

Lake County Illinois

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



Agenda Report - Final

Wednesday, November 5, 2025

10:30 AM

**or 10 minutes after the conclusion of the Public Works and
Transportation Committee, whichever is later.**

Assembly Room, 10th Floor or register for remote attendance at:

<https://bit.ly/48EDSFq>

**Planning, Building, Zoning and Environment
Committee**

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings in one of two ways:

- (1) In-person attendance is on the 10th Floor of the County Administrative Tower, 18 N. County Street, Waukegan, Illinois.
- (2) Remote attendance through an electronic conferencing application (register via the link on the front page of the agenda).

RECORDING: Meetings, to include Public Comment, will be recorded.

PUBLIC COMMENT:

An opportunity for Public Comment will be provided during the meeting in accordance with the Lake County Board Rules of Order and Operational Procedures. At the time of Public Comment, it will proceed in the following order: (1) Public Comment by individuals in attendance and then (2) Public Comment by individuals attending remotely through an electronic conferencing application. Individuals may provide written Public Comment that must be received by 3:00 p.m. the day prior to the meeting (emailed to PublicComment@Lakecountyil.gov or delivered to the County Board Office, 18 N. County Street, Waukegan, Illinois, (10th floor)). Written comments will be circulated to the Members, but not read aloud.

PLEASE NOTE: An individual is allowed 3 minutes total for one or more public comments.

Individuals providing Public Comment will provide the following information:
Meeting: Planning, Building, Zoning and Environment Committee (Subject line for written Public Comment)

Topic or Agenda Item #: (REQUIRED)

Name: (REQUIRED)

Organization/Entity Represented: (REQUIRED) ("Self" if representing self)

Street Address, City, State: (Optional)

Phone Number: (Optional)

Email: May be REQUIRED for remote attendance

1. Call to Order
2. Pledge of Allegiance
3. Roll Call of Members
4. Addenda to the Agenda
5. Public Comment
6. Chair's Remarks
7. Unfinished Business
8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [25-1446](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from October 8, 2025.

Attachments: [PBZ&E 10.8.25 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 [25-1395](#)

Committee action to amend an agreement extending the Final Plat approval date for the Wanish Park Planned Unit Development (PUD).

- The Final Plat for Wanish Park Planned Unit Development, originally approved by the Planning, Building and Zoning Committee in 2008, contains 94 townhome and condominium units with ownership/occupancy age-restricted to individuals 50+ and sets aside approximately 50 percent in permanent open space.
- On July 13, 2010, per Section 151.191 of the Lake County, Illinois Code of Ordinances, the Planning, Building and Zoning Committee entered into an agreement with the developer (Wanish, LLC) suspending the County's approval of the Final Plat for Wanish Park PUD, which enabled the release of the development's performance assurances.
- The agreement with the developer included terms for completing or terminating the subdivision process.
- Due to economic constraints, the original agreement has been extended multiple times and is currently set to expire on December 31, 2025.
- Wanish, LLC is requesting a two-year extension of the agreement to retain the viability of the subdivision approval; this extension will provide additional time for the property owner to negotiate sale of the property to a developer.

- The eighth amendment to the agreement will extend the agreement to December 31, 2027, and staff recommends approval of the agreement amendment, as attached.

Attachments: [Wanish Park PUD Info Paper 2025](#)
[Wanish Park PUD Final Plan](#)
[Wanish Park PUD Extension Request](#)
[Wanish Eight Agreement signed](#)
[Wanish Ext Req 10 29 25](#)

9. **County Administrator's Report**
10. **Executive Session**
11. **Member Remarks and Requests**
12. **Adjournment**

Next Meeting: December 3, 2025