

Lake County Illinois

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



Agenda Report - Final

Wednesday, November 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
<https://bit.ly/3SbyDoC>**

**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 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

7.1 [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](#)

[Allen City Subdivision Plat 1925.pdf](#)

8. New Business

CONSENT AGENDA (Items 8.1 - 8.2)

MINUTES

8.1 [23-1591](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from September 27, 2023.

Attachments: [PBZ&E 9.27.23 Final Minutes](#)

8.2 [23-1592](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from October 4, 2023.

Attachments: [PBZ&E 10.4.23 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.3 [23-1583](#)

Committee action approving a minor modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) #3455 to allow additional on-site improvements - District 18.

- Sunrise Day Camp (formerly Apachi Day Camp) was approved as part of CUP for PUD #3455 in 2005 to allow a day camp and day care facility. The subject property is comprised of 34 acres (approximately) and is located at 23280 N. Old McHenry Road, Lake Zurich, Illinois.
- The applicant, JFMC Facilities Corporation, operator of Sunrise Day Camp, has petitioned for a minor modification to the approved PUD to allow four yurts (707 sq. ft. each), a greenhouse (288 sq. ft.), and a bathroom addition (200 sq. ft.) in order to accommodate additional programming.
- Staff has reviewed the request for a minor modification and recommends approval.

Attachments: [000910 Presentation Sunrise Day Camp](#)

[000910 Aerial Map Sunrise Day Camp](#)

[000910 Site Plan Sunrise Day Camp](#)

[000910 Info Paper Sunrise Day Camp.pdf](#)

8.4 [23-1584](#)

Committee action amending the final plat relating to Lots 5, 16, 17, 18, 36, and 37 in the Warren H. Fales Columbia Bay Estates Subdivision - District 5.

- The subject properties are located in the Warren H. Fales Columbia Bay Estates Subdivision, which was platted on March 15, 2000 and includes 37 lots.
- The developer is proposing an amendment to the subdivision plat to remove Lot 37 (5,892 sq. ft.) and incorporate the land into the common open space area. In exchange, additional buildable area will be incorporated into Lots 5, 16, 17, 18, and 36 (average additional area of 1,105 sq. ft.), currently located within the deed restricted open space. This exchange of the deed-restricted open space will allow for more functional buildable area within the five lots.
- Staff and all required agencies have reviewed the amendment request and have no objections to the proposed plat amendment. The proposed exchange will result in an increase of the common open space area of 200 sq. ft.; no natural resources will be impacted; and the newly created open space area will remain contiguous with

other open space areas.

Attachments: [PTRL 000877-2023 Presentation](#)
[PTRL 000877-2023 Aerial](#)
[PTRL 000877-20236 Plat Amendment](#)
[PTRL 000877-2023 Info Paper.pdf](#)

8.5 [23-0010](#)

Director's Report - Planning, Building and Development.

ENVIRONMENTAL SUSTAINABILITY

8.6 [23-1612](#)

Presentation and Discussion on modification to Farmer's Fridge service in Lake County facilities.

- In April 2023, two Farmer's Fridges were installed at Lake County facilities with one at the Administration Complex and one at the Central Permit Facility.
- Staff have prepared an informational presentation on stipends and sales records from the previous six months.

Attachments: [Farmer's Fridge 6 Month Sales Report](#)

9. County Administrator's Report

10. Executive Session

10.1 [23-1599](#)

Executive session to discuss a personnel matter pursuant to 5 ILCS 120/2 (c)(1).

10.2 [23-1601](#)

Executive Session to review closed session minutes pursuant to 5 ILCS 120/2 (c) (21).

10.2A [23-1602](#)

Committee action regarding periodic review of closed session minutes.

11. Member Remarks and Requests

12. Adjournment

Next Meeting: November 8, 2023