

Lake County Illinois

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



Minutes Report - Draft

Tuesday, May 5, 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 8:31 a.m. Roll call was taken with Members Carlson, Gravenhorst, Hewitt, Mountsier, Newton and Wilke present constituting a quorum.

Staff Present: Brittany Albrecht, Jeff Bell, Bill Hunt, David Husemoller, Megan Krueger, Mike Kuhar, Bob Mosteller, Philip Rovang, Pat Tierney, Eric Waggoner

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Mike Warner - Stormwater Management Commission, Mike Prusila - Stormwater Management Commission, Bill Sturm - Property Owner, Kevin Rische - Legacy Development, Pat Carey - County Board Member

Present 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

Excused 1 - Member Sabonjian

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 09-1400

Minutes from the March 31, 2009 PB&Z Committee Meeting

- Approval of the minutes from the March 31, 2009 PB&Z Committee Meeting.

Motion to approve the minutes from the March 31, 2009 PB&Z Committee Meeting by Member Gravenhorst, seconded by Member Carlson. Motion passed.

approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier 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 public comments.

6.0 Chair's Remarks

Chairman Newton had no comments for the Committee.

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

9.1 09-1477

Joint resolution authorizing an emergency appropriation in the amount of \$72,000 in the Stormwater Management Commission budget (Fund 212) with offsetting increase in the revenue budget of \$72,000 to be reimbursed by the National Fish and Wildlife Foundation for implementation of the Dead Dog Creek Stream Restoration Project in Lake County.

- The Lake County Stormwater Management Commission (SMC) has been awarded \$72,000 in grant funds from the National Fish and Wildlife Foundation through its Great Lakes Watershed Restoration Program for activities in the Lake Michigan watershed in Lake County.
- These funds will be used to produce a stream corridor plan, perform wetland restoration, and provide education and outreach for Dead Dog Creek in the Village of Winthrop Harbor.
- The attached emergency appropriation will provide for \$72,000 in National Fish and Wildlife Foundation grant funds to supplement the \$145,200 total project cost. The funds will pay for project components and matched by SMC and its project partners for the completion of the grant project.

Mr. Mike Warner and Mr. Mike Prusila presented the staff report on the joint resolution authorizing an emergency appropriation in the amount of \$72,000 in the Stormwater Management Commission budget to be reimbursed by the National Fish and Wildlife Foundation for implementation of the Dead Dog Creek Stream Restoration Project in Lake County.

Motion to approve the joint resolution authorizing an emergency appropriation in the amount of \$72,000 in the Stormwater Management Commission budget to be reimbursed by the National Fish and Wildlife Foundation for implementation of the Dead Dog Creek Stream Restoration Project in Lake County by Member Mountsier, seconded by Member Gravenhorst. Motion passed.

approved and referred on to Financial and Administrative Committee

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

10.0 Unified Development Ordinance

10.1 Subdivisions

10.1.1 09-1472

Sturm Subdivision Variance Requests
Vernon Township - District 21

- Proposed 2-lot Conventional Detached Residential Subdivision on approximately 5.51 acres, located on Elm Road, approximately ¼ mile south of Everett Road in Vernon Township.
- A variation from Section 10.10.13.2b of the UDO which requires an 18-foot pavement width for a private drive. The developer is requesting a variation to install a 14-foot pavement width.
- A variation from Section 10.10.11.1.b of the UDO to allow the cross-section of the private street to meander.
- Staff has no objection of the proposed 14-foot pavement width and to allow the private drive to meander.

Mr. Pat Tierney presented the staff report on the Sturm Subdivision Variance request.

Motion to approve the Sturm Subdivision Variance request by Member Carlson, seconded by Member Mountsier. Motion passed.

approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

10.1.2 09-1475

Variation Request Regarding Location of Trees
Legacy Subdivision
Cuba Township - District 17

- Legacy Subdivision is a 14-lot Conservation Subdivision under construction and is implementing native prairie plantings over large areas of the property that include front yards as well as open space areas.
- Per article 10 of the Unified Development Ordinance, 2 street trees are required every 100 feet of right of way which will require 52 trees to be planted along the streets.
- To allow optimal growing conditions for the prairie planting areas the applicant has requested that 28 of the 52 street trees be located in small groups near the road and the remaining 24 trees be planted in the open space and woodland areas.
- Staff recommends approval of the request to relocate the street trees as proposed to allow the concept of planting and maintaining native plantings to succeed.

Mr. Jeff Bell presented the staff report on the Legacy Subdivision variation request regarding the placement of landscaping.

Member Mountsier explained that this subdivision is in his district, and he is very pleased with the plan right down to the name. He stated that this subdivision will be used as a model for all future conservation subdivisions within the County due to their consideration of the open space and natural landscaping. He said that it will be very beautiful when it is completed.

Mr. Kevin Rische, 9500 Hunter Road, Capron, Illinois, landscape designer for the Legacy Subdivision, stated that the reason for the variation request is that they are attempting to create a more natural environment by placing the trees as they would be found in nature. Their philosophy is to allow nature to create the landscaping design.

Chairman Newton stated that this is a subdivision that staff should study closely and use as an example when creating amendments to the UDO regarding landscaping. Natural Landscaping is much more efficient, but due to the current standards developers must go through the very expensive process of applying for a variation when it may not be necessary. She went on to say that she is pleased

that the developers are spending the time and money to make Legacy a quality development.

Motion to approve the Legacy Subdivision variation request regarding the placement of landscaping by Member Mountsier, seconded by Member Hewitt. Motion passed.

approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

10.2 Zoning

There were no zoning issued to be reviewed.

11.0 Permits and Enforcement

There were no items regarding permits and enforcement.

12.0 Planning

12.1 09-1257

Presentation on Sustainable Agriculture in Lake County; Farming and Local Food Production

Mr. David Husemoller presented the staff report on the Lake County Sustainable Agriculture report.

Member Carlson asked how many new farms were begun in Illinois over the last five years. He also asked if there were limitations on a "farmer's market" as a business enterprise, and how the government is financially assisting these markets.

Mr. Husemoller stated that he did not know the number of farms that came into operation in Illinois, but that he would be happy to research this item and provide Member Carlson with an update. He went on to say that crop farming is allowed in all zones within the County, but that the business side of the farm would be limited. Finally, he said that the government is providing funding for local farmers through grants, for which the farmers must apply.

Chairman Newton stated that this item should be forwarded to the Regional Planning Commission for their review of the report and their direction on the process.

presented

12.1 Report on Sustainable Agriculture in Lake County; Local Farming and Local Food Production

Motion to forward the Report on Sustainable Agriculture in Lake County to the Regional Planning Commission for further review and direction by Member Hewitt, seconded by Member Wilke. Motion passed.

approved

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst

13.0 Other Business

13.1 County Administrator's Report

Mr. Dusty Powell from the County Administrator's Office stated that the pilot program for permit integration is moving forward, and he is pleased to say that the staff has enthusiastically embraced the program. He went on to say that although he is pleased with the program, he would like the process to be a little further along than it is currently. He will update the Committee on further progress as it occurs.

Mr. Powell encouraged the Committee members to visit the construction site of the Central Permit Facility in Libertyville. He explained that the steel is up and the building is taking shape. He said that he is involved in weekly meetings with the contractors, and the move in date is still based sometime in December 2009 or the first part of January 2010. He also stated that Administration is very pleased with the green roof, and the choice to retain this detail in the plans.

13.2 Director's Report

Mr. Philip Rovang stated that staff would be presenting draft amendments to the UDO at one of the upcoming PB&Z meetings. Two such amendments of importance pertain to the construction and operation of singular windwills on residential, commercial and industrial sites. The current UDO does not take into consideration the recent additions of windmills operating within the county. He went on to say that another very important housekeeping amendment will be the addition of the R4A residential zoning district. The R4A district will close the density gap between the R4 and R5 residential zoning districts. He explained to the newest Committee members that draft text amendments or housekeeping amendments are compiled by staff and presented to the Committee annually. The housekeeping amendments are created to clarify wording or issues determined through the use of the UDO. In some instances, as with the windmills, the updates are created to reflect current trends within the County.

Mr. Rovang announced that Mr. Bill Hunt, Planning Division Head, is helping to organize a GO TO 2040 community forum in conjunction with CMAP. There will be approximately fifty such meetings occurring in and around Lake County to promote CMAP's GO TO 2040 Framework Plan. The session Mr. Hunt is planning will take place at the Southlake Facility of CLC from 7:00-9:00 p.m. on June 9, 2009, and is an opportunity for community leaders to hear the presentation on the Big Ideas scenario and visions for Lake and the adjacent counties.

Finally, Mr. Rovang added that the next scheduled PB&Z Committee meeting would be the last Tuesday of the month, May 26, 2009, which is the day after the Memorial Day Holiday. Staff will update the Committee on whether or not we have enough members for a quorum and the items to justify holding a meeting. June 2, 2009 would be the follow-up date.

14.0 Adjournment of the PB&Z Committee Meeting

Motion to adjourn this session of the Planning, Building and Zoning Committee by

Member Carlson, seconded by Member Mountsier. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 9:56 a.m.

	<i>Aye</i>	<i>Nay</i>
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<i>Chairman</i>		
_____	_____	_____
<i>Vice-Chairman</i>		
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Recording Secretary
Planning, Building & Zoning Committee
adjourn

Aye: 6 - Member Carlson, Member Hewitt, Member Wilke, Chair Newton, Vice Chair Mountsier and Member Gravenhorst