

# Lake County Illinois

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



## Minutes Report

Tuesday, February 23, 2010

8:30 AM

Assembly Room

**Planning, Building and Zoning Committee**

**1.0 Call to Order**

*The meeting was called to order by Vice-Chairman Lawlor at 8:30 am. Roll Call was taken with Members Carlson, Gravenhorst, Lawlor, and Wilke present constituting a quorum.*

*Staff Present: Brittany Albrecht, Bill Hunt, David Husemoller, Megan Krueger, Philip Rovang, Gary Thompson, Eric Waggoner*

*Others: Suzi Schmidt - Lake County Board Chairman, Amy McEwan - County Administrator's Office, Todd Daniels - President of Sexton Wind Power, LLC, Scott Hendricks - Sexton Wind Power, LLC, Gary Gordon - Lake County OMB, Zach Milburn - Resident*

**Present** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst  
**Excused** 2 - Member Hewitt and Chair Mountsier

**2.0 Pledge of Allegiance**

*The group recited the Pledge of Allegiance.*

**3.0 Minutes**

**3.1 10-0167**

Minutes from the Previous Meeting

- Minutes from February 2, 2010

*Motion to approve the minutes from the February 2, 2010, PB&Z Committee Meeting by Member Carlson, seconded by Member Gravenhorst. Motion passed.*

**approved**

**Aye:** 4 - Member Carlson, Member Wilke, Vice Chair Lawlor and Member Gravenhorst

**4.0 Added to Agenda Items**

*There were no items to be added to the agenda.*

**5.0 Public Comments - Items not on the Agenda**

*There were no items for public comment.*

**6.0 Chair's Remarks**

*There were no remarks from Vice-Chairman Lawlor.*

**6.1 Members' Remarks**

*There were no remarks from the PB&Z Committee Members.*

**7.0 Old Business**

*There were no items under old business to conduct.*

**8.0 Public Informational Meetings**

*There were no public informational meetings to be held.*

**9.0 Stormwater Management Commission**

*There were no items from the Stormwater Management Commission.*

**10.0 Unified Development Ordinance**

**10.1 Subdivisions**

*There were no items under subdivisions.*

**10.2 Zoning**

*Member O'Rourke entered the meeting at 8:34 a.m.*

**Present** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

**Excused** 2 - Member Hewitt and Chair Mountsier

**10.2 10-0102**

**.1**

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance, and requests its adoption.

Staff will introduce a proposed Text Amendment to the Unified Development Ordinance (UDO), including provisions for:

- The permitting of wind energy facilities
- Height, setbacks, and operating condition of wind energy facilities
- Violations, Penalties and enforcement of the proposed regulation

After its review of the proposed amendment, the Committee is asked to recommend to the County Board to direct the Zoning Board of Appeals to conduct a public hearing to consider the proposed amendment.

*Mr. Eric Waggoner presented the staff report on the resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance.*

*Mr. David Husemoller discussed each of the proposed text amendments pertaining to wind energy in detail, responding to the questions posed by the Committee members.*

*Mr. Todd Daniels, 4415 W. Harrison Street, #535, Hillside, Illinois 60162, President of Sexton Wind Power stated that he is pleased with the progress made with regard to the proposed text amendments. He explained that PB&D Staff have been very receptive to their concerns, and he is positive that the end result will be beneficial for both the governing bodies and the wind energy suppliers.*

*Motion to recommend the County Board to direct the Lake County Zoning Board of Appeals to conduct a public hearing to consider proposed text amendments to the Unified Development Ordinance regarding permitting of wind energy facilities in Lake County by Member Wilke, seconded by Member Gravenhorst. Motion passed.*

**recommended for adoption to the regular agenda**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

**11.0 Permits and Enforcement**

**11.1 10-0166**

Resolution authorizing Recertification for Lake County Stormwater Management Commission Community Certification

- The petition is for community certification and isolated wetland certification and is valid for a three-year period. The current certification expires this spring.
- The Lake County Watershed Development Ordinance (WDO) has been incorporated into Article 8 of the Lake County Unified Development Ordinance (UDO).
- Please see the enclosed report for further information. Staff will present the background information at the Committee meeting.

