

Lake County Illinois

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



Agenda Report - Final

Wednesday, July 26, 2023

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/43IIWYR>

**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 by registering using the link on the front page of this agenda.

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

PUBLIC COMMENT: Live public comment will be available for those attending in-person and through an electronic conferencing application (register via the link on the front page of the agenda). In general, Public Comment on items not on the agenda will be presented near the beginning of the meeting. Public Comment on agenda items may be presented during consideration of that item. Public Comment may 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 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 (Items not on the agenda)
6. Chair's Remarks
7. Unfinished Business
8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [23-1042](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from June 28, 2023.

Attachments: [PBZ&E 6.28.23 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 [23-1056](#)

Ordinance amending Chapter 151: Unified Development Ordinance of Lake County, Code of Ordinances to adopt the updated Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and incorporating amendments to the Watershed Development Ordinance.

- At the direction of the Lake County Board, the Lake County Zoning Board of Appeals (ZBA) conducted a public hearing on July 10, 2023, to consider proposed text amendments incorporating Watershed Development Ordinance (WDO) amendments including updated FEMA maps. The ZBA unanimously recommended approval of the proposed amendments as reflected in Exhibit A.
- The amendments consist of updated FEMA maps and requirements related to FEMA Coastal High Hazard Areas including other miscellaneous amendments.
- Upon subsequent review, the Planning, Building, Zoning, and Environment Committee recommended approval of the proposed amendments as reflected in Exhibit A. The recommended amendments have been formatted into a document ready for codification as reflected in Exhibit B. The Ordinance will become effective upon County Board adoption of Exhibit B.

Attachments: [Exhibit A Final Draft Ordinance](#)

[Exhibit B \(UDO Amendments in ALP Format\)](#)

[ZBA Resolution](#)

8.3 [23-1059](#)

Committee action on the Final Development Plan for a Planned Unit Development (PUD) (Case Number 000803-2022) for a contractor's equipment storage building and future office space.

- Kyle Davis, on behalf of the Chicago Title Land Trust Company, Trustee under Trust Agreement #8002382433, record owner, previously petitioned for a rezoning from the Residential-3 (R-3) to the General Commercial (GC) District and for a Conditional Use Permit (CUP) for a PUD Preliminary Plan for a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space. The property is a 1.95 acre parcel located at 39660 N Illinois Route 59, Lake Villa, Illinois (PIN 02-30-100-082).
- The petitioners obtained approval of the rezoning and PUD Preliminary Plan from the Lake County Board on July 11, 2023. A Final Development Plan, consistent with the approved Preliminary Plan and associated conditions of approval has been prepared for Committee action. The rezoning and CUP are not effective until the Committee's approval of the Final Development Plan and its recordation.
- Staff is recommending approval of the PUD Final Development Plan subject to the conditions listed in ZBA Case Number 000803-2022 Exhibit A, attached.

Attachments: [Info Paper CUP 000803-2022 Final Development Plan \(FINAL\)](#)

[Davis Final Development Plan](#)

[ZBA Conditions of Approval](#)

8.4 [23-0010](#)

Director's Report - Planning, Building and Development.

ENVIRONMENTAL SUSTAINABILITY

8.5 [23-1062](#)

Presentation on energy efficiency practices in Lake County facility operations.

- On Sept. 8th, 2020, the Lake County Board approved a resolution committing Lake County government operations to the goal of attaining net zero greenhouse gas emissions from its 2014-2017 baseline.
- Staff have prepared an informational presentation on current practices which reduce energy use in Lake County operations.

Attachments: [Energy Efficiency Conservation Practices](#)

8.6 [23-1065](#)

Update on Committee Workplan.

9. County Administrator's Report

10. **Executive Session**

11. **Members' Remarks**

12. **Adjournment**

Next Meeting: August 2, 2023