

Lake County Illinois

*Lake County Public Works
648 W. Winchester Road
Libertyville, Illinois 60048*



Agenda Report - Final

Wednesday, October 2, 2019

8:30 AM

Maintenance Conference Room

Public Works, Planning & Transportation Committee

1. Call to Order
2. Pledge of Allegiance
3. Addenda to the Agenda
4. Public Comment
5. Chair's Remarks
6. Old Business
7. New Business

REGULAR AGENDA

DIVISION OF TRANSPORTATION

- 7.1 [19-0001](#)
Director's Report - Transportation.

PLANNING, BUILDING AND DEVELOPMENT

- 7.2 [19-1551](#)
Joint resolution authorizing the waiver of flood repair-related permit fees.
- Lake County has experienced heavy rainfall events on and after September 13, 2019, and inundation of area waterways has resulted in damage to structures and surface grading throughout impacted areas in the unincorporated areas.
 - For those flood-related structure repairs and top-dressing necessitating permits, fees are required by ordinance.
 - To ensure compliance and provide relief to property owners impacted by this recent flooding, building permit fees will be waived as described in Appendix A.

Attachments: [2019 Flood Fee Waiver Appendix](#)

- 7.3 [19-1549](#)
Joint resolution approving an Intergovernmental Agreement between the Village of Beach Park and the Lake County Planning, Building and Development (PBD) Department, to share inspection and development review services.
- The Planning, Building and Development Department has a need for inspection assistance in the northeast quadrant of Lake County within small sections of isolated unincorporated territory. The County's direct inspection of these properties creates route inefficiencies given the significant distance of these properties to other larger unincorporated territories. This agreement will allow for the Village to perform inspections and plan reviews requested by the County in such areas.
 - The agreement also authorizes the County to complete building inspections and plan reviews that are requested by the Village in situations in which there is a need.

- The Village will use the County's shared Land Management System, Tyler Energov, to perform services on behalf of the County.
- Payment for Lake County and Village services will use the same hourly rate method as used in the Department's other intergovernmental agreements.

Attachments: [Beach Park-Lake Co Inspection IGA final](#)

7.4 [19-1550](#)

Committee action to extend the deadline for Planned Unit Development (PUD) Final Development Plan approval for the Dimucci property.

- The Dimucci project plan consists of a rezoning and commercial mixed-use Planned Unit Development (PUD) encompassing 109 acres in the unincorporated Hawthorn Woods area at Route 12 and Old McHenry Road. The PUD will allow up to 53 acres of high-quality commercial mixed-use development surrounded by approximately 50 acres of permanent open space, stormwater detention, passive recreation and landscape buffering, along with access improvements to support the 53-acre development area.
- At the time of Preliminary Development Plan approval for the Dimucci project in 2012, the Committee extended the effective date of the PUD Preliminary Plan until 2017 to account for the complexities and delays anticipated in developing the site.
- In 2017, at the request of the owner, an administrative extension was granted per the Unified Development Ordinance to further extend the deadline for PUD Final Plan approval until October 9, 2019 to account for project delays due to economic conditions and the complexities inherent in planning and executing a project of this scale.
- Committee action is required for any additional extensions.
- The owner has requested an additional two-year extension of the deadline for PUD Final Plan approval (until October 8, 2021). This extension will enable the property owner the additional time to secure a developer and finalize development plans while maintaining the viability of the development under the original plan.
- Staff recommends approval of the extension request.

Attachments: [Dimucci Staff Report for Oct_2](#)
[Design concept 8-21-12 \(site plan\)](#)
[RK123 - Request for Extension](#)
[2019 Extension Request ppt](#)

7.5 [19-0059](#)

Director's Report - Planning, Building and Development.

PUBLIC WORKS

7.6 [19-1553](#)

Presentation of the Fiscal Year (FY) 2018 Schedule of Income and Expenses for the County's Northwest System, Northeast Central System, and Southeast Sanitary

Sewer Systems.

- An annual audit of the Public Works Department's income and expenses is conducted by an independent auditor.
- In addition to the annual audit, RSM US, LLP, was hired by the County to prepare an Independent Auditor's Report on the Supplementary Information for the County's Northwest System, Northeast Central System, and Southeast Sanitary Sewer Systems for FY 2018 in relation to the Public Works financial statements as a whole.
- The information was subjected to the auditing procedures applied in the audit of the Public Works financial statements and other additional procedures in accordance with generally accepted auditing standards.
- RSM issued an opinion that the information for the year ended November 30, 2018 is fairly stated in all material respects in relation to the financial statements as a whole.
- This audit report provides a review of the financial statements and is presented for informational purposes only. No committee or board action is required.
- A copy of the respective regional audit report will be transmitted to the wholesale contract municipalities for their specific service area.

Attachments: [19-1553 PW Northeast Central Wholesale Sewer System.pdf](#)
[19-1553 PW Northwest Wholesale Sewer System.pdf](#)
[19-1553 PW Southeast Wholesale Sewer System.pdf](#)

7.7 [19-0060](#)

Director's Report - Public Works.

8. Executive Session

9. County Administrator's Report

10. Members' Remarks

11. Adjournment

Next Meeting: October 17, 2019 (Budget Hearing)