

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, October 31, 2018

10:30 AM

PLEASE NOTE 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 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent 2 - Member Bartels and Member Wilke

Others Present:

Steven Goodman, THG Holding, LLC

Deborah T. Haddad, Odonnell, Callaghan, and Haddad

Jeff Ohm Premier Realty Group

Heidie Hernandez, County Board Office

Dakisha Wesley, Assistant County Administrator

Eric Waggoner, Planning, Building and Development

Matt Meyers, Planning, Building and Development

Brian Frank, Planning, Building and Development

Brad Denz, Planning, Building and Development

Amy McEwan, Interim County Administrator

2. Pledge of Allegiance

Member Werfel led the Pledge of Allegiance.

3. Approval of Minutes

3.1 [18-1343](#)

Minutes from October 3, 2018.

Attachments: [PBZ 10.03.18 Minutes - Final](#)

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

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

There were no public comments for items not on the agenda.

6. Chairman's Remarks

The Chairman made no remarks.

7. Old Business

There was no old business to discuss.

8. New Business
SUBDIVISIONS

A motion was made by Member Mathias, seconded by Member Werfel, to amend agenda by moving item 8.3 before 8.1. The motion carried unanimously.

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

8.3 [18-1336](#)

Elm Estates Subdivision Public Informational Meeting, Vernon Township - District 21.

Attachments: [Elm Estates Public Info Report 10-31-18](#)

[Elm Estates Subd-combined 101718](#)

[Elm Estates location map](#)

[Elm Estates Subdivision Presentation 10-31-18](#)

Brad Denz of Planning, Building and Development presented on The Elm Estates Subdivision. Mr. Denz noted that the development is a proposed two lot conventional single family residential subdivision on over four acres.

Sean Burke of Icon Building Group, introduced himself in case there were any questions or concerns. A Elm Estates Subdivision resident questioned the construction that is currently ongoing and inquired on the size of the house and its price point. Mr. Burke responded that the current construction taking place is due to Lake County's permitting process and provided details on the house size and cost.

Director of Planning, Building and Development Eric Waggoner added that this item will return for final plat approval at the next meeting.

A motion was made by Member Martini, seconded by Member Mathias, that this public hearing be close the public information meeting. Motion carried by voice vote.

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

8.1 [18-1116](#)

Committee action on Enclaves of Woodbine modification request for Vernon Township - District 18.

Attachments: [Enclaves of Woodbine Sub modification report 10-31-18](#)
[Property Owner Request](#)
[F12017 SUB 081018](#)
[Location Map - Enclaves of Woodbine](#)
[Modification Enclaves Presentation 10-31-18](#)

Brad Denz of Planning, Building and Development noted that Lake County requires that a performance assurance be submitted by the applicant. Mr. Denz provided a display of the area and provided details. The applicant requests a modification to allow the submission of a performance assurance for subdivision site improvements after the formal approval and recordation of the Final Plat of Subdivision as the applicants financial institution will not issue the assurance until after Final Plat approval and recordation. The Planning, Building and Development Department has no issue with that as the applicant cannot proceed to site work until the performance assurance is submitted.

Steven Goodman of THG Holding, LLC provided public comment to confirm that no development on the property will take place without the performance assurance.

Further public comment was provided by current residents of the area expressing their concerns about the new development. Concerns were also shared that the area is not being represented adequately, as their County Board District Representative is out on leave and requested that the committee postpone this item, until there is proper district representation.

Chair Weber reminded the committee and those in attendance that the duty of this committee is to approve projects that abide by the ordinances and processes in place.

Planning, Building and Development Director Eric Waggoner responded that this request is not standard, however, it has been done in the past. He also provided detail on potential recourse options if there is a violation.

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

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

8.2 [18-1117](#)

Committee action on Final Plat approval for the Enclaves of Woodbine Subdivision - District 18.

Attachments: [Staff Report - Enclaves Subdivision Final Plat 10-31-18](#)
[F12017 SUB 081018](#)
[Location Map - Enclaves of Woodbine](#)
[Enclaves Final Plat Presentation 10-31-18](#)

Brad Denz of Planning, Building and Development presented a time line on the approval process of this project and provided details.

Steven Goodman of THG Holding, LLC, provided public comment indicating that he has built homes in the area in the past and that one building company will construct the homes in this area.

Public comment was provided by residents indicating that there was poor communications to the residents and that different building companies will be constructing the homes. Discussion ensued.

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

Aye: 4 - Chair Weber, Vice Chair Martini, Member Pedersen and Member Mathias

Nay: 1 - Member Werfel

Absent: 2 - Member Bartels and Member Wilke

PLANNING, BUILDING AND DEVELOPMENT

8.4 [18-1335](#)

Resolution accepting the Annual Evaluation Report of the (County-Wide) All Natural Hazards Mitigation Plan for Unincorporated Lake County, Illinois, and directing the Planning, Building and Development (PBD) Department to make the report available on the department's website and issue a press release to meet Community Rating System (CRS) recertification requirements.

Attachments: [ANHMP Evaluation in 2018](#)
[PBZ Class 6 Annual Recertification 2018](#)

Matt Meyers and Brian Frank of Planning, Building and Development presented. This report must be approved by the board annually. The County is at a class 6 rating, providing residents in unincorporated Lake County up to 20 percent discount on flood insurance policies. It was also noted that the Stormwater Management Commission works in conjunction with the Planning, Building and Development Department on compiling this report.

A motion was made by Member Martini, seconded by Member Werfel, that this resolution be recommended for adoption to the regular agenda. Motion carried by voice vote.

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

9. Executive Session

There was no Executive Session.

10. Director's Report

There was no director's report.

11. County Administrator's Report

There was no County Administrator's report.

12. Members' Remarks

There were no members' remarks.

13. Adjournment

Meeting adjourned at 11:44 a.m.

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

Aye: 5 - Chair Weber, Vice Chair Martini, Member Pedersen, Member Werfel and Member Mathias

Absent: 2 - Member Bartels and Member Wilke

Next Meeting: November 7, 2018

Minutes prepared by Heidie Hernandez.

Respectfully submitted,

Chairman

Vice-Chairman

Public Works, Planning and Transportation Committee