

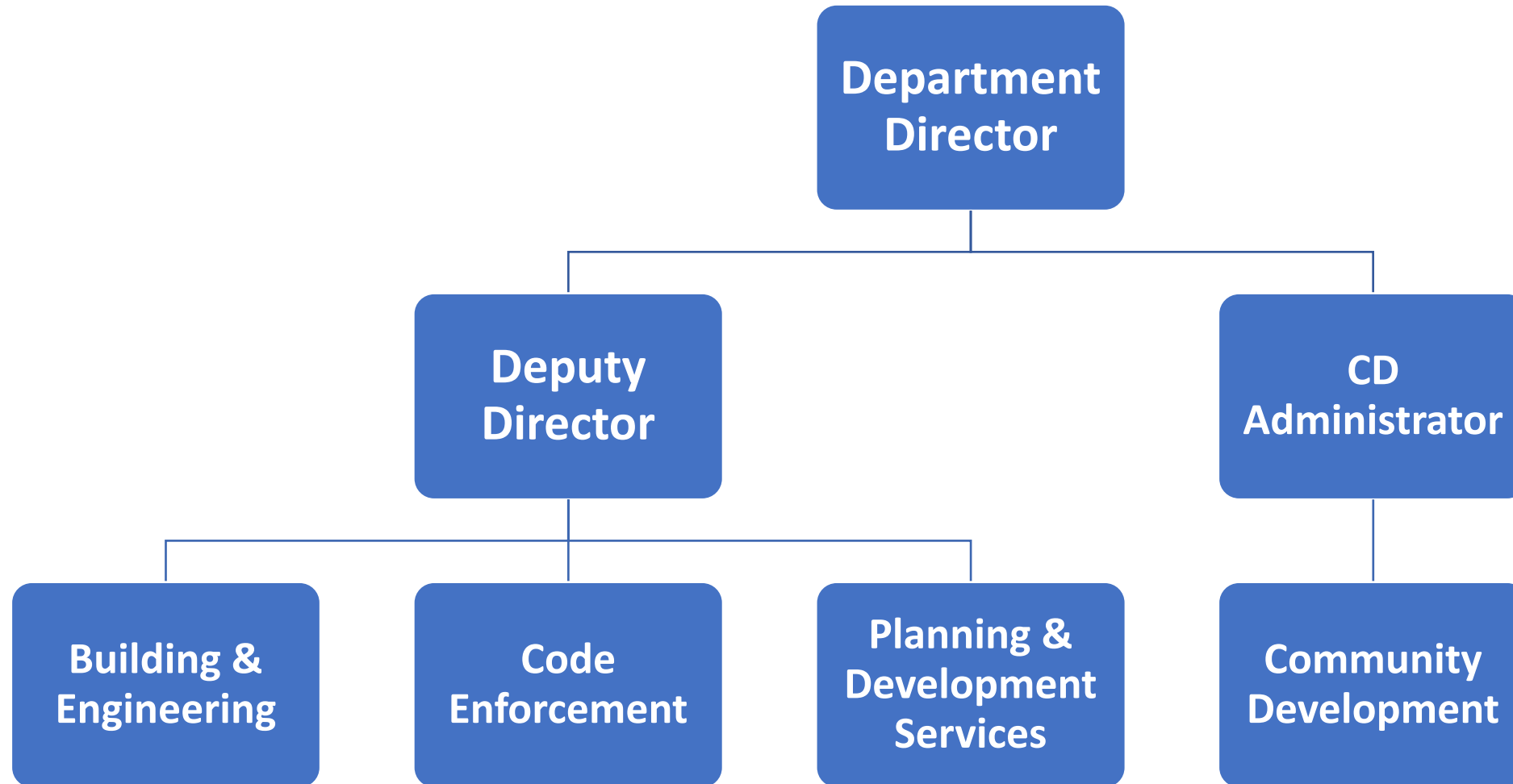


Planning, Building & Development Annual Report & Work Plan

Eric Waggoner, Director

June 5, 2024

Our Department



Department Overview

Building & Engineering

- Intergovernmental Agreements for review and inspection services
- Counter Based Project Management/Permitting
- Floodplain and wetland related services

