

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, July 26, 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/43IIWYR>**

**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 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 left the meeting at 11:31 a.m.

Other Attendees:

In Person:

Alex Carr, Communications

Bailey Wyatt, Communications

Brad Denz, Planning, Building and Development

Carl Kirar, Facilities and Construction Services

Eric Steffen, Planning, Building and Development

Eric Waggoner, Planning, Building and Development

Gary Gibson, County Administrator's Office

Matt Meyers, County Administrator's Office

Robin Grooms, County Administrator's Office

Sandy Hart, County Board Chair

Theresa Glatzhofer, County Board Office

Electronically:

Cassandra Hiller, County Administrator's Office

James Hawkins, County Administrator's Office

Janna Philipp, County Administrator's Office

Krista Barkley Braun, Planning, Building and Development

Krista Kennedy, Finance

Kristy Cechini, County Board Office

Maegan Trygstad, Public

Michael Wheeler, Finance

Mick Zawislak, Daily Herald

Nick Principali, Finance

Patrick Williamson, Public

Taylor Gendel, Planning, Building and Development

4. Addenda to the Agenda

There were no additions or amendments to the agenda.

5. Public Comment (Items not on the agenda)

Public comment was provided by Patrick Williamson.

6. Chair's Remarks

There were no Chair remarks.

7. Unfinished Business

There was no unfinished business to discuss.

8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [23-1042](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from June 28, 2023.

Attachments: [PBZ&E 6.28.23 Final Minutes](#)

A motion was made by Member Wasik, seconded by Member Frank, 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

PLANNING, BUILDING AND DEVELOPMENT

8.2 [23-1056](#)

Ordinance amending Chapter 151: Unified Development Ordinance of Lake County, Code of Ordinances to adopt the updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and incorporating amendments to the Watershed Development Ordinance.

Attachments: [Exhibit A Final Draft Ordinance](#)
[Exhibit B \(UDO Amendments in ALP Format\)](#)
[ZBA Resolution](#)

Eric Waggoner, Director of Planning, Building and Development (PB&D) and Eric Steffen, PB&D, explained that the Watershed Development Ordinance (WDO) amendments were previously presented to the Committee and approved by the Board. Director Waggoner also noted that a public hearing was conducted and that the Zoning Board of Appeals (ZBA) recommended approval of the amendments. There were no substantial changes to the amendments.

A motion was made by Member Roberts, seconded by Member Altenberg, that this

ordinance be approved and referred on 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

8.3 [23-1059](#)

Committee action on the Final Development Plan for a Planned Unit Development (PUD) (Case Number 000803-2022) for a contractor's equipment storage building and future office space.

Attachments: [Info Paper CUP 000803-2022 Final Development Plan \(FINAL\)](#)
[Davis Final Development Plan](#)
[ZBA Conditions of Approval](#)

Eric Waggoner, Director of Planning, Building and Development (PB&D) and Brad Denz, PB&D, explained that the preliminary development plan was approved by the Board on July 11, 2023. The final development plan is consistent with the preliminary development plan, except that the landscaping is subject to conditions.

A motion was made by Member Roberts, seconded by Member Altenberg, that the committee action 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

8.4 [23-0010](#)

Director's Report - Planning, Building and Development.

Eric Waggoner, Director of Planning, Building and Development (PB&D), explained the ongoing project/program workload in PB&D and gave a tentative schedule of topics to come before the Committee.

Discussion ensued.

ENVIRONMENTAL SUSTAINABILITY

8.5 [23-1062](#)

Presentation on energy efficiency practices in Lake County facility operations.

Attachments: [Energy Efficiency Conservation Practices](#)

Robin Grooms, Sustainability Programs Manager, and Carl Kirar, Director of Facilities and Construction Services, gave a presentation regarding energy efficiency practices in facility operations at Lake County.

Discussion ensued.

8.6 [23-1065](#)

Update on Committee Workplan.

Robin Grooms, Sustainability Programs Manager, gave an update regarding the Committee Workplan. Topics discussed included: the tree initiative, solar panels, energy efficiency and decarbonization, waste planning, and the dark sky policy.

Discussion ensued.

Member Wasik left the meeting at 11:31 a.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. Members' Remarks

Member Frank shared that he was excited to receive a curbside composting bin as part of a franchise agreement through the city of Highwood and Highland Park.

Discussion ensued.

Gary Gibson, County Administrator, suggested that Walter Willis, Solid Waste Agency of Lake County (SWALCO), attend a future committee meeting to present about composting options available throughout Lake County.

12. Adjournment

Chair Vealtizek declared the meeting adjourned at 11:39 a.m.

Next Meeting: August 2, 2023

Meeting minutes prepared by Theresa Glatzhofer.