

Lake County Illinois

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



Minutes Report

Tuesday, October 7, 2008

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

*Chair Pam Newton; Vice Chair Judy Martini
Members Larry Leafblad, Susan Gravenhorst, Steve Mountsier, Bob Sabonjian, Randy
Whitmore*

1.0 Call to Order

The meeting was called to order by Chairman Newton at 8:36 A.M. Roll call was taken with members Gravenhorst, Leafblad, Martini, Newton, and Sabonjian present, constituting a quorum.

Staff Present: Steve Crivello, Brad Denz, Bill Hunt, Megan Krueger, Mike Kuhar, Bob Mosteller, Philip Rovang, Pat Tierney, Eric Waggoner, Sheel Yajnik

Others: Barry Burton - County Administrator, Dusty Powell – County Administrator’s Office, Sean Wiedel - SMC, Mike Warner - SMC, Gary Gibson - County Administrator's Office, Greg Koeppen - Farm Bureau, Suzi Schmidt - Lake County Board Chairman, Amy McEwan - County Administrator's Office, Jennifer Boenzi - Property Owner, Jack Buttacavoli Sr. - Property Owner, Jack Buttacavoli Jr. - Property Owner

Present 5 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Gravenhorst and Member Leafblad

Absent 1 - Member Mountsier

Excused 1 - Member Whitmore

2.0 Pledge of Allegiance

3.0 Minutes

3.1 08-0727

- Approval of minutes from the September 30, 2008, PB&Z Committee Regular Session Meeting.

Motion to approve the minutes from the September 30, 2008, regular session of the PB&Z Committee Meeting by Member Gravenhorst, seconded by Member Sabonjian . Motion passed.

Approved

Aye: 5 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Gravenhorst and Member Leafblad

4.0 Added to Agenda Items

There were not items to be added to the agenda.

5.0 Public Comments - Items not on the Agenda

There were no individuals present for public comment on issues not on the agenda.

6.0 Chair's Remarks

Chairman Newton had no comments.

6.1 Members' Remarks

There were no member's comments.

7.0 Old Business

There was no old business to conduct.

8.0 Public Informational Meetings and Related Actions

There were no public informational meetings.

9.0 Stormwater Management Commission

Attendance

Member Mountsier entered the meeting at 8:42 a.m.

Present 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier,
Member Gravenhorst and Member Leafblad

Excused 1 - Member Whitmore

9.1 08-0717

Joint Resolution authorizing an emergency appropriation in the amount of \$586,139 in the Stormwater Management Commission budget (Fund 212) with offsetting increase in the revenue budget of \$586,139 to be reimbursed by Illinois Environmental Protection Agency for implementation of the Indian Creek and Bull Creek-Bull's Brook watershed plans.

- Over the past several years, the Lake County Stormwater Management Commission has been working with stakeholders in the Indian Creek and Bull Creek-Bull's Brook subwatersheds of the Des Plaines River watershed.
- SMC and its local watershed partners have begun implementing the action plan recommendations contained in the Indian Creek and Bull Creek-Bull's Brook Watershed Plans.
- SMC worked with watershed stakeholders to secure funding from the Illinois Environmental Protection Agency (IEPA) through Section 319 of the Clean Water Act.
- The BMPs and projects recommended for funding by this grant are based on action recommendations contained in the Indian Creek & Bull Creek-Bull's Brook Watershed Plans.
- The emergency appropriation totaling \$586,139 will provide \$526,139 in IEPA 319 funds to install best management practices (BMP) projects and \$60,000 to support SMC's administration costs in both watersheds during fiscal year 2009. An additional \$90,000 in revenue to cover SMC's administrative costs will be recognized in future fiscal years.

Mr. Sean Wiedel and Mr. Mike Warner presented the staff report on the joint resolution to approve the Indian Creek and Bull Creek – Bull's Brook IEPA grant emergency appropriation.

On a related matter, Member Mountsier announced the Mr. Sean Wiedel has accepted a position with the City of Chicago and will be leaving the Stormwater Management Commission. He thanked him for his service over the past ten years and wished him luck in his new endeavors.

