

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, August 27, 2013

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 7 - Chair Thomson-Carter, Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen, Member Taylor and Member Wilke

Others present:

Aaron Lawlor - County Board Chairman

Barry Burton - County Administrator

Amy McEwan - Deputy County Administrator

Ryan Waller - Assistant County Administrator

Eric Waggoner - Director Planning, Building and Development Department

Steve Crivello - Planning, Building and Development Department

Matt Meyers - Planning, Building and Development Department

Brittany Albrecht-Sloan - Planning, Building and Development Department

Pat Tierney - Planning, Building and Development Department

David Husemoller - Planning, Building and Development Department

Christopher Marx - Planning, Building and Development Department

Megan Krueger - Planning, Building and Development Department

Jeff Glogovsky - Applicant

Todd Doucette - Resident

Dan Rogers - Resident

Bob Grum - Resident

2. PLEDGE OF ALLEGIANCE

Chair Thomson-Carter asked Vice-Chair Weber to lead the group in the Pledge of Allegiance. The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

There were no minutes for approval.

4. ADDED TO AGENDA

There were no items added to the agenda.

5. PUBLIC COMMENT

There was no public comment.

6. OLD BUSINESS

There was no old business to conduct.

7. NEW BUSINESS

ZONING

7.1 [13-0929](#)

Resolution authorizing a minor modification to the approved landscape plan for the Planned Unit Development (PUD) Final Plan for Scooter's Restaurant Parking Lot and Alley Improvement Plan.

Attachments: [PDP Amendment PBZ Report 08-27-13.pdf](#)
[Glogovsky Minor Amendment - Exhibit A.pdf](#)
[2013-08-14 - Minor Amendment Request.pdf](#)
[B10031 - L1 - Landscape Plan 8-6-13.pdf](#)
[Rogers Opposition Letter 08-16-13.pdf](#)
[Doucette Objection Letter.pdf](#)

Presented by Pat Tierney, Planning, Building and Development Department. Mr. Tierney provided a brief history of the applications for Scooters' Restaurant Planned Unit Development (PUD). He provided a comparison of the original landscape plan and the proposed landscape plan, which reduces the number of plant material not consistent with a PUD.

Staff recommended denial of the amendment in plant material composition and quantity on the north and eastern portions of the parking lot; approval of the requested amendment on the west side and in the parking islands, and approval of the alternate plant species proposed with the amended plan.

Jeff Glogovsky, applicant for the amendment, stated that the request for a minor change in the landscape plan was proposed for safety and aesthetics. He feels it is difficult to cultivate and maintain the number of plants required by the plan and wants to insure that the parcel looks attractive and the plants remain healthy.

Dan Rogers, Todd Doucette and Bob Grum, residents of Lake Bluff, urged the Committee to deny the request as they support the more intense landscaping approved in the original plan.

Chair Thomson-Carter read an email she received from a constituent who also opposes the amendment to the PUD landscape plan for Scooters' Restaurant but could not be in attendance at the meeting.

A motion was made by Member Wilke, seconded by Vice-Chair Weber, that this resolution be approved. The motion failed by the following vote:

Nay: 7 - Chair Thomson-Carter, Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen, Member Taylor and Member Wilke

UNIFIED DEVELOPMENT ORDINANCE

7.2 13-0930

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance.

Attachments: [UDO Amendments \(2013 General\) Summary Memo 082713.pdf](#)
[UDO Amendment Packet \(2013 General\) 082713.pdf](#)

Presented by Brittany Albrecht-Sloan, Interim Zoning Administrator, Planning, Building and Development Department. Ms. Sloan introduced the staff members that participated in the production of the proposed amendments to the Unified Development Ordinance (UDO).

David Husemoller, Planning, Building and Development Department, briefly explained each of the proposed amendments pertaining to local food production for the Committee; specifically, bee keeping, keeping chickens, and allowing hoop houses for extending the growing season.

Pat Tierney, Planning, Building and Development Department, discussed proposed amendments to the UDO pertaining to Conditional Use Permits (CUP). He explained the proposed changes to the Committee regarding the delegation of CUPs.

Christopher Marx, Planning, Building and Development Department, presented the substantive and housekeeping amendments, including best management practices for fencing requirements, parking lot design and the use of Administrative Adjudication as an additional enforcement tool for UDO violations.

A motion was made by Vice-Chair Weber, seconded by Member Hewitt, that this resolution be recommended for adoption to the regular agenda. The motion carried by the following vote:

Aye: 7 - Chair Thomson-Carter, Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen, Member Taylor and Member Wilke

DIRECTOR'S REPORT

Eric Waggoner, Director, Planning, Building and Development Department, stated that a task force has been established to produce a model ordinance for adoption by all Lake County communities to help further define the parameters for the distribution, cultivation, and dispensation of medical marijuana as a result of the new law legalizing its use in the state of Illinois.

He explained that the law will take effect in January of 2014 with additional administrative rules to be adopted by the state within 120 days thereafter. The task force intends to finalize a model ordinance by November of this year to be considered by Lake County and participating municipalities when enacting corresponding regulations. He also stated that the task force is just beginning to assemble and anticipates participation from numerous municipalities within Lake County. Community outreach will continue.

Mr. Waggoner announced his selection of Brittany Albrecht-Sloan for the position of

Deputy Director/Zoning Administrator. Ms. Albrecht-Sloan will assume these duties immediately.

8. EXECUTIVE SESSION

There was no executive session.

9. COUNTY ADMINISTRATOR'S REPORT

There was no County Administrator's report.

10. ADJOURNMENT

Chair Thomson-Carter adjourned the meeting at 9:55 a.m.

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee