

# Lake County Illinois

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



## **Minutes Report - Draft**

**Wednesday, October 31, 2018**

**10:30 AM**

**PLEASE NOTE START TIME**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

**1. Call to Order**

*Chair Weber called the meeting to order at 10:30 a.m.*

**Present** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel  
and Member Mathias

**Absent** 2 - Member Bartels and Member Wilke

*Others Present:*

*Steven Goodman, THG Holding, LLC*

*Deborah T. Haddad, Odonnell, Callaghan, and Haddad*

*Jeff Ohm Premier Realty Group*

*Heidie Hernandez, County Board Office*

*Dakisha Wesley, Assistant County Administrator*

*Eric Waggoner, Planning, Building and Development*

*Matt Meyers, Planning, Building and Development*

*Brian Frank, Planning, Building and Development*

*Brad Denz, Planning, Building and Development*

*Amy McEwan, Interim County Administrator*

**2. Pledge of Allegiance**

*Member Werfel led the Pledge of Allegiance.*

**3. Approval of Minutes**

**3.1 18-1343**

Minutes from October 3, 2018.

**A motion was made by Member Mathias, seconded by Member Pedersen, that the minutes be approved. Motion carried by voice vote.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel  
and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

**4. Addenda to the Agenda**

*There were no items added to the agenda.*

**5. Public Comment**

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

**6. Chairman's Remarks**

*The Chairman made no remarks.*

**7. Old Business**

*There was no old business to discuss.*

**8. New Business**

**SUBDIVISIONS**

**A motion was made by Member Mathias, seconded by Member Werfel, to amend agenda by moving item 8.3 before 8.1. The motion carried unanimously.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

**8.3 18-1336**

Elm Estates Subdivision Public Informational Meeting, Vernon Township - District 21.

- A proposed two-lot conventional single-family residential subdivision will sit on approximately 4.54 acres. The subject property is located on the east side of Elm Road, approximately ¼ mile north of State Route 22, Vernon Township.
- The subject property is zoned Estate (E), with an average lot area of 105,496 square feet. Existing land use to the north, south, and west is single-family residential, zoned E, and to the east is single-family residential within the Village of Lincolnshire.
- This is a public informational meeting, and thus no action will be taken. The subdivision will be reviewed again at the time of final plat approval.

*Brad Denz of Planning, Building and Development presented on The Elm Estates Subdivision. Mr. Denz noted that the development is a proposed two lot conventional single family residential subdivision on over four acres.*

*Sean Burke of Icon Building Group, introduced himself in case there were any questions or concerns. A Elm Estates Subdivision resident questioned the construction that is currently ongoing and inquired on the size of the house and its price point. Mr. Burke responded that the current construction taking place is due to Lake County's permitting process and provided details on the house size and cost.*

*Director of Planning, Building and Development Eric Waggoner added that this item will return for final plat approval at the next meeting.*

**A motion was made by Member Martini, seconded by Member Mathias, that this public hearing be close the public information meeting. Motion carried by voice vote.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

**8.1 18-1116**

Committee action on Enclaves of Woodbine modification request for Vernon Township - District 18.

- The proposed nine-lot conservation single-family residential subdivision will sit on approximately 9.6 acres. The subject property is located approximately 1/3 mile west of Route 21, Vernon Township.
- The applicant requests a modification from Section 151.203(A) of the Lake County Code to allow the submission of a performance assurance for subdivision site improvements after the formal approval and recordation of the Final Plat of Subdivision (but prior to the approval of the site development permit for site work). The applicant's financial institution will not issue the assurance until after Final Plat approval and recordation.
- Staff has no objection to the modification request as the applicant cannot legally proceed to site work until such time as the performance assurance is submitted.

*Brad Denz of Planning, Building and Development noted that Lake County requires that a*

*performance assurance be submitted by the applicant. Mr. Denz provided a display of the area and provided details. The applicant requests a modification to allow the submission of a performance assurance for subdivision site improvements after the formal approval and recordation of the Final Plat of Subdivision as the applicants financial institution will not issue the assurance until after Final Plat approval and recordation. The Planning, Building and Development Department has no issue with that as the applicant cannot proceed to site work until the performance assurance is submitted.*

*Steven Goodman of THG Holding, LLC provided public comment to confirm that no development on the property will take place without the performance assurance.*

