

Lake County Illinois

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



Agenda Report - Final

Tuesday, March 3, 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 [09-1229](#)

Minutes from the February 3, 2009 PB&Z Committee Meeting

Attachments: [PB&Z Committee Meeting Minutes 020309](#)

4.0 Added to Agenda Items

5.0 Public Comments - Items not on the Agenda

6.0 Chair's Remarks

6.1 Members' Remarks

6.1 Members' Remarks

7.0 Old Business

8.0 Public Informational Meetings and Related Actions

9.0 Stormwater Management Commission

9.1 [09-1238](#)

An Ordinance adopting the Indian Creek, Bull Creek-Bull's Brook and Fish Lake Drain Watershed-Based Plans prepared by the Lake County Stormwater Management Commission (SMC) as an Amendment to the Lake County Comprehensive Stormwater Management Plan.

- Once adopted, the Indian Creek, Bull Creek-Bull's Brook and Fish Lake Drain Watershed-Based Plans (Plans) will become an amendment to the Lake County Comprehensive Stormwater Management Plan.
- The Plans were developed to provide a "blueprint" for reducing flood damages, improving water quality and protecting natural resources. The Plans are intended to assist private citizens and local, State, and Federal governments to better manage the water resources of these watersheds in a cost-effective and environmentally sound manner.
- The Plans were developed through a cooperative effort between the Lake County Stormwater Management Commission and stakeholder representatives in each of the watersheds.
- The Lake County Stormwater Management Commission approved the Indian Creek Watershed-Based Plan on November 6, 2008 and the Bull Creek-Bull's Brook and Fish Lake Drain Watershed-Based Plans on February 5, 2009.

10.0 Unified Development Ordinance

10.1 Subdivisions

10.1 [09-1258](#)

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Leese's Acres Subdivision - Variation Requests

Vernon Township - District 21

- Proposed 2-lot conventional detached residential subdivision on approximately 5.03 acres, located on the east side of Elm Road approximately ¼ mile north of State Route 22 in Vernon Township.
- A variation from Section 10.19.3.C and 10.19.4.C of the UDO, to postpone providing the subdivision assurances until a buyer for the new lot has been established and has applied for a building permit for a single-family dwelling.
- The Staff Review Committee is opposed to granting the variation. The variation is not necessary as the applicant could simply delay the recordation of the Final Plat of Subdivision until they have a buyer for the lot. Denying the variation will not prevent the petitioner's ability to subdivide the property.

Attachments: [Variation report 03-03-09](#)
[request letter 03-03-09 PB&Z](#)
[Aerial 2007](#)
[Final Plat sheet](#)

10.2 Zoning

11.0 Planning

12.0 Permits and Enforcement

12.1 [09-1243](#)

PRESENTATION TO BEGIN AT 9:30 A.M.

Presentation on New Land Development Permit Process Improvements

- The County's Consultant (George Arimes, Horizon Centre, Inc.) will provide Board Members a summary of efforts to date in streamlining and integrating the County's permit process.
- The presentation will summarize customer survey results, explain the new "customer-centered" integrated permit process design, and highlight up-coming milestones to implement this process.

13.0 Other Business

13.1 County Administrator's Report

14.0 Adjournment of the PB&Z Committee Meeting