

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

*Meeting minutes prepared by Terry Kuss.
Respectfully submitted,*

Chairman

Vice-Chairman

Planning, Building and Zoning Committee