

Lake County Illinois

*Central Permit Facility
500 W Winchester Road
Libertyville, Illinois 60048*



Agenda Report - Final

Wednesday, June 26, 2019

8:30 AM

**2nd Floor, Main Conference Room - Central Permit Facility, 500 W
Winchester Road, Libertyville**

Public Works, Planning & Transportation Committee

1. Call to Order
2. Pledge of Allegiance
3. Addenda to the Agenda
4. Public Comment
5. Chair's Remarks
6. Old Business
7. New Business

CONSENT AGENDA (Item 7.1)

Approval of Minutes

PUBLIC WORKS/DIVISION OF TRANSPORTATION

7.1 [19-1076](#)

Joint resolution authorizing a contract with Landscape Concepts Management, Inc., Grayslake, Illinois, for lawn care and landscape services at 97 Lake County sites for Public Works, Division of Transportation, and Facility Operations, in the estimated amount of \$337,169, per year, with renewal options.

- Lake County desires to enter into a contract with Landscape Concepts Management for lawn care and landscape service for Lake County Public Works, Division of Transportation, and Facility Operations.
- Invitations for bid were extended to 10 vendors; 13 vendors registered to download the bid documents.
- Sealed bids were received from one vendor.
- Landscape Concepts Management, Inc. is the lowest responsive and responsible bidder who best meets the needs of the County.
- Landscape Concepts Management a Lake County vendor, has been successfully providing these services for Lake County for the past 13 years.
- 80 Public Works sites are being serviced in the amount of \$208,713, one Division of Transportation site is being serviced in the amount of \$14,227; and 11 Facility Operations sites are being serviced in the amount of \$114,229.

Attachments: [Vendor Disclosure Form](#)
[19109 Award Information](#)
[19109 Bid Tab](#)

REGULAR AGENDA

PUBLIC WORKS

7.2 [19-0932](#)

Presentation to update the Committee on the progress of the water and sewer rate and connection fees study.

- Staff has continued to work with professional consultants Burns and McDonnell based on the direction provided by the Committee at the April 9 PWP&T meeting.
- A rate design plan for water and sewer services will be presented for further discussion and consideration by the Committee.
- Staff is requesting feedback on the proposed water and sewer rates as well as policy direction on connections fees based on comparable entities.
- No Committee or Board action is required at this time.

Attachments: [19-0932 Rate Study Update.pdf](#)

7.3 [19-0060](#)

Director's Report - Public Works.

PLANNING, BUILDING AND DEVELOPMENT

7.4 [19-1085](#)

Discussion of proposed text amendments to the Unified Development Ordinance (UDO).

- Previously, Planning, Building and Development Department staff engaged the former Planning, Building, and Zoning (PB&Z) Committee in a series of discussions to gather initial feedback on several proposed Unified Development Ordinance (UDO) amendment topics.
- As a result of these topical discussions, staff drafted a set of proposed amendments, aimed at improving regulatory flexibility, responding to new trends, and clarifying technical matters.
- Following a recommendation by the PB&Z Committee, the County Board adopted a resolution on August 14th, 2018 directing the Zoning Board of Appeals (ZBA) to conduct a public hearing on the proposed text amendments. On December 10th, 2018, the ZBA held a public hearing on the proposed amendments and recommended adoption of the amendments with limited recommended edits to the text.
- At the June 5th, 2019 meeting, staff presented a high-level review of the proposed amendments structured into six main sections: "Rural Business", "Local Food", "Parking Regulations", "Landscaping", "Other Substantive", and "Housekeeping" to the Public Works, Planning and Transportation Committee for discussion.
- Staff will present further details on the proposed amendments, including recommendations from the Zoning Board of Appeals, for Committee discussion.

Attachments: [PWPT Text Amendment Cover Memo](#)

[Full UDO Text Amendment Packet](#)

[PWPT UDO Text Amendment Presentation](#)

7.5 [19-1086](#)

Resolution authorizing a minor modification to the approved Fairway Estates at Antioch Golf Club Unit Two Planned Unit Development (PUD) to allow for construction of a deck in the existing setback.

- The Fairway Estates of Antioch Golf Club Unit Two PUD was recorded in 1991. Minor modifications to a final plan/plat are presented for consideration by the Public Works, Planning and Transportation Committee per Section 151.051(F)((2)(b) of the Lake County Code.
- Justin Maciuk, record owner of 25096 W. Nicklaus Way, Antioch, Illinois (Property Identification Number 01-25-222-008) purchased the lot in 2015 and obtained a building permit to construct a single-family dwelling on the subject property in 2017. At the time of issuance, the proposed structure met the setback requirements of the PUD and in 2018 it received a temporary occupancy permit.
- The property owner is seeking a minor modification to the approved PUD to allow for construction of a deck on the back of the house that would encroach 9.5 feet into the required PUD setback of 30 feet.
- A letter from the Robert Van Duyse, general manager of the golf course, has been submitted approving a deck to be constructed 20 feet from the common lot line with the golf course.
- Staff has completed the review of the amendment to the Fairway Estates at Antioch Golf Club Unit Two Planned Unit Development and is recommending approval subject to the deck being constructed in accordance to the site plan submitted to staff.

Attachments: [#000491-2019 Staff Recommendation Memo](#)
[Maciuk Minor Modification - Lot 2 Presentation](#)

7.6 [19-1087](#)

Resolution on Zoning Board of Appeals Case Number 000487-2019, on the petition of TLT Financial LLC, record owner, to rezone a parcel from the Residential-One Zoning District to the General Commercial Zoning District.

