

# INFORMATION PAPER



May 3, 2023  
Planning, Building and Development  
Eric Waggoner, Director

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## **SUBJ: PROPOSED SUSTAINABLE ENERGY FACILITIES AMENDMENTS**

### **Summary:**

The Planning, Building and Development Department staff periodically recommends changes to the Unified Development Ordinance (UDO) of the Lake County, Illinois Code of Ordinances to streamline processes, offer flexibility, respond to new trends, and clarify technical matters.

To further new climate goals set forth in the Climate and Equitable Jobs Act (CEJA), a state law was passed on January 27, 2023 which prescribed county regulations for new commercial solar and wind facilities and specifically mandated county adoption of such regulations within 120 days.

In response, the County Board adopted a resolution on March 14, 2023 directing the Zoning Board of Appeals (ZBA) to conduct a public hearing following completion of draft text amendments required to comply with the state law. On April 3, 2023, the ZBA held a public hearing on the proposed amendments drafted by staff, which resulted in a unanimous recommendation of the draft amendments with limited edits. An additional necessary revision was identified by staff after the conclusion of the ZBA hearing which included a clarifying edit to the Site Capacity/Site Plan Review requirement within Section 151.070(A)(2) of the UDO, as this section was cross-referenced in the already drafted text amendments.

Attached for the Planning, Building, Zoning, and Environment (PBZ&E) Committee's review is the final packet of proposed sustainable energy facilities amendments., as recommended by ZBA and including the additional cross-reference.

### **Next Steps:**

As reflected in the Committee's agenda for its May 3, 2023 meeting, immediately following PB&D staff's presentation and discussion of the proposed amendments, the Committee will proceed to action on the proposed amendments. Final consideration by the Lake County Board is anticipated on May 9, as necessary for compliance with the 120-day statutory deadline.

**Attachment: EXHIBIT A: PROPOSED AMENDMENTS TO CHAPTER 151**