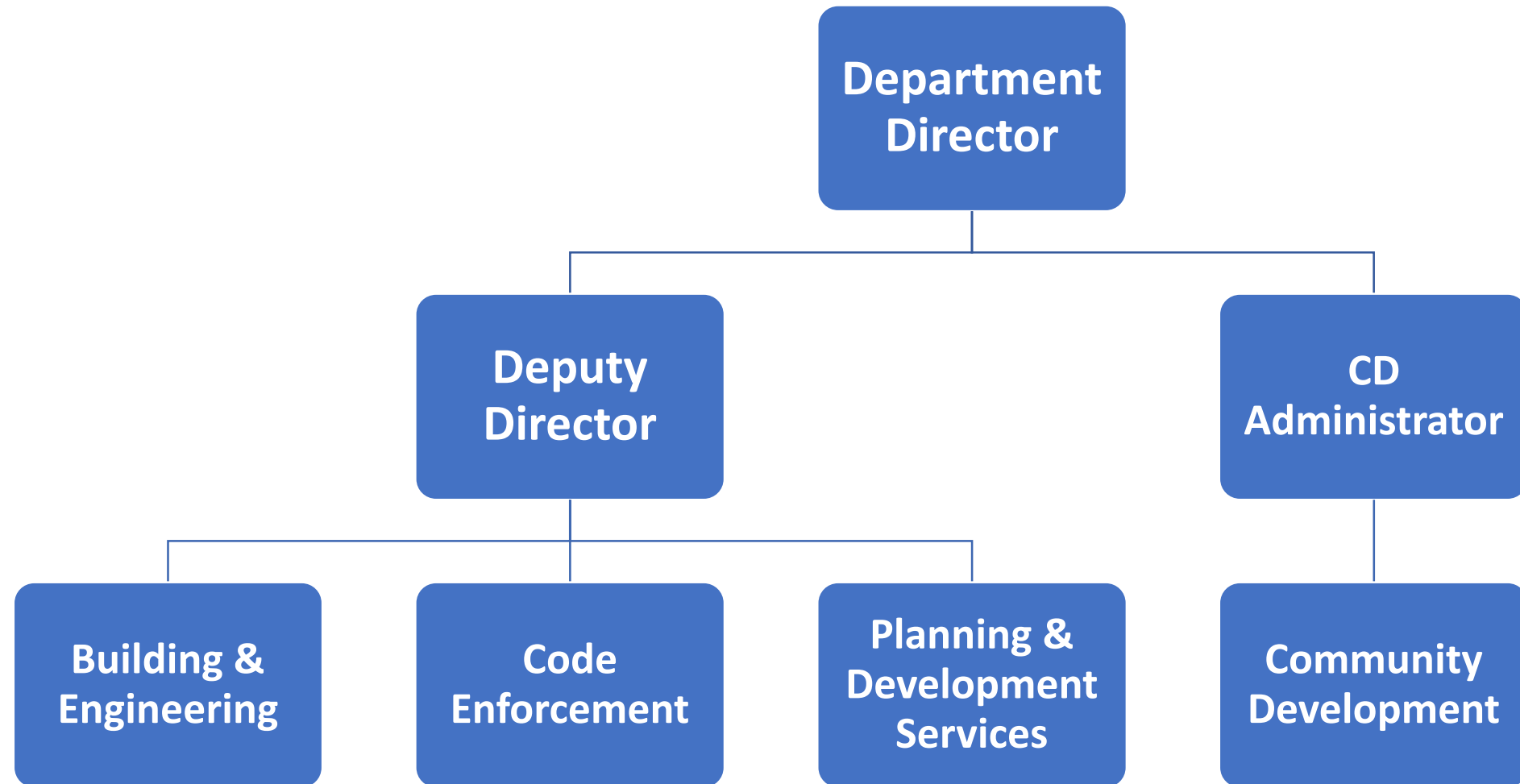# Planning, Building & Development Annual Report

