

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Wednesday, January 10, 2024**

**10:30 AM**

**or 10 minutes after the conclusion of the Public Works and  
Transportation Committee, whichever is later.**

**Assembly Room, 10th Floor or register for remote attendance at:  
<https://bit.ly/3GZN349>**

**Planning, Building, Zoning and Environment  
Committee**

**PUBLIC ATTENDANCE:** The public can attend Lake County Committee and Board meetings (two options):

- (1) In-person attendance is on the 10th Floor of the County Administrative Tower (9th Floor, if necessary), 18 N. County Street, Waukegan, Illinois.
- (2) Remote attendance through an electronic conferencing application (register via the link on the front page of the agenda).

**RECORDING:** Meetings, to include Public Comment, will be recorded.

**PUBLIC COMMENT:**

Time is reserved near the beginning of the meeting for all Public Comment. At the Chair's discretion, Public Comment for an item(s) on the agenda may be presented during consideration of that specific item. Public Comment will proceed in the following order: (1) Public Comment by individuals in attendance and then (2) Public Comment by individuals attending remotely through an electronic conferencing application. Individuals may provide written Public Comment that must be received by 3:00 p.m. the day prior to the meeting (emailed to [PublicComment@Lakecountyil.gov](mailto:PublicComment@Lakecountyil.gov) or delivered to the County Board Office 18. N. County Street, Waukegan, Illinois, (10th floor)). Written comments will be circulated to the Members, but not read aloud.

Individuals providing Public Comment will provide the following information:

Meeting: Planning, Building, Zoning and Environment Committee  
(Subject line for written Public Comment)

Topic or Agenda Item #: (REQUIRED)

Name: (REQUIRED)

Organization/Entity Represented: (REQUIRED) ("Self" if representing self)

Street Address, City, State: (Optional)

Phone Number: (Optional)

Email: May be REQUIRED for remote attendance

**1. Call to Order**

*Chair Vealitzek called the meeting to order at 10:30 a.m.*

**2. Pledge of Allegiance**

*Chair Vealitzek led the Pledge of Allegiance.*

**3. Roll Call of Members**

**Present** 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts,  
Chair Vealitzek and Member Wasik

**Absent** 1 - Member Schlick

*Member Wasik entered the meeting at 10:31 a.m.*

*Member Altenberg left the meeting at 11:34 a.m.*

*Member Frank left the meeting at 12:09 p.m.*

*Other Attendees*

*In Person:*

*Alex Carr, Communications*

*Bailey Wyatt, Communications*

*Eric Waggoner, Planning, Building, and Development*

*Krista Barkley Braun, Planning, Building, and Development*

*Mary Fortmann, Openlands*

*Matt Meyers, County Administrator's Office*

*Patrice Sutton, County Administrator's Office*

*Robin Grooms, County Administrator's Office*

*Sarah Surroz, Openlands*

*Taylor Gendel, Planning, Building, and Development*

*Theresa Glatzhofer, County Board Office*

*Electronically:*

*Abby Krakow, Communications*

*Arnold Donato, Stormwater Management*

*Eric Steffen, Planning, Building, and Development*

*James Hawkins, County Administrator's Office*

*Janna Philipp, County Administrator's Office*

*Jolanda Dinkins, County Board Office*

*Kevin Quinn, Communications*

*Kristy Cechini, County Board Office*

*Kurt Woolford, Stormwater Management*

*Michael Wheeler, Finance*

*Mick Zawislak, Daily Herald*

*Mike Dietrich, Stormwater Management*  
*Nick Principali, Finance*  
*RuthAnne Hall, Purchasing*  
*Sonia Hernandez, County Administrator's Office*  
*Sharon Østerby, Stormwater Management*  
*Stacy Davis-Wynn, Purchasing*  
*Susan Pribyl, Public*

**4. Addenda to the Agenda**

*There were no additions or amendments to the agenda.*

**5. Public Comment**

*There were no comments from the public.*

**6. Chair's Remarks**

*Chair Vealitzek wished everyone a happy new year.*

**7. Unfinished Business**

*There was no unfinished business to discuss.*

**8. New Business**

*Member Wasik entered the meeting at 10:31 a.m.*

**CONSENT AGENDA (Items 8.1 - 8.2)**

**\*MINUTES\***

**8.1 23-1590**

Committee action approving the Planning, Building, Zoning and Environment Budget Hearing minutes from October 18, 2023.

