

Lake County Illinois

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



Agenda Report - Final

Wednesday, October 8, 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/3VsgB1H>

**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 (Item 8.1)

MINUTES

8.1 [25-1193](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from September 3, 2025.

Attachments: [PBZ&E 9.3.25 Final Minutes](#)

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 [25-1213](#)

Joint resolution authorizing the demolition of dangerous and unsafe buildings at 9865 W. Logan Court, Zion, Illinois, that have been deemed to be an immediate and continuing hazard to the community.

- Pursuant to 55 ILCS 5/5-1121, the Lake County Board has authority to expedite the demolition of any open and vacant buildings within unincorporated Lake County that constitute an immediate and continuing hazard to the community.
- The Lake County Building Official has determined that, due to their dilapidated condition, the residential structure and related accessory structures (all together referred to as the "buildings") located at 9865 W. Logan Court, Zion, Illinois, (Parcel Identification Number (PIN 04-15-307-028)) constitute an immediate and continuing hazard to the community in which the buildings are located.
- Upon County Board approval, the State's Attorney will notify the property owner(s) and any lienholders of record of the pending action pursuant to statute.
- Upon expiration of the 30-day notice period, if the property owners and lienholders of record have not caused the buildings to be demolished, repaired, or otherwise restored to a safe condition, or have not filed an appeal of the action in the Circuit Court Clerk's Office, the Planning, Building & Development Department will initiate the demolition of the buildings and removal of debris, or other hazardous, noxious,

or unhealthy substances or materials.

Attachments: [9865 Logan Demo Info Paper](#)
[9865 Logan Court Presentation](#)

COUNTY ADMINISTRATION

8.3 [25-1310](#)

Committee action for the permanent destruction of Executive Session recordings for the inactive Planning, Building and Zoning Committee from June 3, 2008, through November 3, 2015, in accordance with the Illinois Open Meetings Act (OMA) and as recommended on the attached document.

- According to OMA, 5 ILCS 120/2.06(c), verbatim recordings of closed session meetings may be destroyed no less than 18 months after the completion of the meeting, if the following conditions are met:
 - The public body approves the destruction of a particular recording.
 - The public body approves minutes of the closed meeting that meet the written minutes requirements set forth in OMA.
- OMA also states that the verbatim closed session recordings can be destroyed without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act.
- Staff recommends the permanent destruction of verbatim Executive Session recordings for the inactive Planning, Building and Zoning Committee from June 3, 2008, through November 3, 2015, per the authority of OMA and as recommended on the attached document.
- There are no verbatim closed session recordings eligible for permanent destruction for the Planning, Building, Zoning and Environment Committee.

Attachments: [PBZ ES Recording Log with Recommendations](#)

9. County Administrator's Report

10. Executive Session

10.1 [25-1338](#)

Executive Session to discuss a personnel matter pursuant to 5 ILCS 120/2 (c)(1).

10.2 [25-0927](#)

Executive Session to review closed session minutes pursuant to 5 ILCS 120/2 (c) (21).

11. Regular Session (for action on Executive Session items)

11.1 [25-1339](#)

Committee action approving the Planning, Building, Zoning and Environment Committee Executive Session minutes from September 25, 2024.

12. Member Remarks and Requests

13. Adjournment

Next Meeting: October 22, 2025 (Joint Budget Hearing)