

Lake County Illinois

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



Agenda Report - Final

Wednesday, January 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/3ZQjTgS>

**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 (Items 8.1 - 8.3)

MINUTES

8.1 [25-0032](#)

Committee action approving the Planning, Building, Zoning and Environment Budget Hearing minutes from October 16, 2024.

Attachments: [PBZ&E Budget Hearing 10.16.24 Final Minutes](#)

8.2 [25-0031](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from October 30, 2024.

Attachments: [PBZ&E 10.30.24 Final Minutes](#)

ENVIRONMENTAL SUSTAINABILITY

8.3 [25-0015](#)

Resolution to support and endorse the 2025 Switch Together Solar Group Buy program organized by the Midwest Renewable Energy Association and the Citizens Utility Board.

- On January 16, 2024, the Lake County Board passed a resolution endorsing the 2024 solar group buy program organized by the Midwest Renewable Energy Association and the Citizens Utility Board.
- This resolution would endorse the 2025 solar group buy program organized by the Midwest Renewable Energy Association and the Citizens Utility Board.

REGULAR AGENDA

STORMWATER MANAGEMENT

8.4 [25-0019](#)

Joint resolution to accept the transfer of real property on behalf of the Lake County

Stormwater Management Commission (SMC), owned by the Illinois Department of Natural Resources, Office of Water Resources (IDNR-OWR) and described herein Exhibit A, for the public purpose of open space public use, and to assume all responsibilities and obligations associated with the ownership and management of the property and subject to the Reservations and Covenants set forth herein Exhibit B.

- The IDNR-OWR owns twelve parcels of real property containing approximately 4.67 acres in total and located in the Village of Gurnee, the Village of Riverwoods, the City of Highland Park, and in unincorporated Zion, in Lake County and described herein Exhibit A.
- The County of Lake entered into an Agreement #371 with IDNR-OWR, on behalf of SMC, in 2019 to receive funding to acquire floodplain, flood damaged, real property in Lake County. There have been three amendments to the Agreement, which extend the expiration date.
- The real property is subject to the terms and conditions of the September 26, 2019 Agreement (Contract #371) and the Reservations and Covenants set forth herein Exhibit B.
- This Resolution authorizes the County of Lake to accept the transfer of ownership of the twelve parcels of real property containing approximately 4.67 acres in total from the IDNR-OWR.
- This Resolution authorizes the Lake County Board Chair and the Lake County Clerk to execute any required closing document(s) necessary to complete the aforescribed conveyance to the County of Lake dedicated in perpetuity for open space public use and purposes.

Attachments: [EXHIBIT A](#)

[EXHIBIT B](#)

[IDNR 371 Agreement-Fully Executed 09-2019](#)

[Amendment 1 IDNR 371 Fully Executed 2.7.23](#)

[Map IDNR 371](#)

[Local Government Property Transfer Act Final](#)

8.5 25-0020

Joint resolution to accept the transfer of real property on behalf of the Lake County Stormwater Management Commission (SMC), owned by the Illinois Department of Natural Resources, Office of Water Resources (IDNR-OWR) and described herein Exhibit A, for the public purpose of open space public use, and to assume all responsibilities and obligations associated with the ownership and management of the property and subject to the Reservations and Covenants set forth herein Exhibit B.

- The IDNR-OWR owns six parcels of real property containing approximately 1.71 acres in total and located in the Village of Gurnee, the City of Highland Park, and in unincorporated Fox Lake and Antioch, in Lake County and described herein Exhibit A.

- The County of Lake entered into an Agreement #379 with IDNR-OWR, on behalf of SMC, in 2020 to receive funding to acquire floodplain, flood damaged, real property in Lake County. There have been two amendments to the Agreement, which extends the expiration date.
- The real property is subject to the terms and conditions of the May 20, 2020 Agreement (Contract #379) and the Reservations and Covenants set forth herein Exhibit B.
- This Resolution authorizes the County of Lake to accept the transfer of ownership of the six parcels of real property containing approximately 1.71 acres in total from the IDNR-OWR.
- This Resolution authorizes the Lake County Board Chair and the Lake County Clerk to execute any required closing document(s), necessary to complete the aforescribed conveyance to the County of Lake dedicated in perpetuity for open space public use and purposes.

Attachments: [EXHIBIT A](#)

[EXHIBIT B](#)

[Agreement IDNR 379 Fully Executed 5.20.19](#)

[Amendment 1 IDNR 379 Fully Executed 02.07.23](#)

[2019 IDNR 379 Map](#)

[Local Government Property Transfer Act Final](#)

SOLID WASTE AGENCY OF LAKE COUNTY

8.6 [24-1536](#)

Resolution adopting the 2024 Solid Waste Management Plan Update (Plan Update) for Lake County, Illinois, as approved and recommended by the Solid Waste Agency of Lake County (SWALCO).

- In 1989, Lake County adopted the first Lake County Solid Waste Management Plan prepared by the Joint Planning Agency, and it has been updated every five years as required by the Illinois Solid Waste Planning and Recycling Act.
- SWALCO approved the 2024 Plan Update on October 17, 2024, after working with a Citizens Advisory Committee which approved the draft on September 25, 2024.
- SWALCO is requesting the Plan Update be considered and approved by the County Board.
- The Plan Update establishes a goal of achieving a 60 percent recycling and composting rate by 2030. The current rate is 37 percent.
- The Plan Update clarifies the type of pollution control facility allowed in Lake County.
- The Plan Update still limits the type of pollution control facility allowed to landfills, transfer stations, and anaerobic digestors, but does allow for alternative technology facilities that use purification or depolymerization technologies to process plastics-to-plastics; however, conversion technologies that covert plastic-to-fuel are

not allowed in Lake County under the Plan Update.

Attachments: [2024 SWMP Update BOD](#)

8.7 [24-1535](#)

Joint resolution authorizing a Host Agreement between Lake County and Waste Management of Illinois, Inc. for siting of a Waste Transfer Facility in Unincorporated Lake County.

- The 2024 Solid Waste Management Plan Update for Lake County, Illinois sets forth recommendations related to the development of waste transfer stations throughout the County.
- Waste Management desires to file with Lake County a request for siting approval to construct and operate a transfer facility.
- An applicant proposing to site a transfer facility must enter into host agreements with Lake County and the Solid Waste Agency of Lake County (SWALCO).
- Host agreements have been negotiated amongst all parties and the proposed agreement between Waste Management and Lake County is attached.
- The host agreement requires various control measures that Waste Management must adhere to minimize the impact to the surrounding areas, as well as a fee paid to the County and the operation of a recycling drop-off center.
- The host agreement will be in effect until the transfer facility ceases to operate, with Waste Management agreeing to exercise all commercially reasonable efforts to operate the transfer facility for a minimum of twenty years.

Attachments: [Lake County Transfer Station Host Agreement 12.2024](#)

- 9. County Administrator's Report**
- 10. Executive Session**
- 11. Member Remarks and Requests**
- 12. Adjournment**

Next Meeting: January 29, 2025