

# Lake County Illinois

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



## Meeting Minutes - Final

**Wednesday, June 28, 2023**

**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/3PaXMy6>**

**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 by registering using the link on the front page of this agenda.

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

**PUBLIC COMMENT:** Live public comment will be available for those attending in-person and through an electronic conferencing application (register via the link on the front page of the agenda). In general, Public Comment on items not on the agenda will be presented near the beginning of the meeting. Public Comment on agenda items may be presented during consideration of that item. Public Comment may 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 10:40 a.m.*

**2. Pledge of Allegiance**

*Chair Vealitzek led the Pledge of Allegiance.*

**3. Roll Call of Members**

**Present** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent** 2 - Member Altenberg and Vice Chair Pedersen

*\*Electronic Attendance: Member Frank*

*Other Attendees:*

*In Person:*

*Alex Carr, Communications*

*Brian Frank, Stormwater Management Commission*

*Bruce Davis, Public*

*Donnie Dann, Bird Conservation Network*

*Eric Waggoner, Planning, Building and Development*

*Gary Gibson, County Administrator's Office*

*Jeremiah Varco, Facilities and Construction Services*

*Kelcey Traynoff, Stormwater Management Commission*

*Kevin Quinn, Communications*

*Kyle Davis, Public*

*Matt Meyers, County Administrator's Office*

*Robin Grooms, County Administrator's Office*

*Sandy Hart, County Board Chair*

*Taylor Gendel, Planning, Building and Development*

*Theresa Glatzhofer, County Board Office*

*Electronically:*

*Abby Krakow, Communications*

*Eric Steffen, Planning, Building and Development*

*Ivy Baruch, Public*

*James Hawkins, County Administrator's Office*

*Jen DiBella, Public*

*Jessica Oliver, Public*

*Joel Krause, Public*

*Jolanda Dinkins, County Board Office*

*Kristy Cechini, County Board Office*

*Kurt Woolford, Stormwater Management Commission*

*Lisle Stalter, State's Attorney's Office*

*Matt Meyers, County Administrator's Office*  
*Mick Zawislak, Daily Herald*  
*Patrick Williamson, Public*  
*Robert Springer, Planning, Building, and Development*  
*RuthAnne Hall, Purchasing*  
*Sonia Hernandez, County Administrator's Office*  
*Susan Pribyl, Manitou Creek Watershed Alliance*  
*Svetlana Berger, Public*  
*Tiffany Becker, Facilities and Construction Services*

**4. Addenda to the Agenda**

*Matt Meyers, Assistant County Administrator, noted a small revision to the List of WDO Amendments attachment and explained that the revised document would be attached to the County Board agenda.*

**5. Public Comment (Items not on the agenda)**

*Public comment was made by Patrick Williamson.*

**6. Chair's Remarks**

*Chair Vealitzek noted the poor air quality lately is a taste of what people who have asthma or who used to live next door to those who used to burn leaves in Lake County experienced. She remarked that she is proud of the Committee and the Board for passing the leaf burning prohibition last year.*

**7. Unfinished Business**

**7.1 [23-0327](#)**

Resolution to vacate an unimproved portion of Midway Street located in the Allen City Subdivision in Cuba Township.

**Attachments:**    [000742 Midway St PBZE report 03-01-23 \(FINAL\)](#)  
                          [Location Map - Midway Street](#)  
                          [Midway St Plat of Vacation](#)  
                          [Powerpoint Midway Street Vacation \(FINAL\)](#)  
                          [000742 - 2022 Vacation Minutes - Midway St](#)

*Eric Waggoner, Director of Planning, Building and Development (PB&D), noted that the petitioner has requested another continuance until September 27, 2023.*

**A motion was made by Member Roberts, seconded by Member Wasik, to postpone agenda item 7.1 to the Planning, Building, Zoning and Environment Committee meeting on September 27, 2023. The motion carried by the following voice vote:**

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**8. New Business**

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

**\*MINUTES\***

**8.1 [23-0927](#)**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from May 31, 2023.

**Attachments:** [PBZ&E 5.31.23 Final Minutes](#)

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

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**8.2 [23-0928](#)**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from June 7, 2023.

**Attachments:** [PBZ&E 6.7.23 Final Minutes](#)

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

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**REGULAR AGENDA**

**\*STORMWATER MANAGEMENT\***

**8.3 [23-0935](#)**

Ordinance amending the Lake County Watershed Development Ordinance (WDO) to adopt the updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and additional technical and administrative enhancements.

**Attachments:** [3-2023 WDO Anticipated Schedule](#)  
[3-2023 List of WDO Amendments\\_REVISED](#)  
[WDO2023-Red Line Version](#)

*Brian Frank and Kelcey Traynoff, Stormwater Management Commission (SMC), provided the Committee with the new Federal Emergency Management Agency (FEMA) Floodplain Study maps and gave a brief overview of the maps.*

*Discussion ensued.*

*Public comment was provided by Susan Pribyl.*

**A motion was made by Member Roberts, seconded by Member Schlick, that this ordinance be approved and referred on to the County Board. The motion carried by the following voice vote:**

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**\*ENVIRONMENTAL SUSTAINABILITY\***

**8.4 [23-0936](#)**

Committee action to approve an application for Department of Energy (DOE) Infrastructure Investment and Jobs Act (IIJA) Energy Efficiency and Conservation Block Grant (EECBG) Program.

