

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, October 3, 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 10:33 a.m.

Present 6 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Absent 1 - Member Bartels

Others present:

Dakisha Wesley, County Administrator's Office

Amy McEwan, Deputy County Administrator

Eric Waggoner, Planning, Building and Development

Carol Calabresa, Acting Chair

Steve Carlson, County Board Member

Robert Springer, Planning, Building and Development

Hannah Mulroy, Planning, Building and Development

Conor Schultz, County Administrator's Office

Zachery Creer, Finance and Administrative Services

Monika Nelsen, County Board Office

2. Pledge of Allegiance

Member Martini led the Pledge of Allegiance.

3. Approval of Minutes

3.1 [18-1121](#)

Minutes from August 29, 2018.

Attachments: [PBZ 08.29.2018 Minutes FINAL](#)

A motion was made by Member Werfel, seconded by Member Mathias, that the minutes be approved. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Absent: 1 - Member Bartels

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

There were no comments provided by the public.

6. Chairman's Remarks

There were no remarks made by the Chairman.

7. Old Business

There was no old business to conduct.

8. New Business

SUBDIVISIONS

8.1 [18-1115](#)

Joint resolution authorizing on a certain named property, 27275 West Lakeview Drive South, Wauconda, Illinois, Parcel Identification Number (PIN) #09-34-401-019, the demolition of a dangerous and unsafe structure and related accessory buildings deemed to be an immediate and continuing hazard to the community.

Robert Springer, Code Enforcement Programs Manager, Planning Building and Development (PBD), introduced the item. He noted that the house and adjacent well-pit on the subject property are abandoned (the prior owners now-deceased), have significantly deteriorated, and are open to intrusion. There is evidence of recent trespass on the property and gatherings inside the remains of the home. It is staff's professional opinion that the condition of the structures constitute an immediate and continuing hazard to the community and thereby qualify for a "fast-track" demolition action pursuant to Illinois Statute. Staff estimates the cost of demolition and debris removal could reach \$60,000 but no bids have been submitted yet. The property would be lienied upon completion of the work.

Director Eric Waggoner noted that the property was currently in its second tax foreclosure sale cycle. Member Pedersen asked whether the tax foreclosure process would impact the payment of the lien. Director Waggoner responded that, despite the property's location within a well-established residential subdivision, the limited size of the buildable area on the property, lack of sanitary sewer in the area, and the presence of significant natural resources on the site would create significant constraints on its redevelopment. Consequently, the property's lien could remain unpaid for an extended period of time. Nonetheless, in staff's opinion, the significant risks of the property to public safety justify the demolition action. Chairman Weber inquired whether preservation of the existing well would make the property more marketable. Robert Springer noted that technical requirements for the preservation of the well system would likely add significant additional costs to the demolition project without adding significant market value to the property.

A motion was made by Member Pedersen, seconded by Member Mathias, that this resolution be approved and referred on to the Financial and Administrative Committee. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Absent: 1 - Member Bartels

STORMWATER MANAGEMENT COMMISSION

8.2 [18-1126](#)

Joint resolution authorizing an emergency appropriation for a transfer from the Stormwater Management Commission (SMC) fund balance to SMC's 'Consultants' account in the amount of \$100,000 for an unanticipated contract expenditure in the fiscal year 2018 budget.

Mike Warner, Executive Director of Stormwater Management, summarized the funding resolution to use Stormwater Management Commission fund reserves for commissioning a study potential upstream impacts within the Des Plaines River Watershed from the Foxconn development in Wisconsin. Discussion ensued on the phasing of the Foxconn project and the possible impact of the development phasing on wetland areas and flood storage.

A motion was made by Member Wilke, seconded by Member Mathias, that this resolution be approved and referred on to the Financial and Administrative Committee. Motion carried by voice vote.

Aye: 6 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

Absent: 1 - Member Bartels

9. Executive Session

There was no Executive Session.

10. Director's Report

There was no Director's Report.

11. County Administrator's Report

11.1 [18-1093](#)

Presentation and discussion regarding the fiscal year (FY) 2019 Legislative Agenda Proposals.

Attachments: [FY 2019 Draft Legislative Agenda Master](#)
[LA FY 2019 Master](#)

Assistant County Administrator Paul Fetherston presented the draft 2019 Legislative Program as identified by the Ad Hoc Legislative Committee. He highlighted two legislative proposals of interest to the Committee contained within the draft which were submitted by the Planning, Building and Development Department. The first proposal is for Lake County sponsor legislation that supports an amendment to the state statute so that the county could expeditiously remediate hazardous conditions of an abandoned unit or property that poses a health or safety risk to adjoining units or properties. The second proposal is to sponsor an amendment to the Counties Code to increase the agricultural zoning exemptions acreage from five acres to 20 acres for unincorporated parcels for animal husbandry (excluding equine activity) within or adjacent to residential zoning districts in Counties of a population greater than 675,000. Discussion ensued.

The draft 2019 Legislative Program was presented.

12. Members' Remarks

There were no remarks from members.

13. Adjournment

The meeting was adjourned at 11:37 a.m.

**A motion was made by Member Wilke, seconded by Member Pedersen, to adjourn.
The motion carried unanimously.**

Next Meeting: October 24, 2018 (BUDGET HEARING)

Minutes prepared by Monika Nelsen.

Respectfully submitted,

Chairman

Vice-Chairman

Planning, Building and Zoning