Eric Waggoner, Director

June 29, 2022

Our Department

Department Overview

Building & Engineering
- Intergovernmental Agreements for review and inspection services
- Counter Based Project Management/Permitting
- Floodplain and wetland related services
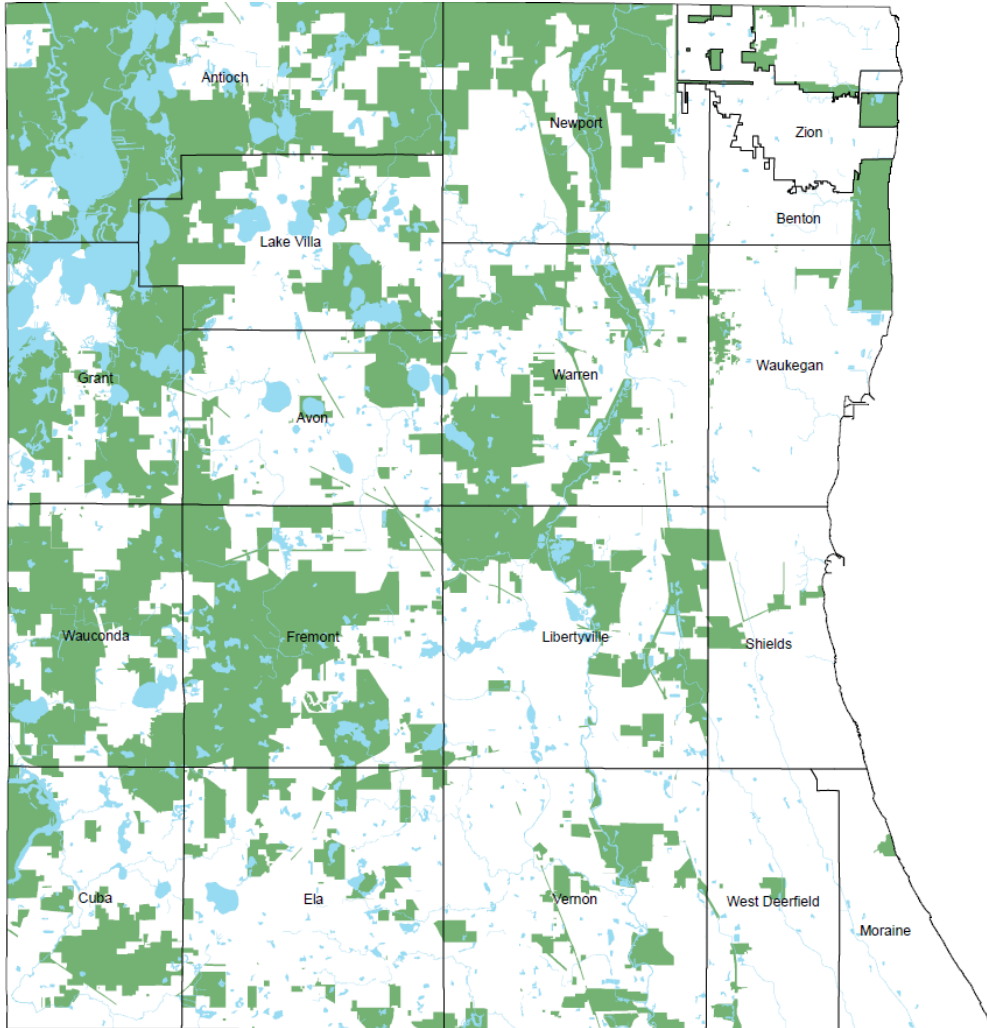
Planning & Development Services
- County Sustainability efforts (with CAO)
- Land Use Planning & Special Projects/Programs
- Complex Development Project Management
- ZBA Coordination

Code Enforcement
- Nuisance Ordinance
- Building Codes
- Unified Development Ordinance (Zoning & Site Dev)
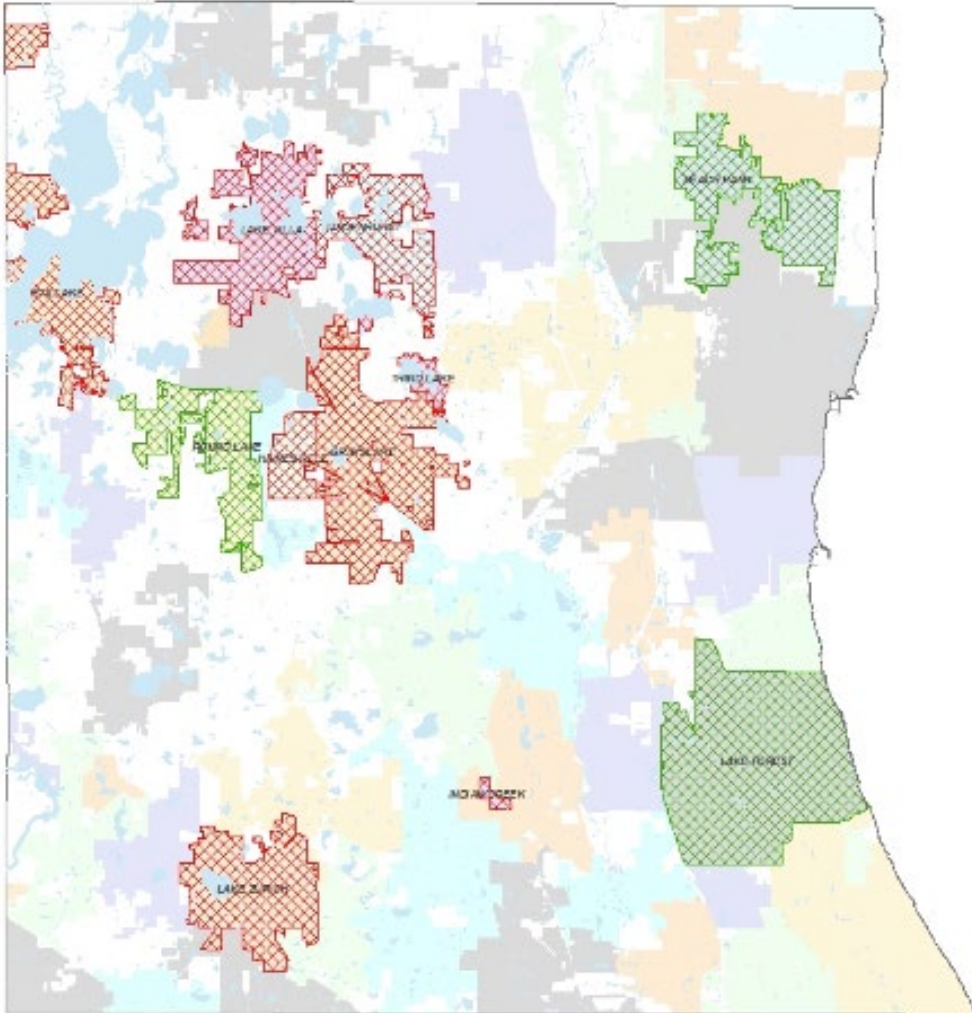- Administrative Adjudication & Circuit Court

Community Development (Reports to HCS)

Department Overview

- **Unincorporated Lake County**
  - 34.4% of the total land area
  - 11.5% of the total population
  - 80,000+ population

- **Incorporated IGA Services**
  - Administrative Adjudication (1)
  - Inspections/Plan Reviews (11)

- **Staffing**
  - 31 Employees (excludes CD)

Intergovernmental Agreements

- **Beach Park***
- **Fox Lake**
- **Grayslake**
- **Hainesville**
- **Indian Creek**
- **Lake Forest***

- **Lake Villa**
- **Lake Zurich**
- **Lindenhurst**
- **Round Lake***
- **Third Lake**

* "Mutual Aid" agreement

2021-2022 Highlights

- **Shared Services and Other Efficiencies:**

  - **Completed IGA Inspection/Plan Review Rate Study (conclusion: labor cost/rate has been kept level since 2015 due to staff model efficiencies)**
  - **Renewed existing IGA with Hainesville**
  - **Lake Villa has now fully implemented permitting software (EnerGov)**

