

Lake County Central Permit Facility

500 West Winchester Road Libertyville, Illinois 60048-1331

Phone: 847.377.2600

E-mail: lcpermits@lakecountyil.gov

MEMORANDUM

To: Planning, Building and Zoning Committee

From: Hannah Mulroy, Senior Planner

Date: July 30, 2018

Re: Proposed Unified Development Ordinance Text Amendments

The Planning, Building and Development Department staff periodically recommends changes to the Unified Development Ordinance (UDO) to streamline processes, improve regulatory flexibility, respond to new trends, and clarify technical matters. Over the past year, staff has engaged the Committee in a series of discussions and sought its initial feedback on a number of proposed Unified Development Ordinance (UDO) amendment topics. As a result of these topical discussions, staff has developed the attached set of draft amendments to the UDO which is structured into six main sections: "Rural Business", "Local Food", "Parking Regulations", "Landscaping", "Other Substantive", and "Housekeeping."

Following the Committee's recommendation, the County Board will adopt a resolution directing the ZBA to conduct public hearings on the proposed text amendments. For the Committee's reference, staff has included an index below organized by topical area.

Amendment			Packet
Number	Category	Purpose and Description	Page #
1	Rural Business	Introduces regulations for Rural Home Occupation	1-2
2	Rural Business	Introduces regulations for Rural Business as a principal use	2-3
3	Rural Business	Modifies regulations for Landscape Contractor's	3-4
		Allows chicken coops to be attached or otherwise integrated	
4	Local Food	into accessory structures.	4
5	Local Food	Allows 4 hens on any size property	4
		Allows ornamental plants to be grown in residential	
		hoophouses & changes minimum lot size and hoophouse	_
6	Local Food	dimensions	5
7	Local Food	Cottage food allowed under home occupation	5-6
8	Local Food	Identifies standards for the Local Food Garden use.	6-7
0	Land Fand	Adds Farm-to-Table Events as a permitted Event of Public	0
9	Local Food	Interest. Adds Farmers' Markets as a type of permitted Temperary	8
10	Local Food	Adds Farmers' Markets as a type of permitted Temporary Sales.	8-9
10	Local i ood	Add value added agricultural processing as an allowed	8-9
11	Local Food	accessory use to Agriculture Use Category	9-10
	Parking	Modify parking table to change parking requirements for	3 10
12	Regulation	restaurants and warehouses.	10-13
	-6	Modify the replacement requirements for the removal of	
13	Landscaping	protected significant trees.	13
		Revise replacement standards for significant trees to simplify	
14	Landscaping	administration	13
		Revise replacement standards for significant trees to simplify	
15	Landscaping	administration	14
		Move plant unit standards from applicability requirements	
		and combine with plant materials requirements for the	
16	Landscaping	purposes of relevance and ease of interpretation.	14
17	Landossiiss	Reorganize landscaping section to incorporate existing	15
17	Landscaping	Director discretion	15
		Move plant unit standards, minor updates to plant material section, and additional height requirement for columnar	
18	Landscaping	evergreens.	15-17
10	Lanascaping	Include credits for the incorporation of native plants, reduce	13.17
		the minimum size for parking lot islands, and simplify	
19	Landscaping	requirements for projects where standards overlap.	17-18
		Relocate section on Best Management Practices (BMPs) to	-
20	Landscaping	encourage greater utilization.	18-19
21	Landscaping	Clarify provisions for ultimate rights-of-way.	19-20
22	Landscaping	Remove Best Management Practices subsection	20-22
23	Landscaping	Combine plant material standards with plant unit standards.	22-23
		Minor changes to reflect industry standards and modify	
24	Landscaping	ordinance language to correctly reference later sections.	23-24
	Other	Provides regulatory language to address non-customary	
25	Substantive	recreational structures	24-25

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48 Housekeeping lighting. 34 Provide clarification on allowing the elective improvement of 49 Housekeeping nonconforming structures. 34-35	47	Housekeeping	references	33
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49 Housekeeping nonconforming structures. 34-35	48	Housekeeping		34
50 Housekeeping Clarifying the intent of the Ordinance 35			-	
	50	Housekeeping	Clarifying the intent of the Ordinance	35

51	Housekeeping	Include a reference for pergolas within nonconforming lot provisions	36
		Modify exceptions under household living to clarify prohibitions on short term rentals in multi-dwelling	
52	Housekeeping	structures.	36
53	Housekeeping	Correction of typographic errors.	36
		Modify definition of household living to remove reference to	
54	Housekeeping	types of disability.	36-37
55	Housekeeping	Consistency of the Latin/botanical name and common name.	37
56	Housekeeping	Modify name of change of use permit to use permit.	37