

Lake County Illinois

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



Agenda Report - Final

Wednesday, June 28, 2023

10:30 AM

**or 10 minutes after the conclusion of the Public Works and
Transportation Committee, whichever is later.**

**Assembly Room, 10th Floor or register for remote attendance at
<https://bit.ly/3PaXMy6>**

**Planning, Building, Zoning and Environment
Committee**

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings (two options):

(1) In-person attendance is on the 10th Floor of the County Administrative Tower (9th Floor, if necessary), 18 N. County Street, Waukegan, Illinois.

(2) Remote attendance by registering using the link on the front page of this agenda.

RECORDING: Meetings, to include Public Comment, will be recorded.

PUBLIC COMMENT: Live public comment will be available for those attending in-person and through an electronic conferencing application (register via the link on the front page of the agenda). In general, Public Comment on items not on the agenda will be presented near the beginning of the meeting. Public Comment on agenda items may be presented during consideration of that item. Public Comment may proceed in the following order: (1) Public Comment by individuals in attendance and then (2) Public Comment by individuals attending remotely through an electronic conferencing application.

Individuals may provide written Public Comment that must be received by 3:00 p.m. the day prior to the meeting (emailed to PublicComment@Lakecountyil.gov or delivered to the County Board Office 18. N. County Street, Waukegan, Illinois, (10th floor)). Written comments will be circulated to the Members, but not read aloud.

Individuals providing Public Comment will provide the following information:
Meeting: Planning, Building, Zoning and Environment Committee (Subject line for written Public Comment)
Topic or Agenda Item #: (REQUIRED)
Name: (REQUIRED)
Organization/Entity Represented: (REQUIRED) ("Self" if representing self)
Street Address, City, State: (Optional)
Phone Number: (Optional)
Email: May be REQUIRED for remote attendance

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Members
4. Addenda to the Agenda
5. Public Comment (Items not on the agenda)
6. Chair's Remarks
7. Unfinished Business

7.1 [23-0327](#)

Resolution to vacate an unimproved portion of Midway Street located in the Allen City Subdivision in Cuba Township.

- John Kadlec and John Cassara, record owners, are requesting vacation of an unimproved section of Midway Street, adjacent to 23889 N. River Road and 23865, N. River Road, Cary, Illinois. The portion of unimproved right-of-way to be vacated is 68.33 feet wide, extends from N. River Road 125 feet, and consists of 0.19 acres.
- The Board of Vacations held a public hearing on September 28, 2022, and November 30, 2022 and recommended by unanimous vote to grant the vacation.
- Following a recommendation by Planning, Building, Zoning and Environment Committee, the vacation request will proceed to the County Board for final action.

Attachments: [000742 Midway St PBZE report 03-01-23 \(FINAL\)](#)

[Location Map - Midway Street](#)

[Midway St Plat of Vacation](#)

[Powerpoint Midway Street Vacation \(FINAL\)](#)

[000742 - 2022 Vacation Minutes - Midway St](#)

8. New Business

CONSENT AGENDA (Items 8.1 - 8.2)

MINUTES

8.1 [23-0927](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from May 31, 2023.

Attachments: [PBZ&E 5.31.23 Final Minutes](#)

8.2 [23-0928](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from June 7, 2023.

Attachments: [PBZ&E 6.7.23 Final Minutes](#)

REGULAR AGENDA

STORMWATER MANAGEMENT

8.3 [23-0935](#)

Ordinance amending the Lake County Watershed Development Ordinance (WDO) to adopt the updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and additional technical and administrative enhancements.

- On April 5, 2023, the Illinois Department of Natural Resources (IDNR) notified the Stormwater Management Commission (SMC), Lake County and several Communities that FEMA had issued new maps for nineteen Lake County Communities. The email mentioned that letters were recently sent to all affected communities and that the FEMA maps must be adopted by October 5, 2023.
- Both FEMA and the Illinois Department of Natural Resources (IDNR) have been in coordination with SMC regarding amendments since April 2022. The project timeline for these amendments started to come together in January 2023.
- Over the past five months, the SMC and its advisory committees held four public meetings. These meetings included us developing, discussing, and approving 33 proposed amendments. There were two amendments discussed and approved in 2021 by the SMC Technical Advisory Committee (TAC). These two 2021 amendments (approved rainfall data and IDNR floodway storage regulations) continue to be valid since no pertinent updates have occurred over the past two years regarding these topics.
- In total there are 35 proposed amendments. The proposed amendments pertain to coastal high hazard areas (V-Zones), FEMA maps, wetlands, floodway storage, floodplains, designated erosion control inspections, rainfall table, and administrative items.

Attachments: [3-2023 WDO Anticipated Schedule](#)

[3-2023 List of WDO Amendments](#)

[WDO2023-Red Line Version](#)

ENVIRONMENTAL SUSTAINABILITY

8.4 [23-0936](#)

Committee action to approve an application for Department of Energy (DOE) Infrastructure Investment and Jobs Act (IIJA) Energy Efficiency and Conservation Block Grant (EECBG) Program.

