

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, May 3, 2023

10:30 AM

**Assembly Room, 10th Floor or register for remote attendance at
<https://bit.ly/3ArZH8I>**

**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 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

Member Altenberg entered the meeting at 10:31 a.m.

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

**Electronic Attendance: Member Roberts*

Other Attendees:

In Person:

Alex Carr, Communications

Catherine Elders, Public

Chad Elders, Public

Eric Waggoner, Planning, Building and Development

Gary Gibson, County Administrator's Office

J. Kevin Hunter, Board Member

Kevin Quinn, Communications

Krista Barkley Braun, Planning, Building and Development

Lisle Stalter, State's Attorney's Office

Matt Meyers, County Administrator's Office

Michael Harris, County Administrator's Office

Robert Springer, Planning, Building and Development

Robin Grooms, County Administrator's Office

Ronald Bell, Public

Sandy Hart, County Board Chair

Tammy Chatman, Communications

Taylor Gendel, Planning, Building and Development

Theresa Glatzhofer, County Board Office

Tom Chefalo, Planning, Building and Development

Electronically:

Abby Krakow, Communications

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

Karen Fox, State's Attorney's Office

Kristy Cechini, County Board Office

Maegan Trygstad, Public

Mike DaValle, Public

*Nick Principali, Finance
Patrice Sutton, Finance
RuthAnne Hall, Purchasing
Sonia Hernandez, County Administrator's Office*

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

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 23-0630

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from April 5, 2023.

Attachments: [PBZ&E 4.5.23 Final Minutes](#)

A motion was made by Member Frank, seconded by Member Schlick, that the minutes 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

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 23-0672

Committee action approving a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD) to allow for a patio and retaining wall encroachment to remain within the existing setback.

Attachments: [PUD_000817-2022 Elders Minor PUD modification v2](#)
[PUD_000817_2022 Info Paper](#)
[Proposed Plat Modification Site Plan Updated](#)
[PUD_000817_2022 Application Redacted](#)
[40681 N. North Newport Drive Com Ed](#)
[40681 N. North Newport Drive Comcast](#)
[40681 N. North Newport Drive ATT](#)

Krista Barkley Braun and Tom Chefalo, Planning, Building and Development, gave a presentation regarding a request for a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD). Mr. Chefalo noted that the staff recommendation is to deny the minor PUD modification request.

Public comment was provided in person by Ronald Bell and Chad Elders.

Discussion ensued.

A motion was made by Member Altenberg, seconded by Member Frank, that this Committee action be approved. The motion failed by the following roll call vote:

Aye: 1 - Member Schlick

Nay: 6 - Member Altenberg, Member Frank, Vice Chair Pedersen, Member Roberts, Chair Vealitzek and Member Wasik

8.3 [23-0673](#)

Discussion on proposed amendments to the ICC Building Codes.

Attachments: [Presentation May 2023 - edited](#)

Eric Waggoner, Director of Planning, Building and Development (PB&D), and Bob Springer, PB&D, gave a presentation regarding proposed amendments to the ICC Building Codes that included fire sprinkler requirements for new residential construction in the code. Staff requested direction from the Committee.

Discussion ensued.

The consensus of the Committee was to proceed with the amendments to the ICC Building Codes as presented.

8.4 [23-0674](#)

Presentation of proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

Attachments: [Exhibit A Recommended Amendments PBZE 5.3.23](#)
[Solar Wind Energy Amendments Info Paper](#)
[Solar Wind Energy Amendments Overview](#)

Eric Waggoner, Director of Planning, Building and Development (PB&D), and Krista Barkley Braun, PB&D, gave a presentation regarding proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

Discussion ensued.

8.5 [23-0675](#)

Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in

unincorporated Lake County.

Attachments: [Exhibit B Solar Wind Text Amendments in ALP Format](#)
[ZBA Resolution Apr 4 Hearing](#)

Discussion for item 8.5 occurred during item 8.4.

A motion was made by Member Frank, seconded by Member Wasik, that this ordinance 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

8.6 [23-0010](#)

Director's Report - Planning, Building and Development.

Eric Waggoner, Director of Planning, Building and Development (PB&D), gave updates regarding specific PB&D projects. First, Director Waggoner noted the current status of the bird friendly building design bill and explained that it is anticipated to pass through both chambers and be signed by the Governor. He further noted that, if the bill passes, staff plans to return to the Committee to present and gain direction on amending County building codes to include bird friendly building design requirements.

Discussion ensued.

Director Waggoner also noted that there is an American Rescue Plan Act (ARPA) funding request for the regional tree initiative, which will be presented at a future F&A Special Committee on COVID-19 Pandemic Recovery and Investment meeting for discussion and direction.

Lastly, Director Waggoner noted that Lake County Partners has commissioned a geographically-based housing study for the entire County.

ENVIRONMENTAL SUSTAINABILITY

8.7 [23-0687](#)

Presentation on greenhouse gas emissions reduction for Lake County operations.

Attachments: [Greenhouse Gas Inventory - Lake County Overview](#)

Robin Grooms, County Administrator's Office, gave a presentation regarding the results of the County's greenhouse gas inventory for 2017 and 2022.

Discussion ensued.

Member Altenberg left the meeting at 12:06 p.m.

The Committee provided feedback and direction to staff regarding changing County operations to emit less greenhouse gases, rather than increasing the purchase of additional Renewable Energy Credits (RECs) to offset current County operations.

Further discussion ensued.

8.8 [23-0688](#)

Report on Prohibition of Single Use Plastics.

Robin Grooms, County Administrator's Office, gave an update about the implementation of the County's single use plastics prohibition. Ms. Grooms explained that it has been a relatively smooth transition, despite some specific complaints. Ms. Grooms also noted that a food scrap bin and service has been ordered for the cafeteria in the Waukegan campus.

Discussion ensued.

8.9 [23-0689](#)

Update on Committee Workplan.

Robin Grooms, County Administrator's Office, gave an update on the Committee Workplan. Ms. Grooms noted that a community solar option will be brought to the next Committee meeting. Ms. Grooms also highlighted the fact that the County received a significant grant for the Regional Operations Center (ROC) to become a certified Net Zero building.

Discussion ensued.

9. County Administrator's Report

Matt Meyers, Assistant County Administrator, thanked Robin Grooms, County Administrator's Office, for her hard work.

Assistant County Administrator Meyers also noted that the groundbreaking for the Libertyville campus solar field will occur soon and that he will update the Committee accordingly.

10. Executive Session

The Committee did not enter into Executive Session.

11. Members' Remarks

There were no remarks from members.

12. Adjournment

Chair Vealtizek declared the meeting adjourned at 12:38 p.m.

Next Meeting: May 31, 2023

Meeting minutes prepared by Theresa Glatzhofer.