

Lake County Illinois

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



Agenda Report - Final

Tuesday, June 3, 2014

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 [14-0569](#)

Minutes from May 6, 2014.

Attachments: [PBZ 05.06.14](#)

4. ADDED TO AGENDA

5. PUBLIC COMMENT

6. OLD BUSINESS

7. NEW BUSINESS

UNIFIED DEVELOPMENT ORDINANCE

7.1 14-0568

Committee action requesting minor modifications from certain sections of Article 10, Subdivisions, of the Lake County Unified Development Ordinance to Oak Lane Acres, a two lot subdivision.

- The property owners, Art and Sonia Stunard, have submitted a Final Plat and Final Engineering Plan for a two lot subdivision proposed in Vernon Township at the west end of Oak Lane in County Board District 21
- Pursuant to UDO streamlining amendments adopted in 2013, a public informational meeting was held by staff on February 20, 2014 at the Lake County Division of Transportation facility.
- The applicant has requested six minor modifications to dimensional and lighting standards, which may be approved administratively by the Planning, Building and Development Department Director and County Engineer in consultation with multi-disciplinary team members. In this instance, the Director and County Engineer have deferred decision on this request to the Planning, Building and Zoning Committee, based on significant neighborhood feedback on the project.
- Staff recommends approval of the requested modifications, with the exception of Modification 4.

Attachments: [Modification Request List 4-22-14.pdf](#)

[Modification report 06-03-2014.pdf](#)

[Draft Plat of Subdivision.pdf](#)

[Location Map Stunard.pdf](#)

PERMITS AND ENFORCEMENT

7.2 [14-0570](#)

Joint resolution authorizing the State's Attorney of Lake County to institute legal action against certain named properties for the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties.

- Pursuant to state law, the County Board has authority to demolish any dangerous and unsafe structures within unincorporated portions of Lake County.
- Planning, Building and Development (PB&D) has identified, in the resolution, three dangerous and unsafe structures within unincorporated portions of Lake County.
- Once approved, the Lake County State's Attorney will begin to issue notices to property owners to repair or demolish the identified structures, as well as, make application to the Circuit Court seeking authorization to demolish if property owners are nonresponsive.
- If authorized by the Circuit Court, PB&D will initiate the demolition of the dangerous and unsafe structures.

DIRECTOR'S REPORT

7.3 [14-0605](#)

Public Open House on Sustainability Chapter, June 12, 2014 at 5:30 p.m., Central Permit Facility.

8. EXECUTIVE SESSION

9. COUNTY ADMINISTRATOR'S REPORT

10. ADJOURNMENT