

Lake County Illinois

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



Agenda Report - Final

Tuesday, December 1, 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 [15-1276](#)

Minutes from November 3, 2015

Attachments: [PBZ Minutes 11-3-15.pdf](#)

4.0 Added to Agenda

5.0 Public Comment

6.0 New Business

Joint Committee Item

6.1 [15-1270](#)

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 open and vacant buildings 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, dangerous and unsafe garage 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 garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

Attachments: [Aerial of property and Picture of Structure.pdf](#)

6.2 [15-1271](#)

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 open and vacant buildings 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 has identified, in the resolution, a 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 garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.

Attachments: [Aerial Photo and Picture of Structure.pdf](#)

6.3 **15-1272**

Joint resolution to amend the Intergovernmental Agreement with the Village of Fox Lake for plumbing inspection services to include certain inspections in the Village of Volo.

- In August, 2015 the Lake County Board approved the IGA with the Village of Fox Lake for the Department of Planning, Building & Development to complete all plumbing inspections within the Village.
- The Department has been informed that the Village of Fox Lake has a current Intergovernmental Agreement with the Village of Volo to complete residential plumbing connection inspections on Fox Lake's sewer and water lines within specific subdivisions.
- The amendment of the agreement allows the Department of Planning, Building and Development to further assist the Village of Fox Lake with the completion of all residential plumbing connection inspections in the designated areas of Volo.

Attachments: [2015-11-16 Fox Lake IGA AMENDMENTS HIGHLIGHTED.pdf](#)
[2015-11-16 Fox Lake IGA AMENDMENT FINAL.pdf](#)

7.0 **Other Business**

8.0 **County Administrator's Report**

9.0 **Director's Report**

10.0 **Adjournment**