

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, April 7, 2015

9:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1.0 CALL TO ORDER

Meeting called to order at 9:00 a.m.

Present 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart,
Member Pedersen and Member Sauer

Others present:

*Barry Burton - County Administrator
Amy McEwan - Deputy County Administrator
Gary Gordon - Finance and Administration
Anita Patel - Finance and Administration
Eric Waggoner - Director, Planning, Building and Development
Steve Crivello - Planning, Building and Development
Brittany Sloan - Planning, Building and Development
Matt Meyers - Planning, Building and Development
Tom Chefalo - Planning, Building and Development
Patrick Tierney - Planning, Building and Development
Hannah Mog - Planning, Building and Development
Terry Kuss - Planning, Building and Development
Don O'Boyle - Applicant
Alyssa Bachara - Resident
Betty Thygesen - Resident
Dawn Schuhknecht - Resident
Ed O'Boyle - Applicant*

2.0 PLEDGE OF ALLEGIANCE

Chair asked Member Sauer to lead the group in the Pledge of Allegiance.

3.0 APPROVAL OF MINUTES

3.1 [15-0382](#)

Minutes from March 3, 2015.

Attachments: [PBZ Minutes 3-3-15](#)

A motion was made by Member Carlson, seconded by Member Sauer, that the minutes be approved. The motion carried by the following vote:

Aye: 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart,
Member Pedersen and Member Sauer

4.0 ADDED TO AGENDA

There were no items added to the agenda.

5.0 PUBLIC COMMENT

There were no public comments.

6.0 OLD BUSINESS

There was no old business to conduct.

7.0 NEW BUSINESS

Unified Development Ordinance

7.1 [15-0381](#)

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).

Attachments: [PBZ Cttee Memo on FWA Amendment ZBA Resolution April 7 2015 Consolidated Document 4_1_2015.pdf](#)

Eric Waggoner, Director of Planning, Building and Development, gave a brief explanation of the public hearing process for amendments to the Unified Development Ordinance. The committee action today would be to recommend approval of the resolution to approve the public hearing process to begin. Staff is projecting the public hearing process to be completed by June 2015. The recommendation for final approval by PB&Z and the County Board is projected for the end of summer 2015. Staff explained that the amendments were designed to provide an efficient regulatory process for the Fox Waterway Agency and other dredging entities to conduct land-based activities in the unincorporated area (staging, processing, and distribution).

A motion was made by Member Pedersen, seconded by Member Carlson, that this resolution be recommended for adoption as amended to the regular agenda . The motion carried by the following vote:

Aye: 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Zoning

7.2 [15-0368](#)

Joint resolution to vacate an unimproved portion of Rosewood Avenue located north of Wildwood Avenue, in the First Addition to Duck Lake Woods Subdivision, on a request by Edward J. O'Boyle, Trustee and sole survivor of the Donna J. O'Boyle Living Trust, dated February 27, 2003, and Elizabeth Thygesen, President of the Duck Lake Woods Improvement Association.

Attachments: [6623 PBZReport Final](#)
[6623 Location Map](#)
[6623 Vacation Minutes_031815](#)

Pat Tierney, Planning Building and Development presented to the Committee a brief summary of the vacation process. Pat proceeded with the details of the request to vacate an unimproved portion of Rosewood Avenue and staff's recommendation. Upon the Committees approval this recommendation will move to the F&A Committee and the

County Board for approval.

Public Comment:

Betty Thygesen, president of Duck Lake Woods Association. She is in favor of this vacation request and asked committee to approve.

Dawn Schchknect, daughter of petitioner Mr. O'Boyle. They would like to sell house but the bank is reluctant to approve a mortgage for the potential buyer with the buildings being on two seperate parcels.

Edward O'Boyle, petitioner. When he purchased the property years ago he was not aware that this was a right of way or a dedicated road.

Chair Weber notified the committee that Board Member Carter, District 5, was notified of this request and is in full support of this vacation.

A motion was made by Member Carlson, seconded by Member Wilke, that this item be approved and referred on to Financial and Administrative Committee. The motion carried by the following vote:

Aye: 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

8.0 County Administrator's Report

There was no County Administrator's Report.

9.0 Director's Report

Eric Waggoner informed the Committee members that PB&D is preparing an abatement process for a number of chronic nuisance properties. The County now has a contract with an abatement company with which to address these violations upon a finding of liability in administrative adjudication. A special call administrative adjudication hearing will be conducted in early May.

Staff will report back to the Committee on the progress of these cases.

10.0 Adjournment

The meeting was adjourned.

Minutes prepared by Terry Kuss.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee