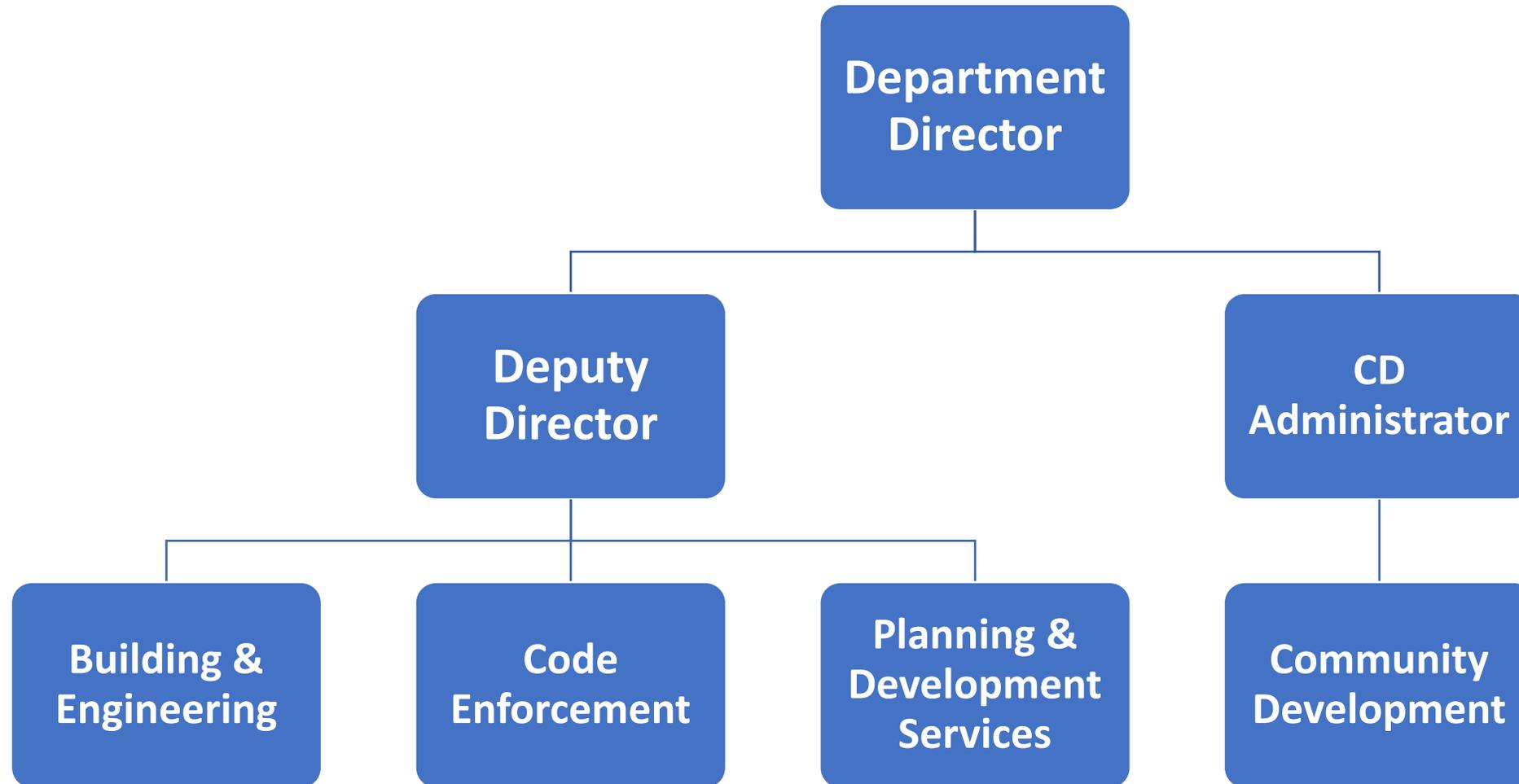




# **Planning, Building & Development Annual Report**

**Eric Waggoner, Director**  
**May 31, 2023**

# 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

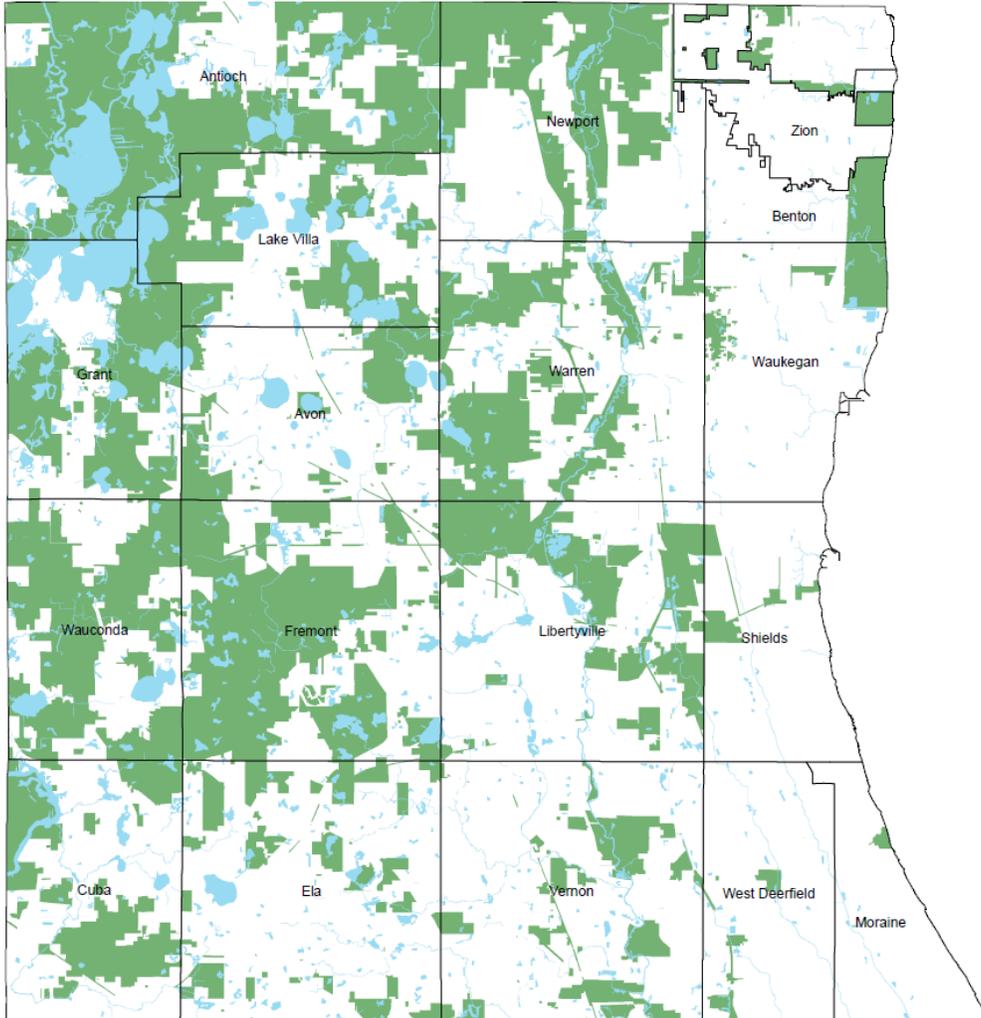
- County Sustainability efforts (with CAO)
- Land Use Planning & Special Projects/Programs
- Complex Development Project Management
- ZBA Coordination

## 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**

- 34.2% of the total land area
- 11.0% of the total population
- 78,000+ population

