

Lake County Illinois

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



Minutes Report - Final

Tuesday, October 6, 2015

9:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1.0 Call to Order

Present 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson,
Member Hart, Member Pedersen and Member Sauer

Others present:

Barry Burton - County Administrator

Amy McEwan - Deputy County Administrator

Eric Waggoner - Director, Planning, Building and Development Department

Mike Warner - Director, Stormwater Management Commission

Steve Crivello - Planning, Building and Development Department

Kurt Woolford - Stormwater Management Commission

Brittany Albrecht-Sloan - Planning, Building and Development Department

Matt Meyers - Planning, Building and Development Department

Anita Patel - Planning, Building and Development Department

Brad Denz - Planning, Building and Development Department

Pat Tierney - Planning, Building and Development Department

Eric Steffen - Planning, Building and Development Department

Marie Lazzara - Planning, Building and Development Department

Terry Kuss - Planning, Building and Development Department

Scott Griffith - Stormwater Management Commission

Sharon Osterby - Stormwater Management Commission

Adlil Issakoo - Assistant County Administrator

Ben Gilbertson - County Administrator's Office

Patrice Sutton-Burger - Finance and Administrative Services

2.0 Pledge of Allegiance

Member Carlson led the group in the Pledge of Allegiance.

3.0 Approval of Minutes

3.1 [15-1013](#)

Minutes from September 1, 2015.

A motion was made by Member Bartels, seconded by Member Hart, that this item be approved. The motion carried by the following vote:

Aye: 5 - Chair Weber, Member Bartels, Member Carlson, Member Hart and
Member Pedersen

Absent: 2 - Vice Chair Wilke and Member Sauer

4.0 Added to Agenda

No items were added to the agenda.

5.0 Public Comment

There was no public comment.

6.0 New Business

Subdivisions

6.1 [15-1024](#)

Committee action to approve a variance from Section 151.191 of the Lake County Code of Ordinances to amend an agreement extending the completion date for Final Plat approval for the Bull Creek Drive Subdivision.

- On August 3, 2010, the Committee granted a variance to temporarily suspend the County's approval of the Final Plat for Bull Creek Drive Subdivision enabling the release of the assurances for the development. Action on the variance involved the Committee entering into an agreement with the developer (Collodi Builders, Inc.) for completing or terminating the subdivision process. Due to economic conditions, the original agreement was extended on July 31, 2012 and August 5, 2014 to its current expiration date of November 6, 2015.
- Nancy Cavender, President of Collodi Builders, Inc. is requesting a variance to extend the agreement until December 31, 2017 to retain the viability of the subdivision. This extension will enable a proposed developer sufficient time to obtain the necessary resources to complete the subdivision improvements.

Pat Tierney, Planning Building and Development presented the background on the extension of the existing agreement to delay Final Plat approval for the Bull Creek Drive Subdivision and explained that the market was not yet ready for development of the project. Eric Waggoner informed the Committee that an analysis of the market's progress over the next two years will be instructive to staff in determining whether a further extension will be warranted.

A motion was made by Member Hart, seconded by Member Bartels, that this committee action item be approved. Motion carried by vote:

Aye: 5 - Chair Weber, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Vice Chair Wilke and Member Sauer

6.2 [15-1033](#)

Committee action approving the First Amended Plat of the Homes by Janas Subdivision.

- The subject subdivision is located approximately ¼ mile north of Route 137 along the west side of Route 21.
- The applicants, Timothy and Melanie Gustafson, own Lots 1 and 4 in the subject subdivision, with their residence located on Lot 4. The Gustafsons have requested an amendment to the Final Plat for the Homes by Janas Subdivision to amend the easement area to allow construction of a proposed garage north of the existing driveway on Lot 4.
- Staff has reviewed the amendment and recommends approval as the location of the platted area of the stormwater detention easement will not have a negative effect on the stormwater management system for the property owners of the subdivision.

Brad Denz, Planning Building and Development staff member, presented to the Committee.

A motion was made by Member Carlson, seconded by Member Hart, that this committee action item be approved. Motion carried by the following vote:

Aye: 5 - Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Chair Weber and Member Sauer

Stormwater Management Commission

6.3 15-1022

Joint resolution authorizing an emergency appropriation in the amount of \$693,286 in the Stormwater Management Commission (SMC) budget (Fund 212) to be reimbursed by the Illinois Emergency Management Agency for the acquisition and demolition of two structures in Fox Lake.

