

Lake County Illinois

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



Agenda Report - Final

Wednesday, June 6, 2018

10:30 AM

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes

3.1 [18-0647](#)

Minutes from January 10, 2018.

Attachments: [PBZ 1.10.18 Minutes Final](#)

3.2 [18-0648](#)

Minutes from February 7, 2018.

Attachments: [PBZ 2.7.18 Minutes Final](#)

4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

PLANNING, BUILDING AND DEVELOPMENT

8.1 [18-0630](#)

Joint resolution amending the Lake County Land Development Fee Schedule.

- Planning, Building and Development Department staff have reviewed their methodology and proposed changes to the Land Development Fee Schedule with the Committee in a series of presentations beginning in February 2018.
- The proposed fee schedule changes are proposed based on analysis of cost, benchmarking, and process efficiencies.
- Following a discussion during the May Planning, Building and Zoning Committee, an annual escalator has been included in the fee schedule to increase annually via Consumer Price Index (CPI) or two percent, whichever is less.

Attachments: [Summary Memo of Changes 060618](#)

[Exhibit A - Proposed Land Dev Fee Schedule 060618](#)

SUBDIVISIONS

8.2 [18-0633](#)

Preliminary Plat Approval for The Enclaves of Woodbine Subdivision - District 18.

- Proposed nine-lot Conservation Single-Family Residential Subdivision on approximately 9.6 acres, located approximately 1/3 mile west of Route 21, Vernon Township.
- Zoned Residential-1 (R-1), with an average lot area of 10,338 square feet. The area to

the south and east is single family zoned R-1, west is a public recreational park located in the Village of Vernon Hills, and north is a warehouse located in the Village of Vernon Hills.

- At its May meeting, the Committee conducted the required Public Information meeting for the project. Staff convened an additional courtesy neighborhood meeting on May 23, 2018, a summary of which is attached.
- Staff will present an overview of the proposed subdivision. Action on the Preliminary Plat will be taken at this time. If the Preliminary Plat is approved, the subdivision will be reviewed again at the time of Final Plat approval.

Attachments: [Enclaves - Staff Report for Preliminary Plat Approval \(FINAL\)](#)

[Enclaves Location Map 6-6-18](#)

[F12017 PRELIM SUB 051817 \(005\)](#)

[Summary of Public Comment as of May 23](#)

ZONING

8.3 [18-0634](#)

Resolution on Zoning Board of Appeals Case Number. RZON-000252-2017, on the application of Donald F. Rogers Trust, record owner, to rezone Property Index Number (PIN) 12-19-117-002 located on the south side of West North Avenue, approximately 0.02 miles east of the intersection of West North Avenue and Waukegan Road, from the Residential-3 (R-3).

- Donald F. Rogers Trust, record owner, has petitioned to rezone a 0.32-acre parcel being PIN 12-19-117-002 located on the south side of West North Avenue, approximately 0.02 miles east of the intersection of West North Avenue and Waukegan Road, from the Residential-3 (R-3) District to the General Commercial (GC) District.
- The subject property is improved with accessory parking for the existing restaurant located across the alley along Rockland Road. (PIN 12-19-117-008 and 12-19-117-009) which are currently zoned GC.
- The Zoning Board of Appeals has recommended approval of this request, subject to conditions volunteered by the applicant. Conditions include landscape and fencing buffering, paving of the alleyway, measures to deter cut-through traffic, and a redevelopment condition requiring any future improvement of the subject property be related to redevelopment of properties fronting Illinois Route 176.
- Accelerated growth in the Illinois Route 176 corridor increases the likelihood of this property being redeveloped. In light of this, the paving condition is proposed to occur before May 1, 2022, allowing the opportunity for redevelopment to be coupled with this paving activity, which would prevent damage to the newly paved surface.

Attachments: [#RZON-000252-2017 Staff Recommendation to ZBA\(Final\)](#)

[Site Plan](#)

[Signed ZBA Resolution RZON-000252-2017](#)

[#RZON-000252-2018 Rezoning Minutes 04-11-18 \(Final\)](#)

UNIFIED DEVELOPMENT ORDINANCE

8.4 [18-0402](#)

Continued discussion of Unified Development Ordinance (UDO) text amendments: other substantive and miscellaneous housekeeping.

- The Committee is engaged in a series of introductory discussions on text amendment topics.
- This discussion will introduce various miscellaneous substantive and non-substantive ("housekeeping") amendments.
- Upon the conclusion of the discussion series, staff will refine the comprehensive draft and present a final version for the Committee to formally initiate the text amendment process.

Attachments: [PBZ April 4 Other Substantive and Miscellaneous Housekeeping.pdf](#)

9. Executive Session

10. Director's Report

11. County Administrator's Report

12. Members' Remarks

13. Adjournment

Next Meeting: June 27, 2018