

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Wednesday, August 6, 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/4IIQV1T>**

**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

**REGULAR AGENDA**

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

8.1 **25-0913**

Resolution directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to a sustainable development incentives ordinance for unincorporated Lake County.

- The Planning, Building, Zoning and Environment Committee has previously directed staff to initiate the text amendment process for a sustainable development incentives ordinance.
- Amendments will be drafted to provide applicants the option to incorporate various sustainable practices into a project in exchange for certain density and dimensional standard-based incentives to be approved administratively through a weighted system.
- In accordance with the Planning, Building and Development Department's current practice for amendments, a resolution has been prepared for County Board action directing the ZBA to conduct a public hearing upon staff's completion of draft amendments.

**Attachments:** [Sustainable Development Incentives Ord. Info Paper](#)

8.2 **25-0912**

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 updating the existing lighting ordinance for unincorporated Lake County.

- The Planning, Building, Zoning and Environment Committee has previously directed staff to initiate the text amendment process to update the existing lighting ordinance to be more closely align with Dark Sky requirements and to complement the recently adopted bird-friendly building amendments.

- Amendments will be drafted to the existing lighting regulations to include non-residential standards such as additional shielding and stricter lighting controls for new lighting fixtures.
- In accordance with the Planning, Building and Development Department's current practice for amendments, a resolution has been prepared for County Board action directing the Zoning Board of Appeals to conduct a public hearing upon staff's completion of draft amendments.

**Attachments:** [Lighting Amendments Info Paper 2025](#)

**8.3**     **25-0914**

Resolution directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to logistics centers in unincorporated Lake County.

- The Planning, Building, Zoning and Environment Committee had previously directed staff to initiate the text amendment process for regulations regarding logistics centers.
- Amendments will be drafted to provide a new set of use standards for large and small logistics centers.
- In accordance with the Planning, Building and Development Department's current practice for amendments, a resolution has been prepared for County Board action directing the ZBA to conduct a public hearing upon staff's completion of draft amendments.

**Attachments:** [Logistics Centers Info Paper PBD](#)

**8.4**     **25-0965**

Resolution approving a Memorandum of Understanding (MOU) between the Village of Old Mill Creek, the Village of Wadsworth, and Lake County relating to the operation of the Route 173 Corridor Intergovernmental Agreement in the final year of its current 20-year term.

- The Route 173 Corridor Intergovernmental Agreement ("the Agreement") was executed in 2006 between Old Mill Creek, Wadsworth and Lake County ("the parties") for the purpose of establishing joint control over land use and development aesthetics and requiring sewer/water infrastructure services for all new development within a defined geographical area surrounding the 173/94 interchange ("the Gateway Area").
- Since the adoption of the agreement, the lack of available public sewer and water service has prevented development within the Gateway Area.
- The parties are currently exploring the potential renewal of the Agreement in 2026 and any necessary modifications to its terms to more practically accommodate development within the Gateway Area.
- Pending the Agreement's potential renewal, a landowner along and within the

Gateway Area's far northeastern boundary has proposed a development (inside the jurisdiction of Wadsworth) that would not be strictly permitted by the Agreement's current terms.

- The parties recognize the practical difficulties faced by the landowner in this situation and collectively agree to suspend the Agreement's requirements for the property in question for the remainder of its current term as they consider potential Agreement renewal; the attached MOU, upon execution, would memorialize this interim decision.

**Attachments:** [Route 173 MOU Final Draft](#)  
[Info Paper Gateway MOU Final](#)  
[Presentation Gateway MOU Final](#)

**8.5 [25-0024](#)**

Director's Report - Planning, Building and Development.

**9. County Administrator's Report**

**10. Executive Session**

**10.1 [25-0927](#)**

Executive Session to review closed session minutes pursuant to 5 ILCS 120/2 (c) (21).

**11. Regular Session (for action on Executive Session items)**

**11.1 [25-0934](#)**

Committee action regarding periodic review of closed session minutes.

**12. Member Remarks and Requests**

**13. Adjournment**

**Next Meeting: August 27, 2025**