



Lake County Illinois

Legislation Details (With Text)

File #:	24-0207	Version:	1	Name:	Fill/grade Action
Type:	ordinance	Status:	Passed		
File created:	2/12/2024	In control:	Planning, Building, Zoning and Environment Committee		
On agenda:		Final action:	3/12/2024		
Title:	Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Illinois Code of Ordinances related to fill/grade operations in unincorporated Lake County.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Exhibit A Fill Grade UDO Amendments, 2. Exhibit B Fill Grade UDO Amendments in ALP Format, 3. Resolution 000935-2023				

Date	Ver.	Action By	Action	Result
3/12/2024	1	Lake County Board	adopted	Pass
2/28/2024	1	Planning, Building, Zoning and Environment Committee	recommended for adoption to the regular agenda	Pass

Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Illinois Code of Ordinances related to fill/grade operations in unincorporated Lake County.

- In response to an emerging trend of fill/grade operations in the Lake County region, the Planning, Building, Zoning and Environment Committee directed the Planning, Building and Development Department to prepare zoning text amendments addressing the impacts of such operations in the unincorporated area.
- Following the conclusion of staff's preparation of draft amendments, the Lake County Zoning Board of Appeals (ZBA) conducted a public hearing on January 17, 2024, to consider the proposed text amendments related to fill/grade operations in unincorporated Lake County and unanimously recommended approval of the proposed amendments as presented in the ZBA Resolution, attached.
- Upon subsequent review, the Planning, Building, Zoning, and Environment Committee recommended approval of the proposed amendments as reflected in "Exhibit A". The recommended amendments have been formatted into a document ready for codification as reflected in "Exhibit B". The Ordinance will become effective upon County Board adoption of "Exhibit B".

ORDINANCE

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 Lake County Code requires periodic review to maintain relevancy and address changing conditions; and

WHEREAS, the Planning, Zoning, Building and Environment Committee was of the opinion that necessary steps should be taken by the Lake County Board to initiate the public hearing process in order to adopt regulations related to fill/grade operations in unincorporated Lake County; and

WHEREAS, the Lake County Board directed the Lake County Zoning Board of Appeals to conduct a public hearing on the proposed amendments on March 14, 2023, upon the completion of staff's preparation of such draft amendments; and

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

WHEREAS, the Lake County Zoning Board of Appeals conducted a public hearing on the proposed amendments on January 17, 2024, pursuant to the Statutes of the State of Illinois on the petition of the County of Lake, which seeks to amend the text of Chapter 151 of the Lake County, Illinois Code of Ordinances; and

WHEREAS, your Zoning Board of Appeals, after reviewing the testimony presented at the public hearings on the aforesaid petition, has submitted its report thereon to the County Board and recommends by a vote of 7 - 0 that the proposed text amendments specified as Exhibit A be approved; and

WHEREAS, your Planning, Building, Zoning and Environment Committee duly considered the proposed text amendments aforescribed and recommends that the text amendments as specified in Exhibit A be approved.

NOW, THEREFORE, BE IT ORDAINED, by this County Board of Lake County, Illinois, that the amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances as attached in Exhibit B be adopted and made effective immediately; and

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

DATED at Waukegan, Illinois, on March 12, 2024.