Motion to approve the joint resolution for the Indian Creek and Bull Creek – Bull's Brook IEPA grant emergency appropriation by Member Sabonjian, seconded by Member Leafblad. Motion passed.

Approved and referred on to Financial and Administrative Committee

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

Unified Development Ordinance

10.1 Subdivisions

10.1.1 08-0723

Act to Approve a Plat Amendment for
Lots 21 & 22 in Oak Knoll Subdivision Unit No. 2
Warren Township - District 6

- The subject property is zoned Estate and is located on the north side of Washington Street, west of Hunt Club Road.
- The proposal will combine the two parcels resulting in a 2.91 acre parcel on which one single family home will be built.
- The plat amendment will vacate a drainage and utility easement.
- No natural resources, drainage or utilities will be adversely affected.

Mr. Pat Tierney presented the staff report on the proposed plat amendment for lots 21 and 22 in Oak Knoll Subdivision Unit No. 2.

Member Leafblad stated that this subdivision is in his district and that he is in favor of this request.

Motion to approve the proposed plat amendment for lots 21 and 22 in Oak Knoll Subdivision Unit No. 2 by Member Gravenhorst, seconded by Member Mountsier . Motion passed.

Presented

Aye: 6 - Chair Newton, Vice Chair Martini , Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

10.2 Zoning

10.2.1 08-0712

A Resolution on Zoning Case No. 3739, which consists of the Petition of Michael Corbett, record Owner, and Jack and Margaret Buttacavoli, record owners and the contract purchasers, which seeks rezoning from the Residential-2 zoned to the Limited Commercial zone.

- The addresses of the two properties are 34039 and 34047 N. Hainesville Road, Round Lake Park, Avon twp. They are located approximately 135 feet north of the intersection of Hainesville Road and Washington Street. The area of both parcels is 0.35 acres.
- The applicants own the adjoining parcel to the south which has a sign business and restaurant. The applicants intend to relocate the sign business into the existing house on one of the properties (address 34039) and create the parking on the other.
- The County's Framework Plan is Residential (0.25 - 1 acre lot density) which reflects the former single-family use on the property of the rezoning request.
- The ZBA recommends approval (5-0-1). Staff recommends approval. Board Member Leafblad and several residents of the Highland Lake neighborhood attended the ZBA hearing to oppose the requested rezoning.
- This item was postponed from the October 7, 2008 PB&Z Committee meeting to allow more time for the applicant and staff to work on issues pertaining to the site plan.

Mr. Bill Hunt presented the staff report on the request to rezone 34039 and 34047 N. Hainesville Road from Residential-2 (R-2) to Limited Commercial (LC).

Jennifer Boenzi, 1 Acorn Drive, Hawthorn Woods, Illinois, property owner, stated that they have purchased the adjoining lot in order to move their current sign business and expand their parking lot. They recently added a restaurant to their existing lot. Because business has increased they need the added lot to continue operating. Ms. Boenzi stated that the property was sold due to the Thornton's Fuel Station that was built across the street from the proposed development. The immediate neighbors in the area are in favor of this request. She went on to say that their request is urgent as they are losing business due to the lack of parking. They are anticipating finishing the parking lot before the winter weather arrives.

Member Leafblad stated that he is concerned about the request due to the traffic in the area and the added lighting of the new businesses in the area. He would like the highway department to approve the ingress and egress for the business to protect the safety of the area.

Mr. Dusty Powell stated that he would make a call to LCDOT to initiate

a discussion between the developers and staff to work on solutions to the issues.

Lake County Board Chairman Suzi Schmidt stated that in her experience, it is important to listen to the district representative when there are issues regarding a proposal. The County would rather error on the side of caution to insure that all of the problems have been resolved.

Motion to defer the request to rezone 34039 and 34047 N. Hainesville Road from Residential-2 (R-2) to Limited Commercial (LC) until the November 11, 2008 PB&Z Committee Meeting by Member Leafblad, seconded by Member Gravenhorst. Motion passed.

