

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Tuesday, July 7, 2015**

**9:00 AM**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

**1.0 CALL TO ORDER**

**2.0 PLEDGE OF ALLEGIANCE**

**3.0 APPROVAL OF MINUTES**

**3.1 [15-0694](#)**

Minutes of June 2, 2015

**Attachments:** [PBZ 6.2.15.pdf](#)

**4.0 ADDED TO AGENDA**

**5.0 PUBLIC COMMENT**

**6.0 NEW BUSINESS**

**6.1 [15-0689](#)**

Joint resolution authorizing a contract with Tyler Technologies, Duluth, Georgia, to provide software and professional Services for implementation of a new land management system in the amount of \$1,754,972 with an additional \$175,497 of owner controlled contingency.

- Since 2010, the County has dramatically improved development customer service and cross departmental coordination through the implementation of Integrated Permitting. During Horizon Centre's Phase 2 evaluation in 2013, the consultant recommended the replacement of the County's current permitting, inspection and code enforcement system (Hansen) to eliminate remaining barriers to effective integration.
- The consultant's recommendation supports staff's findings that Hansen is in need of replacement, as it was originally implemented in 2000, hinders the Integrated Permitting process, and is no longer vendor supported at this time.
- To move forward with Hansen replacement, the County contracted with software consultant Berry Dunn in 2014 to perform a Countywide land management system needs assessment, assist in the development of a Request for Proposal (RFP) for a replacement system, and assist with vendor evaluation and contract negotiation.
- Key improvement goals identified in the needs assessment include: (1) providing clients online permitting access and project status, (2) implementing major improvements to field logistics, inspection routing and office field communication, (3) enhancing process workflow and (4) integrating permitting/inspection functions seamlessly with the County's current and future municipal clients.
- Based on the needs assessment, in 2014 the County Board approved a budget that included funding for the replacement of the Hansen system in 2015.
- The County issued a Request for Proposal (RFP) in late 2014 to identify a qualified vendor to provide the County a Land Management System and associated professional & support services. County and municipal representatives collaborated on the development of the RFP. The County's RFP was extended to 33 vendors and three vendors provided proposals.
- A multiagency Land Team comprised of representatives from Planning, Building & Development, the Division of Transportation, Population Health Services, Public Works, the Stormwater Management Commission, with assistance from Information Technology (IT), has been created to collaborate on the land management system project.

- In accordance with the evaluation criteria established in the RFP, the selection review team (Land Team) reviewed and determined that the proposal submitted by Tyler Technologies, Duluth, Georgia, is the most qualified and favorable proposal for Lake County. Tyler's product accommodates the County's improvement goals and technical requirements within budget.
- The County has negotiated an innovative municipal shared services component in the Tyler contract to accommodate multijurisdictional use of the land management system. Municipal outreach and involvement will continue throughout the project.
- The contract for software and associated services is for an amount not to exceed \$1,754,972 and future maintenance and hosting cost in the estimated amount of \$305,984. An additional \$175,497 of funding is being recommended for an owner controlled contingency.
- A separate ancillary contract for implementation services is expected to be brought to a future meeting.

#### UNIFIED DEVELOPMENT ORDINANCE

##### 6.2 [15-0701](#)

Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County Code relating to the regulation of dredge-material staging, stockpiling and processing.

- The Planning, Building and Development Department has been in discussion with the Fox Waterway Agency (FWA) with the goal to identify a reasonable regulatory process for the FWA's use of unincorporated properties for waterway dredge-material *staging* activities (off-loading of materials from channels/lakes for shipment to processing sites) and *processing* activities (drying, pulverizing of materials).
- As a result of these discussions, staff has drafted a set of proposed amendments, attached as "Exhibit A", that would provide the FWA and other dredging entities a regulatory mechanism to obtain both temporary and long-term permits for such activities, subject to various mitigation-related conditions (addressing impacts on neighboring properties, natural resources, and local road infrastructure).
- On June 11, 2015 the Lake County Zoning Board of Appeals unanimously recommended approval of the amendments as indicated in Exhibit A which identifies the modifications made by that body. Following Committee action on July 7, 2015, final action will be taken at the July 14, 2015 County Board meeting.

**Attachments:** [PBZ Cttee Memo on FWA Amendment June 26 2015.pdf](#)

[FWA Amendments Final.pdf](#)

[ZBA Dredge Resolution.pdf](#)

#### PERMITS AND ENFORCEMENT

##### 6.3 [15-0691](#)

Joint resolution authorizing on a certain named property, the demolition of a dangerous and unsafe structure deemed to be an "immediate and continuing hazard to the community".

- Pursuant to state law, the County Board has authority to expedite the demolition of any dangerous and unsafe structures within unincorporated portions of Lake County that

- constitute an "immediate and continuing hazard to the community" per 55 ILCS 5/5-1121.
- Planning, Building and Development (PB&D) has identified, in the resolution, fire-damaged residential building within unincorporated Lake County that constitutes an "immediate and continuing hazard to the community" in which the building is located.
  - Upon County Board approval, the Lake County State's Attorney will notify the property owners and lienholders of record of the pending action pursuant to Statute.
  - Upon expiration of the 30-day notice period, if the property owners and lienholders of record have not caused the building to be demolished, repaired, or otherwise restored to a safe condition nor have filed an appeal of the action in the Circuit Court, PB&D will initiate the demolition of the building and remove the attendant garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

**7.0 OTHER BUSINESS**

**8.0 COUNTY ADMINISTRATOR'S REPORT**

**9.0 DIRECTOR'S REPORT**

**10.0 ADJOURNMENT**