**Attachments:** [PBZ&E Budget Hearing 10.18.23 Final Minutes](#)

**A motion was made by Member Frank, seconded by Member Altenberg, that these minutes be approved. The motion carried by the following voice vote:**

**Aye:** 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Chair Vealitzek and Member Wasik

**Absent:** 1 - Member Schlick

**8.2 24-0045**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from November 29, 2023.

**Attachments:** [PBZ&E 11.29.23 Final Minutes](#)

**A motion was made by Member Frank, seconded by Member Altenberg, that these minutes be approved. The motion carried by the following voice vote:**

**Aye:** 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Chair Vealitzek and Member Wasik

Absent: 1 - Member Schlick

**REGULAR AGENDA**

**\*STORMWATER MANAGEMENT\***

8.3 **24-0041**

Joint resolution authorizing an emergency appropriation in the amount of \$750,000 for the Lake Bluff Downtown Flooding Mitigation Project by the Stormwater Management Commission (SMC), with funding provided by the Consolidated Appropriations Act, 2023 Public Law (117-328), specifically allocated for the Economic Development Initiative (EDI) for Community Project Funding (CPF) administered by the Department of Housing and Urban Development (HUD).

**Attachments:** [Award Letter B-23-CP-IL-0593](#)  
[Grant Agreement B-23-CP-IL-0593](#)  
[HUD Form 1044 B-23-CP-IL-0593](#)

*Sharon Østerby, Stormwater Management Commission, explained that this grant will help fund the engineering and design work for improvements at the West Scranton Avenue Viaduct and along Sheridan Road.*

*Discussion ensued.*

**A motion was made by Member Roberts, seconded by Member Altenberg, that this resolution be approved and referred on to the Financial and Administrative Committee. The motion carried by the following voice vote:**

**Aye:** 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Chair Vealitzek and Member Wasik

**Absent:** 1 - Member Schlick

**\*ENVIRONMENTAL SUSTAINABILITY\***

8.4 **24-0047**

Presentation and Resolution to support and endorse the Solar Switch Group Buy programs organized by the Midwest Renewable Energy Association and the Citizens Utility Board.

**Attachments:** [Solar Switch Group Buy](#)

*Robin Grooms, Sustainability Programs Manager, gave a presentation regarding the outcomes of the 2023 Solar Switch program and also provided background regarding a resolution to support and endorse the Solar Switch Group Buy program for 2024.*

*Discussion ensued.*

**A motion was made by Member Altenberg, seconded by Member Frank, that this resolution be approved and recommended to the County Board agenda. The**

**motion carried by the following voice vote:**

**Aye:** 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Chair Vealitzek and Member Wasik

**Absent:** 1 - Member Schlick

**\*PLANNING, BUILDING AND DEVELOPMENT\***

**8.5 [23-1768](#)**

Presentation on proposed text amendments to the Lake County, Illinois Code of Ordinances to increase the planting and protection of native tree and plant species in unincorporated Lake County.

**Attachments:** [Native Trees Info Paper 1.10.24](#)  
[Openlands Memo & Scenario Tests 02.2023](#)  
[PBZE - 1.10.24 - Native Trees](#)

*Taylor Gendel, Planning, Building and Development, and Sarah Surroz, Openlands, gave a presentation regarding proposed text amendments to the Lake County Code of Ordinances to increase the planting and protection of native trees and plants in unincorporated Lake County.*

*Discussion ensued.*

*Member Altenberg left the meeting at 11:34 a.m.*

*The consensus of the Committee was to proceed with the proposed text amendments for discussion and action at a future Committee meeting. The Committee also requested incorporating a higher percentage of native species requirements into the ordinance.*

**8.6 [24-0004](#)**

Director's Report - Planning, Building and Development.

*Eric Waggoner, Planning, Building and Development (PB&D) Director, provided an update regarding fill grade operations regulations in unincorporated Lake County. Director Waggoner noted that staff anticipates final Board action regarding this topic in March.*

*Discussion ensued.*

*Member Frank left the meeting at 12:09 p.m.*

**9. County Administrator's Report**

*There was no County Administrator's report.*

**10. Executive Session**

*The Committee did not enter into Executive Session.*

**11. Member Remarks and Requests**

*Member Roberts requested that the Committee consider banning the release of helium balloons in unincorporated Lake County.*

*Discussion ensued.*

*The consensus of the Committee was to request that the State's Attorney's Office review the topic of potentially banning the release of helium balloons in unincorporated Lake County.*

*Member Wasik requested a recording or transcript of the Zoning Board of Appeals' next hearing from Eric Waggoner, Planning, Building and Development (PB&D) Director.*

**12. Adjournment**

*Chair Vealitzek declared the meeting adjourned at 12:21 p.m.*

**Next Meeting: January 31, 2024**

*Meeting minutes prepared by Theresa Glatzhofer.*

*Minutes were approved on February 7, 2024, by the Planning, Building, Zoning and Environment Committee.*