Lake County Illinois

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

Agenda Report - Final

Wednesday, October 31, 2018

10:30 AM

PLEASE NOTE 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 18-1343

Minutes from October 3, 2018.

Attachments: PBZ 10.03.18 Minutes - Final

4. Addenda to the Agenda

5. Public Comment

6. Chairman's Remarks

7. Old Business

8. New Business

SUBDIVISIONS

8.1 18-1116

Committee action on Enclaves of Woodbine modification request for Vernon Township - District 18.

- The proposed nine-lot conservation single-family residential subdivision will sit on approximately 9.6 acres. The subject property is located approximately 1/3 mile west of Route 21, Vernon Township.
- The applicant requests a modification from Section 151.203(A) of the Lake County Code to allow the submission of a performance assurance for subdivision site improvements after the formal approval and recordation of the Final Plat of Subdivision (but prior to the approval of the site development permit for site work). The applicant's financial institution will not issue the assurance until after Final Plat approval and recordation.
- Staff has no objection to the modification request as the applicant cannot legally proceed to site work until such time as the performance assurance is submitted.

Attachments: Enclaves of Woodbine Sub modification report 10-31-18

Property Owner Request

F12017 SUB 081018

Location Map - Enclaves of Woodbine

Modification Enclaves Presentation 10-31-18

8.2 18-1117

Committee action on Final Plat approval for the Enclaves of Woodbine Subdivision - District 18.

- The proposed nine-lot conservation single-family residential subdivision will sit on approximately 9.6 acres. The subject property is located approximately 1/3 mile west of

Route 21, Vernon Township.

- The subject property is zoned Residential-1 (R-1), with an average lot area of 10,338 square feet. The area to the south and east is single-family zoned R-1, to the west is a public recreational park located in the Village of Vernon Hills, and to the north is a warehouse located in the Village of Vernon Hills.
- At its May 2, 2018 meeting, the Planning, Building and Zoning Committee conducted the required Public Information meeting for the project. Staff convened an additional courtesy neighborhood meeting on May 23, 2018. The Preliminary Plat was approved by this Committee on June 6, 2018.
- Staff will present an overview of the proposed subdivision. Action on the Final Plat will be taken at this time.

Attachments: Staff Report - Enclaves Subdivision Final Plat 10-31-18

F12017 SUB 081018

Location Map - Enclaves of Woodbine

Enclaves Final Plat Presentation 10-31-18

8.3 **18-1336**

Elm Estates Subdivision Public Informational Meeting, Vernon Township - District 21.

- A proposed two-lot conventional single-family residential subdivision will sit on approximately 4.54 acres. The subject property is located on the east side of Elm Road, approximately ¼ mile north of State Route 22, Vernon Township.
- The subject property is zoned Estate (E), with an average lot area of 105,496 square feet. Existing land use to the north, south, and west is single-family residential, zoned E, and to the east is single-family residential within the Village of Lincolnshire.
- This is a public informational meeting, and thus no action will be taken. The subdivision will be reviewed again at the time of final plat approval.

Attachments: Elm Estates Public Info Report 10-31-18

Elm Estates Subd-combined 101718

Elm Estates location map

Elm Estates Subdivision Presentation 10-31-18

PLANNING, BUILDING AND DEVELOPMENT

8.4 **18-1335**

Resolution accepting the Annual Evaluation Report of the (County-Wide) All Natural Hazards Mitigation Plan for Unincorporated Lake County, Illinois, and directing the Planning, Building and Development (PBD) Department to make the report available on the department's website and issue a press release to meet Community Rating System (CRS) recertification requirements.

- The PBD Department participates in the CRS, offered by the Federal Emergency Management Agency (FEMA), which has secured flood insurance premium discounts of up to 20 percent for residents of unincorporated Lake County.
- The CRS program offers flood insurance premium discounts to residents of

communities that have demonstrated an extraordinary commitment to protecting residents and reducing flood damages.

- The FEMA CRS Program requires annual recertification.
- An Annual Evaluation Report for the All Natural Hazards Mitigation Plan must be reviewed by the Lake County Board, posted on the Lake County website, issued in a press release, and submitted for recertification each year.

Attachments: ANHMP Evaluation in 2018

PBZ Class 6 Annual Recertification 2018

9. Executive Session

10. Director's Report

11. County Administrator's Report

12. Members' Remarks

13. Adjournment

Next Meeting: November 7, 2018