2021-2022 Highlights

- **"Virtual" Improvements, Shared Services and Other Efficiencies:**

  - **Continued Virtual Meeting Format for the following:**
    - **ZBA Public Hearings***
    - **Development Client Meetings**
    - **Virtual Inspection Program**
    - **Virtual Administrative Adjudication Hearings***

    **Recently moved back to live meetings to comply with OMA*

  - **Renewed temporary enforcement inspection program (lower cost, seasonal efficiencies)**
  - **County Board adopted unincorporated waste hauling franchise agreements for the northern and southern halves of the County (effective June 1, 2022)**
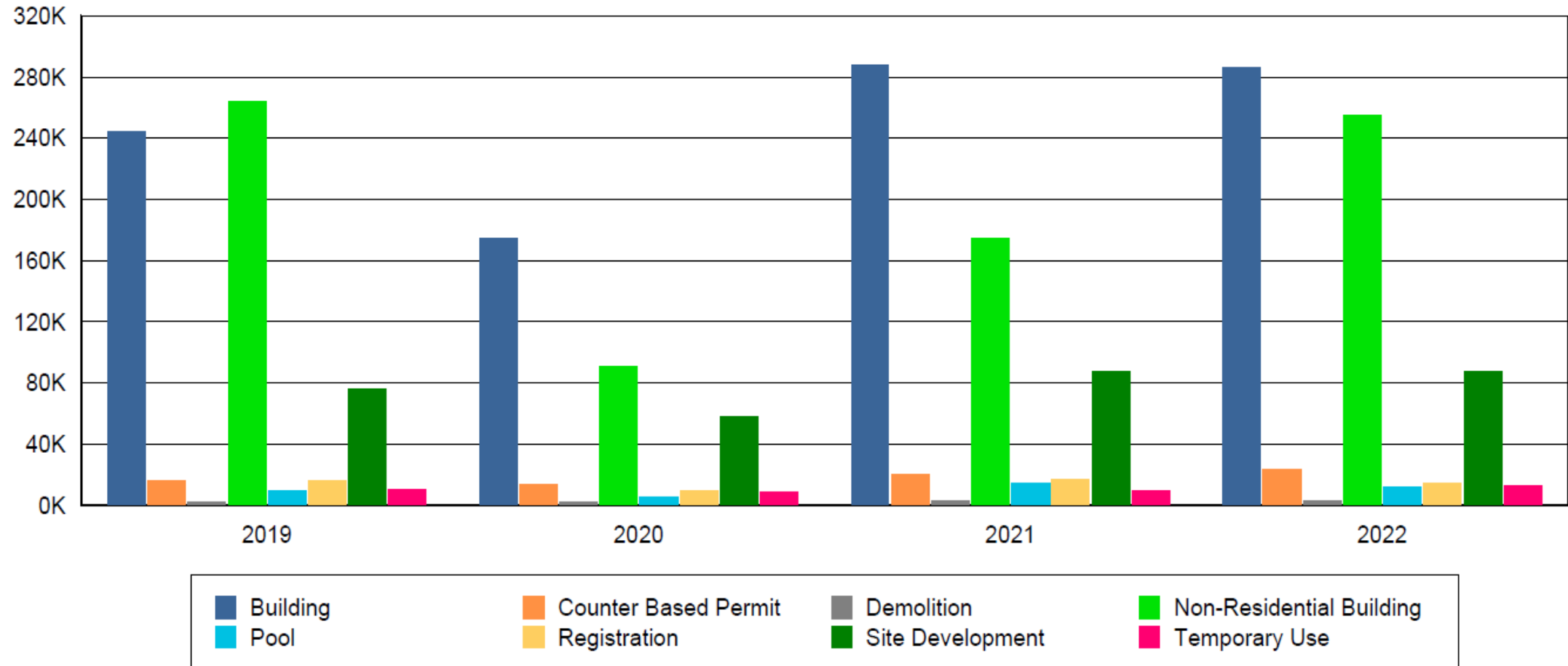
2021-2022 Highlights

