

# Lake County Illinois

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



## **Agenda Report - Final**

**Wednesday, February 26, 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/4i1rCA7>**

**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](mailto: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 [25-0274](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 5, 2025.

**Attachments:** [PBZ&E 2.5.25 Final Minutes](#)

**REGULAR AGENDA**

**\*PLANNING, BUILDING AND DEVELOPMENT\***

8.2 [25-0313](#)

Joint resolution amending the Land Development Fee Schedule.

- The Land Development Fee Schedule, last updated in 2018, requires periodic analysis to determine sufficient cost coverage and market parity and to identify other relevant modifications.
- Planning, Building and Development Department staff previously presented their current analysis and fee schedule update recommendations to the Planning, Building, Zoning and Environment (PBZ&E) Committee at its meeting on February 5.
- Consensus was provided by the Committee to staff to bring the item back for additional discussion and action.
- The proposed draft fee schedule incorporates a one-time adjustment to certain fees and an annual fee adjustment based on the lesser of the most recent available Consumer Price Index or five percent.
- This resolution shall be in full force and effect on June 2, 2025.

**Attachments:** [FEE SCHEDULE FY25 EXHIBIT A](#)

8.3 [25-0278](#)

Ordinance amending Section 150.17 (2018 ICC International Residential Code Amendments) of the Lake County, Illinois Code of Ordinances to require provisions for bird-friendly building design in unincorporated Lake County.

- In June 2024, the Lake County Board adopted a Non-Residential Bird-Friendly Building Design (BFBD) Ordinance as a local amendment to Lake County's adopted 2018 International Building Code, Chapter 24, Section 2410.
- Prior to the Board's passage of the Ordinance, the Planning, Building, Zoning and Environment (PBZ&E) Committee directed staff to develop comparable residential regulations for the Committee's consideration and action in 2025.
- The recommended amendments have been formatted into a document ready for codification as reflected in "Exhibit A". If adopted, the Ordinance will become effective sixty days following County Board approval.

**Attachments:** [Exhibit A Residential BFBD Amendments - ALP Version](#)  
[Exhibit B Residential BFBD Amendments Summary](#)  
[BFBD Residential PBZE Presentation 2.26.25](#)

8.4 [25-0312](#)

Ordinance amending Section 94.63 of the Lake County, Illinois Code of Ordinances relating to hearing costs.

- Staff proposes to increase the Administrative Adjudication (AA) hearing cost, which was last updated in 2012.
- The proposal to increase the hearing cost from \$50 to \$75 accounts for inflationary costs to operations over time and is designed to achieve cost parity with other counties governed by the same administrative adjudication statute.

**Attachments:** [Exhibit A 94.63 Amendment](#)

8.5 [25-0024](#)

Director's Report - Planning, Building and Development.

9. **County Administrator's Report**

10. **Executive Session**

11. **Member Remarks and Requests**

12. **Adjournment**

**Next Meeting: March 5, 2025**