

# Lake County Illinois

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



## Meeting Minutes - Final

**Tuesday, January 5, 2016**

**9:00 AM**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

## 1.0 Call to Order

*The meeting was called to order at 9:00 a.m.*

**Present** 6 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

**Absent** 1 - Member Sauer

*Others present:*

*Aaron Lawlor - County Board Chair*

*Bonnie Thomson Carter - County Board Member*

*Amy McEwan - Deputy County Administrator*

*Eric Waggoner - Director, Planning, Building and Development Department*

*Mike Warner - Director, Stormwater Management Commission*

*Steve Crivello - Planning, Building and Development Department*

*Matt Meyers - Planning, Building and Development Department*

*Terry Kuss - Planning, Building and Development Department*

*Hannah Mog - Planning, Building and Development Department*

*Krista Barkley-Braun - Planning, Building and Development Department*

*Adlil Issakoo - Assistant County Administrator*

*Ben Gilbertson - County Administrator's Office*

*Patrice Sutton-Burger - Finance and Administrative Services*

*Farrah Watson - Finance and Administrative Services*

## 2.0 Pledge of Allegiance

*County Board Chair Lawlor led the group in the Pledge of Allegiance.*

## 3.0 Approval of Minutes

### 3.1 [15-1356](#)

Minutes from December 1, 2015

**A motion was made by Member Bartels, seconded by Member Pedersen, that the minutes be approved. Motion carried by the following vote:**

**Aye:** 5 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson and Member Pedersen

**Absent:** 2 - Member Hart and Member Sauer

## 4.0 Added to Agenda

*There were no items added to the agenda.*

*Member Hart arrived at 9:05 a.m.*

## 5.0 Public Comment

*There were no public comments.*

## 6.0 New Business

### Joint Committee Item

#### 6.1 [16-0009](#)

Joint resolution authorizing on a certain named property, 42208 Hill St., Antioch, the demolition of a dangerous and unsafe structure deemed to be an "immediate and continuing hazard to the community".

**A motion was made by Member Pedersen, seconded by Member Carlson, that this resolution be approved and referred on to Financial and Administrative Committee.**

**Motion carried by the following vote:**

**Aye:** 6 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart and Member Pedersen

**Absent:** 1 - Member Sauer

### Stormwater Management Commission

#### 6.2 [16-0011](#)

Presentation of SMC 2015 accomplishments and 2016 Work Plan.

*Mike Warner Director of SMC presented the SMC 2015 accomplishments and 2016 Work Plan.*

#### 6.3 [15-1353](#)

Discussion on Rural Home Business Zoning Policies.

*Eric Waggoner introduced a discussion regarding proposed research into rural home business zoning best practices. The Lake County Code allows for customary home occupations of a limited scope; such regulations were designed primarily to ensure that home businesses located in residential subdivisions were compatible with the surrounding residential character. Home businesses in more rural areas are subject to these same regulations but, in staff's opinion, do not necessitate the same limits given their more remote location. In fact, more intensive home businesses in rural areas tend to be quite common throughout the region. Staff recommends initiating research into best practices on rural home businesses with the intention of including potential standards in the next zoning amendment packet later this year.*

*Member Carter, in expressing support for the research, related to the Committee examples in her district of constituents who had difficulty under the current regulations in establishing a business use on their property despite the limited impact such businesses would have on the surrounding rural area. Mr. Waggoner indicated that staff's best practices research is intended to identify context-sensitive approaches to ensuring that any proposed regulations would allow reasonable uses in rural areas and limit any impact on neighboring properties.*

*After some discussion, the Committee reached consensus for staff to initiate the proposed best practices research and report back to the Committee upon its conclusion.*

## 7.0 Executive Session

7.1 [15-1273](#)

Executive Session to review closed session minutes pursuant to 5 ILCS 120/2(c)(21).

*The committee did not go into closed session.*

7.2 [15-1281](#)

Committee action regarding semi-annual review of closed session minutes.

**By recommendation of the State's Attorney's Office, this committee action item was approved to keep the executive session minutes closed. The motion carried by the following vote:**

**Aye:** 6 - Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

**Not Present:** 1 - Chair Weber

8.0 **County Administrator's Report**

*There was no County Administrator's Report.*

9.0 **Director's Report**

*Matt Meyers gave a brief status report on the implementation process of the new Land Management software, Energov. Staff just got through fundamentals training with the Tyler trainer. Now we are moving into the assess and define stage with departments to identify internal processes and cross departmental to detail the work flows.*

*Mr. Waggoner announced Brittany Sloan delivered a baby boy on Sunday, 9.4 lbs. She will be on leave for 3 months. Eric Waggoner will be contact for any zoning issues.*

**10.0 Adjournment**

*The meeting adjourned at 10:14 a.m.*

**This was adjourn The motion carried by the following vote:**

**Aye:** 6 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart  
and Member Pedersen

**Not Present:** 1 - Member Sauer

*Meeting minutes prepared by Terry Kuss.*

*Respectfully submitted,*

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*Chairman*

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*Vice-Chairman*

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*Planning, Building and Zoning  
Committee*