- **Regulatory Highlights**

    - **Temporary Landscape Waste Open Burning Restrictions for the unincorporated area (throughout 2021, Winter 2022)**
    - **County Board adoption of permanent Landscape Waste Open Burning Restrictions for the unincorporated area (effective June 1, 2022)**
    - **County Board adoption of Adult Use (Recreational) Cannabis Business zoning regulations for the unincorporated area (adopted May 2021)**
    - **CRS Recertification – retained rating as a Class 6 (20% discount on flood insurance premiums) via increased flood protection requirements, public education, etc.**

2021-2022 Highlights

- **Sustainability**

  - **Achieved Gold designation from SolSmart, a program funded by the US Department of Energy Solar Energy Technologies Office, for enacting best practices to reduce barriers to solar energy growth and streamline solar installation permitting processes**
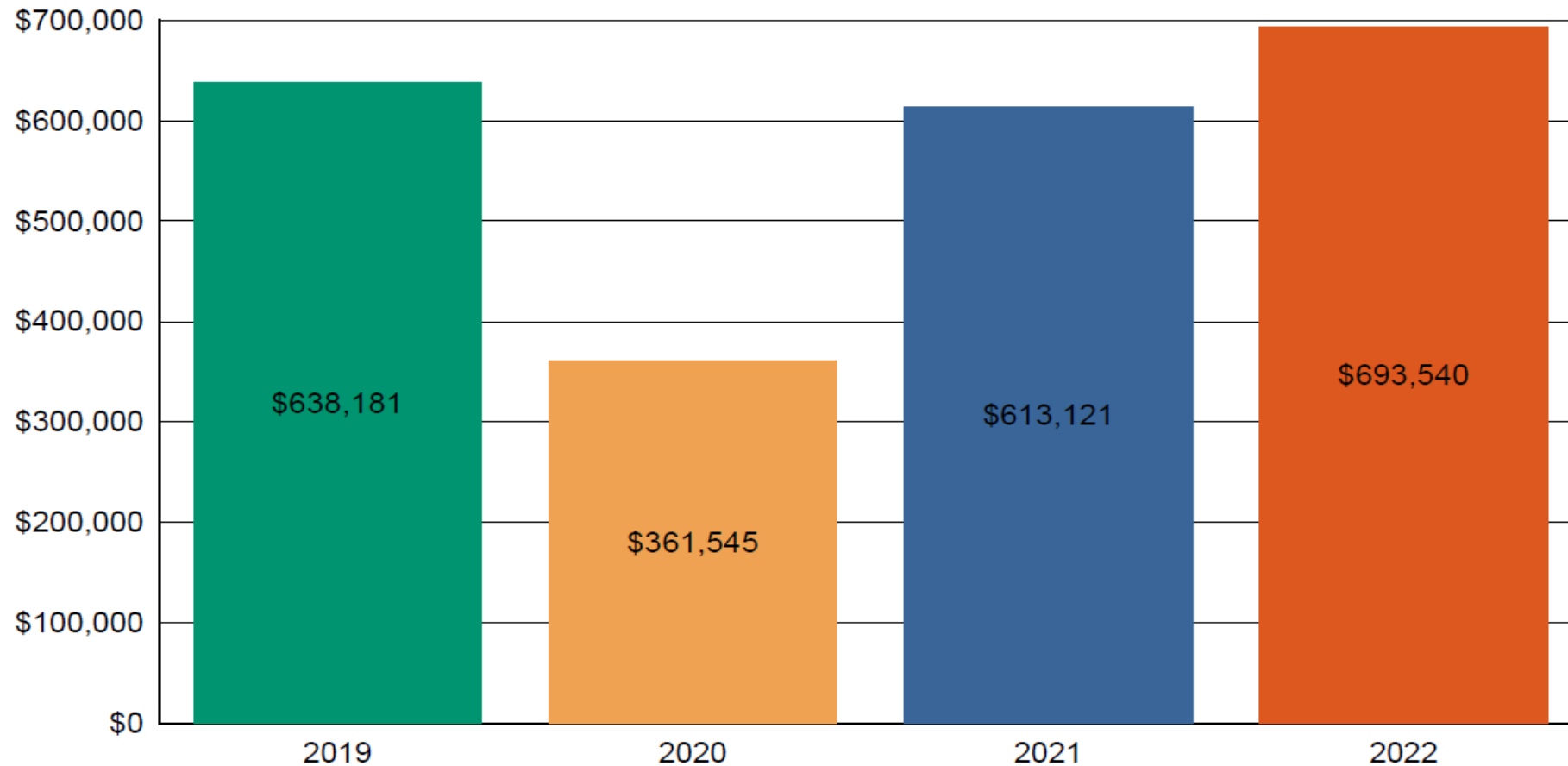 - **Text amendments (in progress) related to wildlife rehabilitation facilities and ecotherapy uses**