**Attachments:**    [IIJA \(40552\) EECBG Program Application Instructions](#)  
[Energy Efficiency Conservation Block Grant Discussion](#)

*Robin Grooms, County Administrator's Office, and Jeremiah Varco, Facilities and Construction Services, gave a presentation regarding an application for a Department of Energy (DOE) Infrastructure Investment and Jobs Act (IIJA) Energy Efficiency and Conservation Block Grant (EECBG) Program. Ms. Grooms and Mr. Varco then requested direction from the Committee regarding whether they would like staff to proceed with the grant application.*

*Discussion ensued.*

*The Committee was supportive of proceeding with the application.*

**A motion was made by Member Roberts, seconded by Member Wasik, that the committee action be approved. The motion carried by the following voice vote:**

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

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

**8.5 [23-0924](#)**

Resolution on Zoning Board of Appeals Case No. 000804-2022 for a rezoning of a parcel from the Residential-3 zoning district to the General Commercial zoning district.

**Attachments:** [4-19-23 ZBA Application 000803 000804](#)  
[4-19-23 Staff Recommendation 000803 000804.pdf](#)  
[RZON 000804 ZBA Resolution - Davis.pdf](#)  
[RZON 000804 CUP 000803 Davis Site Plans.pdf](#)  
[RZON 000804 CUP 000803 Presentation.pdf](#)  
[RZON 000804 CUP 000803 Info Paper.pdf](#)  
[RZON 000804 CUP 000803 ZBA Summary of Testimony.pdf](#)

*Brad Denz & Krista Barkley Braun, Planning, Building and Development (PB&D), gave a presentation regarding a rezoning petition and application for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) submitted by Kyle Davis.*

*Discussion ensued.*

*Public comment was provided by Bruce Davis.*

**A motion was made by Member Schlick, seconded by Member Wasik, that this resolution be approved and referred on to the County Board. The motion carried by the following voice vote:**

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**8.6 [23-0929](#)**

Resolution on Zoning Board of Appeals Case No. 000803-2022, for a Conditional Use Permit for a Planned Unit Development and PUD Preliminary Plan for a contractor's equipment storage building and future office space.

**Attachments:** [4-19-23 ZBA Application 000803 000804](#)  
[4-19-23 ZBA Staff Recommendation 000803 000804.pdf](#)  
[CUP PUD 000803 ZBA Resolution - Davis.pdf](#)  
[CUP PUD 000803 ZBA Exhibit A-1.pdf](#)  
[RZON 000804 CUP 000803 Davis Site Plans.pdf](#)  
[RZON 000804 CUP 000803 Presentation.pdf](#)  
[RZON 000804 CUP 000803 Info Paper.pdf](#)  
[RZON 000804 CUP 000803 ZBA Summary of Testimony.pdf](#)

*There was no discussion on this item.*

**A motion was made by Member Wasik, seconded by Member Schlick, that this resolution be approved and referred on to the County Board. The motion carried by the following voice vote:**

**Aye:** 5 - Member Frank, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**Absent:** 2 - Member Altenberg and Vice Chair Pedersen

**8.7 [23-0921](#)**

Presentation on bird-friendly building design in unincorporated Lake County.

**Attachments:** [Bird Friendly Bldg Design Presentation for 6.28.23 Committee FINAL UPD.](#)  
[BFBD Info Paper - 6.2023 \(02\) UPDATED](#)

*Eric Waggoner, Director of Planning, Building and Development (PB&D), and Taylor Gendel, PB&D, gave a presentation regarding bird-friendly building design regulation in unincorporated Lake County.*

*Discussion ensued.*

*Public comment was provided by Donnie Dann.*

**8.8 [23-0010](#)**

Director's Report - Planning, Building and Development.

*Eric Waggoner, Director of Planning, Building and Development (PB&D), and Robin Grooms, County Administrator's Office, gave an update on the dark sky initiative.*

*Discussion ensued.*

**9. County Administrator's Report**

*Matt Meyers, Assistant County Administrator, noted that he has been working with staff to examine the cost of retrofitting County facilities for bird-friendly building design and will bring that information back to the Committee for future consideration.*

*Discussion ensued.*

**10. Executive Session**

*The Committee did not enter into Executive Session.*

**11. Members' Remarks**

*There were no remarks from members.*

**12. Adjournment**

*Chair Vealitzek declared the meeting adjourned at 12:02 p.m.*

**Next Meeting: July 26, 2023**

*Meeting minutes prepared by Theresa Glatzhofer.*