Planning & Development Services

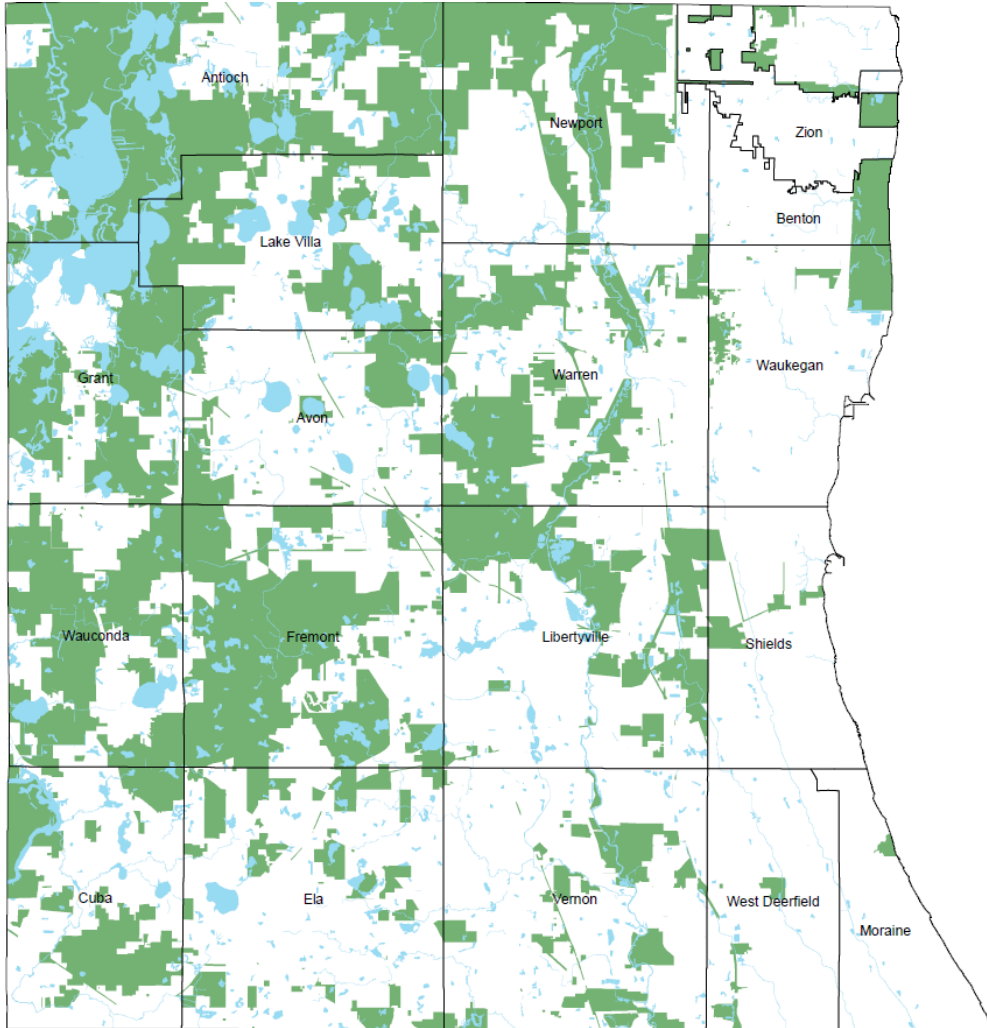
- County Sustainability efforts (with CAO)
- Land Use Planning & Special Projects/Programs
- Complex Development Project Management
- ZBA Coordination

Code Enforcement

- Nuisance Ordinance
- Building Codes
- Unified Development Ordinance (Zoning & Site Dev)
- Administrative Adjudication & Circuit Court

Community Development (Reports to HCS)

Department Overview



• Unincorporated Lake County

- 33.9% of the total land area
- 11.1% of the total population
- 78,000+ population

