

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, June 27, 2018

10:30 AM

PLEASE NOTE EARLIER START TIME

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order

Chair Weber called the meeting to order at 10:44 a.m.

Present 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent 1 - Member Mathias

Others present:

*Mike Prusila, Stormwater Management Commission
Jinghua Schnieder, Lake County Resident
Andrew Schneider, Lake County Resident
Lisle Stalter, State's Attorney Office
Michael Wheeler, Finance and Administrative Services
Amy McEwan, Deputy County Administrator
Steve Carlson, County Board Member
Craig Taylor, County Board Member
Paul Frank, County Board Member
Eric Waggoner, Planning, Building and Development
Matt Meyers, Planning, Building and Development
Heidie Hernandez, County Board Office
Monika Nelsen, County Board Office
Hannah Mulroy, Planning, Building and Development
Eric Tooke, Planning, Building and Development*

2. Pledge of Allegiance

Member Pedersen lead the Pledge of Allegiance.

Chair Weber noted there is a quorum present and Member Bartels will be participating electronically.

3. Approval of Minutes

3.1 [18-0649](#)

Minutes from March 7, 2018.

Attachments: [PBZ 3.7.18 Minutes Final](#)

A motion was made by Member Pedersen, seconded by Member Wilke, that the minutes be approved. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

There were no comments made by the public.

6. Chairman's Remarks

The Chairman provided no remarks.

7. Old Business

There was no old business to conduct.

8. New Business

STORMWATER MANAGEMENT COMMISSION

8.1 [18-0742](#)

Joint resolution authorizing an emergency appropriation for Lake Michigan watershed planning by the Stormwater Management Commission (SMC) in the amount of \$161,000 and funded by the grants from the Illinois Department of Natural Resources (INDR).

Attachments: [SMC Memo Lake Michigan Plan CMP Grant EA](#)

Mike Prusila and Mark Warner of SMC explained the IDNR grant will fund Lake Michigan watershed planning. The majority of local communities have committed matching funds, with the exceptions of Highwood and Waukegan.

Member Bartels inquired about the impact FoxConn will have to the Lake Michigan Watershed. Mr. Warner responded that the site and impact is being overseen by Wisconsin DNR and that SMC will continue to seek information and analysis from Wisconsin DNR on Foxconn's potential environmental impact. Mr. Waggoner proposed SMC engineering obtain analysis and follow up with Wisconsin DNR to receive an update on FoxConn's effects.

A motion was made by Member Martini, seconded by Member Pedersen, that this resolution be approved and referred on to the Financial and Administrative Committee. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

8.2 [18-0721](#)

Joint committee action authorizing the Stormwater Management Commission (SMC) submittal of a grant application to the Illinois Department of Natural Resources Office of Water Resources (IDNR/OWR) Flood Hazard Mitigation Program.

Attachments: [memo_pbz and fa_grant application approval-2018](#)

Mike Prusila of Stormwater Management Commission (SMC) indicated that SMC is ready to submit the application pending approval from this Committee and the Financial and Administrative Committee.

Mr. Prusila noted that impacted areas are spread throughout the County and include Highland Park, Gurnee, and Lincolnshire.

A motion was made by Member Pedersen, seconded by Member Wilke, that this committee action item be approved and referred on to the Financial and Administrative Committee. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

A motion was made by Member Werfel, seconded by Member Martini, to move item 8.4 ahead of 8.3. The motion carried unanimously.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

SUBDIVISIONS

8.4 [18-0725](#)

Committee action amending the Final Plat relating to Lot 63 in Hunt Club Farms Unit III - District Seven.

Attachments: [Amendment Report Plat Committee](#)
[Final Plat Amendment](#)

Hannah Mulroy, Planning, Building and Development (PBD) presented on the Final Plat relating to Lot 63 in Hunt Club Farms. This request for an open space relocation has been approved by the Hunt Club Farms Homeowners Association. This change results in a slight increase in open space contiguous to other open space, with no natural resources present. All required agencies have reviewed and approved the proposed amendment.

A motion was made by Member Wilke, seconded by Member Werfel, that this committee action item be approved. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

PLANNING, BUILDING AND DEVELOPMENT

8.3 [18-0710](#)

Joint resolution to approve an Intergovernmental Agreement with the Village of Round Lake (Village) for the Lake County Planning, Building and Development (PBD) department to provide plan review and inspection services for the Village.

Attachments: [Round Lake IGA FINAL](#)

Deputy PBD Director Matt Meyers reported on the status of the Department's temporary emergency arrangement to provide the Village of Round Lake with plumbing inspection

services. This Intergovernmental Agreement will formalize this arrangement for plumbing services and will also allow the Village to provide inspection services to Lake County on an as-needed basis as well. Mr. Meyers further noted that additional staff will not be required.

Vice Chair Martini asked if the plumbing codes are the same for both Village and County. Mr. Meyers responded yes, Village and County follow State requirements. Mr. Meyers added that the IGA will allow the County to provide other inspection services beyond plumbing at the Village's request, provided capacity is available to do so.

Member Wilke expressed his support and noted this benefits both government bodies.

Member Bartels echoed Member Wilke and saluted PBD for these Intergovernmental Agreements. Discussion ensued regarding savings.

A motion was made by Member Pedersen, seconded by Member Wilke, that this resolution be approved and referred on to the Financial and Administrative Committee. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

UNIFIED DEVELOPMENT ORDINANCE

8.5 [18-0402](#)

Continued discussion of the Unified Development Ordinance (UDO) text amendments and other substantive and miscellaneous housekeeping.

Attachments: [PBZ April 4 Other Substantive and Miscellaneous Housekeeping.pdf](#)

Hannah Mulroy and Eric Tooke of Planning, Building and Development (PBD) introduced substantive and miscellaneous house keeping items.

The first topic for discussion involved proposed changes to the Unified Development Ordinance temporary sign standards to ensure that such standards are content-neutral. The proposal is intended to comply with the legal requirements under a recent US Supreme Court case (Reed vs. Gilbert).

After staff's introduction of the proposed changes, Committee discussion ensued over various aspects of the proposal including (1) potential exceptions to political/election signs under Illinois election laws, (2) potential changes to the number and size of temporary signs to better fit the local landscape, (3) a request to continue exploring other county/municipal regulations in the region from a best-practices standpoint. Director Waggoner indicated that staff would pull the item from the amendment packet in order to continue refining the proposal based on the Committee's input.

The second topic for discussion consisted of proposed changes to the temporary use permit process standards. Proposed temporary use changes will specify that temporary events of public interest, located in a residential district, must be directly related to an approved non-residential, institutional or agricultural use.

Additional miscellaneous amendments include adding temporary use category to allow a quasi-governmental agency to conduct public-safety training in a temporary structure; permit shall not exceed a maximum of one year. Staff briefly addressed other miscellaneous housekeeping amendments that will correct typos, re-format the text, and clarify ambiguous regulations.

This item was discussed.

- 9. **Executive Session**
- 10. **Director's Report**
- 11. **County Administrator's Report**
- 12. **Members' Remarks**
- 13. **Adjournment**

Meeting adjourned at 12:00 p.m.

A motion was made by Member Pedersen, seconded by Member Martini, to adjourn. The motion carried unanimously.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

Next Meeting: August 8, 2018

Minutes prepared by Monika Nelsen.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee