

Lake County Illinois

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



Agenda Report - Final

Tuesday, August 4, 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 [09-1767](#)

Minutes from the Previous Meeting

- Approval of the Minutes from the June 30, 2009 PB&Z Committee Meeting

Attachments: [PB&Z Committee Meeting Minutes 06.30.09](#)

4.0 Added to Agenda Items

5.0 Public Comments - Items not on the Agenda

6.0 Chair's Remarks

6.1 Members' Remarks

7.0 Old Business

8.0 Public Informational Meetings

9.0 Stormwater Management Commission

9.1 [09-1778](#)

Joint Resolution authorizing an emergency appropriation in the amount of \$158,250 in the Stormwater Management Commission's Miscellaneous Contractual Services 212-4208110-79940-000-000-000-42030 for the purchase of 2.11 acres of Wetland Mitigation Credits at the Big Sag Wetland Mitigation Bank (Phase 2) within the Fox River Watershed; and request its adoption.

- Money collected into the Wetland Restoration Fund (WRF) due to wetland impacts is carried over into a deferred revenue account for this fund purpose. In order to access it, an emergency appropriation is needed to bring it into the budget for expenditure.
- The emergency appropriation will allow the use of \$158,250 of the WRF to purchase 2.11 acres of wetland mitigation credits at the Big Sag Mitigation Bank (Phase 2).
- This purchase provides mitigation for impacts to 1.36 acres of *Isolated Waters of Lake County* (IWLC) with newly constructed wetlands at the mitigation bank. A net gain in high quality wetland acreage (+0.75 acre) and wetland function will be realized, which meets purpose #10 in the Lake County Watershed Development Ordinance (WDO).

Attachments: [Committee Memo Emerg. Approp. Fox River](#)

9.2 [09-1779](#)

Joint Resolution authorizing an emergency appropriation in the amount of \$466,000 in the Stormwater Management Commission's Miscellaneous Contractual Services 212-4208110-79940-000-000-000-42032 for two (2) Wetland Restoration Projects identified as the Skokie River Woods Project in the amount of \$380,000 and the Dalitsch

Pond Project, in the amount of \$86,000, both within the North Branch of the Chicago River Watershed; and requests its adoption

- Money collected into the Wetland Restoration Fund (WRF) due to wetland impacts is carried over into a deferred revenue account for this fund purpose. In order to access it, an emergency appropriation is needed to bring it into the budget for expenditure.
- The emergency appropriation will allow the use of \$466,000 of the WRF to provide 8.06 acres of wetland mitigation credits at the Skokie River Woods and Dalitsch Pond Projects.
- This purchase provides mitigation for impacts to 2.25 acres of *Isolated Waters of Lake County* (IWLC) with restored and enhanced wetlands. A net gain in high quality wetland acreage (+5.81 acres) and wetland function will be realized, which meets purpose #10 in the Lake County Watershed Development Ordinance (WDO).

Attachments: [Committee Memo Emerg. Approp. Chicago River](#)

10.0 Unified Development Ordinance

10.1 Text Amendments

10.1 [09-1798](#)

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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, and requests its adoption.

- Staff will conclude its introduction of a series of proposed amendments to the Unified Development Ordinance (UDO). Remaining items consists of the following:
 - Continued discussion of proposed text relating to landscaping-oriented Best Management Practices and Low Impact Development (modified at the Committee's previous direction).
 - Addition of specific standards for rodeo events.
 - Addition of a "placeholder" amendment to regulate the retail sale of drug-paraphernalia items.
- After the introduction of the proposed amendments, the Committee will recommend that the County Board direct the Zoning Board of Appeals to conduct a public hearing to consider the proposed amendments.

Attachments: [Staff Memo to PBZ Committee 08-04-09](#)

[Proposed Remaining UDO Amendments 2009](#)

10.2 Subdivisions

10.3 Zoning

10.3 [09-1812](#)

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Request for Extension of Conditional Use Permit

Applicants: Steven and Barbara Gunderson

Antioch Township - District 1

- Steven and Barbara Gunderson have requested an extension of their Conditional Use

Permit which was approved by the County Board on June 12, 2007. This CUP is set to expire unless the land use is established or an extension is approved by the Planning, Building and Zoning Committee.