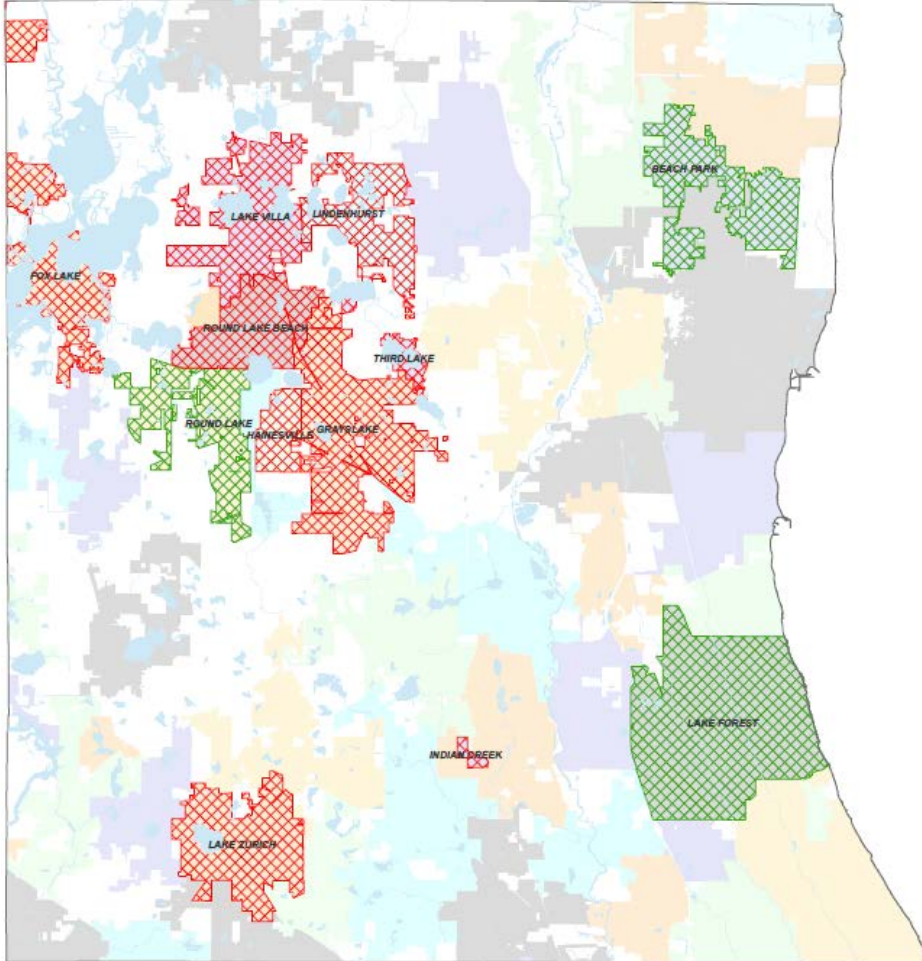
• Incorporated IGA Services

- Administrative Adjudication (1)
- Inspections/Plan Reviews (12)

• Staffing

- 33 FTEs (excludes CD)

Intergovernmental Agreements



Beach Park*
Fox Lake
Grayslake
Hainesville
Indian Creek
Lake Forest*
Lake Villa

- **Lake Zurich**
- **Lindenhurst**
- **Round Lake***
- **Round Lake Beach**
- **Third Lake**

* “Mutual Aid” agreement

2023-2024 Highlights

- **Regulatory Highlights**

- **Adopted fill/grade ordinance amendments for unincorporated LC**
- **Adopted updates to the Lake County Building Codes (including fire suppression and EV-related changes)**
- **CRS Recertification – retained rating as a Class 6 (20% discount on flood insurance premiums) via increased flood protection requirements, public education, etc.**

