

Lake County Illinois

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



Agenda Report - Final

Tuesday, February 2, 2016

9:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Approval of Minutes

3.1 [16-0054](#)

Joint budget minutes from October 20, 2015.

Attachments: [PBZ Minutes 10.20.15.pdf](#)

3.2 [16-0083](#)

Minutes from January 5, 2016

Attachments: [PBZ Minutes 1-5-16.pdf](#)

4.0 Added to Agenda

5.0 Public Comment

6.0 New Business

Joint Committee Item

Stormwater Management Commission

6.1 [16-0082](#)

Joint resolution authorizing an emergency appropriation for SMC in the amount of \$395,564 for services performed for ILEPA Grant 3191506.

- SMC has entered into an agreement with Illinois Environmental Protection Agency (IL EPA) for a grant from the USEPA Clean Water Section 319 Nonpoint Source Pollution Reduction Program for watershed planning and water quality project implementation in the upper Des Plaines River Watershed.
- The total project costs are \$1,155,724, which utilizes local match direct payments, and funds not included in the current year budget; except for reimbursement for \$25,641 in revenue for additional interns has already been added to the 2016 operating budget.
- SMC will provide administration and professional services for: the Watershed-Based plan; the Des Plaines River Watershed Workgroup; small watershed pilot studies; and in the ground projects with the College of Lake County, Lake County Forest Preserve and Mundelein Park District with all the local partners providing cost-share match.

Zoning

6.2 [16-0115](#)

Resolution on Zoning Board of Appeals Case No. 7184, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, who are requesting a rezoning of the western 7.51 acres of PIN 07-10-200-009, from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District.

- Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas, record owners, have submitted an application to rezone the western 7.51 acres of parcel 07-10-200-009, from the Agricultural (AG) Zoning District to the General Commercial (GC) Zoning District. The property is located on the east side of U.S. Route 41 approximately 0.20 miles north of the intersection of W. Stearns School Road and US Route 41.
- The property was previously developed in the Village of Gurnee and was disconnected from Gurnee in January 2015; consequently, the property is now located in the unincorporated area of Lake County. As disconnected property is automatically assigned the Agricultural (AG) zoning district classification, the subject property's uses have been rendered nonconforming.
- The rezoning petition is being partnered with an application for a PUD Preliminary Plan under Zoning Board of Appeals Case No. 7617 to address minor deviations from Chapter 151 of the County Code and to enable regulatory flexibility in the integration of mixed commercial uses on a site with significant natural resource limitations.

Attachments: [7184_GurneeTruckStopRezoneApp.pdf](#)
[Site Plan.pdf](#)
[7184_7617 Staff Report Final 12-08-15.pdf](#)

6.3 [16-0114](#)

Resolution on Zoning Board of Appeals Case No. 7617, which consists of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan for the western 7.51 acres of PIN 07-10-200-009 to continue the use and improvement of the existing Gasoline Service Station, Convenience Store, Restaurant, Truck Stop, Trailer Parking, Truck Rest Area, Automotive Repair, Car Wash, and the implementation of site enhancements to improve marketing and site circulation.

- Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas, record owners, have submitted an application for a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan to bring the site into compliance with the provisions of Chapter 151 of the Lake County Code and to enable the owners the ability to implement site refinements to meet the needs of the mixed use commercial site.
- The property is located on the east side of U.S. Route 41 approximately 0.20 miles north of the intersection of W. Stearns School Road and US Route 41. The property has significant natural resource limitations; consequently only the western 7.51 acres of parcel 07-10-200-009 will be subject to the Conditional Use Permit.
- The property was previously developed in the Village of Gurnee and was disconnected from Gurnee in January 2015; consequently, the property is now located in the unincorporated area of Lake County. As disconnected property is automatically

assigned the Agricultural (AG) zoning district classification, the subject property's uses have been rendered nonconforming.

- The Conditional Use Permit application for a Planned Unit Development (PUD) and PUD Preliminary Plan is partnered with an application for rezoning from the Agricultural (AG) District to the General Commercial (GC) District under Zoning Board of Appeals Case No. 7184.

Attachments: [7617 CUP Application.pdf](#)

[Site Plan.pdf](#)

[7184 7617 Staff Report Final 12-08-15.pdf](#)

[PBZ Memo Signage Amendment.pdf](#)

[ZBA Case 7617 CUP for PUD - Exhibit A.pdf](#)

[ZBA Case 7617 CUP for PUD - Exhibit B.pdf](#)

[Gurnee Truck Stop Signs.pdf](#)

[LandscapePlan Gurnee Truck stop.pdf](#)

[Natural Resources & Site Capacity.pdf](#)

7.0 Other Business

7.1 [16-0112](#)

Presentation: "Fix What Bugs You" Program.

8.0 County Administrator's Report

9.0 Director's Report

10.0 Adjournment