.

The petitioner, Mr. Mike Schall of 21275 Lakeview Court in Mundelein, expressed his appreciation on the assistance of the staff, especially his project manager, Mr. Brad Denz. He thanked the committee for their consideration.

A motion was made by Member Carlson, seconded by Member Carey, that the final plat and engineering be approved. Motion carried by the following vote:

Aye: 6 - Member Hewitt, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Member Carey

Zoning

7.3

Resolution approving the rezoning of properties located at 28449 and 28445 Arcadia Road in Libertyville Township from Limited Industrial to Agricultural (zoning case 3956).

- The applicants, International Precision Components Corporation and Karen Marie Stolzman, as trustee of the Karen Marie Stolzman Revocable Trust, request a rezoning from the Limited Industrial (LI) zone to the Agricultural (AG) zone.
- The applicants originally intended to use the properties for a factory use, but pursuant to an agreement with the Lake County Forest Preserve District agreed to not construct such a building.
- The applicants now desire to construct a single-family dwelling unit for themselves.
- Following a public hearing on April 4, 2011, the ZBA recommended approval of the request by a vote of 7-0.
- The Planning, Building & Development Department also recommends approval.

Presented by Brad Denz, Planning, Building & Development.

The petitioner, Mr. Michael Stolzman of 1188 Old Colony Road in Lake Forest, stated the purpose of the rezoning was to accommodate one single family home on the property. The parcel is located in Member Gravenhorst's district; she stated that she has no objections to this request.

A motion was made by Member Gravenhorst, seconded by Member Hewitt, that the request be approved and recommended for adoption to the regular agenda. The motion carried by the following vote:

Aye: 6 - Member Hewitt, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Member Carey

Permits and Enforcement

Planning

Director's Report

Mr. Eric Waggoner, Acting Director for the Planning, Building, & Development, presented the Department's FY2010 Annual Report to the committee, and went on to update the committee about various customer service initiatives, including the County's Integrated Permitting Process. A brief discussion ensued about the status of the County's multi-agency Administrative Adjudication project. Committee members expressed satisfaction with the County's efforts.

Member Pedersen asked for an update on pending wind energy legislation in Springfield. Ryan Waller, Assistant County Administrator, noted that House Bill 230 seeks to limit regulatory restrictions on individual wind facilities in counties, but that through our lobbying efforts Lake County will be exempt from the proposed limits under the bill's current language. A Senate amendment is anticipated as well regarding fees.

8. County Administrator's Report

Mr. Ryan Waller stated that the public informational meeting to discuss the proposed landscape waste burning restrictions around Stevenson High School will be held on Monday May 9, 2011, from 6:00 pm to 9:00 pm.

9. Adjournment of the PB&Z Committee Meeting

There being no further business to conduct, Chair Thomson-Carter adjourned the meeting at 9:12 a.m.

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee

- Present** 6 - Member Hewitt, Chair Thomson-Carter, Member Carlson, Member Gravenhorst, Member Pedersen and Member Carey
- Absent** 1 - Vice Chair Mountsier