

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, November 29, 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/3R0tVJ6>**

**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 through an electronic conferencing application (register via the link on the front page of the agenda).

RECORDING: Meetings, to include Public Comment, will be recorded.

PUBLIC COMMENT:

Time is reserved near the beginning of the meeting for all Public Comment. At the Chair's discretion, Public Comment for an item(s) on the agenda may be presented during consideration of that specific item. Public Comment will 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

Member Frank 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

Other Attendees:

In Person:

Bailey Wyatt, Communications

Eric Waggoner, Planning, Building, and Development

Gary Gibson, County Administrator's Office

Kim Stewart, Village of Hawthorn Woods

Krista Barkley Braun, Planning, Building, and Development

Matt Meyers, County Administrator's Office

Pamela Newton, Village of Hawthorn Woods

Robin Grooms, County Administrator's Office

Sandy Hart, County Board Chair

Tammy Chatman, Communications

Theresa Glatzhofer, County Board Office

Electronically:

Beth Shapiro, Public

Carl Kirar, Facilities and Construction Services

Eric Steffen, Planning, Building, and Development

Janna Philipp, County Administrator's Office

Kristy Cechini, County Board Office

Lisle Stalter, State's Attorney's Office

Maegan Trygstad, Public

Michael Wheeler, Finance

Patrice Sutton, Finance

RuthAnne Hall, Purchasing

Stacy Davis-Wynn, Purchasing

Susan Pribyl, Public

Taylor Gendel, Planning, Building, and Development

4. Addenda to the Agenda

There were no additions or amendments to the agenda.

5. Public Comment

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

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 23-1727

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

Attachments: [PBZ&E 11.1.23 Final Minutes](#)

A motion was made by Member Roberts, seconded by Member Frank, that these minutes be approved. The motion carried by the following voice vote:

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

Not Present: 1 - Member Altenberg

REGULAR AGENDA

ENVIRONMENTAL SUSTAINABILITY

8.2 23-1752

Presentation on DarkSky designation in the Village of Hawthorn Woods.

Attachments: [Lake County Dark Sky Presentation](#)

Robin Grooms, Sustainability Programs Manager, and Pamela Newton, Village of Hawthorn Woods, gave a presentation regarding dark sky lighting designation.

Discussion ensued.

PLANNING, BUILDING AND DEVELOPMENT

8.3 23-1693

Committee action authorizing a Temporary Administrative Deferral for Applications related to establishment of fill/grade operations.

Eric Waggoner, Planning, Building and Development (PB&D) Director, and Krista Barkley Braun, PB&D, provided background on the work that has been done thus far regarding the establishment of fill/grade operations. Director Waggoner also gave an overview of the requested Temporary Administrative Deferral for Applications related to establishment of fill/grade operations.

Discussion ensued.

A motion was made by Member Frank, seconded by Member Altenberg, that this committee action be approved. 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 [23-1719](#)

Committee action to amend an agreement extending the Final Plat approval date for the Wanish Park Planned Unit Development (PUD).

Attachments: [Extension request](#)
[Wanish Seventh Agreement signed](#)
[Info Paper Wanish Park 11 29 2023](#)
[Wanish Park PUD Final Plan](#)
[Wanish Ext Req 11 29 23](#)

Krista Barkley Braun, Planning, Building and Development (PB&D), provided background regarding the Wanish Park Planned Unit Development (PUD). Ms. Barkley Braun then explained the staff recommendation to extend the Final Plat approval date for the Wanish Park PUD.

Discussion ensued.

A motion was made by Member Schlick, seconded by Member Altenberg, that this committee action be approved. 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

8.5 [23-0010](#)

Director's Report - Planning, Building and Development.

Eric Waggoner, Planning, Building and Development (PB&D) Director, explained that staff are working on a Dark Sky ordinance and policy for the Committee's consideration and discussion. Director Waggoner also noted that discussion and policies regarding native trees and plants and bird-friendly building design will also be forthcoming.

Discussion ensued.

Member Wasik requested that a discussion regarding affordable housing appear on a future meeting agenda.

9. County Administrator's Report

There was no County Administrator's report.

10. Executive Session

The Committee did not enter into Executive Session.

11. Member Remarks and Requests

There were no remarks from members.

12. Adjournment

Chair Vealitzek declared the meeting adjourned at 11:41 a.m.

Next Meeting: December 6, 2023

Meeting minutes prepared by Theresa Glatzhofer.

Minutes were approved on January 10, 2024, by the Planning, Building, Zoning and Environment Committee.