

# Lake County Illinois

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



## Meeting Minutes - Final

**Tuesday, May 5, 2015**

**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** 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

*Others present:*

*Barry Burton - County Administrator*

*Amy McEwan - Deputy County Administrator*

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

*Steve Crivello - Planning, Building and Development Department*

*Matt Meyers - Planning, Building and Development Department*

*Brittany Albrecht-Sloan - Planning, Building and Development Department*

*Brad Denz - Planning, Building and Development Department*

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

*Terry Kuss - Planning, Building and Development Department*

## 2.0 PLEDGE OF ALLEGIANCE

*Chair Weber requested Member Sauer to lead the group in the Pledge of Allegiance.*

## 3.0 APPROVAL OF MINUTES

### 3.1 [15-0494](#)

Minutes from April 7, 2015

**Attachments:** [Minutes from 4-7-15](#)

**A motion was made by Member Sauer, seconded by Member Wilke, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

## 4.0 ADDED TO AGENDA

*There were no items added to the agenda.*

## 5.0 PUBLIC COMMENT

*There were no public comments.*

## 6.0 OLD BUSINESS

*There was no old business to conduct.*

## 7.0 NEW BUSINESS

### **ZONING**

### 7.1 [15-0492](#)

Resolution on Zoning Board of Appeals Case No. 6980, which consists of the petition of Steven P. Gundelach, Carole and Michael Debenedetto, record owners, who seek a

rezoning of two parcels totaling 0.92 acres from the Recreational Commercial (RC) District to the Residential-1 (R-1) District in Antioch Township - District 1.

**Attachments:** [6980 Rezoning PBD Recommendation](#)

[Site Plan of ZBA Case #6980](#)

[Summary of Testimony #6980](#)

[ZBA 6980 Resolution](#)

*Brad Denz, Planning, Building and Development presented the petitioners request for rezoning from RC to R1 zoning on two parcels PIN's 01-12-400-011 and 01-12-400-011. Staff and ZBA recommendations were presented to the committee. Member Pedersen expressed her support for rezoning this parcel.*

*Public Comment:*

*The attorney representing the applicant stated the owner plans to retain the residential use of the properties consistent with the proposed rezoning.*

**A motion was made by Member Wilke, seconded by Member Pedersen, that this resolution be recommended for adoption to the regular agenda. Motion carried by the following vote:**

**Aye:** 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

## **8.0 COUNTY ADMINISTRATOR'S REPORT**

*There was no County Administrator's Report.*

## **9.0 DIRECTOR'S REPORT**

### **ABATEMENT FOR UNCUSTOMARY OUTSIDE STORAGE**

*Eric Waggoner, Director, Planning Building & Development and Matt Meyers updated the Committee on the abatement pilot program. All properties on the docket for the recent Special Call administrative adjudication hearing were found to be in violation of the "Non-Customary Outdoor Storage" provisions of the Nuisance Ordinance. Following the expiration of the defendants' 35-day appeal period, staff will initiate abatement through its abatement contractor. Staff will continue to monitor these sites thereafter to ensure that, if more nuisance activity occurs, the abatement process can be re-initiated promptly. Staff will also provide the violators supportive services as necessary.*

### **FOX WATERWAY AGENCY**

*A zoning hearing on UDO text amendments relating to dredge material staging, processing and distribution is being planned for June. Staff is keeping the Fox Waterway Agency informed of status and will keep the Committee members informed as well.*

*MIDLOTHIAN MANOR*

*Eric Waggoner and Brittany Albrecht-Sloan updated the Committee on the Administrative Appeal public hearing that will be held on Tuesday, May 12, 2015 at the Lake Zurich High School Library*

**10.0 ADJOURNMENT**

*The meeting was adjourned at 9:35 a.m.*

**A motion was made by Member Wilke, seconded by Member Bartels, that this item be adjourn. The motion carried unanimously.**

**Aye:** 7 - Chair Weber, Vice Chair Wilke, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

*Minutes prepared by Terry Kuss.*

*Respectfully submitted,*

---

*Chair*

---

*Vice-Chair*

---

*Planning, Building & Zoning Committee*