

INFORMATION PAPER



January 31, 2024
Planning, Building and Development
Eric Waggoner, Director

SUBJ: PROPOSED TEXT AMENDMENTS FOR FILL/GRADE OPERATIONS IN UNINCORPORATED LAKE COUNTY

Summary:

The Planning, Building and Development Department staff periodically recommends amendments to the Lake County, Illinois Code of Ordinances (LCC) to streamline processes, respond to new trends, and clarify technical matters. Per discussion and direction received at the February 1, 2023 Planning, Building, Zoning, and Environment (PBZ&E) Committee meeting, and in light of an increasing trend of such operations in recent months, staff began to draft proposed text amendments for regulating fill/grade operations in unincorporated Lake County.

The County Board adopted a resolution on March 14, 2023 directing the Zoning Board of Appeals (ZBA) to conduct a public hearing following completion of draft text amendments for fill/grade operations. On January 17, 2024, the ZBA held a public hearing on the proposed amendments drafted by staff, which resulted in a unanimous recommendation of the draft amendments with limited edits.

Attached for the PBZ&E Committee's review is the final packet of proposed fill/grade operation amendments, as recommended by ZBA.

Next Steps:

As reflected in the Committee's agenda for its January 31, 2024 meeting, following PB&D staff's presentation and discussion of the proposed amendments, staff will incorporate any additional edits, and return to the Committee for action on the proposed amendments on February 28, 2024. Final consideration by the Lake County Board is anticipated on March 8, 2024.

Attachment: EXHIBIT A: PROPOSED AMENDMENTS TO CHAPTER 151