



Lake County Illinois

Legislation Details (With Text)

File #:	15-0381	Version:	1	Name:	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 of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinance
Type:	resolution	Status:	Passed		
File created:	4/2/2015	In control:	Planning, Building and Zoning Committee		
On agenda:		Final action:	4/14/2015		
Title:	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 of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).				

Sponsors:

Indexes:

Code sections:

Attachments: 1. PBZ Cttee Memo on FWA Amendment ZBA Resolution April 7 2015, 2. Consolidated_Document 4_1_2015.pdf

Date	Ver.	Action By	Action	Result
4/14/2015	1	Lake County Board	adopted	Pass
4/7/2015	1	Planning, Building and Zoning Committee	recommended for adoption as amended to the regular agenda	Pass

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 of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances).

- The Planning, Building and Development Department has been in discussion for the past several months with the Fox Waterway Agency (FWA) with the goal to identify a reasonable regulatory process for the FWA's use of unincorporated properties for waterway dredge-material *staging* activities (off-loading of materials from channels/lakes for shipment to processing sites) and *processing* activities (drying, pulverizing of materials).
- As a result of these discussions, staff has drafted a set of proposed amendments, attached as "Exhibit A", that would provide the FWA and other dredging entities a regulatory mechanism to obtain both temporary and long-term permits for such activities subject to various mitigation-related conditions (addressing impacts on neighboring properties, natural resources, and local road infrastructure).
- A resolution has been prepared for County Board action directing the Zoning Board of Appeals to conduct public hearings on the proposed text amendments.

WHEREAS, the Lake County Board adopted the Unified Development Ordinance of Lake County, Illinois (Chapter 151 of the Lake County, Illinois Code of Ordinances) (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 need to

provide reasonable regulatory standards for the stockpiling and processing of dredging material in order to mitigate potential land use impacts of such uses on surrounding property; and

WHEREAS, your Planning, Building and Development Department 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 Lake County Zoning Board of Appeals 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 this action.

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS, this 14th day of April, 2015.