*Further public comment was provided by current residents of the area expressing their concerns about the new development. Concerns were also shared that the area is not being represented adequately, as their County Board District Representative is out on leave and requested that the committee postpone this item, until there is proper district representation.*

*Chair Weber reminded the committee and those in attendance that the duty of this committee is to approve projects that abide by the ordinances and processes in place.*

*Planning, Building and Development Director Eric Waggoner responded that this request is not standard, however, it has been done in the past. He also provided detail on potential recourse options if there is a violation.*

**A motion was made by Member Pedersen, seconded by Member Mathias, that this committee action item be approved. Motion carried by voice vote.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

## **8.2 18-1117**

Committee action on Final Plat approval for the Enclaves of Woodbine Subdivision - District 18.

- The proposed nine-lot conservation single-family residential subdivision will sit on approximately 9.6 acres. The subject property is located approximately 1/3 mile west of Route 21, Vernon Township.
- The subject property is zoned Residential-1 (R-1), with an average lot area of 10,338 square feet. The area to the south and east is single-family zoned R-1, to the west is a public recreational park located in the Village of Vernon Hills, and to the north is a warehouse located in the Village of Vernon Hills.
- At its May 2, 2018 meeting, the Planning, Building and Zoning Committee conducted the required Public Information meeting for the project. Staff convened an additional courtesy neighborhood meeting on May 23, 2018. The Preliminary Plat was approved by this Committee on June 6, 2018.
- Staff will present an overview of the proposed subdivision. Action on the Final Plat will be taken at this time.

*Brad Denz of Planning, Building and Development presented a time line on the approval*

*process of this project and provided details.*

*Steven Goodman of THG Holding, LLC, provided public comment indicating that he has built homes in the area in the past and that one building company will construct the homes in this area.*

*Public comment was provided by residents indicating that there was poor communications to the residents and that different building companies will be constructing the homes. Discussion ensued.*

**A motion was made by Member Pedersen, seconded by Member Mathias, that this committee action item be approved. Motion carried by voice vote.**

**Aye:** 4 - Chair Weber, Vice Chair Martini, Member Pedersen and Member Mathias

**Nay:** 1 - Member Werfel

**Absent:** 2 - Member Bartels and Member Wilke

## **PLANNING, BUILDING AND DEVELOPMENT**

### **8.4 18-1335**

Resolution accepting the Annual Evaluation Report of the (County-Wide) All Natural Hazards Mitigation Plan for Unincorporated Lake County, Illinois, and directing the Planning, Building and Development (PBD) Department to make the report available on the department's website and issue a press release to meet Community Rating System (CRS) recertification requirements.

- The PBD Department participates in the CRS, offered by the Federal Emergency Management Agency (FEMA), which has secured flood insurance premium discounts of up to 20 percent for residents of unincorporated Lake County.
- The CRS program offers flood insurance premium discounts to residents of communities that have demonstrated an extraordinary commitment to protecting residents and reducing flood damages.
- The FEMA CRS Program requires annual recertification.
- An Annual Evaluation Report for the All Natural Hazards Mitigation Plan must be reviewed by the Lake County Board, posted on the Lake County website, issued in a press release, and submitted for recertification each year.

*Matt Meyers and Brian Frank of Planning, Building and Development presented. This report must be approved by the board annually. The County is at a class 6 rating, providing residents in unincorporated Lake County up to 20 percent discount on flood insurance policies. It was also noted that the Stormwater Management Commission works in conjunction with the Planning, Building and Development Department on compiling this report.*

**A motion was made by Member Martini, seconded by Member Werfel, that this resolution be recommended for adoption to the regular agenda. Motion carried by voice vote.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

## **9. Executive Session**

*There was no Executive Session.*

**10. Director's Report**

*There was no director's report.*

**11. County Administrator's Report**

*There was no County Administrator's report.*

**12. Members' Remarks**

*There were no members' remarks.*

**13. Adjournment**

*Meeting adjourned at 11:44 a.m.*

**A motion was made by Member Pedersen, seconded by Member Mathias, that this item be adjourn. The motion carried unanimously.**

**Aye:** 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel  
and Member Mathias

**Absent:** 2 - Member Bartels and Member Wilke

**Next Meeting: November 7, 2018**

*Minutes prepared by Heidie Hernandez.*

*Respectfully submitted,*

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*Chairman*

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*Vice-Chairman*

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*Public Works, Planning and Transportation Committee*