2023-2024 Highlights

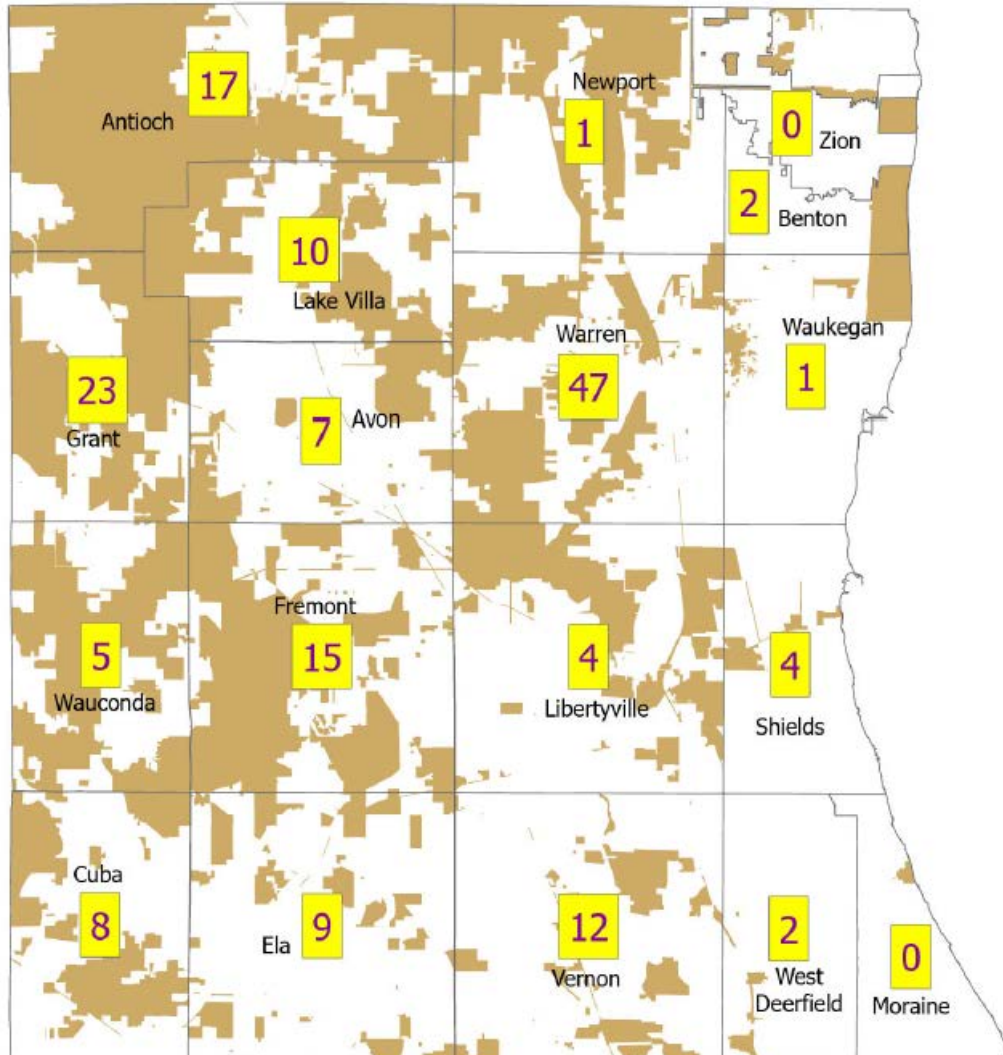
- **Shared Services and Other Efficiencies:**
 - Continued to oversee consolidated waste hauling agreements
 - Renewed temporary enforcement inspection program (lower cost, seasonal efficiencies)
 - Delegated Isolated Waters of Lake County (IWLC) reviews to SMC to accommodate staffing efficiency
 - Initial implementation of Samsara software to assist with inspection prioritization

2023-2024 Highlights

- **Sustainability**

- **Bird-friendly building design policy adopted for LC facilities**
- **177 acres of commercial solar projects in the review pipeline.**
- **170 (FY23) residential solar projects approved (level with FY22 and up 63% from FY21).**

