

Lake County Illinois

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



Agenda Report - Final

Wednesday, May 3, 2023

10:30 AM

Assembly Room, 10th Floor or register for remote attendance at
<https://bit.ly/3ArZH8I>

**Planning, Building, Zoning and Environment
Committee**

PUBLIC ATTENDANCE: The public can attend Lake County Committee and Board meetings (two options):

- (1) In-person attendance is on the 10th Floor of the County Administrative Tower (9th Floor, if necessary), 18 N. County Street, Waukegan, Illinois.
- (2) Remote attendance by registering using the link on the front page of this agenda.

RECORDING: Meetings, to include Public Comment, will be recorded.

PUBLIC COMMENT: Live public comment will be available for those attending in-person and through an electronic conferencing application (register via the link on the front page of the agenda). In general, Public Comment on items not on the agenda will be presented near the beginning of the meeting. Public Comment on agenda items may be presented during consideration of that item. Public Comment may 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.

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 (Items not on the agenda)
6. Chair's Remarks
7. Unfinished Business
8. New Business

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 [23-0630](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from April 5, 2023.

Attachments: [PBZ&E 4.5.23 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 [23-0672](#)

Committee action approving a minor modification to Lot 21 of the Newport Cove Subdivision Planned Unit Development (PUD) to allow for a patio and retaining wall encroachment to remain within the existing setback.

- The Newport Cove PUD was recorded by the Lake County Recorder of Deeds on June 6, 2006. Minor modifications to a final plan/plat are presented for consideration by the Planning, Building, Zoning and Environment Committee per Section 151.051(F)(2)(b) of the Lake County Code.
- Chad and Catherine Elders, record owners of 40681 N. North Newport Dr., Antioch, Illinois (PIN 01-24-113-006) purchased Lot 21 in 2018 and constructed the patio and retaining walls without required permits in 2020.
- The property owners are seeking a minor modification to the approved PUD to allow a patio and east retaining wall to encroach 20 feet into the rear required PUD setback of 20 feet and to allow a north retaining wall to encroach 11 feet into the north required PUD setback of 15 feet.
- Staff has completed the review of the modification request to the Newport Cove PUD and is recommending denial of the minor modification.

Attachments: [PUD_000817-2022 Elders Minor PUD modification v2](#)

[PUD_000817_2022_Info_Paper](#)

[Proposed Plat Modification Site Plan Updated](#)

[PUD_000817_2022_Application_Redacted](#)

[40681 N. North Newport Drive Com Ed](#)

[40681 N. North Newport Drive Comcast](#)

[40681 N. North Newport Drive ATT](#)

8.3 **23-0673**

Discussion on proposed amendments to the ICC Building Codes.

- In February, staff presented to the Committee a series of amendments to the ICC Building Codes.
- Following discussion, the Committee reached consensus to adopt the code updates with the inclusion of residential fire sprinkler requirements.
- To assist the Committee with finalizing the County's specific approach to sprinkler regulation, staff was directed to conduct additional research on regulatory options (taking into account area-wide regulatory trends). Following completion of this research, staff was directed to report back to the Committee on its findings.
- At the May 3, 2023, Committee meeting, staff will present its findings and seek direction from the Committee in preparing revised amendments for the Committee's final action.

Attachments: [Presentation May 2023 - edited](#)

8.4 **23-0674**

Presentation of proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

- To further new climate goals set forth in the Climate and Equitable Jobs Act (CEJA), a state law was passed on January 27, 2023, which prescribes county regulations related to new commercial solar and wind facilities.
- In response, at the direction of the Lake County Board, the Lake County Zoning Board of Appeals (ZBA) conducted a public hearing on April 3, 2023, to consider draft amendments to establish new commercial solar and wind energy system use categories and corresponding standards. Additional amendments include revisions to the site plan review procedures, accessory use standards, and landscape requirements. Upon conclusion of the hearing, the ZBA unanimously recommended adoption of the amendments with limited recommended edits, attached as "Exhibit A".
- Action is required by the Lake County Board to adopt amendments that are in compliance with recent regulations adopted by the state within 120 days.

Attachments: [Exhibit A Recommended Amendments PBZE 5.3.23](#)

[Solar_Wind Energy Amendments Info Paper](#)

[Solar_Wind Energy Amendments Overview](#)

8.5 [23-0675](#)

Ordinance amending Chapter 151: Unified Development Ordinance of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

- The Lake County Zoning Board of Appeals (ZBA) conducted a public hearing on April 3, 2023, to consider proposed zoning text amendments focused on commercial wind and solar energy in unincorporated Lake County and unanimously recommended approval of the proposed amendments as presented in ZBA Resolution “Exhibit A”, attached.
- The proposed amendments are necessary to comply with recent regulations adopted by the state.
- To ensure compliance with the statutory adoption deadline, 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: [Exhibit B Solar_Wind Text Amendments in ALP Format](#)

[ZBA Resolution Apr 4 Hearing](#)

8.6 [23-0010](#)

Director's Report - Planning, Building and Development.

ENVIRONMENTAL SUSTAINABILITY

8.7 [23-0687](#)

Presentation on greenhouse gas emissions reduction for Lake County operations.

- Staff have prepared an informational presentation on a 2017 and 2022 greenhouse gas inventory for Lake County operations.
- Staff will seek direction for climate planning for Lake County operations and sustainability strategic planning.

Attachments: [Greenhouse Gas Inventory - Lake County Overview](#)

8.8 [23-0688](#)

Report on Prohibition of Single Use Plastics.

- Staff have prepared an informational report for single use plastic use and outreach for Lake County operations.

8.9 [23-0689](#)

Update on Committee Workplan.

9. County Administrator's Report

10. **Executive Session**

11. **Members' Remarks**

12. **Adjournment**

Next Meeting: May 31, 2023