- TLT Financial LLC, record owner, has petitioned to rezone a 0.89-acre parcel located at 40881 N. Illinois Route 83, Antioch, Illinois, PIN Number 02-20-200-051, from the Residential- One (R-1) District to the General Commercial (GC) District.
- The property owner proposes to establish a Contractor's Equipment Storage (Outdoor) facility.
- The Zoning Board of Appeals has recommended approval of this request, subject to conditions as recommended by staff. Conditions include development of the parcel in accordance with the submitted site plan, approval from the Lake County Board to rezone the parcel to the GC district, and recordation of the landscaping transition yard waiver agreement prior to permit issuance.

Attachments: [000487 000488-2019 CUP - Rezoning PBD recommendation \(FINAL\)](#)
[000487 Executive Summary #1](#)
[000487 ZBA Resolution](#)
[site plan - Tobias 000487](#)

[Summary of Testimony \(1\) #000487-2019](#)

[Tobias 06-26-19 PWPT Presentation](#)

7.7 [19-0059](#)

Director's Report - Planning, Building and Development.

DIVISION OF TRANSPORTATION

7.8 [19-1064](#)

Joint resolution authorizing a supplemental appropriation of \$120,000 of ¼% Sales Tax for Transportation funds and \$100,000 of Matching Tax funds for fiscal year (FY) 2019 miscellaneous services needed to address items such as soil, environmental, drainage, bridge, wetland, utilities, easement and right-of-way purchases.

- Miscellaneous services are needed to improve the County highway system.
- Before miscellaneous services for construction projects can be done utilizing these funds, an appropriation is needed.
- A supplemental appropriation is needed primarily to address the increased cost associated with soil disposal and utilities.
- The acquisition of these services is included in the Highway Improvement Program, and designated as Section 19-00000-02-EG.

7.9 [19-1062](#)

Joint resolution authorizing the disposal of excess property located at the intersection of 8th Street and Sheridan Road in the Village of Winthrop Harbor (Village) via a quitclaim deed, and the execution of an agreement with the Village.

- Lake County owns a parcel of property, approximately 0.193 acres, at the intersection of 8th Street and Sheridan Road in Winthrop Harbor, Illinois.
- The excess parcel was acquired in 1972 and is not needed for current or future transportation improvements by the Lake County Division of Transportation.
- This resolution authorizes the disposal of the parcel via a quitclaim deed to the Village.
- This resolution authorizes the execution of an agreement with the Village of Winthrop Harbor for the terms and conditions of the property transfer.

Attachments: [19-1062 8th Street at Sheridan Road Excess Property Agreement Draft](#)

7.10 [19-1063](#)

Joint resolution authorizing a contract with Peter Baker & Son Co., Lake Bluff, Illinois, in the amount of \$2,770,861.99 for the resurfacing of Fairfield Road (Nippersink Road to Illinois Route 134); Fairfield Road (Monaville Road to Illinois Route 132); Wilson Road (Illinois Route 60 to Nippersink Road), which will be improved under the Illinois Highway Code for a total of 4.0 miles, and appropriating \$3,325,000 of Motor Fuel Tax funds.

- Fairfield Road (Nippersink Road to Illinois Route 134); Fairfield Road (Monaville Road to Illinois Route 132); Wilson Road (Illinois Route 60 to Nippersink Road), needs resurfacing.
- This resurfacing improvement has been identified within the County's pavement management system and is included in the highway improvement program and designated as Section 18-00999-59-RS.

- A total of one bid was received, in the amount of \$2,770,861.99, and the responsible bidder is Peter Baker & Son Co., Lake Bluff, Illinois, with a contract amount of \$2,770,861.99.

Attachments: [19-1063 Bid Tab, Fairfield and Wilson Road Resurfacing](#)

[19-1063 Fairfield Road Vendor Disclosure - Peter Baker](#)

7.11 [19-1061](#)

Ordinance approving the replacement, in its entirety, of the Lake County Highway Access Regulation Ordinance, Chapter 90, and the Lake County Temporary Highway Closure and Utility and Facility Placement Ordinance, Chapter 91, with the Lake County Highway Access and Use Ordinance along with a companion Technical Reference Manual.

- The Lake County Highway Access Regulation Ordinance and the Lake County Temporary Highway Closure and Utility and Facility Placement Ordinance will be replaced with the Lake County Highway Access and Use Ordinance.
- A Technical Reference Manual will be a companion to the new Ordinance with standards, procedures, and examples to aid in the completion of the various permit processes.
- The Technical Reference Manual will be updated on a more frequent basis as standards and procedures change.
- Once approved, Chapters 90 and 91 in the Lake County Illinois Code of Ordinances will be combined to become Chapter 90.

Attachments: [19-1061 Highway Access and Use Ordinance Draft](#)

[19-1061 Highway Access and Use Ordinance Permits Technical Refere](#)

7.12 [19-1118](#)

Presentation of Lake County Transportation funding.

Attachments: [19-1118 Transportation Funding Presentation, County Option MFT - DR](#)

7.13 [19-0001](#)

Director's Report - Transportation.

8. Executive Session

9. County Administrator's Report

9.1 [19-1119](#)

Discussion of the Draft Lake County Strategic Plan.

10. Members' Remarks

11. Adjournment

Next Meeting: July 31, 2019