2023-2024 Highlights

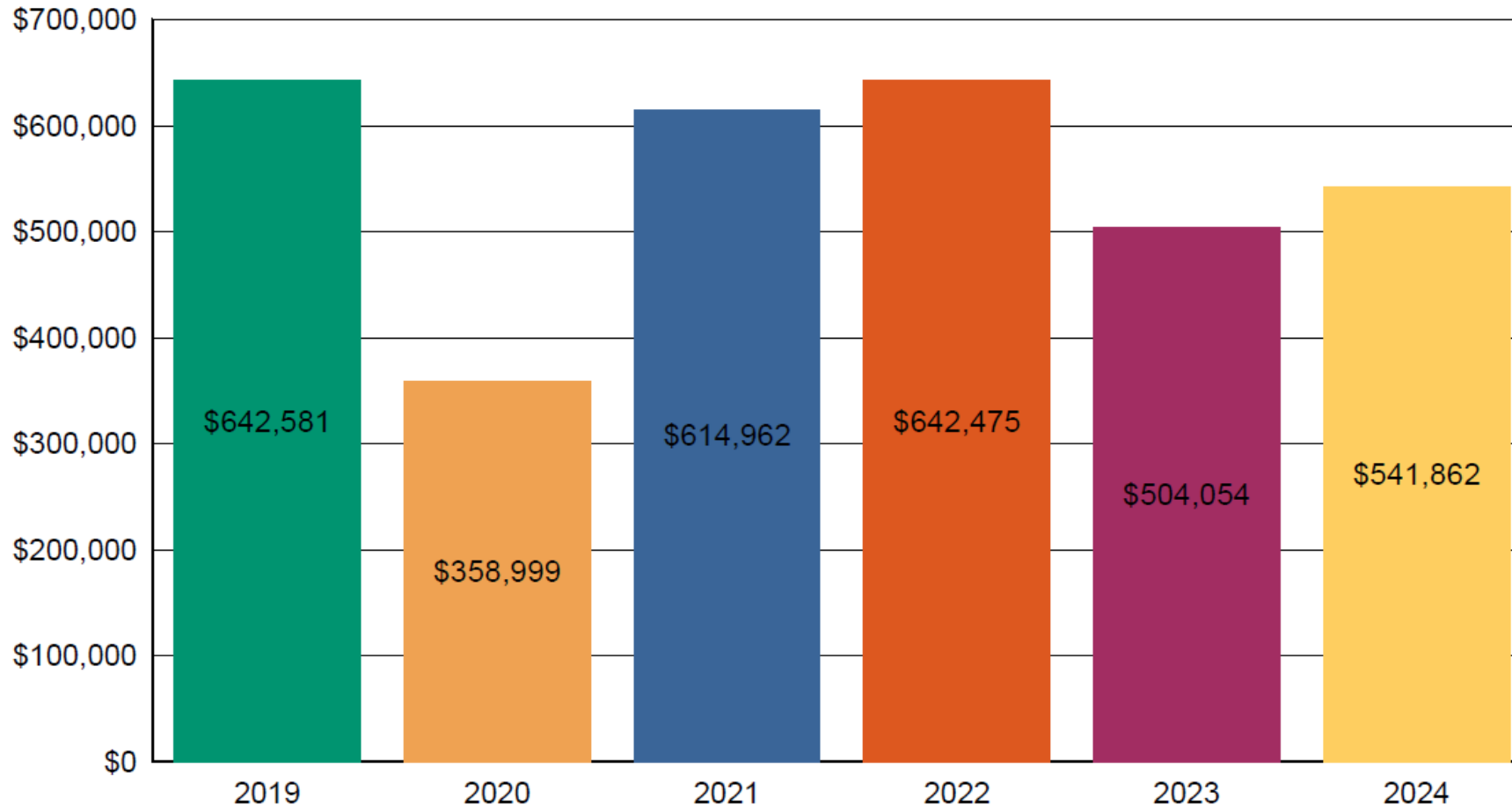


2023 Residential Solar Project Locations

