

# Lake County Illinois

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



## Meeting Minutes

**Tuesday, May 25, 2010**

**1:00 PM**

**Assembly Room**

**Health & Community Services Committee**

**1. Call to Order**

*Others Present:*

*Barry Burton, County Administrator  
Dusty Powell, Sr. Asst. County Administrator  
Audrey Nixon, County Board Member  
Collin O'Rourke, County Board Member  
Craig Taylor, County Board Member  
Gary Gordon, FAS  
Rich Hentschel, FAS  
Phil Rovang, Planning Building Zoning Department  
Bill Hunt, Planning Building Zoning Department  
Margo Nelson, Planning Building Zoning Department  
Joel Williams, Community Development  
Ann Wagner, Winchester House  
Mary Stevens, Winchester House  
Mark Pfister, Health Department  
Bob Sabonjian, City of Waukegan  
Ron Lonbach, City of Waukegan  
Michael Blue, City of Highland Park  
Barbara Cates, City of Highland Park  
Barbara Haley, Community Family Center  
Dan Peterson, Village of Lake Zurich  
Mike Brown, Village of Lake Zurich  
Kevin Kramer, Village of Barrington  
Joseph Napolitano, City of North Chicago  
Calvin Qwynne, Friend of Winchester House  
Greg Summone, Village of Barrington  
Ja'Net DeFell, IFF  
Barbara Allen, County Board Office*

**Present** 7 - Chair Carlson, Vice Chair Cunningham, Member Maine, Member Calabresa,  
Member Bush, Member Feldman and Member Pedersen

**2. Pledge of Allegiance**

**3. Approval of Minutes**

**3.1 10-0486**

Minutes from 5.4.10

**Attachments:** [HCS 5.4.10 Exec Session Minutes](#)  
[HCS Minutes 5.4.10](#)

**A motion was made by Member Calabresa, seconded by Member Pedersen, that the minutes be approved. The motion carried unanimously.**

**Aye:** 7 - Chair Carlson, Vice Chair Cunningham, Member Maine, Member Calabresa,  
Member Bush, Member Feldman and Member Pedersen

**4. Public Comment**

5. Added to Agenda

6. Old Business

7. New Business

Health Department

7.1 10-0472

Overview of Proposed Revisions to Lake County Board of Health Ordinance Article X (Animal/Rabies Control). Information only.

*Mark Pfsister, Health Department presented to the committee information regarding revising the LC Board of Health Article X (Animal/Rabies Control). In the coming months Population Health Services (PHS) intends to propose revisions to the Lake County Board of Health Ordinance Article X, and would like to inform the Committee of the substance of these changes. Prior to bringing any proposed revisions to the Board for approval, PHS will obtain concurrence from our Advisory Committee and will conduct a public hearing to obtain community input.*

*The revisions are being made in order to remove redundancies and/or conflicts between the existing ordinance and the Illinois law that set statutory requirements for animal care and control. The specific revisions that will be proposed are to:*

- incorporate by reference and/or state that all actions regarding the care and control of animals shall be in accordance with the Illinois Animal Control Act, Animal Welfare Act, Humane Care for Animals Act, Dangerous Animals Act and Dead Animal Disposal Act;*
- remove language that is duplicative or which contradicts the requirements of the acts listed above;*
- clarify the administrative language sections and make them consistent with the requirements of the acts listed above; and*
- evaluate and potentially revise, add or eliminate requirements in Article X that are more stringent than the requirements of the acts listed above (e.g., the 5 foot leash requirement).*

*In addition to these revisions to Article X, PHS intends to develop an Administrative Policies and Procedures document that will be referenced in, and accompany the ordinance. This document will provide more detailed descriptions of the departmental policies and procedures to be followed when implementing the requirements of Article X in order to assure continuity and consistency in the implementation of Article X in the future.*

*Public Hearings are expected to be held this fall.*

**This item was presented.**

**Planning Building & Development/Brownfields**

**7.2 10-0474**

2009 Brownfield Grant Status Reports. Information only.

**Attachments:**    [1 Highland Park 2009 Grant Application](#)  
                              [2 Highland Park 2009 Grant Ap Additional Inf](#)  
                              [3 Highland Park 2009 Request for Additional Inf](#)  
                              [4 Highland Park 2009 Status Report](#)  
                              [1 Lake Zurich Grant Application 2009](#)  
                              [2 Lake Zurich Additional Inf 2009](#)  
                              [3 Lake Zurich request for Additional Inf 2009](#)  
                              [4 Lake Zurich Status 2009](#)  
                              [1 North Chicago 2009 Grant Application](#)  
                              [2 North Chicago 2009 Additional Inf Both Projects](#)  
                              [3 North Chicago 2009 Request for Additional Inf](#)  
                              [4 North Chicago Vacant Lot BF County Grant Applic-NC 6-10-09](#)  
                              [2 Waukegan 2008 Letter Slip 3 Extension](#)  
                              [1 Waukegan 2008 Slip 3 Ap](#)

*Bill Hunt, Planning Building & Development, presented to the Committee the 2009 Brownfield Grant Status Reports. Program participants are required to submit written updates to the Health & Community Services Committee every six months, and the Committee may request participants to present information in person at a Committee meeting. Mr. Hunt invited all 2009 participants to the meeting to present their 6-month update to the Committee.*

