

MEMORANDUM

To: Planning, Building and Zoning Committee

From: Hannah Mog, Planner
Brittany Albrecht Sloan, Zoning Administrator

Date: July 7, 2015

Re: Proposed Text Amendments relating to Material Stockpiling and Processing

On April 7, 2015, staff presented information to the Committee concerning ongoing discussions with the Fox Waterway Agency (FWA) regarding their use of unincorporated properties for the staging and processing of dredge material. As previously discussed, staff has developed a draft set of amendments to the Lake County, Illinois, Code of Ordinances, with ongoing input from the FWA. The proposed amendments would provide the regulatory mechanism for FWA, as well as other dredging entities, to carry out of their work while mitigating the impact of such activities on surrounding properties, natural resources, and adjacent road infrastructure. Enclosed are the proposed amendments, which include ZBA recommended changes to the initial draft amendments.

Highlights of the draft amendments:

- Both staging and processing operations would be allowed on a temporary basis (a maximum of two years, subject to renewal) in all unincorporated zoning districts subject to specific conditions of approval (including acreage thresholds for certain zoning districts, operating plan, site restoration plan, and site-specific conditions).
- Staging and processing would be allowed on a more long-term basis as a permitted use in the Industrial Zones and as a Delegated Conditional Use in Commercial, Residential, Agricultural and Open Space Zones, all subject to specific conditions of approval.

In conjunction with the amendment an efficient review and public input process has been developed for dredge-related projects. Specifically, multiple concurrent applications would be consolidated for a ZBA Public Hearing for sites requiring a CUP, and multiple concurrent applications for permanent permitted and temporary sites would be similarly consolidated for convenience.

Following the Committee's action on July 7, 2015, the County Board will take final action on July 14, 2015.