

# Lake County Illinois

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



## **Meeting Minutes - Final**

**Wednesday, May 3, 2017**

**11:00 AM**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

**1. Call to Order**

*Chair Weber called the meeting to order at 11:02 a.m.*

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

*Others present:*

*Barry Burton, County Administrator*

*Amy McEwan, Deputy County Administrator*

*Carol Calabresa, County Board Member*

*Ben Gilbertson, County Administrator's Office*

*Joy Rice, Finance and Administrative Services*

*Steve Carlson, County Board Member*

*Eric Waggoner, Planning, Building, and Development*

*Brittany Sloan, Planning, Building, and Development*

*Pat Tierney, Planning, Building, and Development*

*Anita Patel, Planning, Building, and Development*

*Matt Meyers, Planning, Building, and Development*

*Brittney Sloan, Planning, Building, and Development*

*Gary Gordon, Finance and Administrative Services*

*Steven Goodman, THG Holding LLC*

*Adam J Findlay, O'Donnell Homes*

*Chairman Weber, noting that a quorum of the Committee is physically present, reported that Member Bartels will participate in the meeting electronically due to an illness.*

**2. Pledge of Allegiance**

*Member Werfel led Pledge of Allegiance*

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

**3. Approval of Minutes**

*No minutes to be approved*

**4. Addenda to the Agenda**

*No items were added to the agenda.*

**5. Public Comment**

*Public comments pertained to item 8.2 and were discussed during that item.*

**6. Chairman's Remarks**

*There were no chairman's remarks.*

**7. Old Business**

*There was no old business.*

8. **New Business**  
**ZONING**

8.1 [17-0490](#)

Committee action on Zoning Board of Appeals Case No. 8022, on the application of Robert Bradley Petersen and Linda L. Petersen requesting a Conditional Use Permit for a Planned Unit Development (PUD) and PUD Final Plan on PINs 07-14-200-021, 07-14-200-023 and 07-14-200-024.

*Pat Tierney of Planning, Building, and Development presented Peterson Excavating's Final Development Plan for Committee action. Mr. Tierney reviewed the previous action taken by the County Board to approve the Planned Unit Development (PUD) Preliminary Development Plan and rezoning, and explained that the Final Development Plan incorporated minor adjustments made to the initial approved Preliminary Development Plan. Discussion ensued.*

**A motion was made by Member Martin that this committee action item be . Motion carried by Member Werfel voice vote.**

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

8.2 [17-0447](#)

Connor Resubdivision Public Information Meeting, Vernon Township - District 18.

*Upon the Committee's opening of the Public Information Meeting, Brad Denz with Planning, Building, and Development presented details regarding the proposed Connor Resubdivision including details of the petitioner's modification request, the next item on the Agenda. Public comments ensued: Steven Goodman, petitioner, provided additional background to the proposed subdivision; and Barb Mahuh, neighborhood resident, expressed concerns that the proposed homes would be larger than (and hence out of character with) other homes in the neighborhood. Upon the conclusion of the public comments, the Public Information Meeting was closed.*

**This item was presented.**

8.3 [17-0456](#)

Committee action on Connor Resubdivision Modification Request, Vernon Township - District 18.

*Brad Denz from Planning, Building, and Development presented the petitioner's request for a modification from Section 151.194(M)(2)(b) of the Lake County Code to allow the width of a private drive to be reduced from 18 feet to 12 feet given. Mr. Denz then presented the petitioner's second request a modification from Section 151.203(A) of the Lake County Code to allow the submission of a performance assurance at the time of building permitting rather than prior to Final Plat approval. PBD staff supported the modification requests. Discussion ensued.*

**A motion was made by Member Wilke, seconded by Member Martini , that this**

**committee action item be approved. 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. County Administrator's Report**

*There was no County Administrator's report.*

**11. Director's Report**

*Brittany Sloan of Planning, Building, and Development updated the committee on proposed Unified Development Ordinance changes presented topically at the the Ordinance Open House in March. Director Waggoner explained the amendment process (including opportunities for further public engagement) going forward. Discussion ensued*

**12. Members' Remarks**

*Judy Martini reported receiving complaint calls about garbage trucks and the noise disturbance they cause in the early morning. Director Waggoner advised that he's spoken with SWALCO in the past about garbage route timing and that SWALCO will continue to engage the waste haulers on such timing concerns. Discussion ensued.*

**13. Adjournment**

*Meeting adjourned at 11:55 am.*

**A motion was made by Member Pedersen seconded by Member Martini to adjourn.  
Motion carried by voice vote.**

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

**Next Meeting: June 7, 2017**

*Meeting minutes prepared by Joy Rice.*

*Respectfully submitted,*

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*Chairman*

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*Vice-Chairman*

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*Planning, Building and Zoning  
Committee*