

Lake County Illinois

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



Agenda Report - Final

Wednesday, November 29, 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/3R0tVJ6>**

**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
8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [23-1727](#)

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

Attachments: [PBZ&E 11.1.23 Final Minutes](#)

REGULAR AGENDA

ENVIRONMENTAL SUSTAINABILITY

8.2 [23-1752](#)

Presentation on DarkSky designation in the Village of Hawthorn Woods.

- On August 30th, staff presented research summarizing the benefits of dark sky, along with examples of dark sky best practices.
- Following a recommendation by the Planning, Building, Zoning and Environment Committee, guest speakers have been invited to present on their experience with implementing dark sky policies and practices.

Attachments: [Lake County Dark Sky Presentation](#)

PLANNING, BUILDING AND DEVELOPMENT

8.3 [23-1693](#)

Committee action authorizing a Temporary Administrative Deferral for Applications related to establishment of fill/grade operations.

- On March 14, 2023, the County Board passed a resolution directing the Zoning Board of Appeals (ZBA) to hold a public hearing on proposed amendments to the Lake County, Illinois Code of Ordinances (Lake County Code) related to fill/grade operations in unincorporated Lake County.
- Per the Lake County Code, the Planning, Building, Zoning and Environment

(PBZ&E) Committee may authorize the Planning, Building & Development Director to place a temporary administrative deferral on all applications related to proposed pending amendments to the Unified Development Ordinance (UDO).

- Out of concern for the public in ensuring sufficient mitigation measures for fill/grade operations, the Director requests the PBZ&E Committee authorize him to place a temporary administrative deferral on all applications materially affected by the proposed fill/grade amendments, if adopted.
- The requested temporary administrative deferral would become effective immediately upon approval and shall automatically cease upon the expiration of 120 days or upon final action by the Lake County Board relating to the proposed amendments, whichever occurs first.

8.4 [23-1719](#)

Committee action to amend an agreement extending the Final Plat approval date for the Wanish Park Planned Unit Development (PUD).

- The Final Plat for Wanish Park Planned Unit Development, originally approved by the Planning, Building and Zoning Committee in 2008, contains 94 townhome and condominium units with ownership/occupancy age-restricted to individuals 50+ and sets aside approximately 50% in permanent open space.
- On July 13, 2010, per Section 151.191 of the Lake County, Illinois Code of Ordinances, the Planning, Building and Zoning Committee entered into an agreement with the developer (Wanish, LLC) suspending the County's approval of the Final Plat for Wanish Park PUD which enabled the release of the development's performance assurances. The agreement with the developer included terms for completing or terminating the subdivision process. Due to economic constraints, the original agreement has been extended multiple times and is currently set to expire on December 31, 2023.
- Wanish, LLC is requesting a two-year extension of the agreement to retain the viability of the subdivision approval. This extension will provide the time needed for the property owner to negotiate sale of the property to a developer. The seventh amendment to the agreement extends the expiration date to December 31, 2025. Staff recommends approval of the agreement amendment, as attached.

Attachments: [Extension request](#)

[Wanish Seventh Agreement signed](#)

[Info Paper Wanish Park 11_29_2023](#)

[Wanish Park PUD Final Plan](#)

[Wanish Ext Req 11_29_23](#)

8.5 [23-0010](#)

Director's Report - Planning, Building and Development.

9. County Administrator's Report

- 10. Executive Session**
 - 11. Member Remarks and Requests**
 - 12. Adjournment**
- Next Meeting: December 6, 2023**