- Staff were invited to apply to the Department of Energy (DOE) Infrastructure Investment and Jobs Act (IIJA) Energy Efficiency and Conservation Block Grant (EECBG) Program on June 13, 2023, due on July 31, 2023.
- Staff have prepared an update on projects being sought funding through the EECBG.

Attachments: [IIJA \(40552\) EECBG Program Application Instructions](#)
[Energy Efficiency Conservation Block Grant Discussion](#)

PLANNING, BUILDING AND DEVELOPMENT

8.5 [23-0924](#)

Resolution on Zoning Board of Appeals Case No. 000804-2022 for a rezoning of a parcel from the Residential-3 zoning district to the General Commercial zoning district.

- Kyle Davis, on behalf of the Chicago Title Land Trust Company, Trustee under Trust Agreement #8002382433, record owner, has petitioned to rezone a 1.95 acre parcel from the Residential-3 (R-3) District to the General Commercial (GC) District. The property is located at 39660 N. Illinois Route 59, Lake Villa, Illinois (PIN 02-30-100-082).
- The rezoning petition is partnered with an application for a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and Preliminary Development Plan. The property owner proposes to establish a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space in the General Commercial (GC) zoning district.
- The Zoning Board of Appeals (ZBA) recommended approval of the rezoning request by a vote of 6 "Ayes" and 1 "Nay" in conjunction with the recommendation of approval (with conditions) for the accompanying CUP-PUD Preliminary Development Plan (ZBA) Case No. 000803-2022.

Attachments: [4-19-23 ZBA Application 000803 000804](#)
[4-19-23 Staff Recommendation 000803 000804.pdf](#)
[RZON 000804 ZBA Resolution - Davis.pdf](#)
[RZON 000804 CUP 000803 Davis Site Plans.pdf](#)
[RZON 000804 CUP 000803 Presentation.pdf](#)
[RZON 000804 CUP 000803 Info Paper.pdf](#)
[RZON 000804 CUP 000803 ZBA Summary of Testimony.pdf](#)

8.6 [23-0929](#)

Resolution on Zoning Board of Appeals Case No. 000803-2022, for a Conditional Use Permit for a Planned Unit Development and PUD Preliminary Plan for a contractor's equipment storage building and future office space.

- Kyle Davis, on behalf of the Chicago Title Land Trust Company, Trustee under Trust Agreement #8002382433, record owner, has requested a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) and a PUD Preliminary Plan for a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space. The property is a 1.95 acre parcel located at 39660 N Illinois Route 59, Lake Villa, Illinois (PIN 02-30-100-082).
- The Zoning Board of Appeals (ZBA) has recommended approval, subject to conditions specified in Exhibit "A-1" as it was determined the application meets the standards for a CUP-PUD and PUD Preliminary Development Plan set forth in the Lake County, Illinois Code of Ordinances and executed a resolution accordingly.
- This application for the CUP-PUD and PUD Preliminary Plan is presented in conjunction with ZBA Case No. 000804-2022 application for a rezoning of the parcel from the Residential-3 (R-3) zoning district to the General Commercial (GC) zoning district.

Attachments: [4-19-23 ZBA Application 000803 000804](#)

[4-19-23 ZBA Staff Recommendation 000803 000804.pdf](#)

[CUP PUD 000803 ZBA Resolution - Davis.pdf](#)

[CUP PUD 000803 ZBA Exhibit A-1.pdf](#)

[RZON 000804 CUP 000803 Davis Site Plans.pdf](#)

[RZON 000804 CUP 000803 Presentation.pdf](#)

[RZON 000804 CUP 000803 Info Paper.pdf](#)

[RZON 000804 CUP 000803 ZBA Summary of Testimony.pdf](#)

8.7 [23-0921](#)

Presentation on bird-friendly building design in unincorporated Lake County.

- Staff previously presented information and regulatory options related to bird-friendly building design to the PWPT Committee on October 6, 2021. Further discussion on the topic was tabled pending the enactment of enabling state legislation.
- As a result of Lake County's 2023 State Legislative Program initiative, legislation authorizing non-home rule counties to enact bird-friendly building design regulations (SB 1997) has passed both chambers of the Illinois General Assembly and is currently awaiting the Governor's signature.
- In anticipation of SB 1997 becoming law, and in light of the time-lapse since previous Committee discussion, staff plans to re-engage the PBZE Committee in a two-part series of discussions on this regulatory topic, ultimately leading to development of a bird-friendly building design ordinance draft for Board action.
- First, at the Committee's June 28 meeting, staff will re-cap research summarizing the bird-strike phenomenon, along with innovative building design

solutions that mitigate bird strikes. Following the June 28 informational presentation, a second Committee presentation and discussion will be scheduled for a later date to review the PWPT Committee's previous policy consensus on bird-friendly building design and confirm Committee direction to move forward with the ordinance drafting process.

Attachments: [Bird Friendly Bldg Design Presentation for 6.28.23 Committee FINAL UPI](#)
[BFBD Info Paper - 6.2023 \(02\) UPDATED](#)

8.8 [23-0010](#)

Director's Report - Planning, Building and Development.

9. **County Administrator's Report**

10. **Executive Session**

11. **Members' Remarks**

12. **Adjournment**

Next Meeting: July 26, 2023