

# Lake County Illinois

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



## Agenda Report - Final

Wednesday, July 8, 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/3SjgTd1>

### **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](mailto: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](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. **Moment of Silence for Vice Chair Dr. Mary Ross Cunningham**
3. **Pledge of Allegiance**
4. **Roll Call of Members**
5. **Addenda to the Agenda**
6. **Public Comment**
7. **Chair's Remarks**
8. **Unfinished Business**

8.1 [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](#)

9. **New Business**

**CONSENT AGENDA (Item 9.1)**

**\*MINUTES\***

9.1 [26-0840](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from June 3, 2026.

**Attachments:** [PBZ&E 6.3.26 Final Minutes.pdf](#)

## **REGULAR AGENDA**

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

#### **9.2 26-0801**

Committee action amending the Final Plat relating to Lot 12 of the Dering Woods Subdivision.

- The subject property is located in the Dering Woods Subdivision, which was platted in 1993 and contains 25 lots. The owners of Lot 12 are proposing an amendment to the subdivision plat to exchange deed-restricted open space within the property to allow for a more functional, buildable lot.
- All required agencies have reviewed the amendment and have no objections to the proposed plat amendment.
- Staff have reviewed the amendment and recommend approval as the proposed exchange will result a net increase of open space area. Additionally, the new area to be dedicated as open space is contiguous with other open space areas.

**Attachments:** [Application Redacted Bates](#)

[Bates Plat Amendment Plat\\_Redacted](#)

[001171-2026 Bates Plat Amendment PBZE Memo](#)

[001171-2026 Bates Plat Amendment PowerPoint](#)

#### **9.3 26-0003**

Director's Report - Planning, Building and Development.

### **\*ENVIRONMENTAL SUSTAINABILITY\***

#### **9.4 26-0622**

Resolution approving a Memorandum of Understanding (MOU) between the Delta Institute and Lake County to advance the goals of Lake County's Urban and Community Forestry Strategic Plan.

- The Urban and Community Forestry Strategic Plan, which was adopted by the Lake County Board on January 12, 2026, directs action on making trees healthier, more abundant, more diverse, and distributed equitably throughout Lake County.
- The Delta Institute, a nonprofit organization which collaborates with communities to solve complex environmental challenges, approached Lake County to partner on a project to address opportunities identified in Lake County's Urban and Community Forestry Strategic Plan.
- The Memorandum of Understanding (MOU) creates a partnership between the parties for existing county and municipal tree plan reviews, two virtual presentations on trees and related topics, one in-person training at a site in Lake County, and one tree planting event at a site in Lake County to serve as a demonstration site through 2027.
- Under this MOU, Delta will serve as the coordinating partner, leading the work to design and implement strategies that achieve project goals throughout Lake

County.

- Under this MOU, Lake County will serve as an implementation and thought partner actively collaborating with Delta to codesign, execute, and advance strategies and to help align local partners around shared priorities.

**Attachments:** [FINAL DRAFT MOU Delta Lake County TPC](#)

**9.5** [26-0623](#)

Resolution to support and endorse the Community Solar Clearinghouse Solution (CS2) Program organized by the Metropolitan Mayors Caucus and the Illinois Power Bureau.

- The Lake County Regional Framework Plan encompasses several goals related to energy conservation, reducing emissions, promoting renewable energy, protecting natural resources, and implementing smart growth policies as a part of its commitment to strong environmental protection measures.
- The Metropolitan Mayors Caucus Community Solar Clearinghouse Solution (CS2) supports the regional community solar development by pairing subscribers to current and developing subscription opportunities.
- Lake County residents choosing to participate in the program would be able to reduce their energy costs through community solar subscriptions managed by Illinois Power Bureau.
- Lake County Government would be eligible to participate with ComEd accounts that may be limited in their ability to accommodate onsite solar.
- This resolution would endorse the community solar program organized by the Metropolitan Mayors Caucus and the Illinois Power Bureau which encourages and provides account management for community solar subscriptions through Lake County promotion and participation in the initiative.

**9.6** [26-0818](#)

Presentation on annual greenhouse gas inventory for the year 2025.

- The 2020 Net-Zero resolution commits Lake County to publicly reporting progress toward goals on an annual basis.
- Staff have prepared an informational presentation documenting the greenhouse gas emissions from County operations for the year 2025 and progress towards reduction goals since the established baseline.

**Attachments:** [Greenhouse Gas Inventory - 2025 Emissions](#)

**9.7** [26-0807](#)

Facilities and Construction Services Energy Program Update.

- Lake County's 2020 Net-Zero Resolution established goals to reduce energy consumption, increase renewable energy use, and improve the efficiency of County operations.
- Staff have prepared an informational presentation summarizing energy consumption and energy performance across County facilities for calendar years

2023-2025.

**Attachments:** [PBZE 2025 Energy Program Report\\_08Jul2026.pdf](#)

10. **County Administrator's Report**
11. **Executive Session**
12. **Member Remarks and Requests**
13. **Adjournment**

**Next Meeting: July 29, 2026**