

Lake County Illinois

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



Agenda Report - Final

Wednesday, June 7, 2023

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/3qcHKJE>**

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

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings (two options):

- (1) In-person attendance is on the 10th Floor of the County Administrative Tower (9th Floor, if necessary), 18 N. County Street, Waukegan, Illinois.
- (2) Remote attendance by registering using the link on the front page of this agenda.

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

PUBLIC COMMENT: Live public comment will be available for those attending in-person and through an electronic conferencing application (register via the link on the front page of the agenda). In general, Public Comment on items not on the agenda will be presented near the beginning of the meeting. Public Comment on agenda items may be presented during consideration of that item. Public Comment may 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 (Items not on the agenda)
6. Chair's Remarks
7. Unfinished Business
8. New Business

REGULAR AGENDA

STORMWATER MANAGEMENT

8.1 [23-0738](#)

Presentation and introduction on the proposed amendments to the Lake County Watershed Development Ordinance (WDO).

- On April 5, 2023, the Illinois Department of Natural Resources (IDNR) notified the Stormwater Management Commission (SMC), Lake County and several Communities that the Federal Emergency Management Agency (FEMA) had issued new maps for nineteen Lake County Communities. The email mentioned that letters were recently sent to all affected communities and that the FEMA maps must be adopted by October 5, 2023.
- Both FEMA and IDNR have been in coordination with SMC regarding amendments since April 2022. The project timeline for these amendments started to come together in January 2023.
- Over the past 4 months, SMC and its advisory committees held four public meetings. These meetings included the SMC developing, discussing, and approving 33 proposed amendments. There were two amendments discussed and approved in 2021 by SMC and the SMC Technical Advisory Committee (TAC). These two 2021 amendments (approved rainfall data and IDNR floodway storage regulations) continue to be valid since no pertinent updates have occurred over the past two years regarding these topics.
- In total there are 35 proposed amendments. The proposed amendments pertain to coastal high hazard areas (V-Zones), FEMA maps, wetlands, floodway storage, floodplains, designated erosion control inspections, rainfall table, and administrative items.

Attachments: [WDO Amendments Introduction](#)
[WDO Amendment Presentation](#)
[WDO Anticipated Schedule](#)

[2023 List of WDO Amendments](#)

PLANNING, BUILDING AND DEVELOPMENT

8.2 [23-0820](#)

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider proposed text amendments to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances) incorporating amendments to the Watershed Development Ordinance.

- The Stormwater Management Commission (SMC) has drafted corresponding ordinance amendments to the Watershed Development Ordinance (WDO) to comply with Federal Emergency Management Agency (FEMA) Coastal High Hazard Areas including updating the FEMA Flood Insurance Study Maps. SMC's draft also includes other miscellaneous amendments.
- In order to remain a SMC "Certified Community" in good standing, Lake County shall incorporate the WDO amendments, upon their adoption, into the Lake County Unified Development Ordinance (UDO) prior to October 5, 2023.
- 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. This Committee authority extends to the current Planning, Building, Zoning and Environment Committee (PBZ&E).

8.3 [23-0010](#)

Director's Report - Planning, Building and Development.

9. County Administrator's Report

10. Executive Session

11. Members' Remarks

12. Adjournment

Next Meeting: June 28, 2023