

Lake County Illinois

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



Agenda Report - Final

Wednesday, November 7, 2018

10:30 AM

PLEASE NOTE EARLIER START TIME

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

SUBDIVISIONS

8.1 [18-1411](#)

Committee action on Final Plat approval for the Elm Estates Subdivision, Vernon Township - District 21.

- The proposed two-lot conventional single-family residential subdivision will sit on approximately 4.54 acres. The subject property is located on the east side of Elm Road, approximately ¼ mile north of State Route 22, Vernon Township.
- The subject property is zoned Estate (E), with an average lot area of 105,496 square feet. Existing land use to the north, south, and west is single-family residential zoned Estate (E), and to the east is single-family residential within the Village of Lincolnshire.
- At its October 31, 2018 meeting, the Planning, Building and Zoning Committee conducted the required Public Information meeting for the project.
- Staff will present an overview of the proposed subdivision. Action on the Final Plat will be taken at this time.

Attachments: [Elm Estates Final Plat Report 11-07-18](#)

[Elm Estates location map](#)

[Elm Estates Subd-combined 101718](#)

ZONING

8.2 [18-1391](#)

Resolution on Zoning Board of Appeals (ZBA) Case Number PUD-000368-2018, on the application of Jeff Glogovsky, on behalf of Glogovsky Real Estate, L.L.C., requesting a major modification to a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) #4080 and PUD Preliminary Plan on Property Index Numbers (PINs) 12-19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020 located at 12622, 12616, and 12610 Rockland Road and 28787 N. Waukegan Road, Lake Bluff, Illinois to make improvements to an existing gasoline service station, convenience store, and accessory parking lot and allow for the reconstruction of a restaurant.

- Jeff Glogovsky, manager of Glogovsky Real Estate, L.L.C., record owner, has petitioned for a major modification to CUP for a PUD #4080 and PUD Preliminary Plan on PINs 12-

19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020. The subject property is comprised of 1.1 acres and located at the northeast corner of the intersection of Routes 176 and 43 (Rockland Road and N. Waukegan Road, respectively).

- The proposed major modification to the CUP for a PUD #4080 would permit the reconstruction and expansion of the existing Scooter's restaurant, inclusion of the gas station and convenience store into the PUD to allow for relocation of the existing freestanding sign, parking lot, and shared trash enclosure, and expansion of the accessory parking lot serving the restaurant.
- Staff has recommended approval of the CUP Major Modification and PUD Preliminary Plan subject to proposed conditions in Exhibit A, attached.
- The ZBA has recommended approval subject to the proposed conditions in Exhibit A by a vote of 5 "Ayes" and 0 "Nays".

Attachments: [PUD-000368-2018 Major Modification to Planned Unit Development Appl](#)

[PUD-000368-2018 Staff Recommendation Final](#)

[PUD-000368-2018 Site Plans and Architectural Renderings](#)

[ZBA CUP Resolution](#)

[Summary of ZBA hearing 9-18-18 Final](#)

[PBZ HearingAerial](#)

[Scooters PUD Presentation](#)

STORMWATER MANAGEMENT COMMISSION

8.3 [18-1393](#)

Ordinance amending the Lake County Comprehensive Stormwater Management Plan to include the Des Plaines River Watershed-Based Plan.

- Stormwater Management Commission (SMC) worked with numerous watershed stakeholders to develop the watershed-based plan for the Des Plaines River Watershed; including 39 municipalities, 15 townships, Lake County, and the Des Plaines River Watershed Workgroup.
- SMC held a 30-day public review period for the draft watershed-based plan report that included a public hearing (April 27, 2018 in Waukegan) and a public information meeting (April 12, 2018 in Libertyville).
- SMC adopted the Des Plaines River Watershed-Based Plan as an Amendment to the Lake County Comprehensive Stormwater Management Plan on October 4, 2018.

Attachments: [Des Plaines River Watershed-Based Plan Adoption Presentation](#)

9. Executive Session

10. Director's Report

11. County Administrator's Report

11.1 [18-1331](#)

Update on the Draft Fiscal Year 2019 Legislative Agenda.

Attachments: [Draft 2019 Legislative Program AHLC 11.7.18](#)

12. **Members' Remarks**

13. **Adjournment**

Next Meeting: TO BE DETERMINED