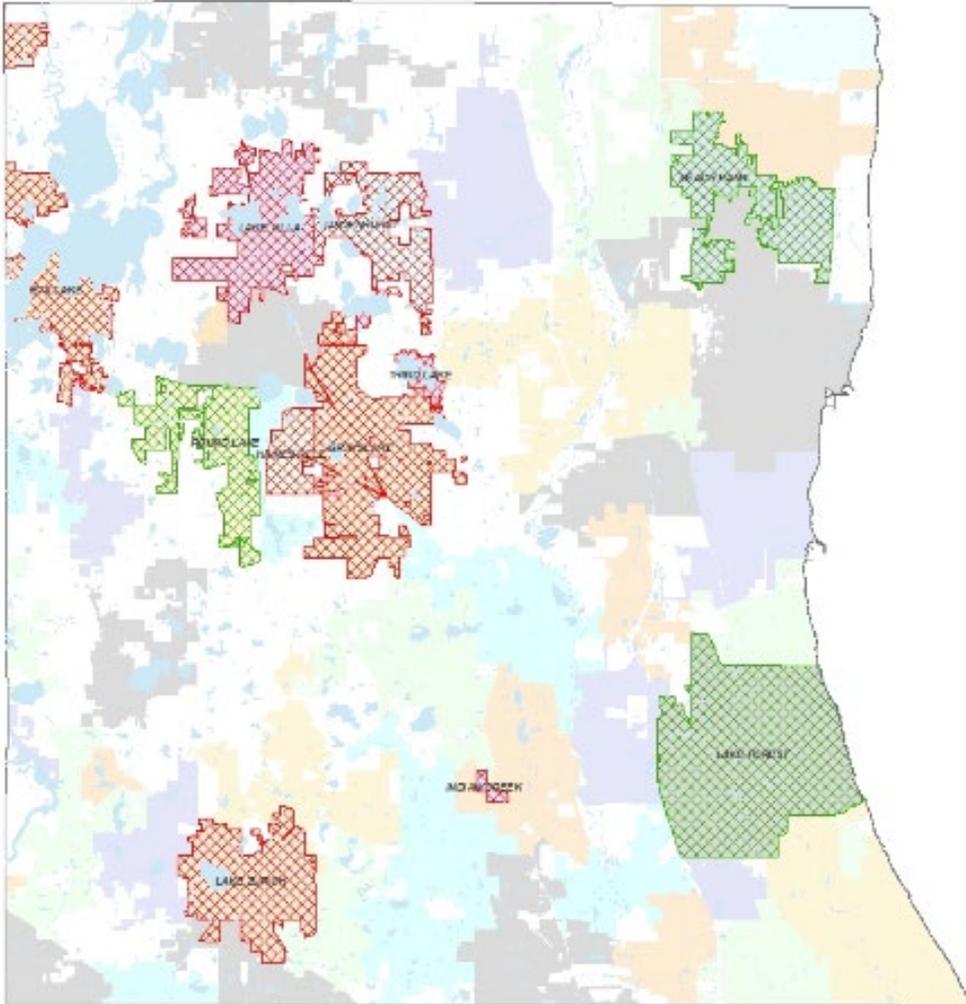
- **Incorporated IGA Services**

- 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\*
- Third Lake
- Round Lake Beach

\* “Mutual Aid” agreement

# 2022-2023 Highlights

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- **Shared Services and Other Efficiencies:**
  - **Adopted IGA with SMC to incorporate “FIL-50” stormwater fee-in-lieu program**
  - **Continue to oversee consolidated waste hauling agreements**
  - **Renewed temporary enforcement inspection program (lower cost, seasonal efficiencies)**
  - **Currently negotiating multiple IGA renewals for shared services**
  - **Completed upgrade of permitting software (EnerGov) to accommodate additional efficiencies**

# 2022-2023 Highlights

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- **Regulatory Highlights**

- **Adopted “nature-based” text amendments (wildlife rehabilitation, eco-therapy & animal exhibitions)**
- **Adopted State-required ordinance amendments related to wind and solar energy facilities**
- **Adopted site development amendments to expand stormwater capacity for development projects**
- **CRS Recertification – retained rating as a Class 6 (20% discount on flood insurance premiums) via increased flood protection requirements, public education, etc.**

