

Lake County Illinois

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



Agenda Report - Final

Wednesday, September 3, 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/4lxh3Gy>

**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 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 (Items 8.1 - 8.2)

MINUTES

8.1 **25-1059**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from July 30, 2025.

Attachments: [PBZ&E 7.30.25 Final Minutes](#)

8.2 **25-1060**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from August 6, 2025.

Attachments: [PBZ&E 8.6.25 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.3 **25-1049**

Resolution to vacate an unimproved portion of a right-of-way located east of Lawson Road in the Fox River Springs Subdivision in Antioch Township.

- Margarita Castro and Timothy T. Bond and Kimberly Bond, record owners, are requesting the vacation of an unimproved right-of-way located east of Lawson Road and adjacent to 42657 N Park Avenue and 42647 N Forest Lane, in Antioch, Illinois. The proposed right-of-way sought to be vacated is approximately 42.5 feet wide, extending approximately 125.94 feet east, and consists of approximately 0.12 acres.
- The right-of-way has not been improved nor accepted by the Antioch Township Highway Commissioner. The Highway Commissioner requested an easement for an existing stormwater management system which has been provided by the applicant and therefore has no objections to the proposed vacation. No objection

was received from public utility companies.

- The Board of Vacations held a public hearing on April 16, 2025, which was continued to June 3, 2025, and concluded on July 23, 2025, and recommended unanimously to grant the vacation. Following a recommendation by the Planning, Building, Zoning and Environment Committee, the vacation request will proceed to the County Board for final action.

Attachments: [001061-2025 Lawson Rd PBZE report](#)

[PTRL-001061-2025 Vacation Minutes - Signed](#)

[001061-2025 Powerpoint Lawson Rd Vacation PTRL](#)

8.4 [25-1050](#)

Ordinance amending Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to posted notice requirements in unincorporated Lake County.

- Staff has conducted research regarding posted notice requirements for public hearings to be held for Zoning Board of Appeals (ZBA) applications such as variation requests and Conditional Use Permits and has proposed amendments to alter current requirements for posted notices to allow for the use of reusable signs to improve sign durability and reduce overall waste and cost for noticing the public.
- Following a recommendation by the Planning, Building, Zoning and Environment (PBZ&E) Committee, the Lake County Board directed the Lake County Zoning Board of Appeals (ZBA) to hold a public hearing to consider the proposed text amendments. At the conclusion of the public hearing on August 28, 2025, the ZBA recommended approval of the proposed amendments as presented in the ZBA Resolution, attached.
- The recommended amendments have been formatted into a document ready for codification as reflected in “Exhibit B”. The Ordinance will become effective upon County Board adoption of “Exhibit B”.

Attachments: [001114-2025 Exhibit A](#)

[001114-2025 Exhibit B - ALP VERSION](#)

[ZBA_Resolution](#)

8.5 [25-1047](#)

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

- The regulations specified in Chapter 151 of the Lake County Code (LCC) require comprehensive review and revisions periodically to maintain currency.
- Amendments are being drafted to the existing LCC which include best practice updates, streamlining of regulatory processes, and housekeeping amendments.
- 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

amendment packet.

Attachments: [Comprehensive Text Amendment Packet Info Paper](#)

8.6 [25-1046](#)

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 enhanced landscaping guidelines for unincorporated Lake County.

- In August 2024, the Planning, Building, Zoning and Environment Committee adopted amendments to the Lake County, Illinois, Code of Ordinances relating to the enhanced planting and protection of native tree and plant species in unincorporated Lake County.
- As a continuation of that amendment process, the Committee has previously directed staff to initiate the text amendment process for additional updates regarding landscaping including requirements for parking lots and best management practices.
- 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: [Landscaping Amendments Info Paper](#)

8.7 [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: October 8, 2025