



Lake County Illinois

Legislation Details (With Text)

File #: 23-0376 **Version:** 1 **Name:** Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to regulation of fill/grade operations in unincorporated Lake Cou

Type: resolution **Status:** Passed

File created: 2/27/2023 **In control:** Planning, Building, Zoning and Environment Committee

On agenda: **Final action:** 3/14/2023

Title: Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to regulation of fill/grade operations in unincorporated Lake County.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Info Paper Fill_Grade

Date	Ver.	Action By	Action	Result
3/14/2023	1	Lake County Board	adopted	Pass
3/8/2023	1	Planning, Building, Zoning and Environment Committee	recommended for adoption to the regular agenda	Pass

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to regulation of fill/grade operations in unincorporated Lake County.

- At the February 1, 2023, Planning, Building, Zoning and Environment Committee meeting, the Committee directed staff to initiate the text amendment process for fill/grade operations.
- In light of recent trends, Planning, Building and Development staff are recommending consideration of such amendments be conducted as efficiently and expeditiously as possible.
- To minimize delay, a resolution has been prepared for County Board action directing the Zoning Board of Appeals to conduct a public hearing upon staff’s completion of draft amendments.

RESOLUTION

WHEREAS, the Lake County Board adopted the Unified Development Ordinance of Lake County, Illinois on April 11, 2000; and

WHEREAS, the Lake County Board incorporated the Lake County Unified Development Ordinance into the Lake County, Illinois Code of Ordinances as Chapter 151 of the Lake County, Illinois Code of Ordinances on February 10, 2015; and

WHEREAS, the regulations specified in Chapter 151 of the Lake County Code are being implemented and require periodic review, and revisions may be necessary to these regulations; and

WHEREAS, the Planning, Building and Development Department has determined the need to provide reasonable regulatory standards for fill/grade operations in order to mitigate potential land use impacts of such uses on surrounding property; and

WHEREAS, the Planning, Building and Development Department will draft proposed amendments to the text of the Lake County Code of Ordinances related to fill/grade operations and will submit such proposed amendments to the Zoning Board of Appeals (ZBA) at a public hearing; and

WHEREAS, the Planning, Building, Zoning and Environment Committee is of the opinion that necessary steps should be taken by the Lake County Board to initiate the public hearing process; and

WHEREAS, the state law requires a public hearing to amend the text of the Lake County Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Lake County Board that the ZBA is hereby directed to conduct a public hearing to consider the adoption of regulations, as proposed by the Planning, Building and Development Department, related to fill/grade operations and such other amendments that are directly related thereto; and

BE IT FURTHER RESOLVED, that the Secretary of the ZBA is hereby directed to notify the ZBA of this action and keep a record of this Resolution; and

BE IT FURTHER RESOLVED, that the Clerk of the County Board shall keep a record of this action.

DATED at Waukegan, Illinois, on March 14, 2023.