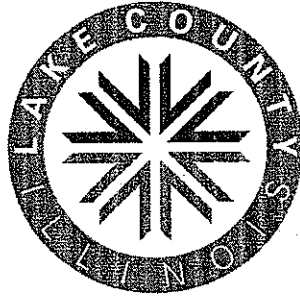


# Lake County Illinois

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



## Minutes Report

Tuesday, July 27, 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 a.m. Roll call was taken with Members Carlson, Gravenhorst, Mountsier, O'Rourke, and Wilke present constituting a quorum.*

*Staff Present: David Husemoller, Megan Krueger, Mike Kuhar, Philip Rovang, Eric Waggoner*

*Others: Dusty Powell - County Administrator's Office, Barry Burton - County Administrator, Suzi Schmidt - County Board Chairman, Pat Carey - County Board Member, Linda Pedersen - County Board Member, Steve Anderson - Lake County Forest Preserves, Andy Kimmel - Lake County Forest Preserves, Marvin Raymond - Regional Planning Commission, Al Westerman - Zoning Board of Appeals, Todd Daniels - Sexton Wind Farm, Lisle Stalter - State's Attorney's Office*

**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.*

**3.0 Minutes**

**3.1 10-0642**

*Minutes from the Previous Meeting*

- Minutes from the July 6, 2010, PB&Z Committee Meeting
- Minutes from the July 13, 2010, Special Call PB&Z Committee Meeting

*Motion to Approve the minutes from the July 6, 2010, and July 13, 2010 Planning, Building and Zoning Committee Meetings by Member Gravenhorst, seconded by Member O'Rourke. Motion passed.*

*Vice-Chairman Lawlor entered the meeting at 8:35 a.m.  
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**

*Chairman Mountsier stated that he would like to finish all of the business of the meeting prior to the start of the discussion on the proposed amendments to the Unified Development Ordinance regarding wind energy. He asked for a motion to discuss the 2nd Quarter 2010 Key Performance Indicators Comparison Reports as the next item on the agenda.*

*Motion to move the discussion on the 2nd Quarter 2010 Key Performance Indicators Comparison Reports next on the agenda by Member Hewitt, seconded by Member Wilke. Motion passed.*

**5.0 Public Comments - Items not on the Agenda**

*The members of the audience that wished to address the Committee asked to speak*

during the presentation on the proposed amendments to the Unified Development Ordinance regarding wind energy.

Chairman Mountsier reminded the member of the public that although their comments would be appreciated this was not a public informational meeting, and therefore their comments would be limited. This meeting was intended for the Planning, Building and Zoning Committee to review the proposed amendments to the Unified Development Ordinance and to make changes to the text.

**6.0 Chair's Remarks**

There were no remarks from Chairman Mountsier.

**6.1 Members' Remarks**

There were no remarks from the 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**

There were no items from the Stormwater Management Commission.

**10.0 Unified Development Ordinance**

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

**10.1 Subdivisions**

**10.2 Zoning**

**10.2 10-0677**

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Discussion of Proposed Amendments to Lake County Unified Development Ordinance Regarding Wind Energy

- Staff will present the Text Amendment to the Unified Development Ordinance (UDO) with changes made by the Regional Planning Commission and Zoning Board of Appeals.
- The first provision of the proposed amendment includes the permitting of wind energy facilities.
- The second provision pertains to height, setbacks and operating conditions.
- The third provision contains information on violations, penalties and enforcement of the proposed regulations.
- After its review, the Committee will vote to forward the amendment to the County Board.

Mr. Eric Waggoner began the discussion on the proposed amendments to the Unified Development Ordinance regarding wind energy. He introduced Mr. David Husemoller who continued the discussion.

Mr. Husemoller began reviewing the proposed amendments with regard to noise standards, shadow flicker, height and setback requirements, and use classifications for small and large wind facilities.

*A brief video was shown to the Committee that demonstrated shadow flicker from a large wind turbine on a home.*

*Mr. Al Westerman, 11585 Russell Road, Zion, Illinois 60099, Zoning Board of Appeals Commission Member, addressed the Committee with regard to facility setback requirements.*

*Discussion ensued on the implications of requiring a Conditional Use Permit for the installation of a wind turbine.*

*Vice-Chairman Lawlor stated that he is very much in favor of sustainable energy practices, and he cautions staff and the Committee against producing an ordinance that is too strict and would prohibit the practice.*

*Chairman Mountsier explained that the Committee will meet again next Tuesday, August 3, 2010. The discussion of the proposed amendments to the Unified Development Ordinance regarding wind energy will continue at the August 31, 2010 PB&Z Committee meeting.*

**11.0 Permits and Enforcement**

*There were no items under permits and enforcement.*

**12.0 Planning**

*There were no items under planning.*

**13.0 Other Business**

**13.1 County Administrator's Report**

**13.2 Director's Report**

**13.2 10-0657**

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*Presentation of the 2nd Quarter 2010 Key Performance Indicators Comparison Reports*

*Mr. Philip Rovang presented the 2nd Quarter 2010 Key Performance Indicators Comparison Reports for the Planning, Building and Development Department. He explained that while the department revenues are trending upward, the level of permitting for the department remains lower than previous years. The majority of the permits being approved are for renovations rather than new construction.*

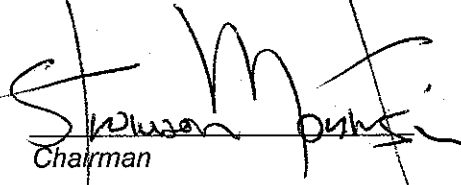
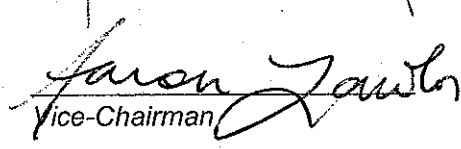
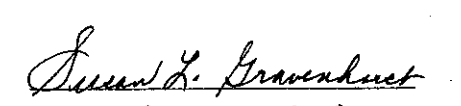

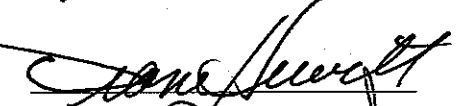
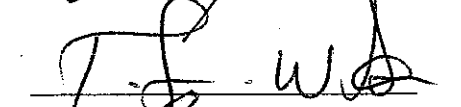
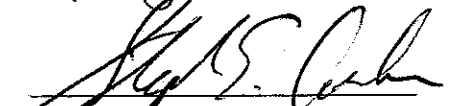
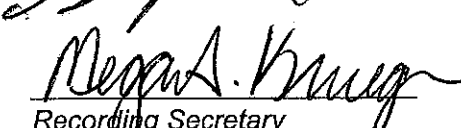
*Vice-Chairman Lawlor expressed his appreciation for the dedication of the department staff. He explained that although the number of department staff has decreased, customer service has remained constant.*

**presented**

**14.0 Adjournment of the PB&Z Committee Meeting**

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

The meeting adjourned at 10:46 a.m.

|   | Aye | Nay   |
|---|-----|-------|
| <br>Chairman   | X   | _____ |
| <br>Vice-Chairman  | ✓   | _____ |
|    | ✓   | _____ |
|    | ✓   | _____ |
|   | ✓   | _____ |
|    | X   | _____ |
|    | ✓   | _____ |
| <br>Recording Secretary<br>Planning, Building & Zoning Committee |     |       |

adjourn

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