- FEMA/IEMA FMA 2014 Fox Lake Grant is provided by the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) program, through the Illinois Emergency Management Agency (IEMA), and provides funding for the purchase and demolition of two (2) repetitively flooded residential structures in Fox Lake.
- The grant amount is \$693,286 which will cover 100 percent of the project costs.
- SMC will manage the grant project (acquisition and demolition of structures) and staff time expended for grant management will be reimbursed up to \$34,714.

Mike Warner, Director of Stormwater Management Commission (SMC) and staff, Kurt Woolford, presented to the Committee. The two structures recommended for demolition are on the severe repetitive loss list. The Village of Fox Lake has agreed to maintain these properties once the demolition has taken place.

A motion was made by Member Pedersen, seconded by Member Carlson, that this resolution be approved and referred on to Financial and Administrative Committee.

Motion carried by the following vote:

Aye: 5 - Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Chair Weber and Member Sauer

Ordinance

6.4 15-1023

Ordinance amending the Lake County Watershed Development Ordinance (WDO) to adopt the latest floodplain maps prepared by the Federal Emergency Management Agency.

- The Federal Emergency Management Agency (FEMA) has re-evaluated and revised the Flood Insurance Study (FIS) and corresponding maps within Lake County which is included in WDO Appendix C
- In order to remain in good-standing in the FEMA National Flood Insurance Program the updated and mandatory Appendix C must be adopted by all Lake County communities by February 17, 2016
- The entire WDO has been reformatted for ease of use and reference and has been approved by the Stormwater Management Commission (SMC) and the State's Attorney's Office (SAO).
- Also approved by the SMC and SAO are three minor text amendments for administrative clarifications

Mike Warner and Kurt Woolford presented to the Committee. Mr. Woolford indicated that the amendments were necessary to maintain compliance with FEMA and noted that the amendments were available to the public on the SMC website.

A motion was made by Member Hart, seconded by Member Carlson, that this ordinance be recommended for adoption to the regular agenda. Motion carried by the following vote.

Aye: 5 - Chair Weber, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Vice Chair Wilke and Member Sauer

6.5 [15-1028](#)

Ordinance amending Chapter 151: Proposed amendments to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).

- The Federal Emergency Management Agency (FEMA) has re-evaluated and revised the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) within Lake County. Proposed amendments to Appendix M of Chapter 151 and a minor text amendment to Subchapter 151.271.
- These text amendments must be adopted prior to February 17, 2016, so Lake County may remain in good-standing in the FEMA National Flood Insurance Program (NFIP) and continue to be a Stormwater Management Commission (SMC) "Certified Community."
- On September 24, 2015 the Lake County Zoning Board of Appeals unanimously recommended approval of the amendments as indicated in Exhibit A. Following the Committee action on October 6, 2015, final action will be taken at the October 13, 2015 County Board meeting.

Planning Building and Development staff members Steve Crivello and Eric Steffen presented changes to the Unified Development Ordinance to the Committee consistent with the WDO amendments in Item 6.4. No discussion.

A motion was made by Member Hart, seconded by Member Carlson, that this ordinance be recommended for adoption to the regular agenda. Motion carried by the following vote.

Aye: 5 - Chair Weber, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Vice Chair Wilke and Member Sauer

7.0 County Administrator's Report

There was no County Administrator's Report.

8.0 Director's Report

Eric Waggoner and Matt Meyers indicated that a contract for inspection and plan review services was being negotiated with the Village of Lake Zurich; in the interim, a staff shortage at the Village has resulted in a request for the Department's temporary assistance pending the execution of the contract.

Committee members congratulated Amy McEwan's upon her receipt of the Assistant Excellence in Leadership Award through the International City/County Management Association (ICMA).

9.0 Adjournment

The meeting was adjourned at 9:36 a.m.

A motion was made by Member Pedersen, seconded by Member Hart, that the meeting be adjourned. The motion carried by the following vote:

Aye: 5 - Chair Weber, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 2 - Vice Chair Wilke and Member Sauer

Meeting minutes prepared by Terry Kuss.

Respectfully submitted,

Chairman

Vice-Chairman

*Planning, Building and Zoning
Committee*