

INFORMATION PAPER



September 3, 2025
Planning, Building and Development
Director Eric Waggoner

SUBJ: PROPOSED COMPREHENSIVE UPDATES TO LAKE COUNTY CODE OF ORDINANCES

Summary:

The Planning, Building, Zoning and Environment (PBZE) Committee has previously directed staff to complete a comprehensive update of the Lake County, Illinois Code of Ordinances (LCC). The attached action item introduces a County Board resolution directing the Zoning Board of Appeals (ZBA) to conduct public hearings upon the conclusion of staff's drafting process.

Background:

- Planning, Building and Development staff routinely recommend updates to the LCC to respond to new trends and changing conditions, however, more comprehensive amendments are periodically necessary to emulate regulatory best practices, improve regulatory processes, and maintain currency. The last comprehensive update to Chapter 151 was approved in 2019.
- Proposed updates include both substantive changes and housekeeping amendments.
- Proposed changes will include updates to development assurances, regulatory streamlining, updates to Planned Unit Development regulations, and miscellaneous other updates to better clarify and/or codify policies and practices.

Next Steps:

In introducing the topic to Committee, staff will collect any feedback and incorporate as appropriate into the draft regulations. Following the County Board's approval of the resolution to initiate the ZBA hearing process, which is anticipated on September 9, 2025, staff will complete the drafting process and then proceed to schedule a ZBA public hearing to consider the proposed text amendments to the LCC.