

Lake County Illinois

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



Agenda Report - Final

Tuesday, October 1, 2013

8:30 AM

Assembly Room

Planning, Building and Zoning Committee

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 [13-0928](#)

Minutes from June 25, 2013.

Attachments: [PBZ 062513.pdf](#)

3.2 [13-0981](#)

Minutes from August 27, 2013.

Attachments: [PBZ 082713.pdf](#)

4. ADDED TO AGENDA

5. PUBLIC COMMENT

6. OLD BUSINESS

7. NEW BUSINESS

STORMWATER MANAGEMENT COMMISSION

7.1 [13-1006](#)

Joint resolution authorizing an emergency appropriation in the amount of \$104,400 in the Stormwater Management Commission (SMC) budget (Fund 212) to be reimbursed by the Illinois Environmental Protection Agency (IL EPA).

- A 'Watershed-Based Plan' will be developed for the Buffalo Creek Watershed with this \$104,400 grant award from the IL EPA Section 319 Nonpoint Source Pollution Reduction Program.
- SMC will be reimbursed for project management and grant administration services.
- Watershed planning will be coordinated with the Buffalo Creek Clean Water Partnership and will include the Metropolitan Water Reclamation District, Cook and Lake County Forest Preserve Districts, and the municipalities of Buffalo Grove, Long Grove, Lake Zurich, Kildeer, Deer Park, Wheeling, Arlington Heights, and Palatine.

Attachments: [IL EPA 3191302 County Board Memo EA 10-8-2013.pdf](#)

[Cover Page ILEPA BUFFALO CREEK WATERSHED PLAN signed agree](#)

7.2 [13-1010](#)

Joint resolution authorizing an emergency appropriation in the amount of \$808,415 in the Stormwater Management Commission (SMC) budget (Fund 212) to be reimbursed by the Illinois Environmental Protection Agency (IL EPA).

- The SMC has entered into an agreement with the IL EPA for a grant that provides \$808,415 in cost-share funding for stream daylighting and restoration/stabilization projects in the North Branch Chicago and Des Plaines River Watersheds.

- These projects will utilize stormwater best management practices to reduce erosion and improve water quality.
- SMC will work with the Village of Buffalo Grove, Vernon Township, and the East Skokie Drainage District to implement these projects.
- SMC staff will provide grant management and technical assistance to local partners to implement nonpoint source pollution components of approved watershed-based plans in Lake County. The grant will reimburse SMC staff costs.

Attachments: [Memo_CB_319 IEPA3191304.pdf](#)

[Cover page 3191304 Countywide Projects Executed Agreement.pdf](#)

[Cover page 3191304amend1.pdf](#)

7.3 **13-1028**

Joint resolution authorizing an emergency appropriation in the amount of \$400,000 in the Stormwater Management Commission budget (Fund 212) to be reimbursed by the Gurnee Park District and the Gurnee School District #56, jointly, for the site restoration of the Gurnee Grade School Demolition and Site Restoration project, 900 Kilbourne Road, Gurnee, Illinois, Lake County.

- The Intergovernmental Agreement provides funding for the restoration of the former school site into a community park, which costs are not covered by the Illinois Department of Commerce and Economic Opportunity and the Illinois Emergency Management Agency grants for the Gurnee Grade School Demolition and Site Restoration project.
- The agreement amount is \$400,000 and the construction bid line items for these improvements came within budget.
- SMC related construction expenses will be reimbursed jointly 50/50 by the Gurnee Park District and the Gurnee School District 56.

Attachments: [GPD_GSD County Board Agenda Bullet Points 091613.pdf](#)

[GPD_GSD Restoration_Oct2013.pdf](#)

7.4 **13-1066**

Resolution opposing the inclusion of certain properties within the Army Corps of Engineers' Des Plaines River Phase 2 Flood Mitigation Plan.

- As part of its Des Plaines River Phase 2 Flood Mitigation Plan, the Army Corps of Engineers has recommended the conversion of the Didier Farm and adjoining Hoffman property to a flood mitigation reservoir.
- These properties are currently used for local food production, agricultural education and agricultural tourism, consistent with the Lake County Board's Strategic Plan policy of supporting local food.
- The Army Corps Plan is also in direct conflict with the Lake County Regional Framework Plan's future land use map and the Buffalo Grove Comprehensive Plan for future development of the properties.
- The Stormwater Management Commission (SMC) has previously submitted comments to the Army Corps recommending alternative sites and engineering methods in lieu of conversion of the subject properties for flood mitigation.
- The attached County Board resolution objects to the Army Corps' flood mitigation plan

for the subject properties, supports the SMC plan to further study alternatives, and requests that the public comment be extended to ensure that the County Board resolution be made part of the public record.

Attachments: [Didier Farms.pdf](#)
[P...t - Plates Aug 2013.pdf](#)

UNIFIED DEVELOPMENT ORDINANCE

7.5 [13-1057](#)

Committee action approving a minor modification to the Final Development Plan for the Elaine Frank Apachi Day Camp Planned Unit Development (PUD) to relocate the day care facility and to construct an associated playground for the day care.

