

Lake County Illinois

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



Agenda Report - Final

Wednesday, February 28, 2024

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/49j0B7z>

**Planning, Building, Zoning and Environment
Committee**

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings in one of two ways:

- (1) In-person attendance is on the 10th Floor of the County Administrative Tower, 18 N. County Street, Waukegan, Illinois.
- (2) Remote attendance through an electronic conferencing application (register via the link on the front page of the agenda).

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

PUBLIC COMMENT:

Time is reserved near the beginning of the meeting for all Public Comment. At the Chair's discretion, Public Comment for an item(s) on the agenda may be presented during consideration of that specific item. Public Comment will 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
6. Chair's Remarks
7. Unfinished Business
8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [24-0233](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 7, 2024.

Attachments: [PBZ&E 2.7.24 Final Minutes](#)

REGULAR AGENDA

STORMWATER MANAGEMENT

8.2 [24-0115](#)

Joint resolution authorizing an emergency appropriation in the amount of \$394,105.50 for the Lake County Forest Preserve District's Grainger Woods Hydrologic Restoration Project, to be funded by the Lake County Stormwater Management Commission's (SMC) Wetland Restoration Fund (WRF).

- The WRF collects fees from isolated wetland impacts into a deferred revenue account for each of the four major watersheds in the County.
- The WRF policies mandate a financial process, which requires an emergency appropriation to allocate funds for expenditure.
- SMC approved the expenditure of \$394,105.50 at its January 11, 2024 meeting, which includes \$354,695 for the Grainger Woods Hydrologic Restoration Project in the Des Plaines River Watershed in Mettawa, Illinois, and \$39,410.50 for SMC's administrative fee for the project. The project will create/restore 23.7 acres of wetland to mitigate for 2.6 acres of isolated wetlands lost due to development impacts (net gain of 21.1 acres of wetland).

Attachments: [Memo pbz and fa EA WRF Grainger Woods](#)
[WRF Grainger Project Location](#)

[WRF-Grainger Executed IGA for EA](#)

PLANNING, BUILDING AND DEVELOPMENT

8.3 [24-0207](#)

Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Illinois Code of Ordinances related to fill/grade operations in unincorporated Lake County.

- In response to an emerging trend of fill/grade operations in the Lake County region, the Planning, Building, Zoning and Environment Committee directed the Planning, Building and Development Department to prepare zoning text amendments addressing the impacts of such operations in the unincorporated area.
- Following the conclusion of staff's preparation of draft amendments, the Lake County Zoning Board of Appeals (ZBA) conducted a public hearing on January 17, 2024, to consider the proposed text amendments related to fill/grade operations in unincorporated Lake County and unanimously recommended approval of the proposed amendments as presented in the ZBA Resolution, attached.
- 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 Fill Grade UDO Amendments](#)

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

[Resolution 000935-2023](#)

8.4 [24-0208](#)

Discussion of proposed text amendments to the Lake County, Illinois Code of Ordinances to enhance the planting and protection of native tree and plant species in unincorporated Lake County.

- In 2022, the Public Works, Planning and Transportation Committee directed staff to draft proposed ordinance amendments including: modifying the Plant Materials list to remove invasive or disease-affected trees; adding trees that are either native or adapted to future climate conditions; reducing required minimum plant caliper width; and increasing species mix limits to ensure more biodiverse and resilient plantings.
- To help determine the feasibility of any corresponding amendments, Planning, Building & Development staff engaged Openlands to conduct a market study regarding the local supply, costs, and any limitations and opportunities to utilize more native plant materials.
- Openlands presented their research findings to the Planning, Building, Zoning and Environment Committee on January 10, 2024. Following the Openlands presentation and based on feedback from the Committee, staff has prepared

corresponding draft amendments for Committee discussion.

Attachments: [Native Trees Info Paper PBZE 2_28](#)

[Native Trees Presentation PBZE 2_28](#)

8.5 [24-0004](#)

Director's Report - Planning, Building and Development.

9. County Administrator's Report

10. Executive Session

11. Member Remarks and Requests

12. Adjournment

Next Meeting: March 6, 2024