

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Tuesday, June 28, 2016**

**9:00 AM**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

**1.0 Call to Order**

*The meeting was called to order at 9:00 a.m.*

**Present** 6 - Chair Weber, Vice Chair Wilke, Member Carlson, Member Hart, Member Pedersen and Member Sauer

**Absent** 1 - Member Bartels

*Others present:*

*Barry Burton - County Administrator*

*Amy McEwan - Deputy County Administrator*

*Eric Waggoner - Director, Planning, Building and Development Department*

*Steve Crivello - Planning, Building and Development Department*

*Anita Patel - Planning, Building and Development Department*

*Terry Kuss - Planning, Building and Development Department*

*Adlil Issakoo - County Administrator's Office*

*Ben Gilbertson - County Administrator's Office*

*Gary Gordon - Finance and Administrative Services*

*Farrah Watson - Finance and Administrative Services*

*Lisle Stalter - State's Attorney Office*

*Don McCowan - Neighborhood property owners*

*Amy Michalec - Neighborhood property owners*

*Lisa Odden - Neighborhood property owners*

*Jerry Shurell - Neighborhood property owners*

*Beth Dancy - Neighborhood property owners*

*Anastasia Fratto - D. R. Horton America's Builder*

**2.0 Pledge of Allegiance**

*Member Sauer led the group in the Pledge of Allegiance.*

**3.0 Added to Agenda**

*No items were added to the agenda.*

**4.0 Public Comment**

*No public comments unrelated to agenda items.*

**5.0 New Business**

**Subdivisions**

**5.1 [16-0651](#)**

Public Information Meeting for the Vista Ridge Subdivision, Warren Township - District 07.

*Eric Tooke, PB&D project manager, reviewed the major subdivision process and the format for the public information meeting. He then proceeded with presenting the Vista Ridge Subdivision proposal.*

*Anastasia Fatto - D. R. Horton America's Builder, presented to the Committee their proposal.*

*Members of the committee discussed the presentations, with input from staff members. The preservation of onsite natural resources was noted, and it was discussed that a sidewalk is not proposed along Hunt Club Road at this time but there is a walking path in the natural wooded area spanning the width of the proposed development. The installation of a sidewalk on the property could impact the woodland resources, and a bike path is included in the Division of Transportation's 2020 plan.*

*It was discussed that the Vista Ridge Subdivision is not allowed a new access point to Hunt Club Road, per the Lake County, Illinois Code of Ordinances. Per the Lake County Code, the development is required to connect to two local streets, Partridge Lane and Coverstone Drive. These local streets were designed to provide access between neighborhoods for the subject property. It was noted that the Division of Transportation has recently cleared brush within the Hunt Club Road right-of-way to improve sight lines north of Tiger Tail Court.*

#### *Public Comment*

*Beth Dancy, Jerry Shurell, Lisa Odden, Amy Michalec, Don McCowan, and Rose L Navarro spoke before the Committee. Comments included concern over increased traffic volume from the proposed homes. Commenters indicated concern about entering and exiting Tiger Tail Court, speeding along Hunt Club, and sight lines to the north of Tiger Tail Court. An additional access point to Hunt Club Road and installation of a traffic signal were mentioned.*

*The Committee discussed Hunt Club Road access. The idea of introducing an access point offsite, across from Wildflower Lane, was discussed. Staff explained such a proposal would not be feasible, as it is outside the scope of the site and would impact wetlands. It was noted that the traffic pattern will be more balanced after an access point to 491 S. Hunt Club Road has been relocated. It was stated that the Sheriff's Office and Gurnee Police Department are able to enforce the posted speed limits. Staff is pursuing relocation of bus stops currently located Hunt Club Road, so pickup and associated standing parking would occur within the subdivision.*

*Joe Meyer of the Lake County Division of Transportation stated that LCDOT had trimmed back vegetation along Hunt Club Road to provide a better sight line and would continue to monitor that area.*

**A motion was made that this communication or report be presented.**

#### **6.0 Other Business**

*There was no other business to conduct.*

#### **7.0 County Administrator's Report**

*There was no County Administrator's Report.*

**8.0 Director's Report**

*Eric Waggoner explained to the committee, developer and public that the County will proceed to preliminary plat stage. There will be a public meeting held at the final plat stage. Staff will keep the public informed of the status. He thanked the neighbors for their concerns and their willingness to attend this meeting.*

**9.0 Adjournment**

*The meeting was adjourned at 10:01 a.m.*

**A motion was made by Member Carlson, seconded by Member Sauer, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 6 - Chair Weber, Vice Chair Wilke, Member Carlson, Member Hart, Member Pedersen and Member Sauer

**Absent:** 1 - Member Bartels