

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Agenda Report - Final

Wednesday, August 8, 2018

10:30 AM

PLEASE NOTE EARLIER START TIME

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

3.1 [18-0905](#)

Minutes from April 4, 2018.

Attachments: [PBZ 4.4.18 Minutes Final](#)

3.2 [18-0906](#)

Minutes from May 2, 2018.

Attachments: [PBZ 5.2.18 Minutes Final](#)

3.3 [18-0907](#)

Minutes from June 6, 2018.

Attachments: [PBZ 6.6.18 Minutes Final](#)

3.4 [18-0916](#)

Minutes from June 27, 2018.

Attachments: [PBZ 6.27.18 Minutes Final](#)

4. Addenda to the Agenda

5. Public Comment

6. Chairman's Remarks

7. Old Business

8. New Business

SUBDIVISIONS

8.1 [18-0866](#)

Public Information Meeting - Knesley Subdivision Plat Amendment and Subdivision Modification Request, Shields Township - District 15.

- Proposed plat amendment and subdivision modification request for Knesley Subdivision, located on the south side of Quassey Avenue, approximately 540 feet west of US Highway 41 and 0.36 miles north of Rockland Road, Shields Township.
- The subdivision and surrounding area is zoned R-3, as single-family residential.
- The applicant is pursuing a plat amendment to reconfigure an existing lot in the Knesley Subdivision to accommodate an additional building site. The proposed building site design will incorporate additional engineered site improvements designed to improve drainage in the vicinity of the subject property.
- Concurrently, the applicant is requesting a subdivision modification to allow the new

- building site access to the private portion of Quassey Avenue. Section 151.190(B)(1) of the Lake County Code prohibits private drives from serving more than three lots; the private portion of Quassey Avenue provides access to nine single family residences.
- This is a public information meeting; thus no action will be taken. The proposed plat amendment and subdivision modification request will be acted on at a subsequent Planning, Building and Zoning committee meeting.

Attachments: [Knesley Plat Amendment](#)
[Knesley Plat Amendment Public Info Report](#)
[Knesley Subdivision Public Info Presentation 08.08.18](#)

UNIFIED DEVELOPMENT ORDINANCE

8.2 [18-0867](#)

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

- Planning, Building and Development (PBD) Department staff has engaged the Committee in a series of discussions over the past year and sought its initial feedback on a number of proposed UDO amendment topics.
- As a result of these topical discussions, PBD staff has drafted a set of proposed amendments, attached as "Exhibit A". The proposed amendments are aimed at improving regulatory flexibility, responding to new trends, and clarifying technical matters. The packet of amendments for Committee review is structured into six main sections: "Rural Business", "Local Food", "Parking Regulations", "Landscaping", "Other Substantive", and "Housekeeping."
- A resolution has been prepared for County Board action directing the Zoning Board of Appeals to conduct public hearings on the proposed text amendments.

Attachments: [PB&Z Text Amendment Cover Memo](#)
[Exhibit A: PB&Z Text Amendment Packet](#)
[PBZ Text Amendment Presentation 08.08.18](#)

PLANNING, BUILDING AND DEVELOPMENT

8.3 [18-0908](#)

Joint resolution authorizing on a certain named property, 15081 West Inverrary Lane, Deerfield, Illinois, the demolition, and associated garbage removal of a dangerous and unsafe structure deemed to be an "immediate and continuing hazard to the community".

- Pursuant to state law, the County Board has the authority to expediate the demolition of any open and vacant building and remove any garbage, debris, or other hazardous, noxious, or unhealthy substances or materials within unincorporated portions of Lake County that constitute an immediate and continuing hazard to the community per 55 Illinois Compiled Statute (ILCS) 5/5-1121.
- Planning, Building and Development (PBD) has identified, in the resolution, a residential building within unincorporated Lake County that constitutes an immediate and continuing

hazard to the community where the building is located.

- Upon County Board approval, the Lake County State's Attorney will notify the property owners and lienholders of record of the pending action pursuant to Statute.
- Upon expiration of the thirty-day notice period, if the property owners and lienholders of record have not cleaned up the building, or otherwise restored it to a safe condition, nor have filed an appeal of the action to the Circuit Court, PBD will initiate the demolition and remove the garbage, debris, or other hazardous, noxious, or unhealthy substances or materials.
- In the interim, the County is pursuing other emergency actions available to remedy the situation.

9. Executive Session

9.1 [18-0884](#)

Executive session to review closed session minutes pursuant to 5 ILCS 120/2 (c)(21).

9.1A [18-0885](#)

Committee action regarding semi-annual review of closed session minutes.

10. Director's Report

10.1 [18-0892](#)

Update on the progress of the land management software system, Tyler Energov.

Attachments: [Tyler Energov Update - CSS 08.08.18](#)

11. County Administrator's Report

12. Members' Remarks

13. Adjournment

Next Meeting: August 29, 2018