

Lake County Illinois

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



Agenda Report - Final

Wednesday, June 3, 2026

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/3RcfCnw>

Planning, Building, Zoning and Environment Committee

Americans with Disabilities Act: Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 1 business day ahead of the scheduled meeting. Contact the ADA Coordinator at (847) 377-2250 or email at adacoordinator@lakecountyil.gov

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 [26-0711](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from April 29, 2026.

Attachments: [PBZ&E 4.29.26 Final Minutes.pdf](#)

REGULAR AGENDA

STORMWATER MANAGEMENT

8.2 [26-0695](#)

Joint resolution authorizing a grant agreement and an emergency appropriation of \$176,576.94 for the Timber Lake Shoreline Stabilization Project by the Stormwater Management Commission (SMC), funded by the US Environmental Protection Agency (USEPA) Nonpoint Source Implementation Program (section 319 of the Clean Water Act) through the Illinois Environmental Protection Agency (IL EPA).

- SMC has received an agreement from the IL EPA for a grant (3192410) to implement the Timber Lake Shoreline Project in unincorporated Cuba Township.
- The amount of the grant agreement and award is \$176,576.94.
- Funding will support implementation of shoreline stabilization practices in and along Timber Lake and project administration costs by SMC.
- Emergency appropriations are needed for project costs of \$176,576.94, which are not included in the current year's budget.
- SMC will use the funding for project expenditures and administrative costs, which will be reimbursed by the IL EPA.
- Required match will be provided by the local project partner, the Timber Lake Civic Association.

Attachments: [26-0695 3192410 Grant Agreement](#)

[Timber Lake Shoreline Project Location Map](#)

[EA accounts \\$176,576.94.pdf](#)

8.3 [26-0658](#)

Stormwater Management Commission Annual Update.

8.4 [26-0731](#)

Director's Report - Stormwater Management Commission.

PLANNING, BUILDING AND DEVELOPMENT

8.5 [26-0603](#)

Planning, Building and Development Annual Update.

8.6 [26-0631](#)

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

- The Illinois Clean and Reliable Grid Affordability (CRGA) Act (Public Act 104-0458) passed on January 8, 2026, expands and modifies existing statutory limits on county regulations for commercial solar and wind facilities, and introduces new statutory limits on county regulations for energy storage systems. Public Act 104-0458 mandates county adoption of corresponding regulations.
- To minimize delay in considering regulations for unincorporated Lake County, staff has begun drafting text amendments to update standards for commercial solar and wind facilities, and new standards for energy storage systems to comply with Public Act 104-0458.
- In accordance with Planning, Building and Development Department (PBD) current practice for amendments, a resolution has been prepared for County Board action directing the Zoning Board of Appeals (ZBA) to conduct a public hearing upon staff's completion of draft amendments.

Attachments: [Sustainable energy amendments PBZE memo Final](#)

8.7 [26-0637](#)

Committee action on a minor modification to Lot 5 of the Ivanhoe Club Phase III Planned Unit Development to allow for an at-grade patio within the rear yard setback.

- The Ivanhoe Club Phase III Planned Unit Development (PUD) was recorded in 1992. Minor modifications to a PUD final development plan are presented for consideration by the Planning, Building, Zoning and Environment Committee for action per Section 151.051(F)(2)(b) of the Lake County Code.
- Lot 5 is located at 28920 N Niblick Knoll Ct., Mundelein, Illinois (PIN 10-21-202-005), and is owned by 28920 Niblick Mundelein, LLC.
- The record owner is seeking to reduce the rear yard setback from 30 feet to 19 feet

to allow for the construction of an at-grade patio in the back yard.

- Staff has reviewed the request and recommend approval of the minor modification subject to the patio being constructed in accordance with the submitted site plan.

Attachments: [001178-2026 Full Application Redacted](#)

[001178-2026 Ivanhoe Court Phase III PUD Amendment PBZE Memo](#)

[001178-2026 Ivanhoe Club Phase III Minor PUD Amendment](#)

8.8 **26-0641**

Resolution on ZBA Case No. 001154-2026 to rezone approximately 4.6 acres from the Open Space (OS) zoning district to the Rural Estate (RE) zoning district.

- John C. Lagorio, record owner, has petitioned to rezone a 4.62 acres parcel from the Open Space (OS) zoning district to the Rural Estate (RE) zoning district. The property is located in Libertyville Township at 30128 N Saint Mary's Road, Libertyville, Illinois (PIN 11-11-300-016).
- The Zoning Board of Appeals held a public hearing on May 14, 2026, and unanimously recommended approval of the rezoning request.

Attachments: [001154-2026 Application File Redacted.pdf](#)

[RZON 001154 2026 Presentation.pdf](#)

[RZON-001154-2026 Staff Recommendation.pdf](#)

[RZON-001154-2026 Meeting Summary 5-14-26.pdf](#)

[RZON-001154-2026 PBZE Memo.pdf](#)

[RZON 001154 2026 ZBA Resolution Signed.pdf](#)

8.9 **26-0741**

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to defining and imposing a temporary moratorium on data centers in unincorporated Lake County.

- Currently, data centers are not defined nor specifically regulated by the Lake County, Illinois Code of Ordinances (Lake County Code), despite a growing trend of data center development nationwide.
- Effective regulation of data centers requires a full evaluation of any potential environmental and community impacts from data centers, as well as a full assessment of best practiced-based approaches to regulating data centers in light of these impacts.
- A temporary moratorium on data centers of up to 8 months would allow needed time for research into this complex land use topic.
- In accordance with PBD's current practice for amendments, a resolution has been prepared for County Board action directing the ZBA to conduct a public hearing on proposed text amendments related to defining and imposing an 8-month temporary

moratorium on data centers in unincorporated Lake County.

Attachments: [PBZE Memo.pdf](#)

8.10 [26-0742](#)

Committee action authorizing a Temporary Administrative Deferral for Applications related to establishment of data centers.

- The Planning, Building, Zoning and Environment (PBZE) Committee may authorize the Planning, Building & Development (PBD) Director to place a temporary administrative deferral on all applications related to proposed text amendments per Section 151.011 of the Lake County, Illinois Code of Ordinances.
- In accordance with PBD's current practice for amendments, a resolution has been prepared for County Board action directing the ZBA to conduct a public hearing on proposed text amendments related to defining and imposing an 8-month temporary moratorium on data centers in unincorporated Lake County.
- Given heightened concerns about potential interest in unincorporated data center development in the absence of current use-specific regulations, the PBD Director requests the PBZE Committee empower him to place a temporary administrative deferral on all applications materially affected by the proposed amendments, if said resolution is adopted.
- This temporary administrative deferral shall automatically cease upon the expiration of 120 days or upon further action by the County Board related to the proposed amendment, whichever occurs first.

8.11 [26-0003](#)

Director's Report - Planning, Building and Development.

9. County Administrator's Report

10. Executive Session

11. Member Remarks and Requests

12. Adjournment

Next Meeting: July 8, 2026