# 2022-2023 Highlights

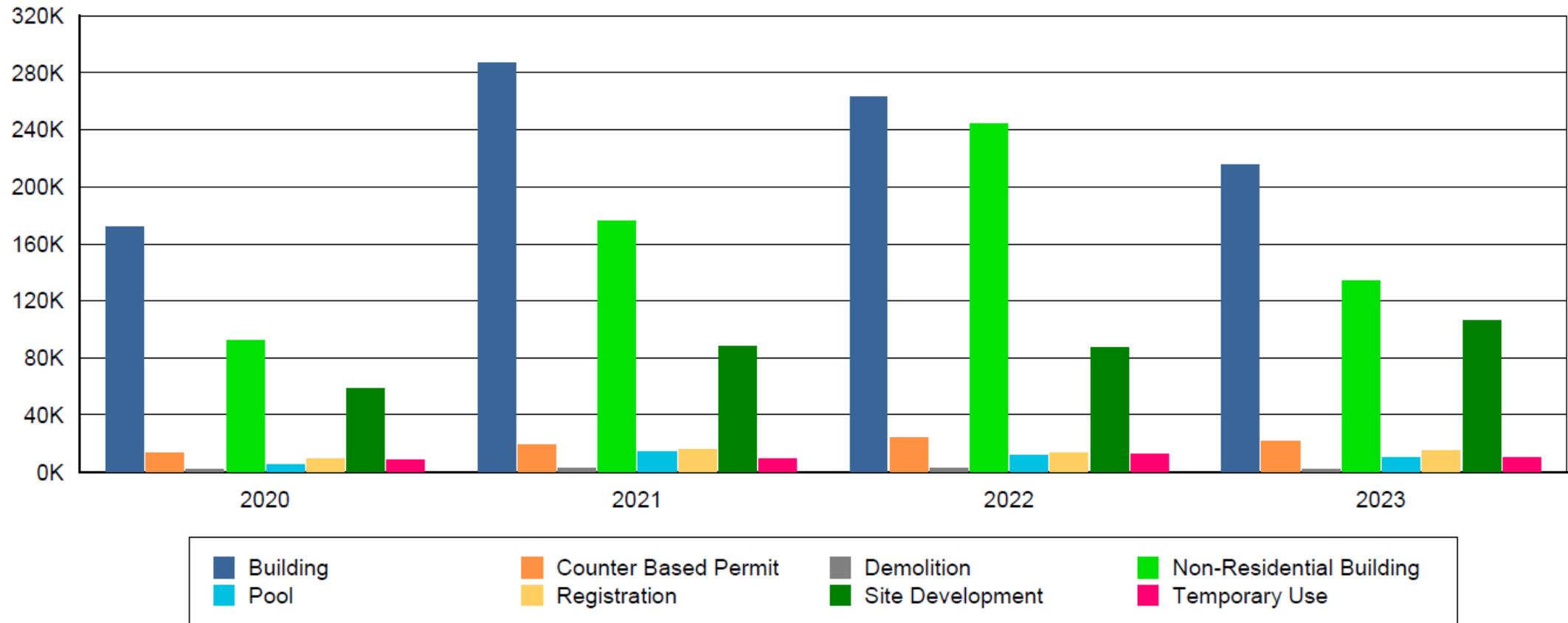
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- **Sustainability**

- **Worked with CAO to successfully coordinate initiation and passage of “bird-friendly building design” bill (passed both chambers in May 2023)**
- **Initiated reviews of multiple commercial solar projects (157 acres) and approved 179 (FY22) residential solar projects (up 72% from FY21)**

