

Lake County Illinois

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



Agenda Report - Final

Wednesday, March 1, 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
<http://bit.ly/3xz7DUr>

**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

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [23-0346](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 1, 2023.

Attachments: [PBZ&E 2.1.23 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 [23-0240](#)

Resolution on ZBA Case No. 000834-2022 for a rezoning of property from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district.

- TRLPJ Real Estate, LLC, record owner, has petitioned to rezone 0.22 acres from the Residential-1 (R-1) zoning district to the Recreational Commercial (RC) zoning district. The property is located at 38241 N. Bolton Place, Antioch, Illinois (PIN 01-35-304-141).
- The Lake County Board previously approved a street vacation of the subject property (Woodland Avenue) in anticipation of the property owner's eventual application for a rezoning to accommodate additional necessary parking.
- The Zoning Board of Appeals has recommended approval of the rezoning request by a vote of 6 "Ayes" and 0 "Nays".

Attachments: [RZON-000834-2022 Staff Recommendation](#)

[RZON-000834-2022 Site Plans](#)

[RZON-000834-2022 Summary of Testimony](#)

[RZON-000834-2022 Info Paper](#)

[RZON-000834-2022 Powerpoint](#)

[ZBA 000834 - ZBA Resolution](#)

8.3 [23-0327](#)

Resolution to vacate an unimproved portion of Midway Street located in the Allen City Subdivision in Cuba Township.

- John Kadlec and John Cassara, record owners, are requesting vacation of an unimproved section of Midway Street, adjacent to 23889 N. River Road and 23865, N. River Road, Cary, Illinois. The portion of unimproved right-of-way to be vacated is 68.33 feet wide, extends from N. River Road 125 feet, and consists of 0.19 acres.
- The Board of Vacations held a public hearing on September 28, 2022, and November 30, 2022 and recommended by unanimous vote to grant the vacation.
- Following a recommendation by Planning, Building, Zoning and Environment Committee, the vacation request will proceed to the County Board for final action.

Attachments: [000742 Midway St PBZE report 03-01-23 \(FINAL\)](#)

[Location Map - Midway Street](#)

[Midway St Plat of Vacation](#)

[Powerpoint Midway Street Vacation \(FINAL\)](#)

[000742 - 2022 Vacation Minutes - Midway St](#)

8.4 [23-0010](#)

Director's Report - Planning, Building and Development.

9. County Administrator's Report

10. Executive Session

11. Members' Remarks

12. Adjournment

Next Meeting: March 8, 2023