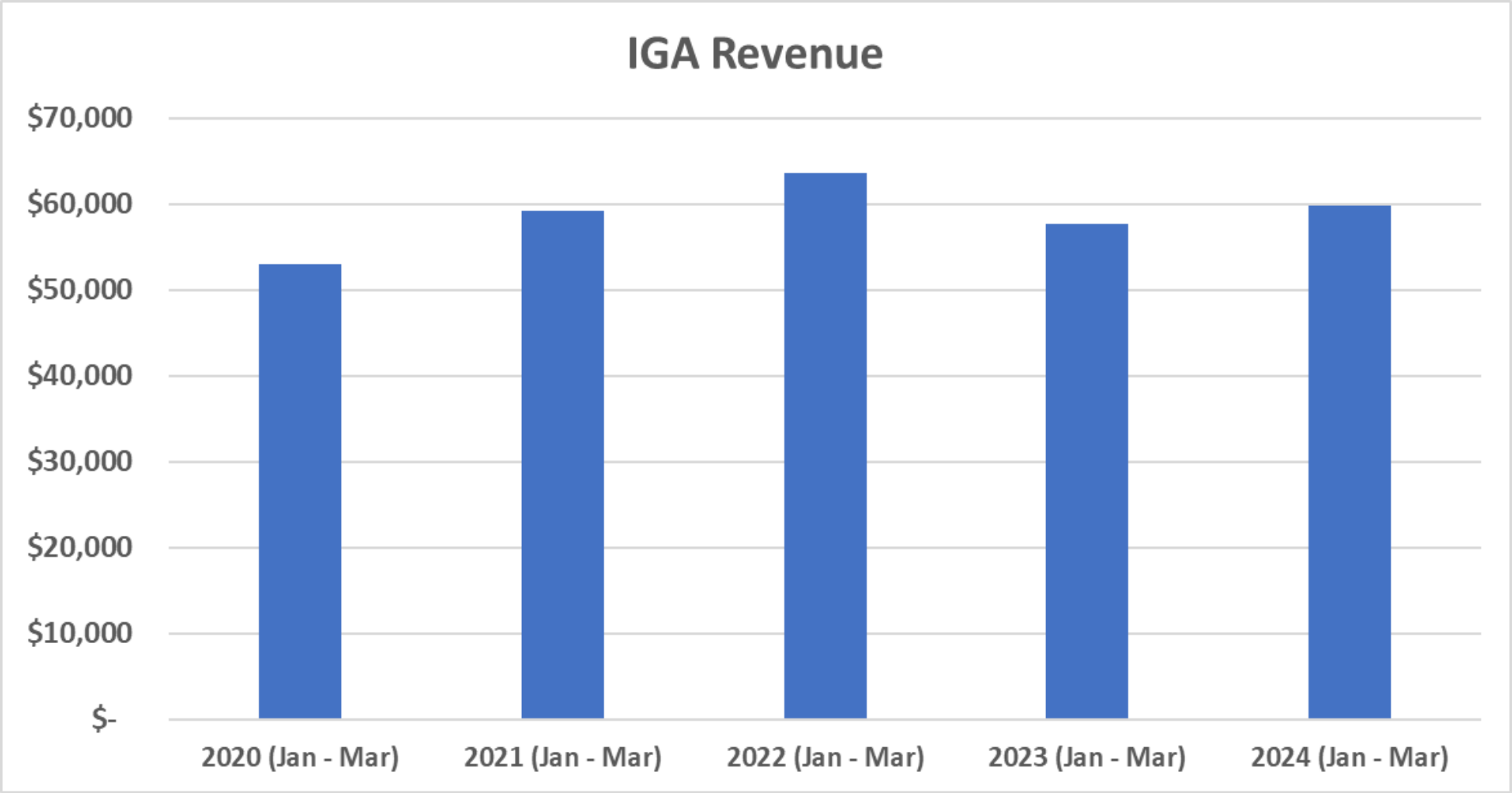
*Light Brown - unincorporated boundaries

