

Lake County Illinois

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



Agenda Report - Final

Wednesday, November 8, 2017

10:00 AM

**** PLEASE NOTE SPECIAL MEETING TIME**

Assembly Room, 10th Floor

Planning, Building and Zoning Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

PLANNING, BUILDING AND DEVELOPMENT

8.1 [17-1228](#)

Committee action to approve a variance from Section 151.191 of the Lake County, Illinois Code of Ordinances to amend an agreement extending the completion date for Final Plat approval for the Wanish Park Planned Unit Development (PUD).

- In light of the economic downturn, on July 13, 2010, the Committee granted a variance to temporarily suspend the County's approval of the Final Plat for Wanish Park PUD enabling the release of the assurances for the development. Action on the variance included the Committee entering into an agreement with the developer Wanish, LLC for completing or terminating the subdivision process. Due to economic conditions, the original agreement was extended on June 13, 2012, on October 2, 2013, and September 1, 2015 to its current expiration date of December 31, 2017.
- Wanish, LLC is requesting a variance to extend the agreement until December 31, 2019 to retain the viability of the subdivision. This extension will enable a proposed developer sufficient time to explore potential development plans for the property while maintaining the viability of the development under the original plan.
- The agreement has been modified to extend the expiration date to December 31, 2019, as well as to require the stormwater management features of the original plan (including calculations) to be updated to reflect the regulatory requirements in effect at the time of permit application.
- Staff recommends approval of the variance and modifying the agreement, as attached.

Attachments: [Wanish Park Horizontal Control Plan.pdf](#)

[Wanish LLC Request.pdf](#)

[Staff Report Wanish Park Extension.pdf](#)

[Wanish Park PUD Final Plan.pdf](#)

[2017-10-30 Fourth Amendment Nov 1 2017 \(4\) sign.pdf](#)

8.2 [17-1175](#)

Resolution accepting the Annual Evaluation Report of the (County-Wide) All Natural Hazards Mitigation Plan for unincorporated Lake County, and directing the Planning, Building and Development Department to make the report available on the department's website and issue a press release to meet Community Rating System (CRS) recertification requirements.

- The Lake County Planning, Building and Development Department participates in the CRS, offered by the Federal Emergency Management Agency (FEMA), which has secured flood insurance premium discounts of up to 20 percent for residents of unincorporated Lake County
- The CRS program offers flood insurance premium discounts to residents of communities that have demonstrated an extraordinary commitment to protecting residents and reducing flood damages.
- The FEMA CRS Program requires annual recertification.
- An Annual Evaluation Report for the All Natural Hazards Mitigation Plan must be reviewed by the Lake County Board, posted on the Lake County website, issued in a press release, and submitted for recertification each year.

Attachments: [ANHMP Evaluation for 2017.pdf](#)

STORMWATER MANAGEMENT COMMISSION

8.3 [17-1198](#)

Joint resolution authorizing an emergency appropriation in the amount of \$156,543.50 in Stormwater Management Commission's (SMC's) Miscellaneous Contractual Services account for the purchase of 1.27-acres of Certified Wetland Mitigation Credits at the Neal Marsh Wetland Mitigation Bank Four within the Des Plaines River Watershed.

- The SMC Wetland Restoration Fund (WRF) collects fees from wetland impacts into a deferred revenue account for each of the four major watersheds in the county.
- Once the fund reaches a threshold value, or credits become available within a watershed wetland bank, the WRF policies mandate a financial process, requiring an emergency appropriation to allocate funds for expenditure.
- The SMC approved the expenditure of \$156,543.50 at its' November 2, 2017 meeting to purchase 1.27 acres of certified wetland mitigation credit at the Neal Marsh Bank Four Wetland Mitigation Bank (Des Plaines River watershed) in order to replace 1.27 acres of isolated wetlands lost due to development impacts.

Attachments: [memo_pbz and fa_final.pdf](#)

[SMC Memo_Bank Credit Purchase.pdf](#)

9. **Executive Session**

10. **Director's Report**

11. **County Administrator's Report**

12. **Members' Remarks**

13. **Adjournment**

Next Meeting: December 6, 2017