

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Wednesday, February 7, 2024**

**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/3vUdbev>**

**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 through an electronic conferencing application (register via the link on the front page of the agenda).

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

**PUBLIC COMMENT:**

Time is reserved near the beginning of the meeting for all Public Comment. At the Chair's discretion, Public Comment for an item(s) on the agenda may be presented during consideration of that specific item. Public Comment will 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](mailto: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
6. Chair's Remarks
7. Unfinished Business
8. New Business

**CONSENT AGENDA (Item 8.1)**

**\*MINUTES\***

8.1 **24-0123**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from January 10, 2024.

**Attachments:** [PBZ&E 1.10.24 Final Minutes](#)

**REGULAR AGENDA**

**\*PLANNING, BUILDING AND DEVELOPMENT\***

8.2 **24-0116**

Resolution to vacate an unimproved portion of a right-of-way located east of Drexel Boulevard in the J.L. Shaw's Subdivision on Fox Lake in Antioch Township.

- 1100 Douglass, LLC, and Chicago Title Land Trust Company, as Successor Trustee to Trust #1871, the sole beneficiary of this land trust being Robert W. Conforti, Jr., record owners, are requesting vacation of an unimproved right-of-way located east of Drexel Boulevard, and between 38397 and 38383 N. Drexel Boulevard, Antioch, Illinois. The portion of unimproved right-of-way to be vacated is 50 feet wide, extends 278 feet east (average), and consists of 0.32 acres.
- The right-of-way has not been improved nor accepted by the Antioch Township Highway Commissioner. The Highway Commissioner has no objections to the proposed vacation, nor has any objection been received from public utility companies, however, a ten foot utility easement will be placed at the northwest corner of the vacated right-of-way at the request of Commonwealth Edison.
- The Board of Vacations held public hearings on December 4 and December 19, 2023 and recommended unanimously to grant the vacation.
- Following a recommendation by the Planning, Building, Zoning and Environment Committee, the vacation request will proceed to the County Board for final action.

**Attachments:** [East of Drexel Blvd Report 000911-2023](#)

[Plat of Vacation - PTRL 000911-2023](#)

[Location Map PTRL 000911-2023](#)

[Vacation Minutes - East of Drexel Blvd 000911-2023](#)

[38383 N. DREXEL BOULEVARD, ANTIOCH GOE](#)

[38397 N. DREXEL BOULEVARD, ANTIOCH GOE](#)

[24-0116 PowerPoint East of Drexel Blvd Vacation PTRL 000911-2023](#)

**8.3** [\*\*24-0117\*\*](#)

Presentation of proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances related to fill/grade operations in unincorporated Lake County.

- Following a recommendation by the Planning, Building, Zoning, and Environment (PBZ&E) Committee, the Lake County Board adopted a resolution on March 14, 2023 directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed amendments related to fill/grade operations in unincorporated Lake County.
- Following staff's completion of the draft amendments, the ZBA conducted a public hearing on January 17, 2024 to consider the proposed amendments. Upon conclusion of the hearing, the ZBA unanimously recommended adoption of the amendments with limited recommended edits.
- Staff will present the details on the proposed amendments, attached as "Exhibit A", for Committee discussion prior to bringing the amendments back for Committee action.

**Attachments:** [Info\\_Paper\\_Fill Grade](#)

[Exhibit A Proposed Fill Grade Amendments](#)

[24-0117 Fill Grade PBZE Presentation Final](#)

**8.4** [\*\*24-0004\*\*](#)

Director's Report - Planning, Building and Development.

**\*ENVIRONMENTAL SUSTAINABILITY\***

**8.5** [\*\*24-0161\*\*](#)

Update on Sustainability Workplan Items: Tree Initiative & Solar Construction.

**9. County Administrator's Report**

**10. Executive Session**

**11. Member Remarks and Requests**

**12. Adjournment**

**Next Meeting: February 28, 2024**