

Lake County Illinois

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



Agenda Report - Final

Wednesday, March 7, 2018

10:30 AM

PLEASE NOTE EARLIER START TIME

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes

3.1 [18-0295](#)

Minutes from November 8, 2017.

Attachments: [PBZ 11.8.17 Minutes Final](#)

4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

STORMWATER MANAGEMENT COMMISSION

8.1 [18-0258](#)

Stormwater Management Commission (SMC) 2017 Year in Review, 2018 Highlights.

Attachments: [Final 2017-2018 PBZ Annual](#)

ZONING

8.2 [18-0247](#)

Joint resolution approving the vacation of an unimproved portion of 12th Street located south of 42144 North Fago Avenue, Zion, Illinois, and north of 11642 W. 13th Street, Winthrop Harbor, Illinois, in the Frederick H. Bartlett's North Shore Acres Third Addition Subdivision. Vacation request by Lorna Leben and John Charles Judge, record owners.

- Lorna Leben and John Charles Judge, record owners, are requesting the vacation of an unimproved section of 12th Street located west of Fago Avenue as shown on the Final Plat of Frederick H. Bartlett's North Shore Acres Third Addition Subdivision.
- The Board of Vacations held a public hearing on February 7, 2018 and recommended by unanimous vote to grant the vacation.
- Following recommendations by the Planning, Building, and Zoning and the Financial and Administrative Committees, the vacation request will proceed to the County Board for final action.

Attachments: [000314 Leben PBZ report \(FINAL\).pdf](#)

[000314-2018 Vacation Minutes 02-07-18 \(FINAL\).pdf](#)

[17-236vac.pdf](#)

[Leben PB&Z aerial.pdf](#)

PERMITS AND ENFORCEMENT

8.3 [18-0249](#)

Joint resolution approving an Intergovernmental Agreement between the City of Lake Forest and the Lake County Planning, Building and Development department, to share inspection and development review services.

- The City of Lake Forest has a need for periodic “back-up” inspection and plan review staffing at foreseeable times throughout the year (i.e. during planned absences, etc.).
- The Planning, Building and Development Department has a need for inspection assistance in the southeast Lake County within small sections of isolated unincorporated territory. The County’s direct inspection of these properties creates route inefficiencies given the significant distance of these properties to other larger unincorporated territories.
- Lake Forest and Lake County propose to enter an agreement to support each other’s respective service needs when mutually convenient and practical.
- The cost of assistance provided to each community will be tracked and settled via payment on an annual basis.

Attachments: [Lake Forest IGA - 030718.pdf](#)

UNIFIED DEVELOPMENT ORDINANCE

8.4 [18-0248](#)

Continued discussion of Unified Development Ordinance (UDO) text amendments: general development standards packet.

- The Committee is engaged in a series of discussions on text amendment topics.
- This discussion will introduce amendments to the general development standards of the UDO, which provide design criteria for the development of nonresidential uses within unincorporated Lake County.
- The amendments consist of proposed changes to parking and landscaping requirements.
- Staff will refine the comprehensive draft after concluding the discussion series and present a final version for Committee to formally initiate the text amendment process.

Attachments: [PBZ March 7 General Development Standards.pdf](#)

9. **Executive Session**
10. **Director's Report**
11. **County Administrator's Report**
12. **Members' Remarks**

13. Adjournment

Next Meeting: April 4, 2018