

Lake County Illinois

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



Minutes Report

Tuesday, February 25, 2014

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. **CALL TO ORDER**

Vice-Chair Weber called the meeting to order at 8:30 a.m.

Present 6 - Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen,
Member Taylor and Member Wilke

Absent 1 - Chair Thomson-Carter

Others present:

Aaron Lawlor - County Board Chairman

Steve Carlson - County Board Member

Barry Burton - County Administrator

Amy McEwan - Deputy County Administrator

Ryan Waller - Assistant County Administrator

Gary Gordon - Finance and Administration

Ashley Lucas - County Administrator's Office

Mike Warner - Executive Director Stormwater Management Commission

Patty Werner - Stormwater Management Commission

Eric Waggoner- Director Planning, Building and Development Department

Steve Crivello - Planning, Building and Development Department

Lisle Stalter - State's Attorney's Office

Matt Meyers - Planning, Building and Development Department

Brittany Albrecht-Sloan - Planning, Building and Development Department

Ray Rose - Lake County Sheriff's Office

Robert Springer - Planning, Building and Development Department

Tom Chefalo - Planning, Building and Development Department

Kevin Berrill - State's Attorney's Office

Megan Krueger - Planning, Building and Development Department

Joe Friedman - Professional Dispensaries of Illinois

Brian Keller - Lake County Sheriff's Office

Ed Haras - Lake County Sheriff's Office

John Byrne - Lake County Sheriff's Office

2. **PLEDGE OF ALLEGIANCE**

Vice-Chair Weber asked Brittany Albrecht-Sloan to lead the group in the Pledge of Allegiance. The Pledge of Allegiance was recited.

3. **APPROVAL OF MINUTES**

3.1 **14-0003**

Minutes from January 7, 2014.

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

Aye: 5 - Vice Chair Weber, Member Hewitt, Member Pedersen, Member Taylor
and Member Wilke

Absent: 2 - Chair Thomson-Carter and Member Hart

4. ADDED TO AGENDA

There were no items added to the agenda.

5. PUBLIC COMMENT

There was no public comment.

6. OLD BUSINESS

There was no old business to conduct.

7. NEW BUSINESS

STORMWATER MANAGEMENT COMMISSION

7.1 [14-0174](#)

Ordinance adopting the Mill Creek Watershed and Flood Mitigation Plan prepared by the Lake County Stormwater Management Commission (SMC) as an Amendment to the Lake County Comprehensive Stormwater Management Plan.

- The Stormwater Management Commission has worked with over 110 stakeholders to develop the Mill Creek Watershed and Flood Mitigation Plan, supported by a \$250,000 Department of Commerce and Economic Opportunity (DCEO) grant.
- The plan addresses mitigation of flood damage and improving water quality within the Mill Creek Watershed.
- Portions of Grayslake, Gurnee, Libertyville, Lindenhurst, Old Mill Creek, Round Lake Beach, Round Lake Park, Third Lake, Wadsworth, and Unincorporated Grandwood Park and Wildwood are in the watershed, as well as County Board Districts 1, 2, 3, 6, 7, 10, 11, and 16.
- The plan is out for public comment until March 10, 2014, and can be viewed or downloaded at:
<<http://www.lakecountyil.gov/Stormwater/LakeCountyWatersheds/DesPlainesRiver/Pages/MillCreek.aspx>>.
- SMC will present a summary of the watershed planning effort, and future anticipated adoption schedule.

Presented by Patty Werner, Stormwater Management Commission (SMC).

Ms. Werner provided a brief report on the development of the Mill Creek Watershed and Flood Mitigation Plan. She stated that SMC worked with many agencies, private land owners and consultants to develop a watershed based plan for the Mill Creek watershed. The draft watershed plan includes \$250,000 in funding assistance from the Illinois Department of Commerce and Economic Opportunity.

She outlined the anticipated plan adoption schedule to commence following the 30 day public comment period, which opened on February 7, 2014.

The Mill Creek Watershed and Flood Mitigation Plan was presented.

PERMITS AND ENFORCEMENT

7.2 [14-0192](#)

Joint resolution to approve an Intergovernmental Agreement with the Village of Hainesville for the

Lake County Department of Planning, Building, and Development to provide plan review and inspection services in building, fire, and safety codes for the Village.

- The Village of Hainesville has approached the Lake County Planning, Building and Development Department with a proposal to enter into an agreement for County services in the areas of plan reviews and inspection services in building, fire, and safety codes for the Village.
- Due to increased efficiencies in the Department's field operations and the Village's convenient geographical location, the Department currently has the capacity to utilize existing staff to assist the Village while maintaining the current level of service with the Department's other clients and covering all departmental costs associated with such services to the Village.
- The proposed agreement will be effective from the date of execution for a period of two (2) years.

Presented by Matt Meyers, Planning, Building and Development Department.