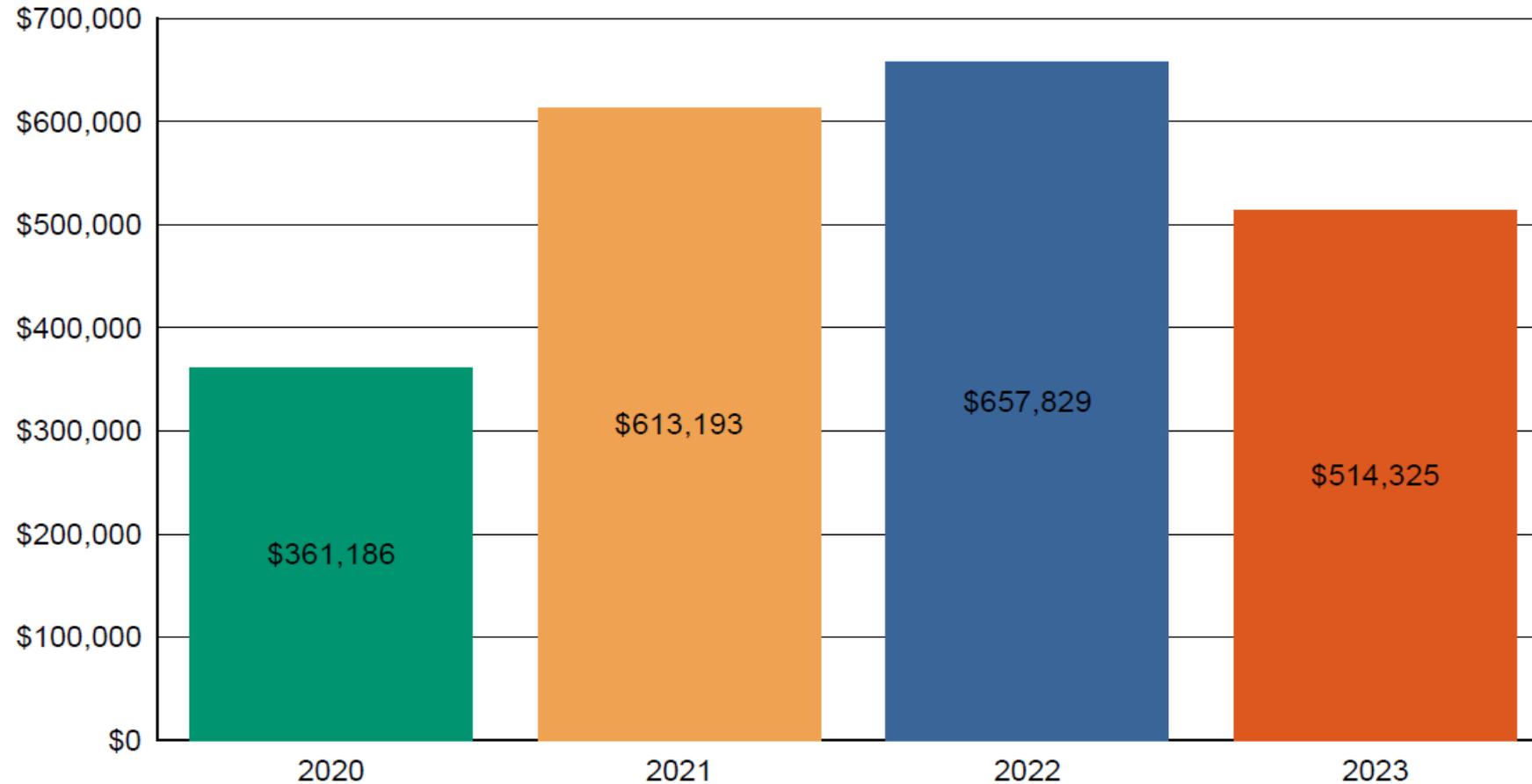
# Permit Revenue

## Total Revenue / Year: January - April & Permit Type



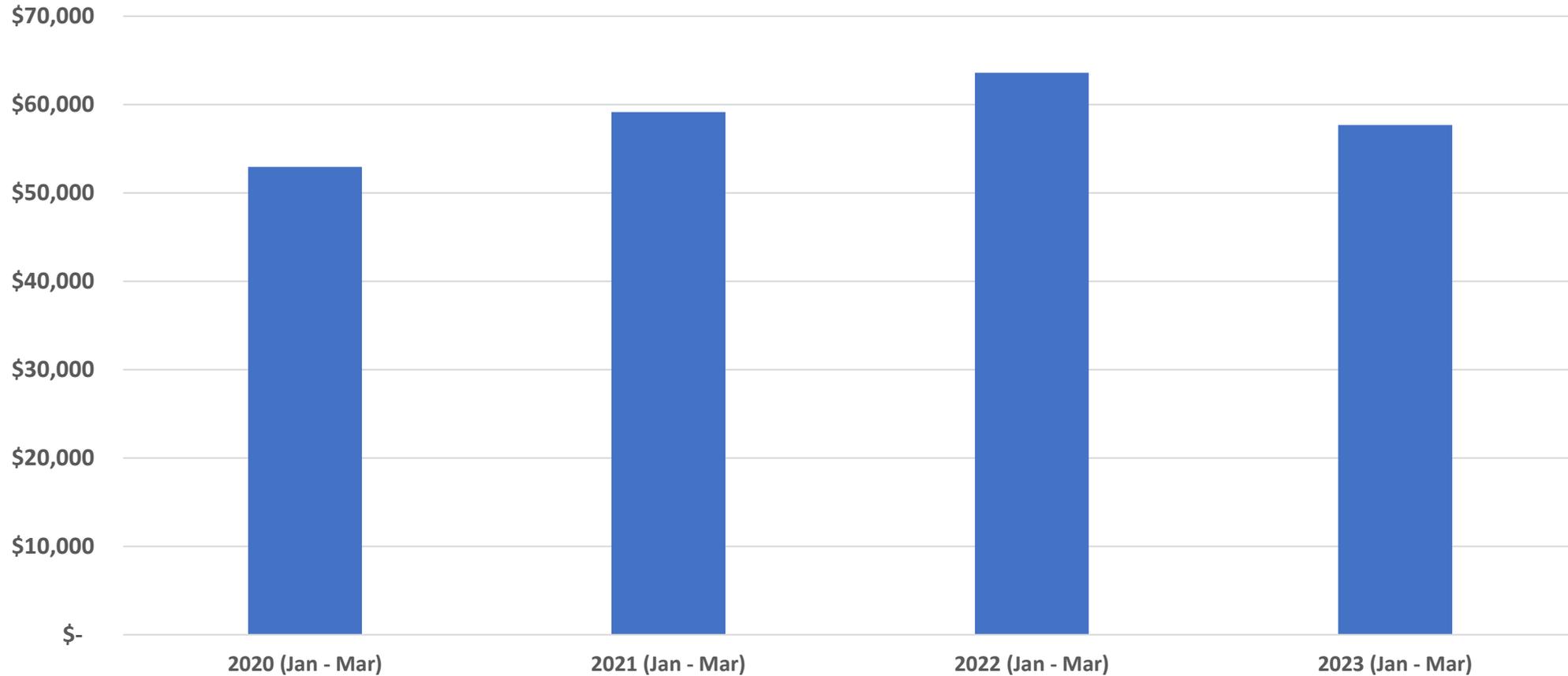
# Permit Revenue

## Total Permit Fees / Year: January - April



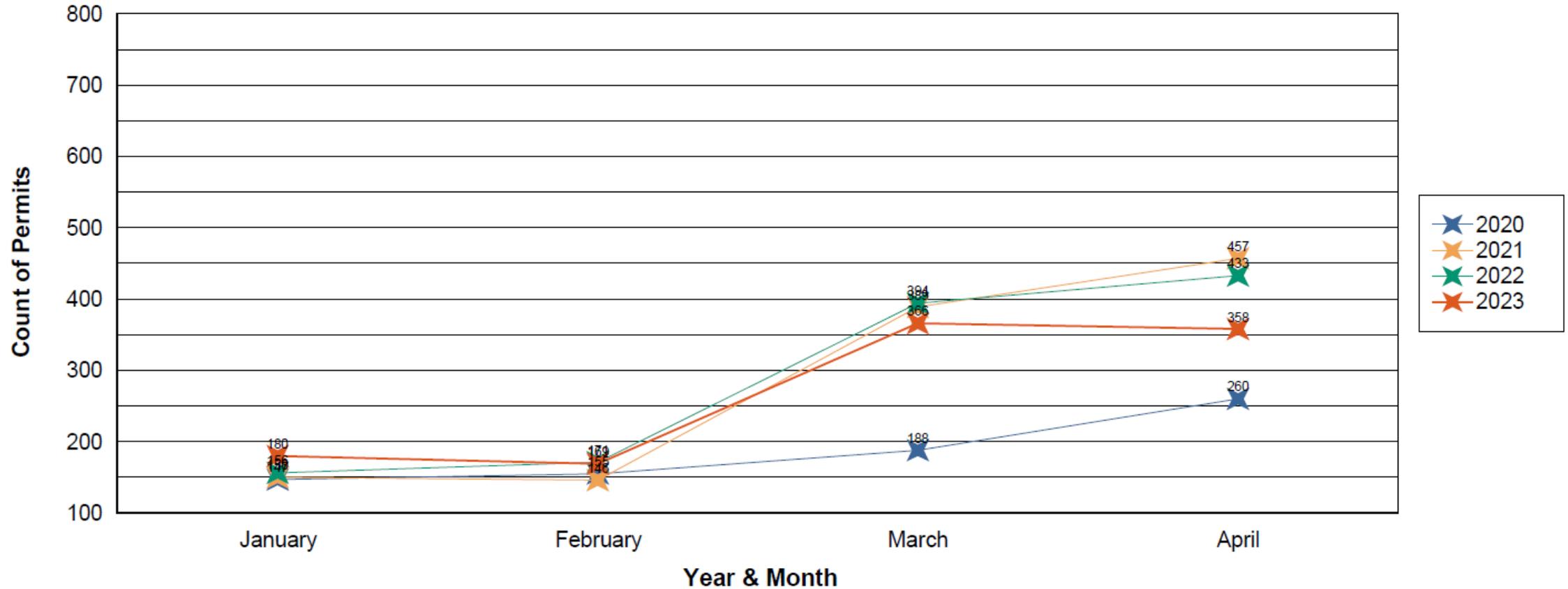
# IGA Revenue

IGA Revenue

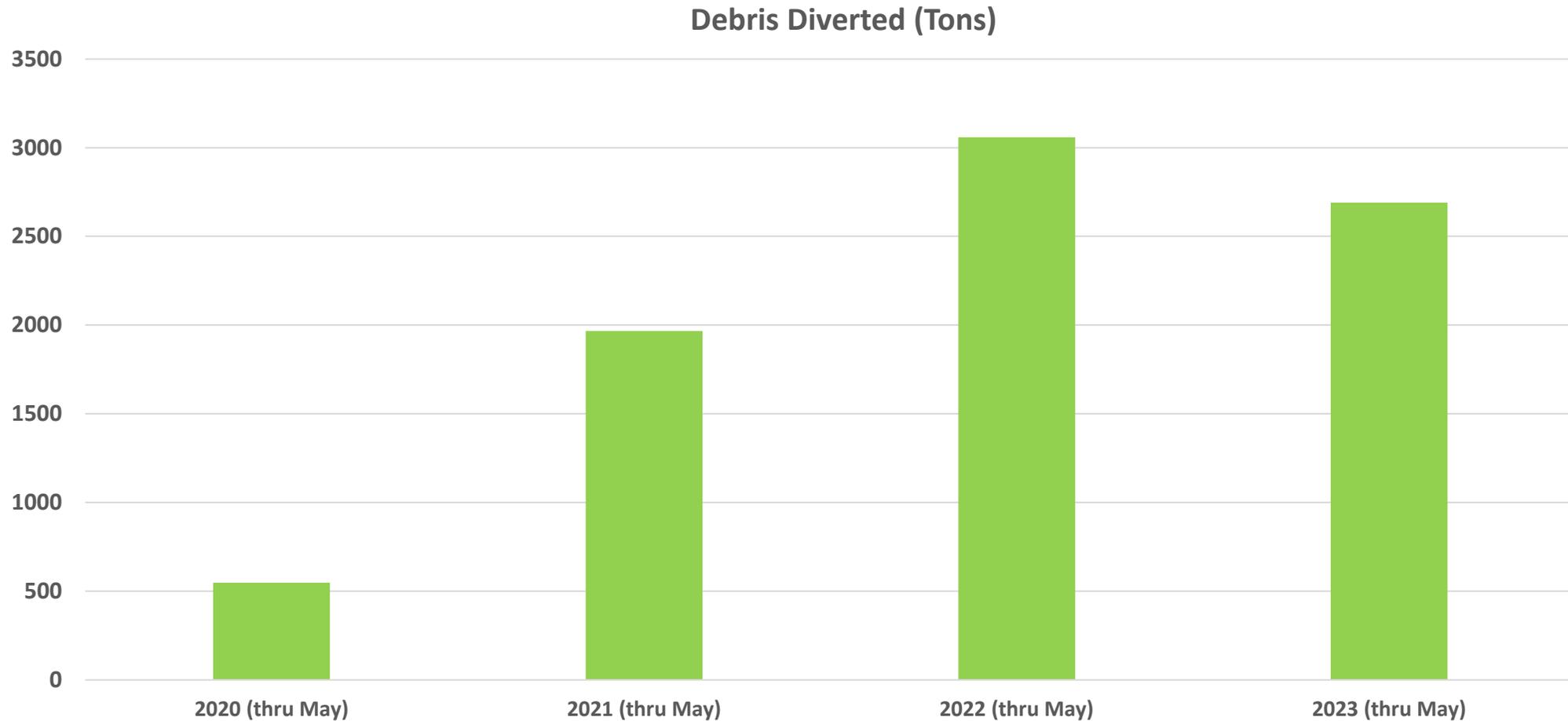


# Permit Trend

## Count of Permits / Year: January - April



# Construction & Demolition Debris Recycling



# 2023-2024 Looking Ahead

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- **Shared Services and Other Efficiencies:**
  - **Renewing existing intergovernmental agreements for shared services (7)**
  - **Continuing to explore new “mutual aid” intergovernmental agreements and expansion of existing intergovernmental agreements throughout the County**
  - **Updating the department’s IGA rate study for intergovernmental agreements**
  - **Completing comprehensive updates to the building codes**
  - **Implementing Samsara within the department to explore additional efficiencies**

# 2023-2024 Looking Ahead

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- **Regulatory Improvements**
  - **Completing UDO text amendments relating to various policy topics (including sustainability-related)**
    - **Native Trees and Plants Initiative**
    - **Sustainability Incentives Ordinance**
    - **Bird Friendly Design Regulations**
    - **Regulations for Fill/Grade Operations**
    - **Affordable Housing Policy Options**
    - **Dark Sky Lighting Policy Options**
    - **WDO Ordinance Amendments/FEMA Maps**

# 2023-2024 Looking Ahead

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- **Sustainability**
  - **Various sustainability-policy regulatory topics (see above)**
  - **Implementing (with CAO) a regional tree initiative (per PBZ&E direction)**



**Questions**