

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, March 1, 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

Present 6 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent 1 - Member Sauer

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

Matt Meyers - Planning, Building and Development Department

Pat Tierney - 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

Patrice Sutton - Finance and Administrative Services

Farrah Watson - Finance and Administrative Services

Jimmy Thomas - Applicant

2.0 Pledge of Allegiance

Member Bartels led the group in the Pledge of Allegiance.

3.0 Approval of Minutes

3.1 [16-0216](#)

Minutes from February 2, 2016

A motion was made by Member Wilke, seconded by Member Bartels, that the minutes be approved. The motion carried by the following vote:

Aye: 6 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

Absent: 1 - Member Sauer

4.0 Added to Agenda

There were no items added to the agenda.

5.0 Public Comment

There were no public comments.

6.0 New Business

In Committee Item

Zoning

6.1 [16-0215](#)

Resolution on Zoning Board of Appeals Case No. 7617, consisting of a petition of Gurnee Truck Stop, Inc. - Thomas Chummar and Mary Thomas record owners, requesting a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Final Plan to continue the use and improve the existing Gasoline Service Station, Convenience Store, Restaurant, Truck Stop, Trailer Parking, Truck Rest Area, Automotive Repair, Car Wash, including implementation of site enhancements to improve marketing and site circulation.

Pat Tierney presented to the Committee the PUD final development plan and highlighted the applicants proposed site improvements.

Member Sauer arrived at 9:04 a.m.

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

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

Unified Development Ordinance

6.2 [16-0217](#)

Discussion on proposed amendments to the Lake County Public Nuisance Ordinance to expand available pre-violation notice options for enforcement staff.

Eric Waggoner introduced Matt Meyers who presented a proposal to eliminate the "warning" stage for habitual Nuisance Ordinance violations (to eliminate the delay prior to Administrative Adjudication hearing). Mr. Meyers also presented a proposal, applicable to non-habitual violators, to replace the initial warning inspection with a diplomatically-worded warning letter (to eliminate the need for an additional pre-violation inspection). Staff requested feedback from the Committee prior to moving forward with potential amendments to the Nuisance Ordinance. The Committee viewed the proposals favorably, noted that the warning letter was a less intrusive alternative to the current warning inspection, and concurred with staff's proposal to move forward with drafting the amendment for future Committee action.

7.0 County Administrator's Report

There was no County Administrator's report.

8.0 Director's Report

There was no Director's report.

9.0 Adjournment

The meeting was adjourned at 9:43 a.m.

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

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

Meeting minutes prepared by Terry Kuss.

Respectfully submitted,

Chairman

Vice-Chairman

*Planning, Building and Zoning
Committee*