

Lake County Illinois

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



Minutes Report

Tuesday, December 1, 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 8:31 a.m. Roll call was taken with Members Carlson, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Steve Crivello, Brad Denz, Megan Krueger, Mike Kuhar, Philip Rovang, Eric Steffen, Pat Tierney, Eric Waggoner

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Brenda Eberhardt - Property Owner, Michael Gavin - OMB

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

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

3.0 Minutes

3.1 09-2230

Minutes from the Previous Meeting

- Minutes from November 3, 2009

Motion to approve the minutes from the November 3, 2009 PB&Z Committee Meeting by Member Wilke, seconded by Member Carlson. Motion passed.

Member Gravenhorst entered the meeting at 8:35 a.m.

approved

Aye: 4 - Member Carlson, 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 for public comment.

6.0 Chair's Remarks

There were no remarks from Chairman Mountsier.

6.1 Members' Remarks

There were no comments 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

There were no items under subdivisions.

10.2 Zoning

10.2.1 09-2214

Resolution on Zoning Case #3782 which consist of the petition of Gary and Brenda Eberhardt, record owners, which seeks rezoning from the Agricultural (AG) zone to the Residential-1 (R-1) zone.

- Subject property is 5 acres currently improved with a single-family dwelling, located on the northside of Hermann Avenue, approximately 600-feet east of Grass Lake Road in Antioch Township.
- Applicants desire to subdivide the property into one additional lot and construct a single-family dwelling.
- Property is shown as Agricultural on County's Comprehensive Plan; sewer and water are not available.
- ZBA recommends approval (7-0); Planning, Building & Development Department recommends approval. See attached reports for further explanation.

Mr. Brad Denz presented the staff report on ZBA Case #3782, a request to rezone from Agricultural (AG) to Residential-1 (R1).

Ms. Brenda Eberhardt, 25910 W. Hermann, Antioch, IL., property owner, was available to answer any questions posed by the Committee. She thanked them for their considerations.

Motion to approve ZBA Case #3782, a request to rezone from Agricultural (AG) to Residential-1 (R1) by Member Carlson, seconded by Member Gravenhorst. Motion passed.

recommended for adoption to the regular agenda

Aye: 5 - Member Carlson, Member Wilke, Member O'Rourke, Chair Mountsier and Member Gravenhorst

11.0 Permits and Enforcement

11.1 09-2234

Drainage Improvement Fund Annual Report

- Eleven projects were completed and paid out in FY09 totaling \$75,021.63.
- Three projects totaling \$17,500.00 will be carried over into FY10
- Included is a report detailing all projects.
- Staff will summarize the report.

Mr. Steve Crivello presented the staff report on the Drainage Improvement Funds disbursed during the fiscal year 2009. The Drainage Improvement Funds are a pool of \$50,000 held each year to assist County residents with issues regarding flooding and drain tile improvements on their properties. If these funds are not spent during the fiscal year, they are usually rolled over to the next year to be applied toward upcoming projects.

Member Gravenhorst asked to whom a homeowner should go to inquire about a drainage improvement project.

Member Hewitt entered the meeting at 8:39 a.m.

Mr. Crivello stated that it is best to speak with the Township Highway Commissioner; this individual can begin the investigation and then work through the details with the Engineering Department.

He went on to say that the projects are usually a fifty-fifty match; the County will pay half of the cost, and either the homeowners, the Highway Commissioner, or a combination thereof, will fund the second half of the project.

completed

12.0 Planning

There were no items under planning.

13.0 Other Business

13.1 09-2175

Discussion of 2010 State Legislative Program

Mr. Barry Burton led the discussion on the 2010 State Legislative Program.

The first item discussed was regarding cell towers which is a sponsor item. He explained that although this item has been placed in the program in previous years with no change in status, this year there may be an some additional authority placed on the County as part of the telecommunications bill rewrite, which was brought about by the legislators.

The next item discussed was a support item regarding the use of reclaimed water, which would require a change to the state plunbing code.

The last item discussed was a policy item regarding monitoring statewide wetland regulations to insure that the County would oppose and bills that would undercut County wetland regulations.

completed

13.2 County Administrator's Report

There was no report from the County Administrator's Office.

13.3 Director's Report

Mr. Rovang stated there will only be one meeting of the Planning, Building, and Zoning Committee on January 5, 2010. All agenda items will have to be approved during that meeting

Mr. Rovang went on to discus the Wind Turbine ordinance. Staff has worked with twenty different municipalities is almost complete. The greatest focus for complaints is due to the noise from the wind turbines. The County has hired audiologist respected in the field of wind turbine sounds, and he is drafting the

wording for the ordinance regarding the sound levels. This draft has been requested by the middle of December. The lower frequency of sound can be more of an issue because the sound at the lower frequency can travel further. This ordinance will be presented to the Committee at the January 5, 2010 meeting to begin the process of adoption.

Mr. Rovang explained that the PB&D Department has received a grant for developing a model ordinance for green building standards to be used by other municipalities. The department will hire a consultant to assist with the development of these standards, and anticipate the final product in approximately six months.

Mr. Rovang also announced that staff continues to work on the development of the Integrated Permitting System daily in anticipation for the move to the new facility. The system will be in place before the move, and will be very beneficial for our customers.

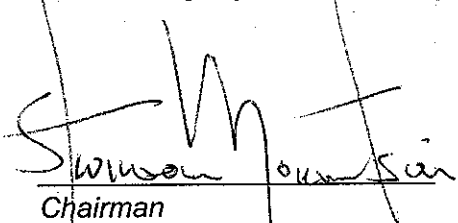

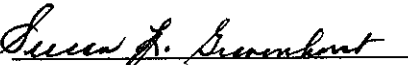
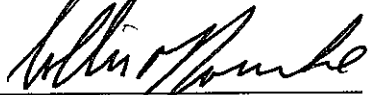
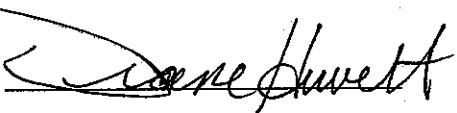
Vice-Chairman Lawlor entered the meeting at 9:12 a.m.

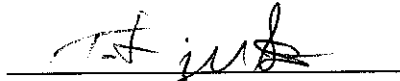
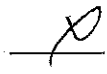
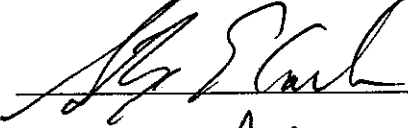
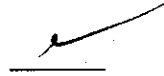
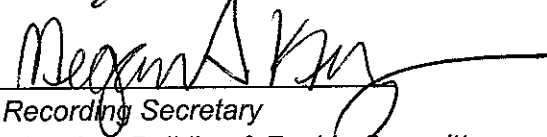
He went on to state that he recently took some pictures of the facility while under construction, and he passed around some of the pictures for the Committee to see.

14.0 **Adjournment of the PB&Z Committee Meeting**

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

The meeting adjourned at 9:15 a.m.

| | Aye | Nay |
|--|-----|-------|
|  Swanson, Stephen J. Chairman | X | _____ |
|  Lawlor, Aaron Vice-Chairman | ✓ | _____ |
|  Swank, Susan J. | ✓ | _____ |
|  O'Rourke, William | ✓ | _____ |
|  Hewitt, Diane | ✓ | _____ |

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Recording Secretary
Planning, Building & Zoning Committee