*Ms. Brittany Albrecht presented the staff report on the recertification for Lake County Stormwater Management Commission Community Certification.*

*Motion to approve the recertification for Lake County Stormwater Management Commission Community Certification by Member Carlson, seconded by Member Gravenhorst. Motion passed.*

**recommended for adoption to the regular agenda**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

**12.0 Planning**

*There were no items under Planning.*

**13.0 Other Business**

**13.1 County Administrator's Report**

*Ms. Amy McEwan explained that the County will be participating in the Green Town Conference at the College of Lake County March 17, 18, and 19, 2010. GreenTown will feature national and local leaders who are prominent in the areas of sustainable urbanism, transportation, green building and infrastructure, renewable energy, and local food systems. She explained that she will be conducting a workshop entitled Creating a Sustainable Lake County. She encouraged the Committee Members and staff to attend the event.*

**13.2 Director's Report**

*Mr. Rovang stated that the 2010 Census will be underway as of March 15, 2010. The forms will be mailed out to the residents on this date, and they are expected to be returned between March 15 and April 15, 2010. There has been some written material lately that indicates a concern held by professionals across the United States that there will be a very poor turnout for individuals completing and returning the survey. He stated that he has been working closely with Chairman Schmidt to get the word out to the residents of Unincorporated Lake County. The census has an impact on the total population figures, which in turn has an impact on the distribution of Federal and State funds; the survey can have a significant impact on revenues received by the County from the Federal and State governments. The County as a whole will continue to encourage the completion of these forms.*

*He went on to say that there has been a significant increase in the number of Building Permit Applications received in the Department since December 1, 2009. Overall there has been a fifty-three percent increase in Building Permit Applications as compared to*

*the same time period one year ago. To break this down even further, thirty-one percent is the increase in Commercial permits and seventy-four percent is the increase in Residential permits. The Department has already increased its fee receipts by \$130,000 as compared to the same time period last year.*

*April 9, 2010 is the official move date for the department to the new facility; this is the weekend following Easter. The Department will close at Noon on Friday, April 9, 2010, at which point the employees will begin packing up their files, etc. All the equipment will be moved over the weekend, and the employees will report to the new facility on Monday, April 12, 2010 to begin putting all of their items away. We plan to open the new facility at Noon on April 12, 2010.*

*Mr. Rovang went on to say that the proposed text amendments concerning Construction and Demolition Debris Recycling Facilities are currently under review and the presentation on these amendments is anticipated for the next PB&Z Committee meeting. Mr. Walter Willis from SWALCO addressed the Committee regarding these amendments in early February, and he also spoke to the Regional Planning Commission at their February meeting.*

*Finally, Mr. Rovang informed the Committee there will be no meeting on March 2, 2010. This is the morning of the Lake County Partner's Annual Meeting and Breakfast, and several members of the Board and some staff will be in attendance at this meeting. He explained that staff will keep the Committee informed of the next meeting based on the items that are submitted and require the Committee's review.*

#### **14.0 Executive Session**

*Motion to go into Executive Session by Member O'Rourke, seconded by Member Wilke. Motion passed.*

*The Committee went into Executive Session at 10:22 am.*

#### **to go into executive session**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

#### **14.1 10-0111**

Review of Executive Session Minutes

14.1.a Committee action regarding semi-annual review of closed session minutes.

*Motion to release the Executive Session Minutes as recommended by the Lake County State's Attorney's Office by Member Wilke, seconded by Member Carlson. Motion passed.*

**approved**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

#### **14. Executive Session**

**2**

*Motion to leave Executive Session and return to the Regular Session of the PB&Z Committee by Member Wilke, seconded by Member Carlson. Motion passed.*

*The Committee left Executive Session at 10:27 am.*

**to come out of executive session**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst

**15.0 Adjournment of the PB&Z Committee Meeting**

*Motion to adjourn this session of the Planning, Building and Zoning by Member Carlson, seconded by Member Wilke. There being no further business to conduct, the motion passed unanimously.*

*The meeting adjourned at 10:29 am*

	Aye	Nay
_____ Chairman	_____	_____
_____ Vice-Chairman	_____	_____
_____	_____	_____
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_____	_____	_____
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\_\_\_\_\_  
*Recording Secretary*  
*Planning, Building & Zoning Committee*  
**adjourn**

**Aye:** 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Member Gravenhorst