

Lake County Illinois

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



Agenda Report - Final

Wednesday, April 4, 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 [18-0393](#)

Minutes from December 6, 2017.

Attachments: [PBZ 12.6.17 Minutes Final](#)

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

PLANNING, BUILDING AND DEVELOPMENT

8.1 [18-0370](#)

Joint resolution approving a renewal Intergovernmental Agreement with the Village of Hainesville (Village) for the Lake County Planning, Building and Development Department (Department) to provide plan review and inspection services in building, fire, and safety codes for the Village.

- The Department has been completing inspections and plan reviews for the Village under a previous Intergovernmental Agreement since 2014. The agreement is expired and needs to be renewed.
- Due to increased efficiencies in the Department's field operations and the Village's convenient geographical location, the Department has the capacity to continue utilizing existing staff to assist the Village while maintaining the current level of service with the Department's other clients and covering all departmental costs associated with such services to the Village.
- The proposed, renewed agreement - which includes current inspection and plan review hourly rates - would be effective from the date of execution for a period of two years.

Attachments: [Hainesville IGA 032318.pdf](#)

8.2 [18-0400](#)

Joint resolution authorizing the vacation of an unimproved portion of Belden Avenue located north of 27573 W. Lake Shore Drive, Spring Grove, Illinois, in the J.L. Shaw's Second Subdivision on Fox Lake and south of 38257 N. Dawn Circle, Spring Grove, Illinois, in the Lotus Woods Subdivision. Vacation request by Timothy and Michelle Koertgen and Connie Fulton, record owners.

- Timothy and Michelle Koertgen and Connie Fulton, record owners, are requesting the vacation of an unimproved section of Belden Avenue located east of W. Lake Shore Drive and Dawn Circle as shown on the Final Plats of J.L. Shaw's Second Subdivision on Fox Lake and Lotus Woods Subdivision.
- The Board of Vacations held a public hearing on February 28, 2018 and recommended

by unanimous vote to grant the vacation.

- Following recommendations by the Planning, Building and Zoning and Financial and Administrative Committees, the vacation request will proceed to the County Board for final action.

Attachments: [000294 Koertgen PBZ report.pdf](#)
[Plat of Vacation of ROW.pdf](#)
[Street Vacation Location Map.pdf](#)
[000294-2017 Vacation Minutes 02-28-18 \(FINAL\).pdf](#)

8.3 **18-0394**

Continued discussion of Land Development Fee Schedule.

- At its February meeting, the Committee heard a presentation on detailed information about the fee modification methodology.
- This discussion will review the following specific adjustments: a proposed alteration of the collection of street vacation fees and introduction of a fee for integrated permitting early assistance.
- In a subsequent presentation, staff will present the remainder of the fee schedule modifications.

8.4 **18-0402**

Continued discussion of Unified Development Ordinance (UDO) text amendments: other substantive and miscellaneous housekeeping.

- The Committee is engaged in a series of introductory discussions on text amendment topics.
- This discussion will introduce various miscellaneous substantive and non-substantive ("housekeeping") amendments.
- Upon the conclusion of the discussion series, staff will refine the comprehensive draft and present a final version for the Committee to formally initiate the text amendment process.

Attachments: [PBZ April 4 Other Substantive and Miscellaneous Housekeeping.pdf](#)

STORMWATER MANAGEMENT COMMISSION

8.5 **18-0392**

Joint resolution authorizing an agreement with the North Branch Chicago River Watershed Workgroup (NBWW) and administrative fund creation.

- The NBWW's mission is to bring together a diverse coalition of stakeholders to improve water quality in the North Branch Chicago River in a cost-effective manner to meet Illinois Environmental Protection Agency (IEPA) requirements.
- NBWW members include National Pollutant Discharge Elimination System (NPDES) permit holders and consists of municipalities, townships, drainage districts, publicly owned wastewater treatment works, Lake County Stormwater Management Commission (SMC), the County, corporate community and non-profit organizations.
- The NBWW plans to monitor and collect water quality data in the river to assist in formulating and prioritizing water quality improvement projects, and subsequently to seek grant funding to assist in the group's efforts.

- The NBWW will be governed by bylaws that forms and governs the structure of the NBWW, with an elected executive board, and a voting, dues paying membership.
- The NBWW proposes to utilize the SMC as its administrative agent for entering into contracts, making payments, receiving dues or grants or other revenue, and for providing the financial accounting and reports required by the Agreement.
- This resolution authorizes and directs the Chair of the County Board and the Clerk of the County to execute the NBWW Agreement and administrative fund creation.

Attachments: [SMC memo/NBWW agreement.pdf](#)

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

Next Meeting: May 2, 2018