Permit Revenue

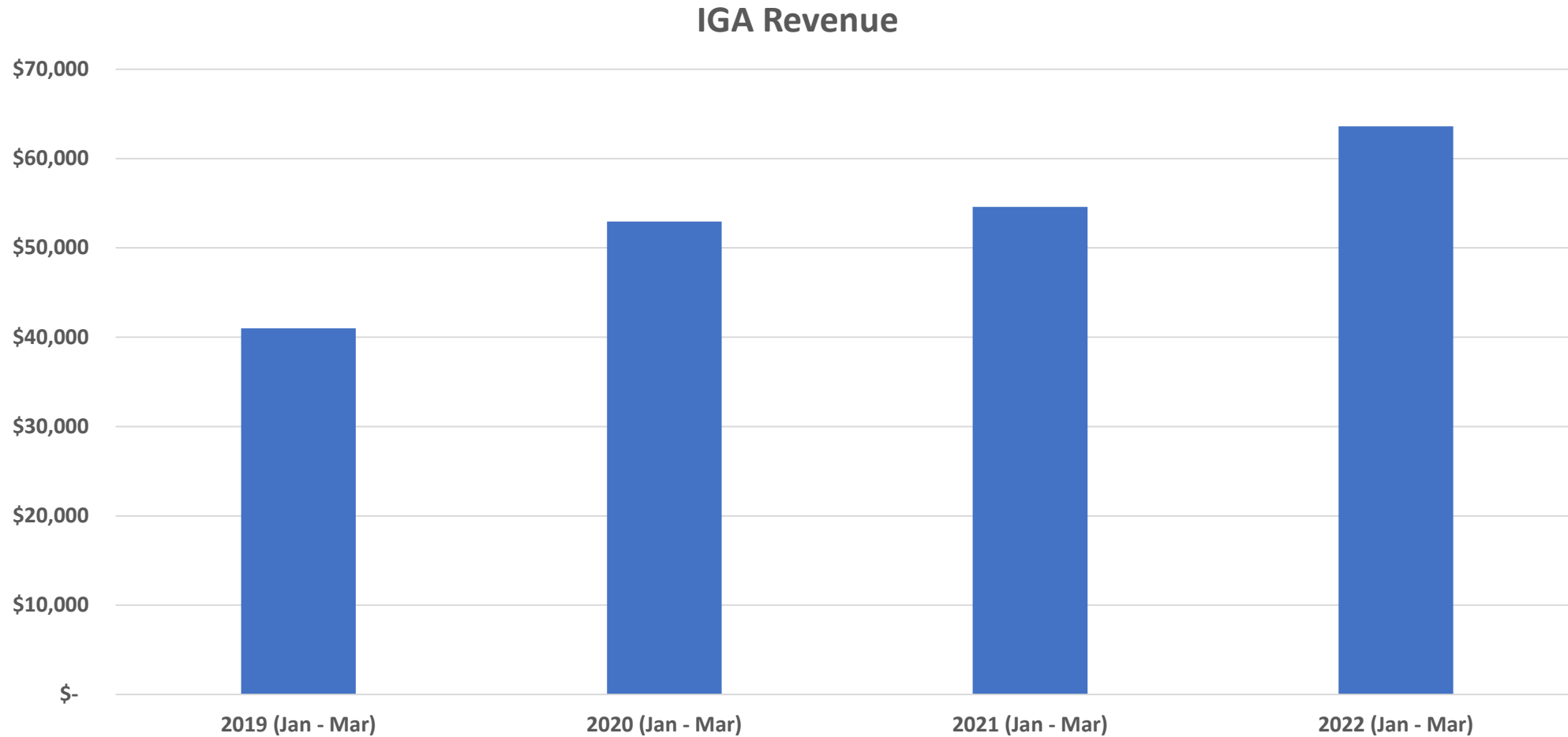Total Revenue / Year: January - April & Permit Type