Mr. Meyers explained that the Village of Hainesville contacted the County to inquire about plan review and inspection services upon the retirement of Hainesville's part time Building Official. The proposed Intergovernmental Agreement (IGA) before the Committee today is a result of the communications between Hainesville and the County for Shared Services.

Eric Waggoner stated that the Department can absorb the Village's work with the Department's existing staff, and added that inspection and plan review volume is projected to be modest as Hainesville is largely built-out.

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

The motion carried by the following vote:

Aye: 6 - Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen, Member Taylor and Member Wilke

Absent: 1 - Chair Thomson-Carter

UNIFIED DEVELOPMENT ORDINANCE

7.3 [14-0181](#)

Ordinance to amend the Unified Development Ordinance relating to the regulation of Medical Cannabis Cultivation Centers and Medical Cannabis Dispensaries.

- The Compassionate Use of Medical Cannabis Pilot Program Act, which became effective on January 1st, 2014, will allow for the establishment of medical cannabis dispensaries and cultivation centers in Illinois upon the State's subsequent adoption of Administrative Rules within 120 days of the Act's effective date. The Act authorizes local governments (including counties) to enact "reasonable zoning regulations" to mitigate any impacts from such facilities.
- Upon adoption of the Act in 2013, the Planning, Building and Development Department convened a multi-jurisdictional medical cannabis zoning task force to develop model regulations in accordance with the Act. The task force's model zoning regulations have been finalized; the attached UDO text amendments are consistent with the model regulations.
- Upon their reviews on January 28th and February 6th, respectively, both the Regional Planning Commission and the Zoning Board of Appeals unanimously recommended

approval of the amendments as indicated in Exhibit A which identifies the modifications made by the respective body.

Presented by Brittany Albrecht Sloan, Zoning Administrator, and Tom Chefalo, Principal Planner, Planning, Building and Development Department. Ms. Albrecht Sloan introduced the topic, noted the Regional Planning Commission's (RPC) and Zoning Board of Appeals' (ZBA) previous action taken, and highlighted next steps in the review process.

Tom Chefalo presented each of the proposed ordinance amendments from Exhibit A regarding Medical Cannabis Dispensaries and Medical Cannabis Cultivation Centers and responded to various questions from the Committee.

Vice Chair Weber asked that Ray Rose, Lake County Undersheriff, provide his comments on Medical Cannabis Dispensaries and Cultivation Centers.

Undersheriff Rose highlighted the security concerns with medical cannabis facilities based on best practices research in other states. He then noted that the security review process in the draft would address such concerns in light of the needs to protect the safety of the public, medical cannabis patients and caregivers, the staff on-site and any law enforcement personnel responding to incidents on-site.

Under public comment, Joseph Friedman, Professional Dispensaries of Illinois, stated that security concerns must be balanced with the comfort and convenience of medical cannabis patients visiting a dispensary site.

A motion was made by Member Pedersen, seconded by Member Hewitt, to approve the text as amended by the Zoning Board of Appeals subject to additional provisions administrative rule making as Exhibit C be recommended for adoption to the regular agenda. The motion carried by the following vote:

Aye: 6 - Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen, Member Taylor and Member Wilke

Absent: 1 - Chair Thomson-Carter

DIRECTOR'S REPORT

Eric Waggoner, Director, Planning, Building and Development Department, introduced Steve Crivello, Chief Engineer, and Bob Springer, Commercial Plan Reviewer, from the Building and Engineering Division.

After a brief introduction by Steve Crivello, Mr. Springer stated that the Department has been conducting an internal review of the current building codes with the goal of adopting the 2012 series of international codes. The Department invited area professionals to participate in focus groups to discuss the proposed update and received a lot of feedback from the working group in drafting the proposed codes; the overall goal of the update was to modernized to the most recent code, provide more clarity and consistency for contractors and the public, and to align code requirements with other communities to

accommodate more shared services opportunities.

Mr. Waggoner stated that, schedule permitting, the proposed code updates will be presented to the Committee at the end of March for discussion, Committee action at the first April meeting, and adoption by the Full Board in April. This timeline is intended to meet a deadline provided by the Insurance Services Organization (ISO).

8. EXECUTIVE SESSION

There was no executive session.

9. COUNTY ADMINISTRATOR'S REPORT

Ryan Waller announced that the Committee of the Whole meeting would be held this coming Friday, February 28, 2014, at the Lake County Division of Transportation.

10. ADJOURNMENT

A motion was made by Member Taylor, seconded by Member Wilke, that the meeting be adjourned at 10:13 a.m. The motion carried by the following vote:

Aye: 6 - Vice Chair Weber, Member Hart, Member Hewitt, Member Pedersen,
Member Taylor and Member Wilke

Absent: 1 - Chair Thomson-Carter

Minutes prepared by Megan Krueger.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee