

# Lake County Illinois

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



## Meeting Agenda - Final

Tuesday, January 27, 2009

8:30 AM

Assembly Room

**Planning, Building and Zoning Committee**

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Minutes

3.1 [09-1167](#)

**Attachments:** [PB&Z Committee Meeting Minutes 010609](#)

4.0 Added to Agenda Items

5.0 Public Comments - Items not on the Agenda

6.0 Chair's Remarks

6.1 Members' Remarks

7.0 Old Business

8.0 Public Hearings and Public Informational Meetings

8.1 [09-1158](#) Public Hearing to Consider Proposed Amendments to Article 11 of the Unified Development Ordinance Regarding School Contributions

**Attachments:** [PBZ Cover Memo 012709](#)  
[Public Hearing Text 012709](#)

8.2 [09-1165](#) Public Hearing to Consider Proposed Text Amendments to Article 10 of the Unified Development Ordinance Regarding Subdivisions

**Attachments:** [PBZ Cover Memo 01-27-09 Article 10 Amendments](#)  
[Article 10 Section Summary - PBZ Hearing](#)  
[County Engineer Delegation Amendment](#)  
[Sec. 10.20 - Vacation Amendment](#)

9.0 Stormwater Management Commission

10.0 Unified Development Ordinance

10.1 Subdivisions

- 10.1.1 [09-1166](#) Mill Creek Estates PUD  
Request for Variations to Release Performance Assurances  
Warren Township - District 7

**Attachments:** [Mill Creek Estates Variation Cover Letter](#)  
[Mill Creek Estates Bond Variation Report](#)  
[Mill Creek Estates Variation Request](#)  
[Mill Creek Estates Correspondence](#)  
[Mill Creek Estates Bond Agreement](#)  
[Mill Creek Estates Location Map](#)

10.2 Zoning

- 10.2.1 [09-1162](#) A Resolution on a Vacation request by Milka Velaga, record owner of land adjacent to an alley proposed for vacation, being application No. 08-02, which consists of the vacation of the unincorporated portion of an alley located in Block 3 in Frederick H. Bartlett's North Shore Lands Subdivision, Waukegan Township.

**Attachments:** [PB&Z Vacation Report 012709](#)  
[08-02 Minutes](#)  
[Velaga Vacation Petition](#)  
[Velaga Vacation Location Map](#)

- 10.2.2 [09-1160](#) A Resolution seeking a reduction in the average assessed market value of the real estate located in a vacated right-of-way in Waukegan Township. The applicant is Milka Velaga.

**Attachments:** [Velaga Fee Reduction Request](#)  
[Velaga - Fee Reduction Request & Calculations](#)

- 10.2.3 [09-1019](#) A Resolution on ZBA Case #3754, which seeks a Conditional Use Permit to allow a Planned Unit Development in Shields Township. The applicant is the Korogluyan Family Trust, record owner.

**Attachments:** [Exhibit A ZBA Case #3754](#)  
[ZBA Report Case #3754](#)  
[Attachment A ZBA Case #3754](#)  
[3754 Future Land Use Map](#)

11.0 Permits and Enforcement

- 11.1 [09-1156](#) Discussion of Proposed Fee Increases to the Planning, Building and Land Development Fee Schedule for FY 2009  
**Attachments:** [Fee Schedule Update for 2009](#)  
[2007 Fee Comparison Analysis](#)  
[2008 Fee Comparison Analysis Wisconsin](#)  
[Planning, Building & Development Department Fee Schedules Revisions for 2009](#)
- 12.0 **Planning**
- 13.0 **Other Business**
- 13.1 **County Administrator's Report**
- 13.2 **Director's Report**
- 14.0 **Adjournment of the PB&Z Committee Meeting**