

Lake County Illinois

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



Minutes Report - Final

Wednesday, April 5, 2017

11:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

Call to Order

Chairman Weber called the meeting to order at 11:00 am.

Present 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen,
Member Werfel and Member Wilke

Absent 1 - Member Mathias

2. Pledge of Allegiance

Member Wilke led the group in the Pledge of Allegiance. Chair Weber noted Member Bartels participation electronically due to illness.

3. Approval of Minutes

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

Public comments pertained to item 8.1 and were discussed during that item.

6. Chairman's Remarks

There were no Chairman's remarks.

7. Old Business

There was no old business.

8. New Business

ZONING

8.1 17-0369

Resolution on Zoning Board of Appeals Case Number 8014, on the application of Robert Bradley Petersen and Linda L. Petersen to rezone PIN 07-14-200-023 located on the south side of N. Barberrry Lane, approximately from the General Office District to the Limited Industrial District.

- Robert Bradley Petersen and Linda L. Petersen are Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013. The applicants have petitioned to rezone a 1.85-acre parcel being PIN 07-14-200-023 located on the south side of N. Barberrry Lane, approximately 0.25 miles southwest of the intersection of N. Delany Road and N. Barberrry Lane, from the General Office District to the Limited Industrial District.
- The proposed rezoning will integrate the operations of the existing excavation/concrete crushing business with surrounding property owned by the Petersen's (PIN 07-14-200-021 and 07-14-200-024) that were rezoned in 2008 from the General Office District to the Limited Industrial District.
- The rezoning petition is being partnered with an application for a Conditional Use for a PUD Preliminary Plan under Zoning Board of Appeals Case Number 8022 to address deviations from Chapter 151 of the Lake County Code, account for future expansion, and enable regulatory flexibly in the integration of mixed uses associated with the business.

(NOTE: Items 8.1 and 8.2 were discussed together.) Pat Tierney of Planning, Building, and Development led discussion of items 8.1 and 8.2. Mr. Tierney provided the current conditions as well as an outline of the property. He provided the zoning history of the property from 2000 to present day, including the expansion of the property in 2015. The proposed rezoning will bring the site into compliance with Chapter 151 of the County

Code. The surrounding properties previously underwent rezoning and are currently zoned Industrial. the proposed reforestation plans have been reviewed and approved. PBD staff recommends that the rezoning be approved with the conditions they have set forth. If this preliminary Planned Unit Development (PUD) is approved, a PUD Final Plan meeting will be necessary once the rezoning occurs. Discussion ensued. Willie Peterson, Adam Findlay, and Steve Grant from Petersen Excavation were present and introduced themselves during public comments. They also identified their roles within the company and noted that they are in favor of the rezoning.

A motion was made by Member Pedersen, seconded by Member Wilke, that this resolution be recommended for adoption to the regular agenda. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

8.2 17-0370

Resolution on Zoning Board of Appeals Case Number 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations.

- Robert Bradley Petersen and Linda L. Petersen as Co-Trustees of the Robert Bradley Petersen and Linda L. Petersen Revocable Trust Agreement dated April 30, 2013, record owners, have submitted an application for a Conditional Use Permit for a PUD and a PUD Preliminary Plan to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant, expand an existing nonconforming residence, provide for future growth and incorporate site improvements to improve onsite circulation and overall business operations.
- The Conditional Use Permit for a PUD Preliminary Plan approval also requests regulatory flexibility in the integration of mixed uses associated with the business, and provides limitations for future growth of the business.
- The subject properties are located on the south side of N. Barberry Lane, approximately 0.25 miles southwest of the intersection of N. Delany Road and N. Barberry Lane in Warren Township.
- This petition for a Conditional Use Permit for a PUD and PUD Preliminary Plan is being partnered with an application for a rezoning in Zoning Board of Appeals Case Number 8014

A motion was made by Member Wilke, seconded by Member Martini , that this item be recommended for adoption to the regular agenda. The motion carried unanimously.

Aye: 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

9. Executive Session

There was no Executive Session.

10. County Administrator's Report

Deputy County Administrator Amy McEwan reported that Energov has gone live and the launch went well.

Brooke Hooker of Public Works reported on the ordinance changes open house meeting. Mrs Hooker provided an update of the success of the newsletter that was sent out; highlighted that it reached over 30,000 residents and garnered more than 10,000 digital responses which is a huge communications success for the County. The department is holding follow up meetings to keep the success going. Discussion ensued.

Mrs. McEwan invited the committee to attend the beam signing and raising ceremony for the Lake County Courthouse Expansion project. She explained the significance of the ceremony to the construction industry and advised that, due to safety and liability issues, it will be held near, but not on, the construction site.

11. Director's Report

There was no Director's Report.

12. Members' Remarks

There were no members' remarks.

13. Adjournment

Meeting adjourned at 11:28 am.

A motion was made by Member Pedersen, seconded by Member Werfel, to adjourn.

The motion carried unanimously.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

Next Meeting: May 3, 2017

Meeting minutes prepared by Joy Rice.

Respectfully submitted,

Chairman

Vice-Chairman

*Planning, Building and Zoning
Committee*