

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, April 5, 2017

11:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. **Call to Order**

Chairman Weber called the meeting to order at 11:00 am.

Present 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent 1 - Member Mathias

2. **Pledge of Allegiance**

Member Wilke led the group in the Pledge of Allegiance. Chair Weber noted Member Bartels participation electronically due to illness.

3. **Approval of Minutes**

4. **Addenda to the Agenda**

There were no items added to the agenda.

5. **Public Comment**

Public comments pertained to item 8.1 and were discussed during that item.

6. **Chairman's Remarks**

There were no Chairman's remarks.

7. **Old Business**

There was no old business.

8. **New Business**

ZONING

8.1 **[17-0369](#)**

Resolution on Zoning Board of Appeals Case Number 8014, on the application of Robert Bradley Petersen and Linda L. Petersen to rezone PIN 07-14-200-023 located on the south side of N. Barberry Lane, approximately from the General Office District to the Limited Industrial District.

(NOTE: Items 8.1 and 8.2 were discussed together.) Pat Tierney of Planning, Building, and Development led discussion of items 8.1 and 8.2. Mr. Tierney provided the current conditions as well as an outline of the property. He provided the zoning history of the property from 2000 to present day, including the expansion of the property in 2015. The proposed rezoning will bring the site into compliance with Chapter 151 of the County Code. The surrounding properties previously underwent rezoning and are currently zoned Industrial. the proposed reforestation plans have been reviewed and approved. PBD staff recommends that the rezoning be approved with the conditions they have set forth. If this preliminary Planned Unit Development (PUD) is approved, a PUD Final Plan meeting will be necessary once the rezoning occurs. Discussion ensued. Willie Peterson, Adam Findlay, and Steve Grant from Petersen Excavation were present and introduced themselves during public comments. They also identified their roles within the company and noted that they are in favor of the rezoning.

A motion was made by Member Pedersen, seconded by Member Wilke, that this

resolution be recommended for adoption to the regular agenda. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

8.2 [17-0370](#)

Resolution on Zoning Board of Appeals Case Number 8022, on the application of Robert Bradley Petersen and Linda L. Petersen as Co-Trustees requesting approval of a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Preliminary Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024 consisting of 5.53 acres to expand an existing asphalt, concrete, redi-mix, rock and concrete crushing plant; expand an existing caretaker's residence; retain a second nonconforming residence; and to incorporate site enhancements to improve onsite circulation and overall business operations.

A motion was made by Member Wilke, seconded by Member Martini , that this item be recommended for adoption to the regular agenda. The motion carried unanimously.

Aye: 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

9. Executive Session

There was no Executive Session.

10. County Administrator's Report

Deputy County Administrator Amy McEwan reported that Energov has gone live and the launch went well.

Brooke Hooker of Public Works reported on the ordinance changes open house meeting. Mrs Hooker provided an update of the success of the newsletter that was sent out; highlighted that it reached over 30,000 residents and garnered more than 10,000 digital responses which is a huge communications success for the County. The department is holding follow up meetings to keep the success going. Discussion ensued.

Mrs. McEwan invited the committee to attend the beam signing and raising ceremony for the Lake County Courthouse Expansion project. She explained the significance of the ceremony to the construction industry and advised that, due to safety and liability issues, it will be held near, but not on, the construction site.

11. Director's Report

There was no Director's Report.

12. **Members' Remarks**

There were no members' remarks.

13. **Adjournment**

Meeting adjourned at 11:28 am.

**A motion was made by Member Pedersen, seconded by Member Werfel, to adjourn.
The motion carried unanimously.**

Aye: 6 - Chair Weber, Vice Chair Martini , Member Bartels, Member Pedersen, Member Werfel and Member Wilke

Absent: 1 - Member Mathias

Next Meeting: May 3, 2017

Meeting minutes prepared by Joy Rice.

Respectfully submitted,

Chairman

Vice-Chairman

*Planning, Building and Zoning
Committee*