

Lake County Illinois

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



Minutes Report

Tuesday, January 5, 2010

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 8:30 a.m. Roll call was taken with Members Carlson, Lawlor, Mountsier, O'Rourke, and Wilke present constituting a quorum.

Staff Present: Brittany Albrecht, Steve Crivello, Brad Denz, Bill Hunt, David Husemoller, Megan Krueger, Mike Kuhar, Philip Rovang, Pat Tierney, Eric Waggoner, Sheel Yajnik

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, Walter Willis - SWALCO, Delores Jarchow - Property Owner, Casey Kobeszko - Huston Subdivision, Suzi Schmidt - County Board Chairman, Pat Carey - County Board Member, Tim Grimscheid - President Liberty Prairie Conservancy, Keith Turner - Resident

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 [09-2283](#)

Minutes from the Previous Meeting

- Minutes from December 1, 2009

Motion to approve the minutes from the December 1, 2009 PB&Z Committee Meeting by Member Carlson, seconded by Member Wilke. Motion passed.

approved

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

4.0 Added to Agenda Items

There were no items to be added to the agenda.

Member Hewitt entered the meeting at 8:32 am.

5.0 Public Comments - Items not on the Agenda

There were no items for public comment.

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

6.0 Chair's Remarks

Chairman Mountsier suggested that item 10.1 regarding the draft Wind Ordinance be moved to the end of the agenda following the other business. He asked for a motion of approval from the Committee.

Motion to approve moving item 10.1 to the end of the agenda by Member Wilke, seconded by Member O'Rourke. Motion passed.

approved

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

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 Stormwater Management Commission.

10.0 Unified Development Ordinance

10.1 [09-2287](#)

Wind Energy Task Force of Lake County Communities Report

- The Wind Energy Task Force (WETF) of Lake County Communities has been meeting since May 2009. The WETF includes representatives from Lake County, over twenty municipalities and two consulting firms.
- The WETF has developed a draft Resource Guide and draft Model Ordinance for communities to consider as they develop their own wind energy regulations.
- Following discussion of the report, provide direction to staff to draft an amendment to be included within the Unified Development Ordinance.

This item was presented out of order. The discussion began at 9:10 a.m.

Mr. David Husemoller presented the staff report on the Wind Energy Task Force of Lake County.

Motion to direct staff to draft an amendment governing the construction and use of wind generating towers within Lake County for adoption to the Unified Development Ordinance by Member Wilke, seconded by Vice-Chairman Lawlor. Motion passed.

approved

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

10.2 Subdivisions

10.2.1 [09-2290](#)

Huston Subdivision
Final Plat and Final Engineering Approval
Wauconda Township - District 17

- Proposed 3-lot Conservation Detached Residential Subdivision on 13.87 acres approximately 700 feet south of Main Street (Williams Park Subdivision) in Wauconda Township. The general character of the area to the north is single-family residential, zoned Residential-1 (R-1), west is a single-family residential in the Village of Port Barrington, south is vacant zoned Estate (E), and

east is vacant in the Village of Port Barrington.

- The Staff Review Committee finds the Final Plat and associated subdivision documents are within full compliance of the Unified Development Ordinance (UDO) and recommends Final Plat and Final Engineering approval before the Planning, Building and Zoning Committee.

Mr. Brad Denz presented the staff report on the Final Plat and Final Engineering approval for Huston Subdivision.

Motion to approve the Final Plat and Final Engineering for Huston Subdivision by Member Carlson, seconded by Member O'Rourke. Motion passed.

approved

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

10.3 Zoning

11.0 Permits and Enforcement

11.1 [09-2288](#)

Presentation by SWALCO on the Need for Standards for Recycling Facilities for Construction and Demolition Debris

- Mr. Walter Willis from SWALCO will be at the Committee Meeting to provide the background information on the need to establish the standards relating to the recycling facilities for construction and demolition debris. He will summarize the proposed standards.
- The Committee is asked to provide guidance to staff if it wishes to incorporate the proposed standards into the Unified Development Ordinance. The process would require authorization by the County Board to the Zoning Board of Appeals to conduct a public hearing to amend the Unified Development Ordinance with the final adoption by the County Board.

Mr. Walter Willis from SWALCO presented the report on the need for standards for recycling facilities for construction and demolition debris.

Chairman Mountsier explained that a motion from the Committee was needed for staff to proceed with drafting amendments to the UDO to include the recycling standards.

Motion to direct staff to draft amendments to the text of the Unified Development Ordinance to meet the standards outlined in the report demonstrating the need for standards for recycling facilities for construction and demolition debris within Lake County by Member Gravenhorst, seconded by Vice-Chairman Lawlor. Motion passed.

approved

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

11.2 [09-2284](#)

Joint resolution authorizing the State's Attorney of Lake County to institute legal action against certain named properties for the demolition of dangerous and unsafe

or uncompleted and abandoned structures on said properties.

- CDH 7-09
Section 10, Township 46 North, Range 9, PIN 01-10-400-005, commonly known as 27272 W. Highway 173, Antioch, Illinois. (A fire-damaged barn structure.)
- RDS 76-09
Section 18, Township 45 North, Range 11, PIN 07-18-100-042, commonly known as 35697 N. Highway 45, Lake Villa, Illinois. (A dilapidated, vacant, open residential structure, vandalized with all windows broken out.)

Mr. Philip Rovang presented the staff report on the resolution authorizing the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties within Lake County.

Motion to approve the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties by Member Hewitt, seconded by Vice-Chairman Lawlor. Motion passed.

approved and referred on to Financial and Administrative Committee

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

12.0 Planning

12.1 [09-2285](#)

Resolution supporting and adopting the Vision Statement of the Land Conservation Partners of Lake County.

- The Land Conservation Partners of Lake County is comprised of 16 governmental, private and non-profit organizations dedicated to preserving open space.
- The Land Conservation Partners of Lake County have identified that 39,344 acres, or 13.4% of Lake County, have been protected presently as conservation open space.
- The Land Conservation Partners have developed a Vision for Lake County which is: "To realize a Lake County landscape where, by 2030, at least 20 percent of the County is preserved forever as natural areas, parks, trails, farmland, and scenic views."
- Staff is requesting the Committee recommend to the County Board adoption of the attached Resolution supporting and adopting the Vision Statement of the Land Conservation Partners.

Mr. Tim Grimscheid, President of the Liberty Prairie Conservancy, presented the resolution supporting and adopting the Vision Statement of the Land Conservation Partners of Lake County.

Motion to approve the resolution supporting and adopting the Vision Statement of the Land Conservation Partners of Lake County by Member Carlson, seconded by Member Wilke. Motion passed.

approved

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

13.0 Other Business

13.1 County Administrator's Report

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

13.2 Director's Report

Mr. Rovang stated that the Key Performance Indicators will be presented at the next meeting.

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 O'Rourke. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 9:48 a.m.

| | Aye | Nay |
|----------------------------|-------|-------|
| <hr/> <i>Chairman</i> | <hr/> | <hr/> |
| <hr/> <i>Vice-Chairman</i> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> |
| <hr/> | <hr/> | <hr/> |

*Recording Secretary
Planning, Building & Zoning Committee*

adjourn

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