

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, May 2, 2018

10:30 AM

PLEASE NOTE EARLIER START TIME

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order

Chair Weber called the meeting to order at 10:30 a.m.

Present 7 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Others present:

Jeff Ohm, Lake County Resident

Stephen Goodman, Lake County Resident

Elvira Barrera, Lake County Resident

Matt Meyers, Planning, Building and Development

Michael Ralph Sr., Ralph, Schwab, Gartner and Schiever, Chartered

Michael Ralph Jr., Ralph, Schwab, Gartner and Schiever, Chartered

Allison Coltman, Lake County Resident

Pat Gvzowski, Lake County Resident

Jim Fields, Lake County Resident

Barbara Fields, Lake County Resident

Lynne Johnson, Lake County Resident

Kitty Snyder, Lake County Resident

Carla Johnston, Lake County Resident

Linda Ploch, Lake County Resident

Ron Althardt, Lake County Resident

Gayle Althardt, Lake County Resident

Joyce Skrooki, Lake County Resident

Kristen Ewing, Lake County Resident

Doug Flader, Lake County Resident

Diane Kotek, Lake County Resident

Loshi Severson, Lake County Resident

Mike Wheeler, Finance and Administrative Services

Marco Romani, Lake County Resident

Rodney Worden, Public Works

Barry Burton, County Administrator

Steve Carlson, County Board Member

Craig Taylor, County Board Member

Amy McEwan, Deputy County Administrator

Eric Waggoner, Planning, Building and Development

Brad Denz, Planning, Building and Development

Anita Patel, Planning, Building and Development

Brittany Sloan, Planning, Building and Development

Aaron Lawlor, County Board Chairman

Heidie Hernandez, County Board Office

2. Pledge of Allegiance

Chair Weber led the Pledge of Allegiance.

3. Approval of Minutes

There were no minutes for approval.

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

There were no public comments.

6. Chairman's Remarks

There were no remarks by the Chairman.

7. Old Business

There was no old business to conduct.

8. New Business

SUBDIVISIONS

8.1 18-0500

Enclaves of Woodbine Subdivision Public Information Meeting, Vernon Township - District 18.

Attachments: [Enclaves Public Info Report 5-2-18.pdf](#)
[Enclaves of Woodbine Sub Location Map.pdf](#)
[F12017 PRELIM 041218.pdf](#)

Brittany Sloan and Brad Denz of the Planning, Building and Development Department reported on the proposed subdivision. Ms. Sloan highlighted the steps in the major subdivision review process. Additionally, she explained the differences between a conventional and a conservation design concept. Mr. Denz, provided details of the proposed subdivision, the applicant and identified the next steps in the process.

The applicant Steven Goodman of THG Holding, LLC provided public comment regarding details of the proposed project and noted that the zoning in the neighborhood will not change.

Jeff Ohm, of Vernon Hills provided public comment and expressed that he is for approval of this proposed subdivision.

There were several other public comments against this proposed subdivision by Kristi Ewing, Lake County Resident; Jim Fields, Lake County Resident; Lesley Bruce Smith, Lake County Resident; Michael Ralph, Sr., Ralph, Schwab, Gartner, and Schiever, Chartered; and Michael Ralph, Jr., Ralph, Schwab, Gartner, and Schiever, Chartered.

County Board Chairman Aaron Lawlor expressed his thoughts and noted that the

Woodbine neighborhood is in his district and is a special and unique neighborhood. He also added that it is important to find some common ground and to explore opportunities to improve the subdivision design for the benefit of the surrounding neighborhood.

Discussion occurred regarding the maintenance of the wooded area near the proposed subdivision.

This item was presented.

PLANNING, BUILDING AND DEVELOPMENT

8.2 [18-0491](#)

Continued discussion of Land Development Fee Schedule.

Deputy Planning, Building and Development Director Matt Meyers and Anita Patel of Planning, Building and Development presented. Mr. Meyers summarized the County's residential buildings, commercial building, and site development fees compared to other communities and neighboring counties. Additionally, options for fee escalators were reviewed that include an automatic increase tied to Consumer Price Index (CPI), with periodic benchmarking to determine currency of the fees. Discussion ensued, and next steps were reviewed.

This item was discussed.

8.3 [18-0402](#)

Continued discussion of the Unified Development Ordinance (UDO) text amendments and other substantive and miscellaneous housekeeping.

Attachments: [PBZ April 4 Other Substantive and Miscellaneous Housekeeping.pdf](#)

A motion was made by Member Werfel, seconded by Member Mathias, that this discussion be postponed. Motion carried by voice vote.

Aye: 7 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

9. Executive Session

There was no executive session.

10. Director's Report

There was no director's report.

11. County Administrator's Report

There was no County Administrator's report.

12. Members' Remarks

There were no remarks by the members.

13. Adjournment

The meeting adjourned at 12:28 p.m.

A motion was made by Member Pedersen, seconded by Member Martini, that this item be adjourn. The motion carried unanimously.

Aye: 7 - Chair Weber, Vice Chair Martini, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Next Meeting: June 6, 2018

Minutes prepared by Heidie Hernandez.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee