

LAKE COUNTY BOARD PROCEEDINGS

SPECIAL CALL MEETING

Thursday, September 3, 1998

The Lake County Board met in a Special Call Session as a Committee-Of-The Whole held on Thursday, September 3, 1998 in the Courthouse in Waukegan, Illinois. Chairman Robert Grever called the meeting to order at 9:05 a.m. and asked for a moment of silent prayer. The Chair led the Pledge to the Flag. Deputy Clerk Todd Gedville called the roll. Members present were: Buhai, Calabresa, Carter, Cole, Halas, Kyle, LaBelle, Marks, Martini, Mountsier, Newton, Nixon, O'Kelly, Schmidt, Schulien, Spielman, Stanczak, Stolman, and Westerman. Members Beattie, Leafblad, and Neal were absent.

NOTICE OF SPECIAL CALL

1. Presentation of the Call of the Special Meeting and Certificate of Mailing Notice of the Special Call Meeting..

NEW BUSINESS

2. Committee-of-the-Whole meeting for a workshop presentation on the Unified Development Ordinance.

A. Introduction - Barry Hokanson

Mr. Hokanson began his presentation with overview of what would be presented to the Board today. He stated that the Zoning Ordinance is the rulebook for how development occurs while the Framework Plan is the goal document for future development. He briefly reviewed the schedule of the UDO and the only item with a time limit was the publication notice, which is required 15 days prior to hearing. He advised the Board that this meeting was for discussion and then turned the floor over to Kirk Bishop of Duncan Associates, the consultant for this undertaking.

Chairman Grever noted that maps had been posted outside of the Board Room. Two maps of each township - one current and one proposed under the UDO.

B. Articles 1-6 of UDO

Kirk Bishop stated that he wanted to take the Board Members on a quick tour of the second draft and highlighted changes that have been made since the last meeting in an attempt to incorporate constructive input into the document. Mr. Bishop presented overheads on the Articles and gave an overview of the changes that had been made. He then asked for comments and questions. Mr. Hokanson and Ms. Sheel Yajnik from the Planning and Development Department were present to address questions and concerns. Mr. Hokanson also stated that he and his staff would be happy to meet with any group who has questions.

Member Schmidt asked if there was a monotony ordinance and felt we should look into this. Mr. Bishop responded that he has seen this in the Western Region of the country but he did not know about local areas.

Member LaBelle asked if we had any takings suits to which Ms. Yajnik replied that we had not. Member Marks brought up the issue of vision in this document and wondered what had happened to the Randall Arndt ideas. She felt that the people wanted a fresh vision in Lake County. Member Westerman wanted to see deed restrictions on individual lots removed. He also did not understand special zoning variation for flood plain property, and was concerned with Item number 2. Ms. Yajnik responded that FEMA required this language in the document.

Members Westerman and Cole stated that they would like to see the UDO and WDO pass at about the same time. Member Carter was concerned that the WDO could come in with standards not as strong as we would like and how would the Board work with that and also questioned whether we could encourage municipalities to incorporate some of the UDO standards into their own ordinances. Mr. Hokanson advised that the UDO is also the Board's decision; it is the County Board's policy. Member Calabresa read a letter from the IDNR regarding threatened and endangered species and felt that we should have their input. Ms. Yajnik advised that we would not approve final engineering plans until the IDNR has signed off. Member Calabresa also passed out a chart that indicated which environmental/natural resource standards and comments from environmental agencies have and have not been incorporated into the UDO. Member Martini had concerns about open space requirements; most open space that has been designated is waterways and wondered what had happened to her previous comments on shore line protection, navigational hazards, and making boathouses into permanent residences. Member Schmidt asked if anybody followed through on DNR concerns. Member Schmidt asked if the IDNR has any real enforcement powers regarding the standards and requirements they promulgate. Ms. Yajnik reported that they are only an advisory body at this time. Mr. Hokanson advised that if anyone had concerns about violations, they could contact him at any time. Member O'Kelly expressed concern about flood plain zoning and hydric soils. Member Cole expressed concern about steep slopes.

C. Articles 7 - 14 of UDO

Mr. Bishop continued his overview and advised Board Members that several changes had been made to the tables in Article 7 and encouraged Board Members to look these over. He then outlined each Article and explained any changes. Mr. Hokanson then opened these Articles up for discussion.

Member LaBelle addressed affordable housing; he felt our existing supply needed to be maintained. Member Schmidt wondered if legal objections could be filed. Mr. Hokanson advised that objections could be filed and would be handled by the State's Attorney. Member Martini had questions about off-site parking. Member Nixon stated that affordable housing has always been on the east side of the county. Member Westerman asked about incentives for business and industry. Member Martini noted that affordable housing is especially needed in areas of the county where the majority of jobs are located. Member Kyle encouraged equitable distribution of affordable housing throughout the county; because it is the right thing to do. Member Newton stated that she had taken notes and there will be many things that the Planning and Zoning Committee will be looking at. The Committee will not rush this document through until it is ready. As the Chair, Member Newton appreciated all the comments and felt that we were on the right track.

PUBLIC COMMENT

Dave Brandt of the USDA - NRCS/Lake County Soil and Water Conservation District asked that the Board ensure that this ordinance will protect natural resources. He made reference to his letter of May 4 and wondered if perhaps this document should wait until the watershed development ordinance is developed.

Paul Geiselhart of Libertyville spoke to the Board about the UDO Takings Relief. He would like to see the committee take a strong look as it seems to benefit the applicant more than the community. He also felt that the county wide map of conservation land and protection should be included in the plan.

Tori Trauscht of Mundelein made four points: 1) document could be very useful but would be a lot more powerful if it were delivered and voted on as a package - this package includes the UDO, the WDO, and the natural resource overlay (map); 2) once this is adopted please talk to the villages about it so they will know what is involved; 3) vacant buildings - affordable housing incentives for infill development; and 4) subdivision design for commercial developments.

Bob Sabonjian of Waukegan spoke about affordable housing. He felt that the document was a start but the idea of beginning a fund from the developers does not go far enough. We should look for quid pro quo and spread affordable housing more throughout the county. With regard to education, school class sizes are much too large.

Dolores Jarchow of Wauconda spoke about non-conforming lots. There is no minimum lot size, this should be looked at especially with regard to well and septic.

Lane Kendig spoke to the Board about the following: 1) Taking is a good protection for the county; 2) signs - let's get rid of some of them; 3) cell towers - need to look at this as villages are suggesting locations; 4) try to give incentives for industrial and commercial buildings; do not penalize for parking structures; change floor area definition to exclude parking structures; and 5) encourage the Board to have a greater vision for agricultural districts.

ADJOURNMENT

Member Buhai moved, seconded by Member Kyle to adjourn the Special Call Meeting. The Chair called for a Voice Vote. Motion carried unanimously. Meeting adjourned at 12:02 p.m.

Respectfully submitted,

Willard R. Helander
Lake County Clerk

Minutes approved:
