

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Wednesday, November 7, 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** 6 - Chair Weber, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

**Absent** 1 - Vice Chair Martini

*Others Present:*

*Mike Prusila, Stormwater Management*

*Ashley Strelcheck, Stormwater Management*

*Mike Warner, Stormwater Management*

*Jeff Glogovsky, Glogovsky Real Estate*

*Krista Braun, Planning, Building and Development*

*Sean Burke, Icon Building Group*

*Lisle Stalter, State's Attorney's Office*

*Matt Fronk, State's Attorney's Office*

*Chris Pacanowski, WT Group*

*Sandy Hart, County Board Member*

*Zach Creer, Finance and Administrative Services*

*Charlie Green, Lake County Resident*

*Steve Carlson, Board Member*

*Amy McEwan, Interim County Administrator*

*Dakisha Wesley, Assistant County Administrator*

*Paul Fetherston, Assistant County Administrator*

*Matt Meyers, Planning, Building and Development*

*Eric Waggoner, Planning, Building and Development*

*Brad Denz, Planning, Building and Development*

*Heidie Hernandez, County Board Office*

**2. Pledge of Allegiance**

*Member Werfel 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 was no public comment on items not on the agenda.*

**6. Chairman's Remarks**

*There were no chair remarks.*

**7. Old Business**

*There was no old business to conduct.*

**8. New Business**  
**SUBDIVISIONS**

**8.1 [18-1411](#)**

Committee action on Final Plat approval for the Elm Estates Subdivision, Vernon Township - District 21.

**Attachments:** [Elm Estates Final Plat Report 11-07-18](#)

[Elm Estates location map](#)

[Elm Estates Subd-combined 101718](#)

*Brad Denz of Planning, Building and Development reported on the final plat approval for the Elm Estates Subdivision.*

**A motion was made by Member Mathias, seconded by Member Wilke, that this committee action item be approved. Motion carried by voice vote.**

**Aye:** 6 - Chair Weber, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

**Absent:** 1 - Vice Chair Martini

**ZONING**

**8.2 [18-1391](#)**

Resolution on Zoning Board of Appeals (ZBA) Case Number PUD-000368-2018, on the application of Jeff Glogovsky, on behalf of Glogovsky Real Estate, L.L.C., requesting a major modification to a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) #4080 and PUD Preliminary Plan on Property Index Numbers (PINs) 12-19-117-019, 12-19-117-021, 12-19-117-018, and 12-19-117-020 located at 12622, 12616, and 12610 Rockland Road and 28787 N. Waukegan Road, Lake Bluff, Illinois to make improvements to an existing gasoline service station, convenience store, and accessory parking lot and allow for the reconstruction of a restaurant.

**Attachments:** [PUD-000368-2018 Major Modification to Planned Unit Development Applic](#)

[PUD-000368-2018 Staff Recommendation Final](#)

[PUD-000368-2018 Site Plans and Architectural Renderings](#)

[ZBA CUP Resolution](#)

[Summary of ZBA hearing 9-18-18 Final](#)

[PBZ HearingAerial](#)

[Scooters PUD Presentation](#)

*Krista Braun of the Planning, Building and Development Department presented and provided historic background, the process for a major modification request, and specific details on the request to permit reconstruction and expansion of the existing restaurant. Staff recommends approving the CUP major modification and PUD preliminary plan with*

*conditions.*

**A motion was made by Member Bartels, seconded by Member Pedersen, that this CUP be recommended for adoption to the regular agenda. Motion carried by voice vote.**

**Aye:** 6 - Chair Weber, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

**Absent:** 1 - Vice Chair Martini

#### **STORMWATER MANAGEMENT COMMISSION**

##### **8.3 [18-1393](#)**

Ordinance amending the Lake County Comprehensive Stormwater Management Plan to include the Des Plaines River Watershed-Based Plan.

**Attachments:** [Des Plaines River Watershed-Based Plan Adoption Presentation](#)

*Director of Stormwater Management Commission Mike Warner and Ashley Strelcheck of Stormwater Management Commission presented and provided the details into compiling this plan. The purpose is to have an umbrella plan that also guides local stakeholders to implement best management practices that provide cost and pollution effective solutions to surface water quality impairments. This plan will reduce the impacts of water pollution, flood damage and will restore watershed lakes, streams, and wetlands to a healthy condition.*

**A motion was made by Member Pedersen, seconded by Member Mathias, that this ordinance be recommended for adoption to the regular agenda. Motion carried by voice vote.**

**Aye:** 6 - Chair Weber, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

**Absent:** 1 - Vice Chair Martini

#### **9. Executive Session**

*There was no executive session.*

#### **10. Director's Report**

*Planning, Building and Development Director Eric Waggoner reported that he will be providing material for board member newsletter on the Conditional Use Permit modifications and how the regulations being proposed will impact them.*

*Additionally, he noted that this will be Chair Weber's last meeting as he has won his election as State Representative and thanked Chair Weber for his service and leadership with this committee.*

#### **11. County Administrator's Report**

##### **11.1 [18-1331](#)**

Update on the Draft Fiscal Year 2019 Legislative Agenda.

**Attachments:** [Draft 2019 Legislative Program AHLC 11.7.18](#)

*Assistant County Administrator Paul Fetherston reported on the proposed Legislative Agenda. He reported the agenda will be considered by the Financial and Administrative Committee and further for final adoption at the November County Board Meeting.*

*Assistant County Administrator Dakisha Wesley reminded the Committee that the Rules Committee Meetings will take place on November 12 and 14.*

**12. Members' Remarks**

*Member Mathias and Werfel, noted that this is his last Planning, Building and Zoning Committee meeting and commended the staff for all their work.*

*Chair Weber noted that working on this committee has been a passion of his and also thanked and commended the staff for all their support throughout the years.*

**13. Adjournment**

*Meeting adjourned at 11:20 a.m.*

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

**Aye:** 6 - Chair Weber, Member Bartels, Member Pedersen, Member Werfel, Member Wilke and Member Mathias

**Absent:** 1 - Vice Chair Martini

**Next Meeting: TO BE DETERMINED**

*Minutes prepared by Heidie Hernandez.*

*Respectfully submitted,*

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*Chairman*

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*Vice-Chairman*

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*Public Works, Planning and Transportation Committee*