Permit Revenue

Total Permit Fees / Year: January to April

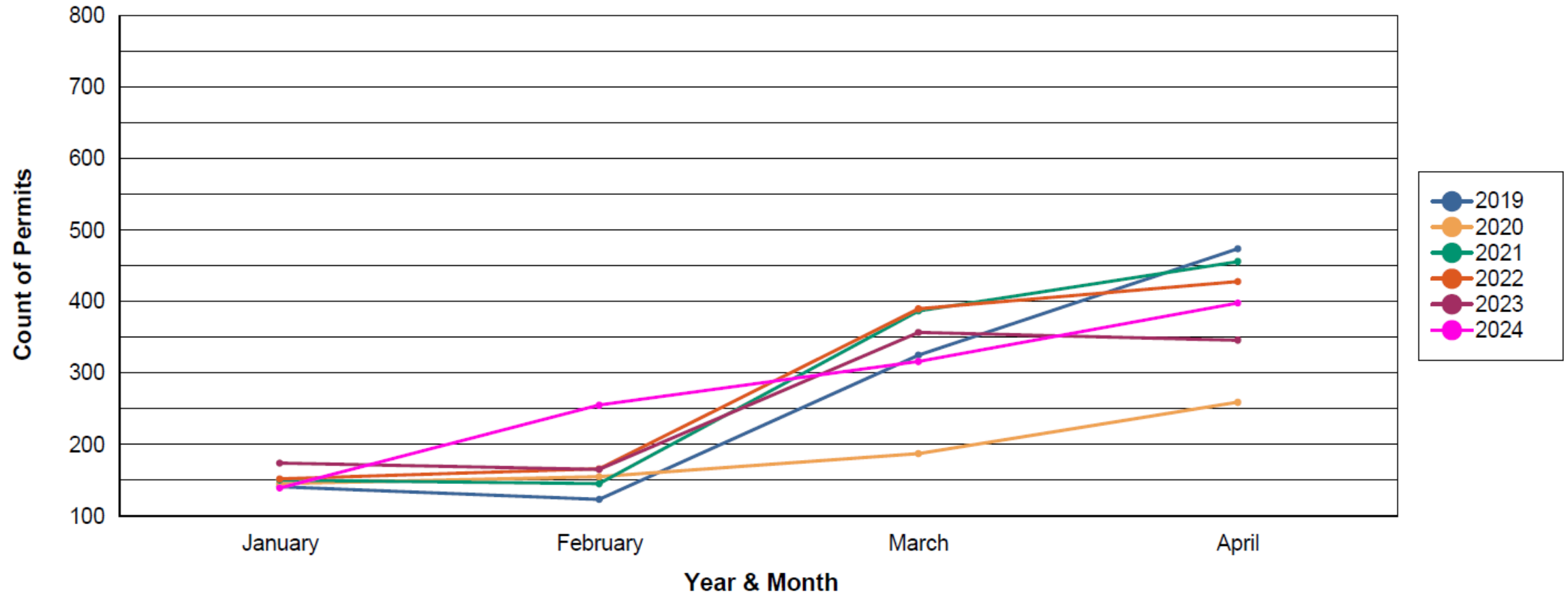


IGA Revenue

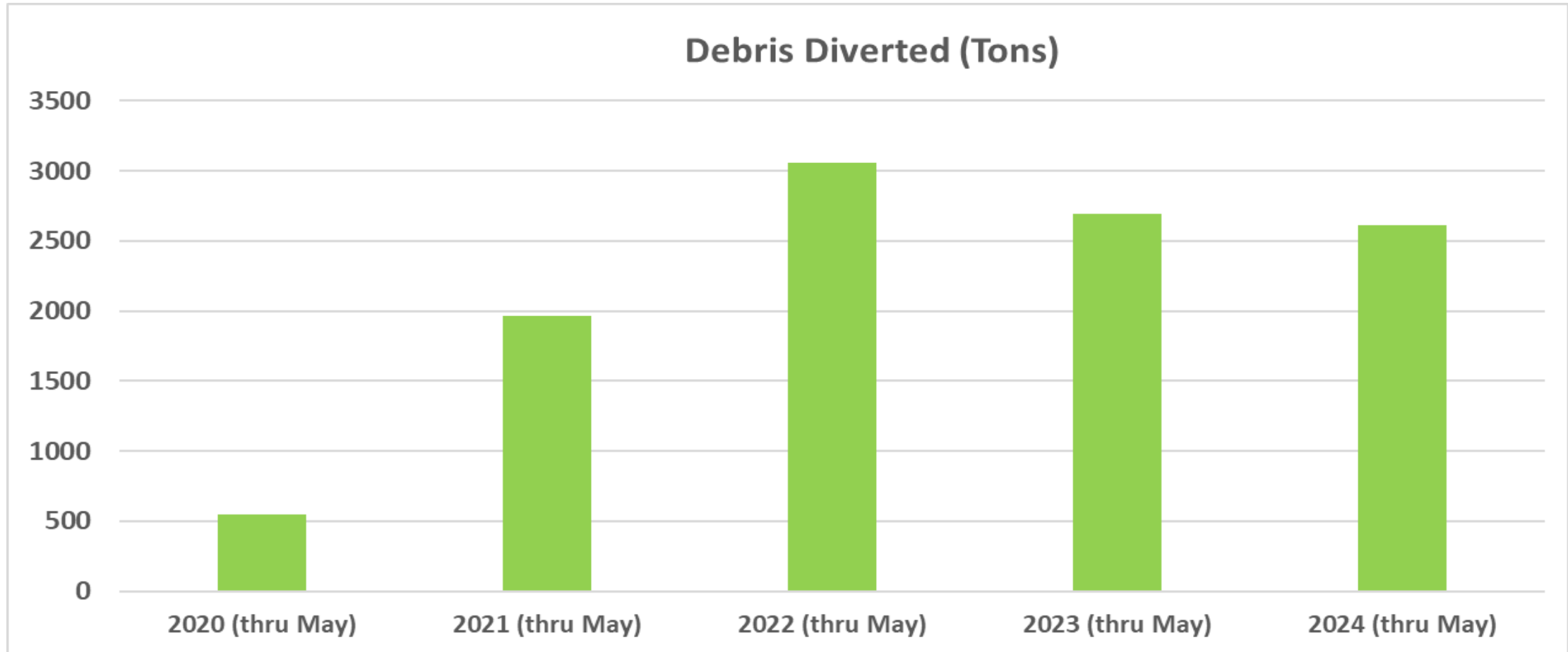


Permit Trend

Count of Permits / Year: January - April



Construction & Demolition Debris Recycling



2024-2025 Department Projects and Policies Workplan

2024-2025 Workplan

• Items in Progress:

TOPIC	DETAILS
Shared Services	<ul style="list-style-type: none">• Updating the department's IGA rate study for intergovernmental agreements
Bird Friendly Building Design	<ul style="list-style-type: none">• Phase 1: Nonresidential projects• Phase 2: Residential projects
Dark Sky Policy Options	<ul style="list-style-type: none">• Development of dark sky policies/regulations to reduce light pollution and improve site aesthetics• Prioritize new nonresidential projects and County-owned facilities

2024-2025 Workplan

• Items in Progress, continued:

TOPIC	DETAILS
Attainable Housing Task Force	<ul style="list-style-type: none">• Develop community engagement framework• Explore project incentives/requirements• Explore policy options to increase housing diversity types (Accessory Dwelling Units (ADUs), “tiny homes”, universal design/aging-in-place, etc.)
Regional Tree Initiative	<ul style="list-style-type: none">• Assist CAO in development and administration of program for native tree planting and habitat restoration• Chapter 151.167 native species text amendments