Permit Revenue

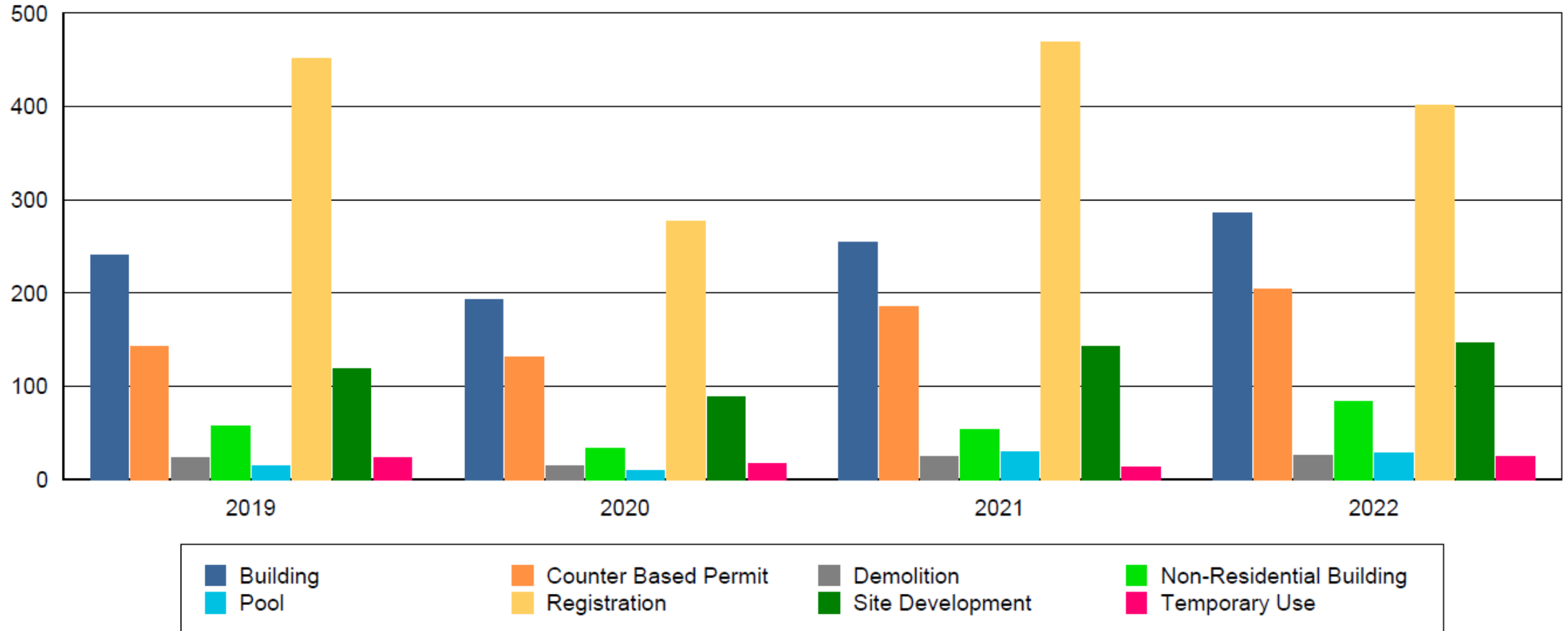**Total Permit Fees / Year: January - April**