Postponed

Aye: 6 - Chair Newton, Vice Chair Martini, Member Sabonjian, Member Mountsier, Member Gravenhorst and Member Leafblad

11.0 Permits and Enforcement

There were no items for discussion under Permits and Enforcement.

12.0 Planning

12.1 08-0740

Discussion of proposed initiatives for 2009 State and Federal Legislative Programs

- As part of the development process for the 2009 State and Federal Legislative Programs, the proposed initiatives are first presented to the Review, Records and Legislation Committee.
- The proposed initiatives are then presented for discussion and input by the relevant standing committee.
- A list of the proposed initiatives will be forwarded prior to the meeting.
- The standing committees' input will be provided to the RRL Committee to aid in their deliberations in preparing the final State and Federal Programs.

Mr. Mike Warner presented the staff report on the Countywide Wetland Preservation and Restoration Plan for Lake County, which will be forwarded for consideration for the 2009 State and Federal Legislative programs. The request is for \$200,000 in the FY09 Interior appropriations bill, EPA, Environmental Programs and Management (EPM) account to prepare a countywide plan that will identify key wetlands to preserve and restore as a multi-objective method to reduce flood damages, improve water quality, and protect high quality natural resources.

Mr. Gary Gibson led the discussion of the initiatives. He introduced Mr. Eric Waggoner, with whom he has been working to present the proposed initiatives for the legislative programs.

Mr. Eric Waggoner discussed the 2009 Legislative Program pertaining to Plat Act Clarifications. Currently, the Plat Act, 765 ILCS 205/6 and 205/7 contain a number of ambiguities that need to be clarified in order to provide the Planning, Building and Development Department clearer authority to vacate subdivision parcels through a "partial vacation of plat" instrument. The Departemnt has used this instrument for several years to provide property owners a convenient, efficient alternative to vacating their parcels through the more complex plat vacation process.

Mr. Gary Gibson presented the 2009 Legislative Program proposal regarding the revision of state plumbing codes to allow reclaimed water systems for use in flushing and landscape irrigation applications. Ther is a growing urgency in promoting innovative approaches to water conservation. In light of water resource crisis it is necessary to use a reclaimed water system (employing a mixture of stormwater, AC condensate and potable water) to flush toilets and irrigate landscaping. It will require revisions to the Illinois Plumbing Code, which does not recognize reclaimed water systems.

Mr. Eric Waggoner presented the 2009 Legislative Program proposal regarding clarification of plan review and inspector roles for school construction projects. The duties and responsibilities of the Regional Superintendent of Schools include the duty to ensure that construction and occupation of new school facilities or renovated existing facilities is permitted following plan reviews and inspections by qualified individuals. The State's Administrative Rules outline the certification process whereby individuals seeking approval to serve as a qualified school building code plan reviewer or qualified school inspector need to submit evidence of passage of the relevant examinations and hours of experience to the State Superintendent of Education.

Chairman Newton asked for and received a Committee consensus to forward the 2009 Legislative program items as presented.

Presented

13.0 Other Business

13.1 County Administrator's Report

Ms. Amy McEwan explained that the new Legistar program. She explained that the new format will be sent with the upcoming agenda, and she informed the Committee that a computer station would be available for the next couple of weeks to assist the Committee in learning the new system.

13.2 Director's Report

Mr. Rovang stated that the next Committee meeting would be held on October 28, 2008, beginning at 8:30 a.m. This meeting will be the joint meeting with the F&A Committee to approve the requested budget for FY2009. The last PB&Z Committee meeting of the current year will be held on November 11, 2008.

Mr. Rovang went on to say that if there are any Committee members who wish to discontinue receiving their agenda packet with the implementation of the new Legistar Agenda Management Software, they should inform Megan.

14.0 Adjournment of the PB&Z Committee Meeting

Motion to adjourn this session of the PB&Z Committee by Member Sabonjian, seconded by Member Martini. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 10:21 A.M.

*Planning, Building and Zoning Committee
Pamela Newton, Chairman*

Judy Martini, Vice-Chairman

Susan Loving Gravenhorst

Larry Leafblad

Stevenson Mountsier

Robert Sabonjian

Randall Whitmore

Megan Krueger, Recording Secretary
Adjourn