- The Final Development Plan for Elaine Frank Apachi Day Camp PUD was approved by the Lake County Board on February 8, 2005.
- The applicant has proposed an amendment to the approved Final Development Plan to relocate the day care facility from a one-story day care building into an addition to the existing activity building for day care classroom use.
- The space previously set aside for the day care building will be improved with a playground for preschool and toddler age groups.
- Staff has reviewed the proposed plan and recommends approval of the minor amendment as the proposal remains largely consistent with the Final Development Plan, would not result in adverse impacts to adjoining properties, and would allow JFMC Facilities Corporation to utilize an interior space that is vacant when the summer day camp is not in session.

Attachments: [PBZ CUP Amendment Report 10-01-13.pdf](#)
[Apachi Amendment Request.pdf](#)
[Apachi Amendment Site-Building Plan.pdf](#)

7.6 [13-1059](#)

Committee action approving a variance from Article 10 of the Unified Development Ordinance (UDO) to amend an agreement extending the completion date for Final Plat approval for the Wanish Park Planned Unit Development (PUD).

- On July 13, 2010, the Committee granted a variance to temporarily suspend the County's approval of the Final Plat for Wanish Park PUD, and the County entered an agreement with Wanish, LLC. to allow the subdivision to be developed under the ordinance standards in place at the time of its initial approval.
- On June 5, 2013, the Committee granted a request to extend the agreement date until December 31, 2013, in light of current economic realities.
- Wanish, LLC is requesting a variance to extend the agreement until December 31, 2015 to retain the viability of the subdivision.
- The conditions of the agreement require compliance with mandatory State and Federal floodplain, floodway and wetland standards at the time of development, which were exempt under the previous agreement.
- Staff recommends approval of the modified agreement and the requested extension.

Attachments: [Wanish Report for Agreement 10-01-13.pdf](#)
[Wanish Amendment Request Ltr.pdf](#)
[Second Amendment Final 10-01-13.pdf](#)

7.7 **13-1064**

Committee action approving a variance from Article 10 of the Lake County Unified Development Ordinance (UDO) to extend the performance assurance for Newport Cove Planned Unit Development (PUD).

- The Newport Cove PUD Final Development Plan was approved on June 5, 2006, and since then several extensions have been granted by the Committee to accommodate the financial circumstances of the development; staff has worked extensively with the developer in the interim to prioritize the completion of improvements.
- The developer has requested another extension of the performance and maintenance guarantees, in the amount of \$30,000 and \$50,000, respectively.
- Staff recommends the Committee approve an extension of both guarantees until October 31, 2014, subject to time-sensitive conditions provided in the attached staff report.
- In the event the specified developer obligations are not completed by the specified deadlines, the conditions would authorize the Planning, Building and Development Department Director to immediately draw on the guarantees.

Attachments: [Newport Cove Assurance Report 10-01-13.pdf](#)

7.8 **13-1040**

Committee Action scheduling a public hearing on text amendments to Articles 10 and 11 of the Lake County Unified Development Ordinance (UDO) for the October 29, 2013 Planning, Building and Zoning Committee meeting.

- On May 28, 2013 the Committee directed staff to prepare draft text amendments to Articles 10 and 11 of the UDO, which pertain to Subdivisions and School and Park Contributions, respectively.
- The amendments focus on addressing internal inconsistencies in these Articles and streamline the administrative decision processes for subdivisions.
- In accordance with state statute, the Planning, Building and Zoning Committee conducts public hearings for text amendments related to subdivisions and school and park contributions.
- Staff has prepared and will present proposed amendments to Articles 10 and 11 and at the conclusion of the discussion, the Committee will take action to schedule a public hearing to be held at the October 29, 2013 Committee meeting.

Attachments: [UDO Amendments \(2013 Art 10 and 11\) Summary Memo 092413.pdf](#)
[Final UDO Amendment Packet \(2013 Art 10 and 11\) 100113_092013.pd](#)

7.9 **13-1041**

Ordinance amending the Lake County Unified Development Ordinance (UDO).

- Following an initial review by the Planning, Building and Zoning Committee, on July 9, 2013 the County Board directed the Zoning Board of Appeals (ZBA) to conduct a hearing on amendments to the UDO.

- The proposed amendments to the UDO would classify Assembly Uses with 10,000 square-feet or less of assembly space as delegated conditional uses in Residential Zones and to impose additional standards for such uses in residential areas.
- Upon their reviews on August 27 and September 12, respectively, both the Regional Planning Commission (RPC) and ZBA unanimously recommended approval of the amendments per the attached Exhibit A.

Attachments: [UDO Amendments - Assembly Uses Update 09-12-13 RPC+ZBA Recom](#)

DIRECTOR'S REPORT

8. **EXECUTIVE SESSION**
9. **COUNTY ADMINISTRATOR'S REPORT**
10. **ADJOURNMENT**