Sustainable Development Incentives Ordinance	<ul style="list-style-type: none">• Opt-in incentive program to achieve sustainable development objectives on-site (ex: BFBD, additional green infrastructure, use of clean energy, etc.)• Offer zoning-based incentives for projects that meet priorities determined by the County Board

2024-2025 Workplan

- **New Items:** Confirm PBZ&E direction on timing/priority

TOPIC	DETAILS
Sustainable Model Ordinance	<ul style="list-style-type: none">• Implement a sustainability model ordinance engagement plan (FY2024)
Logistics Facilities	<ul style="list-style-type: none">• Review zoning best practices/Determine if ordinance updates are needed to respond to changing market conditions
IGA Renewals for Building Plan Reviews & inspections	<ul style="list-style-type: none">• Renewals of intergovernmental agreements for the provision of Departmental review and inspection services to local villages
Chapter 151: Comprehensive Text Amendments	<ul style="list-style-type: none">• Preparation of various substantive/non-substantive (“housekeeping”) revisions and updates to maintain relevancy of regulations
Land Development Fee Schedule Analysis	<ul style="list-style-type: none">• Analysis and proposal to adjust fee schedule based on updated labor cost/revenue assessment and benchmarking/market study of area community fees



2024-2025 Workplan Discussion & Direction