- The CUP allows a self-service storage facility, vehicle repair and contractor storage. It is the owners' intent to construct a facility for the storage, maintenance and repair of collector cars.
- The subject property contains 7.66 acres located on the east side of Route 45 and the Wisconsin state line.
- Applicants' claim that development has been delayed due to the inability to gain access to either Route 45 or Kenosha County Trunk Highway WG.

Attachments: [Gunderson CUP Extension report](#)

[Letter of Extension Request](#)

[Gunderson Location Map](#)

[Site Plan of CUP](#)

11.0 Permits and Enforcement

11.1 [09-1784](#)

Joint Resolution authorizing the State's Attorney of Lake County to institute legal action against certain named properties for the demolition of dangerous and unsafe or uncompleted and abandoned structures on said properties and request its adoption.

CDH 124-08

Section 23 & 24, Township 46 North, Range 9, PIN 01-23-203-007; Commonly known as 40532 N. Marcus Street, Antioch, IL (an unsafe, dilapidated residential and shed structures.)

CDH 66-08

Section 11, Township 46 North, Range 9, PIN 01-11-202-004; Commonly known as 42825 N. Woodbine Avenue, Antioch, IL (abandoned, dilapidated residential structure.)

CDH 70-08

Section 35, Township 46 North, Range 9, PIN 01-35-301-001 & 002 and 01-35-110-019 & 020; Commonly known as 26666 W. Michigan Boulevard, Antioch, IL (an abandoned, vacant, dilapidated residential structure.)

JG 213-08

Section 16, Township 43 North, Range 11, PIN 15-16-302-007; Commonly known as 16638 Brockman Avenue, Prairie View, IL (an unsafe, fire damaged residential structure.)

CDH 46-09

Section 12, Township 46 North, Range 9, PIN 01-12-210-023; Commonly known as 25054 W. Catherine Avenue, Antioch, IL (an unsafe, dangerous, and vacant residential structure.)

KLR 45-09

Sections 15 & 16, Township 45 North, Range 9, PIN 05-15-104-079; Commonly known as 35526 N. Sheridan Lane, Fox Lake, IL (an unsafe, dilapidated residential structure with roof caving in.)

CDH 169-08

Section 34, Township 46 North, Range 9, PIN 01-34-120-004; Commonly known as 27610 W. Flamingo Lane, Spring Grove, IL (a fire-damaged, vacant residential structure.)

KLR 69-08

Section 11, Township 45 North, Range 9, PIN 05-11-400-013; Commonly known as 36426 N. Wesley Road, Ingleside, IL (fire-damaged single family residence.)

11.2 [09-1805](#)

Status Report on Previous Demolition Approvals in Lake County

- The attached demolition report is being presented at the long standing request of the Planning, Building and Zoning Committee.
- The report lists the status of properties, by township, that have been acted upon since the County Board approved the authority to demolish in the past few years.
- This report will be updated again in six months for Board information.

Attachments: [Property Demolition Report for PB&Z](#)

12.0 Planning

12.1 [09-1757](#)

Planning Public Service Announcements

- Lake County Divisions of Communications and Planning and Support Services have partnered to create a short video entitled "The Legacy of Burnham and Bennett in Lake County".
- The video was produced to help the Chicago region celebrate the 100th Anniversary of the Burnham Plan.
- The PSA shows the proud connection between the Chicago Burnham Plan and early planning efforts in Lake County.

Attachments: [PBZ PSA Memo 8-4-09](#)

12.2 [09-1803](#)

Local Food Policy in Lake County

- Planning staff member David Husemoller will provide a brief status report of the four-month Task Force effort on Local Food Production issues.
- The Final Report with recommendations is scheduled to be presented in November 2009.

Attachments: [PBZ Food Memo 8-4-09](#)

13.0 Other Business

13.1 County Administrator's Report

13.2 Director's Report

14.0 Adjournment of the PB&Z Committee Meeting