- 1. Mike Brown and Dan Peterson from Lake Zurich presented a status report to the Committee on their 2009 Brownfield project. They have started remediation and expect to be finished in August.*
- 2. Michael Blue, Barbara Haley, and Ja'Net DeFell from Highland Park presented a status report to the Committee. Their project is on hold at this time.*
- 3. Gary Deigan and Joseph Napolitano from North Chicago presented a status report for their two projects, 1812 – 1820 Sheridan Road, and Pettibone Creek. Work has started.*
- 4. Bob Sabonjian and Ron Loubach from Waukegan presented a status report that remediation has not started.*

**This item was presented.**

7.3 10-0475

2010 New Brownfield Grant Presentations

**Attachments:** [Memorandum Brownfields May 25 2010](#)

[1 BarringtonCover Ltr 2010 Grant Application](#)

[2 Barrington2010Grant Application](#)

[3 Barrington 11 x 17 Plat of Survey2010](#)

[4 Barrington West Liberty Street 2010Redevelopment Aerial](#)

[1 Kildeer 2010 Grant Application](#)

[2 Kildeer Demolition Plan2010 - V3](#)

[3 Kildeer2010 aerial1](#)

[4 KildeerLEED Checklist2010](#)

[6 Kildeer Final Plat of Consolidation 2010 V3](#)

[7 Kildeer Layout Plan -2010 V3](#)

[5 KildeerALTA ACSM 2010 Land Title Survey - V3](#)

[1 North Chicago 2010 Grant Application](#)

[2 North Chicago 2010 Grant 2008 Aerial](#)

*Mr. Hunt, Planning Department, presented the Brownfield Grant Applicants.*

*1. Barrington is requesting \$75,000 for asbestos removal and disposal from the ADCO Van & Storage warehouse and office built in 1941 and expanded in 1954, located at 322 North Hough Street. The property also might have contamination caused by leaking underground fuel storage tanks on adjacent properties. The Village owns the 1.2 acre property, which is located in the Village Center Tax Increment Financing District. The Village intends to either convert the existing building for a retail user or teardown for redevelopment. There is no end user at the present time and Barrington will not begin clean up activities until there is a user. The Village estimates that 5 – 10 people will be employed during site cleanup and estimates that 25 – 50 people would be employed in a 20,000 square foot retail business. The Village anticipates that redevelopment and/or a new user for the property will be secured by fall 2010 with construction completed within 120 days of having a tenant. A new business would begin operation in spring 2011.*

*2. Kildeer is requesting a grant of \$60,000 for remediation at a former auto service station and auto sales lot on approximately 8 acres that will be the Kildeer Marketplace Planned Unit Development. The property is located on the northwest corner of the intersection of Plum Grove Road and Rand Road (US Route 12). Remediation activities include removing underground fuel storage tanks and discarded auto parts, plus the demolition of existing buildings. The application mentions constructing a stormwater management system but since this will not directly reduce or eliminate site contamination it is not a qualified Brownfield Grant expenditure. The plans for the redevelopment of the property include three new buildings with over 65,000 square feet. End users are Whole Foods and Bank of America, plus additional general retail shop space. Kildeer estimates that there will be 6 cleanup jobs and 100 construction jobs. Whole Foods is expected to have*

160 employees; Bank of America 20 employees; and 50 employees in the retail space. Non-construction employment is expected by July 1, 2011.

3. North Chicago has applied for \$75,000 to remediate a site of 11 acres, owned by the City of North Chicago. The subject property, and the adjoining parcel to the west, were once the North Chicago Municipal Dump / Landfill. The landfill was used for municipal household and commercial garbage from 1971 to 1976. Contaminants include organics and heavy metals typical of household, institutional and industrial waste. Decomposition of the buried waste creates methane and leachate. The property is north of Pulaski Drive, and abuts ComEd power lines on the east. The Green Belt Forest Preserve is north, west and east of the property. The end user in the grant application is Whole Earth Organics and the proposed use is a yard waste compost facility. An estimated 14 to 17 people will be employed during the cleanup; 6 will be employed during construction; and there will be 5 – 7 full time jobs at the compost facility, which is expected to begin operating by September 2010. Methane recovery for energy generation (landfill gas to energy) is a possibility and if this proves viable, an additional 20 – 30 people will be employed. The Energy Plant would come online in late 2011.

The committee asked many questions and the applicants will have an extra day to respond with more information.

**This item was presented.**

**Community Development Report**

Joel Williams, Community Development, gave the committee an update on Neighborhood Stabilization Program.

**Winchester House Report**

Anne Wagner, Winchester House, presented to the Committee some nursing home reforms from the State and Federal Government and the anticipated impact the changes will have on Winchester House.

**8. County Administrator's Report**

**9. Executive Session**

10. Adjournment

**This meeting was adjourned.**

**Aye:** 7 - Chair Carlson, Vice Chair Cunningham, Member Maine, Member Calabresa,  
Member Bush, Member Feldman and Member Pedersen

*The meeting adjourned at 4:25 p.m.*

*Minutes prepared by Barbara Allen.*

*Respectfully submitted,*

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*Chairman*

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*Vice-Chairman*

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