

# Lake County Illinois

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



## **Agenda Report - Final**

**Tuesday, September 1, 2015**

**9:00 AM**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

1.0 Call to Order

2.0 Pledge of Allegiance

3.0 Approval of Minutes

3.1 [15-0908](#)

Minutes from August 4, 2015

**Attachments:** [PBZ Minutes from August 4, 2015.pdf](#)

4.0 Added to Agenda

5.0 Public Comment

6.0 New Business

**Stormwater Management Commission**

6.1 [15-0902](#)

Revised Watershed Development Ordinance Overview

**Attachments:** [15-0902 SMC WDO Overview.pdf](#)

**Unified Development Ordinance**

6.2 [15-0904](#)

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances) adopting the latest floodplain maps prepared by the Federal Emergency Management Agency.

- The Federal Emergency Management Agency (FEMA) has re-evaluated and revised the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) within Lake County. Appendix M along with minor text amendment of the Unified Development Ordinance of Lake County (UDO) has been amended.
- These text amendments must be adopted prior to February 17, 2016, so Lake County may remain in good-standing in the FEMA National Flood Insurance Program (NFIP) and continue to be a Stormwater Management Commission (SMC) "Certified Community."
- State law requires that the Zoning Board of Appeals hold a public hearing to amend the text of the UDO.
- On March 13, 2001, the Lake County Board authorized the Planning, Building and Zoning Committee (PB&Z) to forward any future proposed UDO text amendments relating to WDO revisions directly to the Zoning Board of Appeals (ZBA) and to direct the ZBA to conduct a public hearing to consider such amendments.

- The Planning, Building and Development Department staff has reviewed the

proposed amendments and recommends that the text of the UDO be amended in accordance with Exhibit A.

**Attachments:** [Appendix M FIRM-FIS.pdf](#)  
[Exhibit A.pdf](#)  
[PBZ to ZBA Memo 08 21 015 \(09 01 15\).pdf](#)

#### Joint Committee Item

#### 6.3 [15-0905](#)

Joint resolution to approve an Intergovernmental Agreement with the Illinois Office of the Comptroller to obtain access to the Comptroller's Local Debt Recovery Program.

- In 2011 the county implemented an administrative adjudication program for use with animal care & control and nuisance violations. In the four years since, other county departments and a municipality have incorporated violation cases into the County's administrative adjudication program.
- Numerous cases remain open due to lack of payment of fines and fees despite the County's use of private collections.
- The Illinois Office of the Comptroller administers the Local Debt Recovery Program which can be utilized to collect unpaid local government fines and fees (via garnishment of a portion of debtors' State payments). Following the passage of this agreement the county will begin working with the Illinois Office of the Comptroller to implement the system for use with administrative adjudication fines and fees.

**Attachments:** [Lake County -- IGA.pdf](#)

#### 6.4 [15-0906](#)

Joint resolution to enter into a contract for consulting services with Beth Malloy and Associates, Chicago, Illinois, in a not to exceed amount of \$266,420 to provide consulting services for the implementation phase for the replacement of the land management, code enforcement and permitting system for Lake County.

- In July 2015 the County Board authorized the execution of a contract with Tyler Technologies, Duluth, GA for the purchase of Software and Professional Services of a new Land Management System.
- This proposal is for an outside vendor to manage the implementation of the new Land Management System within the departments of Planning, Building & Development, Public Works, Division of Transportation, the Stormwater Management Commission, and the Health Department. The vendor will function as the project manager on behalf of the county during the anticipated implementation period of 18-24 months.
- Implementation services and project management were planned for and included in the project budget as approved in FY2015 Budget.
- The RFP was sent to 23 vendors and proposals were received from two non-local vendors; no local vendors submitted a proposal for this service.
- Based on the criteria set forth in the RFP to provide consulting services for the implementation phase of the Land Management System, the proposal submitted by Beth Malloy and Associates is deemed the most qualified and most favorable for Lake County.
- The contract includes consulting services at a contract amount not to exceed \$266,420.

## Zoning

### 6.5 [15-0907](#)

Committee action to approve a variance from Section 151.191 of the Lake County Code of Ordinances to amend an agreement extending the completion date for Final Plat approval for the Wanish Park 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 enabling the release of the assurances for the development. Action on the variance included the Committee entering into an agreement with the developer (Wanish, LLC) for completing or terminating the subdivision process. Due to economic conditions, the original agreement was extended on June 13, 2012 and October 7, 2014 to its current expiration date of December 31, 2015.
- Wanish, LLC is requesting a variance to extend the agreement until December 31, 2017 to retain the viability of the subdivision. This extension will enable a proposed developer sufficient time to explore potential development plans for the property yet maintaining the viability of the development under the original plan.
- Staff recommends approval of the variance and modifying the agreement to extend the expiration date to December 31, 2017.

**Attachments:** [Letter requesting Extension Wanish 082115.pdf](#)  
[Wanish Report for Agreement\\_Rev1\\_09-01-15.pdf](#)  
[Wanish Park horizontal Control.pdf](#)  
[Wanish Third Amendment 090115 signed.pdf](#)  
[WanishParkPUDFP.pdf](#)

### 7.0 County Administrator's Report

### 8.0 Director's Report

### 8.1 [15-0910](#)

PB&D Annual Report

### 9.0 Adjournment