

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, June 2, 2015

9:00 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1.0 CALL TO ORDER

Meeting was called to order at 9:00 a.m.

Present 6 - Chair Weber, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Absent 1 - Vice Chair Wilke

Others present:

Brittany Albrecht-Sloan - Planning, Building and Development Department

Steve Crivello - Planning, Building and Development Department

Don Devitt - State's Attorney Office

Aaron Lawlor - County Board Chairman

Amy McEwan - Deputy County Administrator

Matt Meyers - Planning, Building and Development Department

Lisle Stalter - State's Attorney Office

Pat Tierney - Planning, Building and Development Department

Blanca Vela-Schneider - County Board Office

Eric Waggoner - Director, Planning, Building and Development Department

2.0 PLEDGE OF ALLEGIANCE

Member Hart led the group in the Pledge of Allegiance.

3.0 APPROVAL OF MINUTES

3.1 [15-0602](#)

Minutes of May 5, 2015

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

Aye: 6 - Chair Weber, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Absent: 1 - Vice Chair Wilke

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 were no items added to the agenda.

7.0 NEW BUSINESS

ZONING

7.1 [15-0551](#)

Resolution to grant variances from the requirements of Chapter 151 of the Lake County, Illinois Code of Ordinances.

Pat Tierney of Planning, Building and Zoning Department presented the request from CelluSite, LLC, for a variation of the side and rear yard setback requirements for a generator and equipment shelter building. The variation was necessary due to space constraints within the confined lease site. The Zoning Board of Appeals recommended approval of, staff is supportive of the variation, and variation approval would support the County preference for colocated equipment in lieu of new tower construction.

A question was asked about visibility of the tower and whether the neighbors had been notified or had complained. Staff has not received input from the neighboring properties.

A motion was made by Member Carlson, seconded by Member Bartels, that this item be recommended for adoption to the regular agenda. The motion carried by the following vote:

Aye: 6 - Chair Weber, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Absent: 1 - Vice Chair Wilke

PERMITS AND ENFORCEMENT

7.2 [15-0601](#)

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

Steve Crivello of Planning, Building and Development Department reported the house of the subject property was burned. The title holder, Morgan Chase, is not responding to the County's request to remove the hazard. Planning, Building and Development Director Eric Waggoner reported the demolition is part of the fast-track program which allows the County to remove a dangerous building on an expedited basis as long as proper and sufficient notice is provided to the owner. Upon demolition, a lien will be placed on the property and upon the sale of the property, the County will recoup the costs for the demolition.

A motion was made by Member Pedersen, seconded by Member Sauer, that this item be approved and referred on to Financial and Administrative Committee. The motion carried by the following vote: The motion carried by the following vote:

Aye: 6 - Chair Weber, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Absent: 1 - Vice Chair Wilke

8.0 COUNTY ADMINISTRATOR'S REPORT

There was no County Administrator's report.

9.0 DIRECTOR'S REPORT

Planning, Building and Development Director Eric Waggoner summarized the decision of the Zoning Board of Appeals (ZBA) to overturn staff's government use determination in the Midlothian Manor case. The ZBA will convene on Thursday, June 4, 2015 to approve its written findings of fact. Administrative review in court would be available to the property owner for a period of 35 days following that date. Staff will continue to keep the Committee informed.

Matt Meyers of Planning, Building and Development provided a status report on four properties scheduled for nuisance abatement. Of the four properties, one property is in default and the other three properties' owners have been found liable. A 10 day notice was sent to the owners to abate their properties or the County will abate. Mr. Waggoner indicated a deputy sheriff and an individual from the health department will be on hand to provide assistance. The owners will be responsible for the fines and the costs for the abatement, and a lien will be placed on their properties until payment has been received.

10.0 ADJOURNMENT

The meeting was adjourned at 9:54 a.m.

A motion was made by Member Pedersen, seconded by Member Hart, that this item be adjourn. The motion carried by the following vote:

Aye: 6 - Chair Weber, Member Bartels, Member Carlson, Member Hart, Member Pedersen and Member Sauer

Absent: 1 - Vice Chair Wilke

Minutes prepared by Blanca Vela-Schneider.

Respectfully submitted,

Chair

Vice-Chair

Planning, Building & Zoning Committee