

MEMORANDUM

To: Planning, Building and Zoning Committee

From: Hannah Mog, Planner
Brittany Albrecht Sloan, Zoning Administrator

Date: April 7th, 2014

Re: Proposed Text Amendments relating to Material Stockpiling and Processing

Staff has reported to the Committee over the course of the last several months on ongoing discussions with the Fox Waterway Agency (FWA) over their use of unincorporated properties for dredge material *staging* activities (off-loading of materials from channels/lakes for shipment to processing sites) and *processing* activities (drying, pulverizing of materials). As previously noted, staff has been developing a draft set of amendments to the Lake County Unified Development Ordinance with ongoing input from the FWA. The amendments in question would provide the regulatory mechanism for the FWA to carry out their necessary staging and processing activities while mitigating any impacts of such activities on surrounding properties, on natural resources and on adjacent road infrastructure. The regulations would likewise provide a regulatory process for other dredging entities to carry out similar activities. Enclosed for the Committee action is a resolution directing the Zoning Board of Appeals to conduct public hearings on said amendments, accompanied by the draft text identified as "Exhibit A". Following are highlights of the draft amendments and application process:

- Both staging and processing operations would be allowed on a temporary basis (up to two years) in all unincorporated zoning districts subject to specific conditions of approval (including acreage thresholds for certain zoning districts, operating plan, site restoration plan, and site-specific conditions).
- Staging and processing would be allowed on a more long-term basis as a permitted use in the Industrial Zones and as a Delegated Conditional Use in Commercial, Residential, Agricultural and Open Space Zones, all subject to specific conditions of approval.
- To facilitate an efficient review and public input process, multiple concurrent applications would be bundled for either a combined Public Information meeting (for temporary and permanent permitted sites) or a combined ZBA Public Hearing (for sites requiring a CUP).

Following the Committee's action on the resolution on April 7, the County Board will adopt the resolution at the April Board meeting directing the ZBA to conduct public hearings on the proposed text amendments.