



# Lake County Illinois

## Legislation Text

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**File #:** 19-1378, **Version:** 1

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Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Code of Ordinances.

- The Planning, Building and Development Department periodically recommends updates to the Unified Development Ordinance (UDO) to respond to new trends and conditions, emulate regulatory best-practices, improve the regulatory process, and clarify technical matters. From 2017 to 2019, staff oversaw the review process for various amendments to the UDO.
- Specifically, in December 2018, the Zoning Board of Appeals reviewed and unanimously recommended approval (with modifications) of a set of proposed text amendments (Exhibit A) related to the regulation of rural business, local food, general development standards, and housekeeping items. Subsequently, in June 2019, the Zoning Board of Appeals reviewed and unanimously recommended approval (with modifications) of a second set of proposed text amendments (Exhibit B) related to solar energy systems.
- These separate amendment packets are now combined into a consolidated packet for Committee and County Board action to simplify the adoption and codification process. Action by the Committee will be taken on the consolidated amendment document (Group Exhibit C).
- The Ordinance will become effective upon County Board adoption of Group Exhibit C.

### **ORDINANCE**

WHEREAS, the Lake County Board adopted the Lake County Unified Development Ordinance 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 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 rural business, local food, general development standards, and solar energy systems, as well as address issues through miscellaneous housekeeping amendments; and

WHEREAS, your Planning, Building and Development Department has reviewed the proposed amendments and recommends that the text of Chapter 151 of the Lake County

Code be amended in accordance with Group Exhibit C attached hereto; and

WHEREAS, public hearings have been held by the Lake County Zoning Board of Appeals pursuant to the Statutes of the State of Illinois on the petitions 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 petitions, has submitted its reports thereon to the County Board and each report recommends by a vote of 7-0 that the proposed text amendment specified as Exhibit A and Exhibit B be approved, both of which are consolidated into Group Exhibit C; and

WHEREAS, your Public Works, Planning and Transportation Committee duly considered the proposed text amendment and recommends that the text amendments be approved as specified in Group Exhibit C; and

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 Group Exhibit C be adopted and be made effectively immediately; and

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

DATED AT WAUKEGAN, LAKE COUNTY, ILLINOIS, this 10<sup>th</sup> day of September, 2019.