



Lake County Illinois

Legislation Text

File #: 13-0715, **Version:** 1

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing to consider certain proposed text amendments to the Unified Development Ordinance.

- Staff will present proposed amendments to the UDO to classify Assembly Uses with 10,000 square-feet or less of assembly space as delegated conditional uses in Residential Zones and to impose additional standards for such uses in residential areas.
- After the introduction of the proposed amendments, the Committee will recommend the County Board direct the Zoning Board of Appeals to conduct a public hearing to consider the proposed amendments.

WHEREAS, the Lake County Board adopted the Unified Development Ordinance (UDO) on April 11, 2000; and

WHEREAS, the UDO regulations as they are being implemented require a periodic review, and revisions may be necessary to these regulations; and

WHEREAS, the Planning, Building and Development Department has determined the regulation of assembly uses containing 10,000 square feet or less of assembly space in residential zones is currently insufficient to mitigate potential land use impacts of such uses on surrounding residential property; and

WHEREAS, the Planning, Building and Development Department has determined additional standards are needed to mitigate potential land use impacts of Government and Religious Institution Uses in residential areas; and

WHEREAS, your Department of Planning, Building and Development has reviewed the proposed amendments and recommends that the text of the UDO be amended in accordance with Exhibit A attached hereto; and

WHEREAS, the Planning, Building and Zoning (PB&Z) Committee is of the opinion the necessary steps should be taken to amend the UDO accordingly; and

WHEREAS, the state law requires a public hearing to amend the text of the UDO.

NOW, THEREFORE, BE IT RESOLVED by the Lake County Board that the ZBA is hereby directed to conduct a public hearing to consider the proposed amendments identified in Exhibit A and such other amendments that are directly related thereto; and

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is hereby directed to notify the Zoning Board of Appeals 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 his action.

DATED AT WAUKEGAN, Lake County Illinois, this 9th day of July, 2013.