

# Lake County Illinois

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



## Meeting Minutes - Final

Wednesday, March 8, 2023

10:30 AM

Assembly Room, 10th Floor or register for remote attendance at  
<http://bit.ly/3Y6VWz9>

**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**

*Chair Vealitzek led the Pledge of Allegiance.*

**3. Roll Call of Members**

**Present** 7 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts,  
Member Schlick, Chair Vealitzek and Member Wasik

*\*Electronic Attendance: Member Frank*

*Other Attendees:*

*In Person:*

*Alex Carr, Communications*

*Eric Waggoner, Planning, Building and Development*

*Gary Gibson, County Administrator's Office*

*Jennifer Brennan, Communications*

*Kevin Quinn, Communications*

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

*Marina Minic, Citizens Utility Board*

*Matt Meyers, County Administrator's Office*

*Patrice Sutton, Finance*

*Robert Springer, Planning, Building and Development*

*Robin Grooms, County Administrator's Office*

*Tammy Chatman, Communications*

*Taylor Gendel, Planning, Building and Development*

*Theresa Glatzhofer, County Board Office*

*Yahya Arastu, Public*

*Electronically:*

*Austin Knight, Public*

*Carl Kirar, Facilities and Construction*

*Eric Steffen, Planning, Building and Development*

*James Hawkins, County Administrator's Office*

*Jolanda Dinkins, County Board Office*

*Justine Gilbert, Communications*

*Kevin Hunter, Board Member*

*Krista Kennedy, Finance*

*Kristy Cechini, County Board Office*

*Matt McNeill, Public*

*Michael Wheeler, Finance*

*Nick Principali, Finance*

*RuthAnne Hall, Purchasing  
Sandy Hart, County Board Chair*

**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.*

**6. Chair's Remarks**

*There were no Chair remarks.*

**7. Unfinished Business**

*There was no unfinished business to discuss.*

**8. New Business**

**REGULAR AGENDA**

**\*ENVIRONMENTAL SUSTAINABILITY\***

**8.1 [23-0386](#)**

Presentation and Discussion on Heat Smart Chicagoland and Grow Geo Chicagoland.

**Attachments:** [Partner Pitch Presentation for Chicagoland Programs](#)

*Robin Grooms, Sustainability Programs Manager, introduced Marina Minic, from the Citizens Utility Board (CUB). Ms. Minic gave a presentation regarding two new group buy projects for air source heat pumps and geothermal.*

*Matt Meyers, Assistant County Administrator, explained that staff is looking for feedback on the Heat Smart Chicagoland and Grow Geo Chicagoland programs. Assistant County Administrator Meyers also asked for Committee direction about whether to formally support the programs.*

*Discussion ensued.*

*The consensus of the Committee was to endorse the Heat Smart Chicagoland and Grow Geo Chicagoland programs.*

**8.2 [23-0387](#)**

Update on Environmental Sustainability Workplan Items.

*Robin Grooms, Sustainability Programs Manager, provided updates regarding single-use plastics outreach, Farmer's Fridge implementation, and other work-plan related items.*

*The Committee thanked Ms. Grooms for her hard work.*

*Matt Meyers, Assistant County Administrator, noted that the National Association of*

*Counties (NACo) facilitates an application process for an achievement award. He further explained that the County would like to submit its single-use plastics policy for consideration.*

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

**8.3 [23-0376](#)**

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to regulation of fill/grade operations in unincorporated Lake County.

**Attachments:** [Info Paper Fill Grade](#)

*Eric Waggoner, Director of Planning, Building and Development (PB&D), gave a brief overview of the typical process for ordinance text amendments and explained that staff is recommending an abbreviated process for the text amendments before the Committee today (items 8.3 and 8.4).*

*Director Waggoner gave an overview of the information paper pertaining to potential standards and requirements for large fill grade operations. Director Waggoner asked the Committee for feedback on the potential standards and requirements for large grade fill operations.*

*Discussion ensued.*

*The consensus of the Committee was to recommend: 1) requiring a non-delegated conditional use permit (CUP) approval process to elevate the final decision to the County Board, 2) expanding the permitting process to include concurrent review by the Stormwater Management Commission for stormwater/site development impacts, 3) increasing the minimum setback to nearby "sensitive uses" (including residential) significantly beyond 500 feet, and 4) investigating the feasibility of operationally imposing a distance-from-origin-site requirement to limit long-range hauling to receiving sites. Staff indicated the drafting process would incorporate these considerations.*

**A motion was made by Member Roberts, 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:** 7 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Member Schlick, Chair Vealitzek and Member Wasik

**8.4 [23-0382](#)**

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

*Eric Waggoner, Director of Planning, Building and Development (PB&D), gave an overview of the potential regulations relating to sustainable energy facilities in unincorporated Lake County.*

*Discussion ensued.*

**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:** 7 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Member Schlick, Chair Vealtizek and Member Wasik

**8.5 [23-0010](#)**

Director's Report - Planning, Building and Development.

*Eric Waggoner, Director of Planning, Building and Development (PB&D), introduced Taylor Gendel, the new Sustainability Planner for PB&D.*

**9. County Administrator's Report**

*Matt Meyers, Assistant County Administrator, noted that staff will bring the subject of County incentives for switching from gas powered lawn maintenance appliances to electric/battery powered appliances to the next Committee meeting for discussion.*

**10. Executive Session**

*The Committee did not enter into Executive Session.*

**11. Members' Remarks**

*Member Wasik asked Eric Waggoner, Director of Planning, Building and Development (PB&D), a question regarding solar projects in the County.*

**12. Adjournment**

*Chair Vealtizek declared the meeting adjourned at 12:25 p.m.*

**Next Meeting: March 29, 2023**

*Meeting minutes prepared by Theresa Glatzhofer.*