

# **Lake County Illinois**

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



## **Meeting Minutes - Final**

**Wednesday, March 1, 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  
<http://bit.ly/3xz7DUR>**

**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 10:30 a.m.*

**2. Pledge of Allegiance**

*Vice Chair Pedersen led the Pledge of Allegiance.*

**3. Roll Call of Members**

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

**Absent** 1 - Member Frank

*Other Attendees:*

*In Person:*

*Alex Carr, Communications*

*Brad Denz, Planning, Building and Development*

*Eric Waggoner, Planning, Building and Development*

*Gary Gibson, County Administrator's Office*

*J. Kevin Hunter, Board Member*

*Kathy Nikides, Public*

*Kevin Hanzel, Public*

*Kevin Quinn, Communications*

*Krista Barkley Braun*

*Larry Phillips Jr., Public*

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

*Matt Meyers, County Administrator's Office*

*Rob Nikides, Public*

*Robert Springer, Planning, Building and Development*

*Robin Grooms, County Administrator's Office*

*Taylor Gendel, Planning, Building and Development*

*Theresa Glatzhofer, County Board Office*

*Tom Duensing, Public*

*Electronically:*

*Brett Rogers, Public*

*Cassandra Hiller, County Administrator's Office*

*Eric Steffen, Planning, Building and Development*

*James Hawkins, County Administrator's Office*

*Janna Philipp, County Administrator's Office*

*Jolanda Dinkins, County Board Office*

*Kristy Cechini, County Board Office*

*Patrice Sutton, Finance*

*Sonia Hernandez, County Administrator's Office*

*Sandy Hart, County Board Chair*

---

*Scott Puma, Public*

**4. Addenda to the Agenda**

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

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

*There were no comments from the public for items not on the agenda.*

**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 23-0346**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 1, 2023.

**Attachments:** [PBZ&E 2.1.23 Final Minutes](#)

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

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

**Absent:** 1 - Member Frank

**REGULAR AGENDA**

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

**8.2 23-0240**

Resolution on ZBA Case No. 000834-2022 for a rezoning of property from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district.

**Attachments:** [RZON-000834-2022 Staff Recommendation](#)

[RZON-000834-2022 Site Plans](#)

[RZON-000834-2022 Summary of Testimony](#)

[RZON-000834-2022 Info Paper](#)

[RZON-000834-2022 Powerpoint](#)

[ZBA 000834 - ZBA Resolution](#)

*Eric Waggoner, Director of Planning, Building and Development (PB&D), introduced Brad Denz, Senior Planner. Mr. Denz gave a brief overview and presentation regarding Zoning*

*Board of Appeals (ZBA) Case Number 000834-2022, a proposed rezoning from a Residential-1 (R-1) zoning district to a Recreational (RC) zoning district.*

*Discussion ensued.*

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

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

**Absent:** 1 - Member Frank

8.3 [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), gave an overview of the street vacation request. Director Waggoner noted that the public hearing testimony resulted in the decision to accommodate a drainage easement. Director Waggoner further explained that the County was approached by Cuba Township yesterday with additional information, and it is the wish of the involved parties to amend the language of the drainage easement. Cuba Township will also consider an additional pedestrian easement, based on resident concerns. In order to review this new information, the applicants have requested a continuance and would like to postpone this item until the May 31, 2023, Planning, Building, Zoning and Environment Committee meeting.*

*Public comment was provided in-person by: Rob Nikides, Cathy Nikides, and Tom Duensing.*

*Public comment was provided virtually by Scott Puma, attorney for Cuba Township.*

*Director Waggoner provided clarification, noting that the vacation request is simply to vacate the road. The pedestrian walkway easement is a matter that the applicants will need to consider prior to the May 31, 2023, Planning, Building, Zoning and Environment Committee meeting.*

**A motion was made by Member Roberts, seconded by Member Altenberg, to postpone agenda item 8.3 to the Planning, Building, Zoning and Environment Committee meeting on May 31, 2023. The motion carried by the following voice vote:**

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

**Absent:** 1 - Member Frank

**8.4 23-0010**

Director's Report - Planning, Building and Development.

*Eric Waggoner, Director of Planning, Building and Development (PB&D), noted that the agenda for the Planning, Building, Zoning and Environment Committee meeting on March 8, 2023, will contain two items regarding ordinance text amendments: one regarding a new state law to accommodate wind and solar projects at a commercial scale and another related to large fill grade projects. Both items will require the Committee to direct the Zoning Board of Appeals (ZBA) to conduct public hearings.*

*Director Waggoner further explained that the Committee will have the opportunity, after both ZBA hearings, to review the text of both proposed ordinance amendments.*

*Lastly, Director Waggoner noted that staff is continuing to research potential residential sprinkler requirements, according to previous Committee direction.*

**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**

*There were no remarks from members.*

**12. Adjournment**

*Chair Vealitzek declared the meeting adjourned at 11:08 a.m.*

**Next Meeting: March 8, 2023**

*Meeting minutes prepared by Theresa Glatzhofer.*