

Lake County Illinois

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



Minutes Report

Tuesday, April 6, 2010

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1.0 Call to Order

The meeting was called to order by Chairman Mountsier at 8:30 am. Roll Call was taken with Members Carlson, Lawlor, Mountsier, O'Rourke and Wilke present constituting a quorum.

Staff Present: Steve Crivello, Megan Krueger, Mike Kuhar, Philip Rovang, Pat Tierney, Eric Waggoner, Sheel Yajnik

Others: Barry Burton - County Administrator, Dusty Powell - County Administrator's Office, George Arimes - Horizon Centre, Mike Warner - Stormwater Management Commission, Mark Pfister - Health Department, Walter Willis - SWALCO, Pat Carey - Lake County Board Member, Lisle Stalter - State's Attorney's Office, Joe Meyer - Lake County Division of Transportation, Rodney Marion - Director of Human Resources, Betsy Duckert - Lake County Division of Transportation, Paula Trigg - Lake County Division of Transportation, Gary Reis - Purchasing, Michael Gavin - OMB, Suzi Schmidt - Lake County Board Chairman, George Arimes - Horizon Centre

Present 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

2.0 Pledge of Allegiance

The group recited the Pledge of Allegiance.

Motion to move Item 11.2 to the end of the agenda.

Chairman Mountsier asked for a motion from one of the Committee members to move item 11.2 the presentation on the status of the Integrated Permit System to the end of the agenda following all of the other business.

Motion to move item 11.2 to the end of the agenda by Vice-Chairman Lawlor, seconded by Member Carlson. Motion passed.

Item 11.2 will be presented following all of the other business on the agenda.

approved

Aye: 5 - Member Carlson, Member Wilke, Vice Chair Lawlor, Member O'Rourke and Chair Mountsier

Not Present: 2 - Member Hewitt and Member Gravenhorst

Attendance Update

Members Gravenhorst and Hewitt entered the meeting at 8:32 am.

Present 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

3.0 Minutes

3.1 [10-0229](#)

Minutes from the Previous Meeting

- Minutes from February 23, 2010

Motion to approve the minutes from the February 23, 2010 Planning, Building and Zoning Committee Meeting by Member Wilke, Seconded by Member Carlson. Motion passed.

approved

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor,
Member O'Rourke, Chair Mountsier and Member Gravenhorst

4.0 Added to Agenda Items

There were no items to be added to the agenda.

5.0 Public Comments - Items not on the Agenda

There were no items for public comment.

6.0 Chair's Remarks

There were no remarks from Chairman Mountsier.

6.1 Members' Remarks

There were no remarks from the PB&Z Committee Members.

7.0 Old Business

There was no old business to conduct.

8.0 Public Informational Meetings

There were no public informational meetings to be held.

9.0 Stormwater Management Commission

9.1 [10-0305](#)

Joint resolution authorizing an emergency appropriation in the amount of \$122,830 in the Stormwater Management Commission's Miscellaneous Contractual Services 212-4208110-79940-000-000-42031 for the purchase of 1.73 acres of Wetland Mitigation Credits at the Neal Marsh Wetland Mitigation Bank within the Des Plaines River Watershed.

- SMC has collected funds from development related Isolated Wetland Impacts in the Des Plaines Watershed.
- A bid procedure was followed for the two wetland banks with credits.
- The low bid to replace the wetland acreage at the WDO specified mitigation ratio was \$122,830.
- A total of 1.73 acres of wetland credits will be purchased from the Neal Marsh Mitigation Bank through this emergency appropriation.

Mr. Mike Warner presented the staff report on the Stormwater Management Commission emergency appropriation in the amount of \$122,830 for the purchase of 1.73 acres of Wetland Mitigation Credits at the Neal Marsh Wetland Mitigation Bank within the Des Plaines River Watershed.

Motion to approve the Stormwater Management Commission emergency appropriation in the amount of \$122,830 for the purchase of 1.73 acres of Wetland Mitigation Credits at the Neal Marsh Wetland Mitigation Bank within the Des Plaines River Watershed by Member Carlson, seconded by Member Wilke. Motion passed.

approved and referred on to Financial and Administrative Committee

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor,
Member O'Rourke, Chair Mountsier and Member Gravenhorst

10.0 Unified Development Ordinance

10.1 Subdivisions

There were no items under Subdivisions.

10.2 Zoning

10.2 [10-0099](#)

.1

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, and requests its adoption.

- Mr. Walter Willis, Executive Director of SWALCO, previously provided the Committee with background on the need to establish standards relating to the establishment of recycling facilities for construction and demolition debris.
- Following an introduction to this information, the Committee directed staff to draft proposed amendments to the Unified Development Ordinance for consideration.
- Staff has worked with SWALCO, Environmental Health, and the State's Attorney's Office to develop the attached proposed standards for Construction and Demolition recycling facilities. Such proposed standards consist of siting, intensity and operational requirements.
- After its introduction to the proposed amendments, the Committee will subsequently recommend that the County Board direct the Zoning Board of Appeals to conduct a public hearing to consider the proposed amendments.

Mr. Eric Waggoner presented the staff report on the proposed text amendments to the Unified Development Ordinance regarding Construction and Demolition Debris Recycling Facilities. He reviewed the proposed text amendments section by section with the Committee.

Member Carlson asked if standards were being set with the approval of the amendments, or if the amendments were written to gather information.

Mr. Waggoner stated that the ordinance establishes the general parameters for a given site. No thresholds have been instituted on the amount of volume because different operations have different scales based on the size of the company, the property, etc. It will be up to the applicant to propose a threshold. When an application is received for a recycling facility, staff will review the proposed volumes based on the standards established. It will be the responsibility of staff to determine if the proposed threshold is appropriate for the site.

Chairman Mountsier explained that standards would be set with each application and will vary based on the facility site.

Mr. Walter Willis, Director for SWALCO, explained that a cap on the threshold for each facility may need to be added through the approval process.

Lake County Board Member Pat Carey stated that the language in the ordinance seems to assume that each facility would be independent. She asked if there anything in the language that would preclude the facilities from becoming part of a larger resource recovery park or a collection of waste management recycling facilities.

Mr. Waggoner explained that if an applicant proposed a construction and demolition recycling facility that was part of a larger operation it would be allowed assuming that the zoning classification and all other standards had been met. This would require the approval of the Board.

Motion to direct the Lake County Zoning Board of Appeals to conduct a public hearing to consider the proposed text amendments to the Unified Development Ordinance regarding Construction and Demolition Debris Recycling Facilities by Member Lawlor, seconded by Member O'Rourke. Motion passed.

recommended for adoption to the regular agenda

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

11.0 Permits and Enforcement

11.1 [10-0293](#)

Joint resolution authorizing the Purchasing Agent to enter into a contract with The Lakota Group, Chicago, IL for consulting and design services for the development of Sustainable Building and Development Standards for Lake County.

- Lake County has been awarded American Recovery and Reinvestment Act (ARRA) and Energy Efficiency and Conservation Block Grants (EECBG) Guidelines/Requirements funds for this project.
- There is a need for consulting and design services for the development of Sustainable Building and Development Standards for Lake County.
- Request for Proposals were extended to (30) thirty proposers and (10) ten proposals were received.
- An evaluation committee with representation from the Planning, Building and Development Department and Finance and Administrative Services division reviewed, evaluated and ranked all proposals.
- The evaluation committee determined that the proposal submitted by The Lakota Group, Chicago, IL in the amount of \$94,940 is the most favorable proposal.
- The cost will be charged to account number 101-1103910-71150-000-000-00000.

Mr. Philip Rovang presented the staff report on the contract agreement with the Lakota Group from Chicago, Illinois for consulting and design services for the development of Sustainable Building and Development Standards for Lake County.

Chairman Mountsier asked if the final outcome of the project was to encourage applicants within the County to use green building standards. He also questioned the need for a consulting group to assist with the development of the standards as staff is already very capable of establishing the standards without assistance.

Mr. Rovang explained that there are many different nationally recognized standards for green building codes, and the County would like assistance in determining which standards will work the best in Lake County. He felt the County needed to know which standards would be the most effective at the least amount of cost to the applicant. The County will also be working with the consultants to determine incentives to encourage applicants to choose green building design.

Motion to approve the contract agreement between the Lakota Group and Lake County for consulting and design services for the development of Sustainable Building and Development Standards by Member Gravenhorst, seconded by Member Carlson. Motion passed.

approved and referred on to Financial and Administrative Committee

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

11.2 [10-0096](#)

Presentation on the status of the Integrated Permit System.

- The departments of Planning, Building and Development; Health; Stormwater Management Commission; and Public Works will begin to move into the new building at 500 West Winchester Road on April 19th.
- Staff member from all the County departments that issue development permits or approvals have been working with the consulting firm of Horizon Centre to develop a new Integrated Permitting Process which is a customer centered approach to issuing permits and development approvals.
- Mr. George Arimes of Horizon Centre will be present to report on the status of the Integrated Permitting Process as well as explain to the Planning, Building and Zoning Committee the Integrated Permitting Process and how it will be implemented in the new building located on the Libertyville Campus.

The presentation on the new Integrated Permit System began at 9:32 am.

Mr. Dusty Powell from the County Administrator's Office, introduced Mr. George Arimes from the Horizon Centre, and provided a brief overview of the System.

Mr. George Arimes from the Horizon Centre provided the presentation on the new Integrated Permit System to be used by the departments of Planning, Building and Development; Health Department; Stormwater Management Commission; and Public Works when the departments move to the new facility located at 500 W. Winchester Road in Libertyville, Illinois later this month.

presented

12.0 Planning

12.1 [10-0155](#)

Joint resolution endorsing the Northeastern Illinois Regional Water Supply/Demand Plan.

- A Governor's Executive Order in late 2006 created the Northeastern Illinois Regional Water Supply Planning Group (RWSPG) to study the future water needs of the 11-county region around Chicago and to develop a plan to guide how we can provide an adequate supply for all users.
- A 35-member task force was created that met almost monthly to study water supplies and demands throughout the region. The Chicago Metropolitan Agency for Planning facilitated the three year process leading to a Water Plan that was adopted in January, 2010.
- Lake County was an active part of the process, including Board Member Bonnie Carter, who was elected Chairman of the Task Force the last two years of the process.
- The Water Plan does not attempt to deal with governance structures, but identified needs

for more geological research to fill the voids in groundwater knowledge and project water needs 40 years from now when the region's population is projected to increase by 38%. It also identifies 8 water conservation measures that could significantly reduce water demand, if adopted by local jurisdictions.

- The committee is asked to support the Northeastern Illinois Regional Water Supply/Demand Plan by recommending that the County Board endorse the Water Plan and encourage further effort in this area both locally and regionally.

Mr. Philip Rovang presented the staff report on the final draft of the Northeastern Illinois Regional Water Supply/Demand Plan.

Chairman Mountsier stated that it is important to continue to remind the residents of the importance of water conservation. He explained that on-going education is the key to making the public informed.

Member Gravenhorst agreed with Chairman Mountsier's comments, and stated that she believes the County should be spear-heading the conservation effort.

Mr. Rovang explained that a County-wide organization developed that is headed by Lake County Board Member Ann Maine to develop policies for water quality, as well as, water quantity. He went on to say that Mr. Bill Balling is the facilitator of the task force. The group just began meeting, and the intent is to produce a County-wide plan by the end of December 2010.

Member Carlson asked which body would be the enforcer of such standards.

Mr. Barry Burton explained that the organization which Mr. Rovang discussed will be making such determinations. The group will discuss education, and uniform policies on restrictions, conservation measures, building codes, etc., to monitor the water supply.

Motion to endorse the Northeastern Illinois Regional Water Supply/Demand Plan by Member Gravenhorst, seconded by Member Carlson. Motion passed.

Mr. Rovang stated that Mr. Tim Loftus, the Plan Administrator from the Chicago Metropolitan Agency for Planning (CMAP), will attend the June Committee of the Whole Meeting. He will provide a presentation on the plan to the entire Board at that time.

recommended for adoption to the regular agenda

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor, Member O'Rourke, Chair Mountsier and Member Gravenhorst

13.0 Other Business

13.1 County Administrator's Report

13.1 10-0300

.1

Names for the new building at 500 West Winchester Road located on the Libertyville Campus

Mr. Dusty Powell discussed the possible name choices for the new facility located at 500 W. Winchester Road in Libertyville, Illinois with the Committee Members. The name that

reached the most consensus was the Lake County Center for Planning, Development, and Environmental Services.

Member Carlson stated that while many different activities will take place in the facility, the reason that most of the residents would visit the building would be to apply for and receive a permit for a development project. It makes the most sense to name the building for the public.

Mr. Barry Burton stated that not all activities within the building need to be named. The most important aspect is the public's perception.

Member Wilke stated that The Lake County Central Permit Facility states the purpose, and does not prioritize one department over another, which should be avoided.

The Committee reached a consensus on the name of Lake County Central Permit Facility. This will also be presented to remaining Board committees.

completed

13.2 Director's Report

Mr. Rovang stated that the ZBA Public Hearing to discuss the proposed text amendments regarding wind farms will take place at 1:00 pm on April 26, 2010. It is scheduled to take place at LCDOT, but with the anticipated attendance, it may be moved to the new Central Permit Facility.

14.0 Adjournment of the PB&Z Committee Meeting

Motion to adjourn this session of the Planning, Building and Zoning Committee by Member Carlson, seconded by Member Hewitt. There being no further business to conduct, the motion passed unanimously.

The meeting adjourned at 10:31 am.

	Aye	Nay
_____	_____	_____
<i>Chairman</i>		
_____	_____	_____
<i>Vice-Chairman</i>		
_____	_____	_____
_____	_____	_____

Recording Secretary
Planning, Building & Zoning Committee
adjourn

Aye: 7 - Member Carlson, Member Hewitt, Member Wilke, Vice Chair Lawlor,
Member O'Rourke, Chair Mountsier and Member Gravenhorst