

# Lake County Illinois

*Central Permit Facility  
500 W. Winchester Road  
Libertyville, Illinois 60048*



## **Agenda Report - Final**

**Wednesday, December 4, 2019**

**8:30 AM**

**2nd Floor, Main Conference Room**

**Public Works, Planning & Transportation Committee**

1. Call to Order
2. Pledge of Allegiance
3. Addenda to the Agenda
4. Public Comment
5. Chair's Remarks
6. Old Business
7. New Business

**CONSENT AGENDA (Items 7.1 - 7.3)**

**Approval of minutes**

7.1 **19-1945**

Minutes from October 30, 2019.

**Attachments:** [PWPT 10.30.19 Final Minutes.pdf](#)

7.2 **19-1937**

Minutes from November 6, 2019.

**Attachments:** [PWPT 11.6.19 Final Minutes.pdf](#)

**PUBLIC WORKS**

7.3 **19-1917**

Joint resolution authorizing a contract with Air Comfort Corporation, Broadview, Illinois for Heating, Ventilation and Air Conditioning (HVAC) installation at various locations within Lake County Public Works in the amount of \$63,691.

- Lake County desires to enter into a contract with Air Comfort Corporation, Broadview, Illinois, for HVAC installation at various locations within Lake County Public Works.
- There is a need for HVAC repair work and installation at the Mill Creek Wastewater Treatment Plant Building, East Main Pump Station and New Century Town Water Reclamation Facility Building.
- An invitation to bid was issued and extended to 27 qualified vendors, and sealed bids were received from two vendors in the amounts of \$63,691, and \$77,873.
- Air Comfort Corporation was determined to be the lowest responsive and responsible bidder who best meets the needs of the County in the amount of \$63,691.

**Attachments:** [19-1917 Air Comfort HVAC Bid Tab.pdf](#)

[19-1917 Air Comfort HVAC Final Bid Document.pdf](#)

[19-1917 Air Comfort HVAC Vendor Disclosure Statement.pdf](#)

[19-1917 Air Comfort HVAC Contract Award Information.pdf](#)

## **REGULAR AGENDA**

### **DIVISION OF TRANSPORTATION**

#### **7.4 19-1916**

Joint resolution authorizing an agreement with Hey and Associates, Inc., Volo, Illinois, to provide Phase II design engineering services for the reconstruction of the Lake County Division of Transportation (LCDOT) visitor parking lot, located at 600 W. Winchester Road, Libertyville, Illinois, at a maximum cost of \$27,950 and appropriating \$35,000 of Matching Tax funds.

- LCDOT identified a need to reconstruct the visitor parking lot.
- LCDOT plans to use porous pavement, permeable pavers and bioswale best management practices (BMPs) to improve the parking lot and create a demonstration (pilot) project for other transportation, governmental, and private agencies.
- LCDOT has applied for an Illinois Department of Natural Resources (IDNR) 319 grant in the amount of \$194,016 to reconstruct the parking lot.
- A consulting firm will be utilized to perform the Phase II professional engineering services.
- Lake County selects professional engineering firms in accordance with the Local Government Professional Services Selection Act, 50 ILCS 510/1 et. Seq., and the LCDOT Consultant Selection Process has been approved by the Federal Highway Administration and the Illinois Department of Transportation. The firm selected for this project was selected in accordance with this approved process.
- Based on a prior satisfactory relationship for services, the selected and recommended firm is Hey and Associates, Inc., with a maximum cost of \$27,950.
- The LCDOT visitor parking lot reconstruction project is included in the highway improvement program and targeted for construction in 2020, and designated as Section 19-00214-26-MG.

**Attachments:** [19-1916 LCDOT Visitor Parking Lot Reconstruction Draft](#)

[19-1916 Vendor Disclosure Statement Form Hey and Associates, Inc.](#)

#### **7.5 19-1915**

Joint resolution authorizing an agreement with Christopher B. Burke Engineering Ltd., Rosemont, Illinois, to provide Phase I preliminary engineering services for the study of existing pavement conditions for Deerfield Parkway, from approximately 500 feet east of Krause Drive to Illinois Route 21, and to provide Phase II design engineering services for the resurfacing of Deerfield Road, from Saunders Road/Riverwoods Road to Wilmot Road, at a maximum cost of \$219,420.29 and appropriating \$48,000 of Matching Tax funds and \$216,000 of Motor Fuel Tax funds.

- A consulting firm will be utilized to perform the Phase I professional engineering services for Deerfield Parkway and Phase II professional engineering services for Deerfield Road.
- Lake County selects professional engineering firms in accordance with the Local Government Professional Services Selection Act, 50 ILCS 510/1 et. Seq., and the Lake County Division of Transportation's (LCDOT) Consultant Selection Process has been approved by the Federal Highway Administration and the Illinois Department of Transportation. The firm selected for this project was selected in accordance with this approved process.
- LCDOT received and evaluated Statements of Interest (SOI) and Qualifications, for Phase I and Phase II engineering services, from 17 professional firms of which three were short-listed and presented to a consultant selection committee.
- As a result of the interviews and successful Phase I progress, the selected and recommended firm is Christopher B. Burke Engineering Ltd. with a maximum cost of \$219,420.29.
- The Deerfield Parkway project is included in the highway improvement program and targeted for construction in 2020, and designated as Section 19-00248-03 -GM.
- The Deerfield Road project is included in the highway improvement program and targeted for construction in 2020, and designated as Section 19-00034-07-RS.

**Attachments:** [19-1915 Deerfield Parkway and Deerfield Road Consultant Agreement](#)  
[19-1915 Vendor Disclosure Statement CBBEL](#)

7.6 [19-0001](#)

Director's Report - Transportation.

**PLANNING, BUILDING AND DEVELOPMENT**

7.7 [19-1933](#)

Resolution directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to the regulation of unincorporated recreational cannabis business establishments.

- The Cannabis Regulation and Tax Act, adopted on June 25, 2019, will allow for the establishment of recreational cannabis businesses in Illinois and the adult sale and consumption of recreational cannabis products within the State as of January 1, 2020. The Act authorizes local governments (including counties) to enact "reasonable zoning regulations" to mitigate any impacts from recreational cannabis businesses.
- Upon adoption of the Act, the Planning, Building and Development Department convened a multi-jurisdictional recreational cannabis task force to develop a series of model tools (including model regulations to ban or permit businesses within a local government's jurisdiction) in accordance with the Act. The attached draft zoning amendments to the Lake County Code, adapted from the task force's

model regulations, would allow recreational cannabis businesses in the unincorporated area subject to restrictions.

- A resolution has been prepared for County Board action directing the ZBA to conduct a public hearing on the proposed amendments.

**Attachments:** [Exhibit A - Recreational Cannabis Draft Ord.pdf](#)

[Recreational Cannabis Text Amendment Memo.pdf](#)

## 7.8 **19-1905**

Committee action to amend an agreement extending the Final Plat approval date for the Wanish Park Planned Unit Development (PUD).

- The Final Plat for the Wanish Park Planned Unit Development was originally approved by the Planning, Building and Zoning Committee in 2008. The project contains 94 townhome and condominium units with ownership/occupancy age-restricted to individuals 50+ and approximately 50 percent of the site is to remain in open space.
- In light of the economic downturn on July 13, 2010 in accordance with Section 151.191 of the Lake County, Illinois Code of Ordinances, the Committee entered into an agreement with the developer (Wanish, LLC) suspending the County's approval of the Final Plat for Wanish Park PUD, which enabled the release of the development's performance assurances. The agreement with the developer included terms for completing or terminating the subdivision process.
- Due to economic conditions, the original agreement was extended on June 13, 2012, on October 2, 2013, on September 1, 2015, and November 22, 2017 to its current expiration date of December 31, 2019.
- Wanish, LLC is requesting an extension of the agreement until December 31, 2021 to retain the viability of the subdivision. This extension will continue to allow a proposed developer sufficient time to explore potential development plans for the property while maintaining the viability of the development under the original plan.
- The fourth amendment approved in 2017 modified the terms of the agreement to require the stormwater management features of the original plan (including calculations) to be updated to reflect the regulatory requirements in effect at the time of permit application.
- The fifth amendment to the agreement extends the expiration date to December 31, 2021.
- Staff recommends approval agreement extension, as attached.

**Attachments:** [Staff Report Wanish Park Extension](#)

[Wanish 5th Extension Powerpoint\(1\)](#)

[Signed Request for Amendment 5](#)

[Fifth Amendment to Agreement 1 signed](#)

[Wanish Park PUD Final Plan](#)

[Wanish Park Horizontal Control Plan](#)

7.9 [19-0059](#)

Director's Report - Planning, Building and Development.

**PUBLIC WORKS**

7.10 [19-1929](#)

Joint resolution authorizing an agreement with Donohue and Associates, Inc., Chicago, Illinois, for engineering services for Facility Master Plan/Risk Assessments for Capital Planning up to a maximum cumulative value of \$275,000 for a given year.

- Lake County Public Works is seeking engineering services for Facility Master Plan / Risk Assessments for Capital Planning. This master agreement, sourced through a full Statement of Interest (SOI) competitive process, will allow individual task orders to be issued up to a maximum cumulative value of \$275,000 for a given year. The term of the contract will be two years with three one-year renewal options to allow for future projects with services based on approved contracted rates.
- Facility Planning and Risk Assessment for the Des Plaines River Water Reclamation Facility has been identified as the initial project.
- Lake County Purchasing received and evaluated SOI from 16 professional firms of which three were short-listed.
- In accordance with the Local Government Professional Services Selection Act, the recommended firm is Donohue and Associates, Inc.
- The initial contract with Donohue and Associates, Inc. will include preliminary engineering design services and engineering design services based on contracted hourly rates in an estimated amount of \$169,770.
- This service was included and budgeted as part of the Fiscal Year (FY) 2020 Corporate Capital Improvement Program.

**Attachments:** [19-1929 Donohue Facility Risk Assessment Scoring Matrix for Board App](#)  
[19-1929 Donohue Facility Risk Assessment Master Agreement.pdf](#)  
[19-1929 Donohue Facility Risk Assessment Vendor Disclosure Statemen](#)  
[19-1929 Donohue Facility Risk Assessment Award Information.pdf](#)

7.11 [19-0060](#)

Director's Report - Public Works.

**SOLID WASTE AGENCY OF LAKE COUNTY**

7.12 [19-1951](#)

Resolution adopting the 2019 Solid Waste Management Plan Update (Plan Update) for Lake County, Illinois, as approved and recommended by the Solid Waste Agency of Lake County (SWALCO).

- In 1989, Lake County adopted the first Lake County Solid Waste Management Plan prepared by the Joint Planning Agency, and it has been updated every five

- years as required by the Illinois Solid Waste Planning and Recycling Act.
- SWALCO approved the draft 2019 Plan Update on November 14, 2019 after working with a Citizens Advisory Committee which approved the draft on October 8, 2019.
  - SWALCO is requesting the Plan Update be considered and approved by the County Board.
  - The Plan Update establishes a goal of achieving a 60 percent recycling and composting rate by 2030. The current rate is 39 percent.
  - The Plan Update does not change the type of pollution control facility allowed in Lake County. It is still limited to landfills, transfer stations, and anaerobic digestors.

**Attachments:** [SWALCO 2019 Plan Update - Final.pdf](#)

**8. Executive Session**

**9. County Administrator's Report**

**9.1 [19-1950](#)**

Legislative Program Update.

**10. Members' Remarks**

**11. Adjournment**

**Next Meeting: January 8, 2020**