

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Tuesday, October 6, 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 [15-1013](#)**

Minutes from September 1, 2015.

**Attachments:** [PBZ 9-1-15 Minutes](#)

**4.0 Added to Agenda**

**5.0 Public Comment**

**6.0 New Business**

**Subdivisions**

**6.1 [15-1024](#)**

Committee action to approve a variance from Section 151.191 of the Lake County Code of Ordinances to amend an agreement extending the completion date for Final Plat approval for the Bull Creek Drive Subdivision.

- On August 3, 2010, the Committee granted a variance to temporarily suspend the County's approval of the Final Plat for Bull Creek Drive Subdivision enabling the release of the assurances for the development. Action on the variance involved the Committee entering into an agreement with the developer (Collodi Builders, Inc.) for completing or terminating the subdivision process. Due to economic conditions, the original agreement was extended on July 31, 2012 and August 5, 2014 to its current expiration date of November 6, 2015.
- Nancy Cavender, President of Collodi Builders, Inc. is requesting a variance to extend the agreement until December 31, 2017 to retain the viability of the subdivision. This extension will enable a proposed developer sufficient time to obtain the necessary resources to complete the subdivision improvements.

**Attachments:** [Bull Creek Drive Report for Agreement 09-24-15.pdf](#)

[BullCreekDrivePlat.pdf](#)

[Collodi Third amendment 2015.pdf](#)

[Collodi Request Letter to Pat Tierney.pdf](#)

**6.2 [15-1033](#)**

Committee action approving the First Amended Plat of the Homes by Janas Subdivision.

- The subject subdivision is located approximately ¼ mile north of Route 137 along the west side of Route 21.
- The applicants, Timothy and Melanie Gustafson, own Lots 1 and 4 in the subject subdivision, with their residence located on Lot 4. The Gustafsons have requested an amendment to the Final Plat for the Homes by Janas Subdivision to amend the easement area to allow construction of a proposed garage north of the existing driveway on Lot 4.

- Staff has reviewed the amendment and recommends approval as the location of the platted area of the stormwater detention easement will not have a negative effect on the stormwater management system for the property owners of the subdivision.

**Attachments:** [150123-A FPS - 1 - PLAT \(1\).pdf](#)  
[Homes by Janas Sub location map.pdf](#)  
[PBZ report Janas Ct Plat Amendment.pdf](#)

#### **Stormwater Management Commission**

##### **6.3 15-1022**

Joint resolution authorizing an emergency appropriation in the amount of \$693,286 in the Stormwater Management Commission (SMC) budget (Fund 212) to be reimbursed by the Illinois Emergency Management Agency for the acquisition and demolition of two structures in Fox Lake.

- FEMA/IEMA FMA 2014 Fox Lake Grant is provided by the Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) program, through the Illinois Emergency Management Agency (IEMA), and provides funding for the purchase and demolition of two (2) repetitively flooded residential structures in Fox Lake.
- The grant amount is \$693,286 which will cover 100 percent of the project costs.
- SMC will manage the grant project (acquisition and demolition of structures) and staff time expended for grant management will be reimbursed up to \$34,714.

**Attachments:** [FEMA-IEMA FMA 2014 Fox Lake Grant Agreement.pdf](#)

#### **Ordinance**

##### **6.4 15-1023**

Ordinance amending the Lake County Watershed Development Ordinance (WDO) to adopt the latest floodplain maps prepared by the Federal Emergency Management Agency.

- The Federal Emergency Management Agency (FEMA) has re-evaluated and revised the Flood Insurance Study (FIS) and corresponding maps within Lake County which is included in WDO Appendix C
- In order to remain in good-standing in the FEMA National Flood Insurance Program the updated and mandatory Appendix C must be adopted by all Lake County communities by February 17, 2016
- The entire WDO has been reformatted for ease of use and reference and has been approved by the Stormwater Management Commission (SMC) and the State's Attorney's Office (SAO).
- Also approved by the SMC and SAO are three minor text amendments for administrative clarifications

**Attachments:** [M.PBZ.092815.Agenda.pdf](#)  
[WDO101315.pdf](#)

**6.5**     **15-1028**

Ordinance amending Chapter 151: Proposed amendments to the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).

- The Federal Emergency Management Agency (FEMA) has re-evaluated and revised the Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) within Lake County. Proposed amendments to Appendix M of Chapter 151 and a minor text amendment to Subchapter 151.271.
- These text amendments must be adopted prior to February 17, 2016, so Lake County may remain in good-standing in the FEMA National Flood Insurance Program (NFIP) and continue to be a Stormwater Management Commission (SMC) "Certified Community."
- On September 24, 2015 the Lake County Zoning Board of Appeals unanimously recommended approval of the amendments as indicated in Exhibit A. Following the Committee action on October 6, 2015, final action will be taken at the October 13, 2015 County Board meeting.

**Attachments:**   [PBZ to CB Memo.pdf](#)

[ZBA Recommendation - Resolution 7420.pdf](#)

**7.0**     **County Administrator's Report**

**8.0**     **Director's Report**

**9.0**     **Adjournment**