Year	Amount
2019	$638,181
2020	$361,545
2021	$613,121
2022	$693,540

IGA Revenue

IGA Revenue

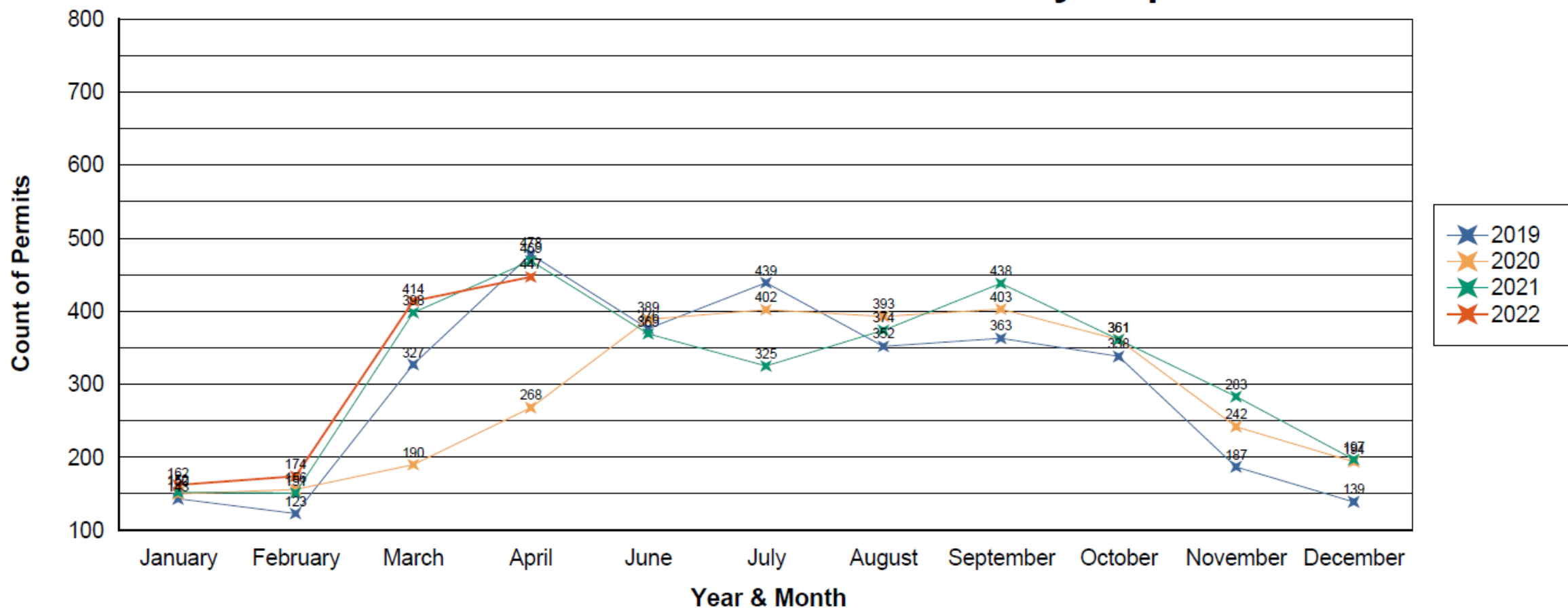| Year	Revenue
2019 (Jan - Mar)	~$41,000
2020 (Jan - Mar)	~$53,000
2021 (Jan - Mar)	~$54,500
2022 (Jan - Mar)	~$63,500

Permit Counts

Count of Permits / Year: January - April

Permit Trend

Count of Permits / Year: January - April

Construction & Demolition Debris Recycling

Debris Diverted (Tons)

2022-2023 Looking Ahead

- **Shared Services and Other Efficiencies:**

  - **Renewing existing intergovernmental agreements**
  - **Continuing to explore new "mutual aid" intergovernmental agreements throughout the County and expansion of existing intergovernmental agreements**
  - **Completing upgrade of permitting software (EnerGov) to accommodate additional efficiencies**
  - **Completing the implementation of the Landscape Waste Open Burning Regulatory Program and unincorporated Waste Hauling Franchise Program**

2022-2023 Looking Ahead

- **Regulatory Improvements**

  - **Completing comprehensive updates to the building codes**
  - **Complete UDO text amendments relating to development streamlining and various policy topics (including sustainability-related)**
    - **Native Trees and Plant Initiative**
    - **Sustainability Incentives Ordinance**
    - **Affordable Housing Policy Options**
    - **Dark Sky Lighting Policy Options**

2022-2023 Looking Ahead

- **Sustainability**

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

Questions