

# Lake County Illinois

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



## **Agenda Report - Final**

**Wednesday, April 30, 2025**

**10:30 AM**

**Assembly Room, 10th Floor or register for remote attendance at:  
<https://bit.ly/42ADaVc>**

**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](mailto: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 [25-0393](#)

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 26, 2025.

**Attachments:** [PBZ&E 2.26.25 Final Minutes](#)

**REGULAR AGENDA**

**\*PLANNING, BUILDING AND DEVELOPMENT\***

8.2 [25-0431](#)

Committee action to approve a major modification request for a private road, Shields Township.

- The Arden Shore Estates Subdivision was platted in 1927; however, portions of Douglas Terrace and Melvin Drive rights-of way were not improved and remain as private roads.
- Three homes were constructed along Melvin Drive between the 1970s and 1980s, prior to the adoption of the current road improvement standards; the remainder of the abutting lots are vacant.
- Jessica and Michael Chappell, record owners of 201 Melvin Drive, are seeking major modifications to allow more than three lots to be served by a private road and a reduction of minimum road improvement standards to allow the current road surface to remain as-is.
- Lake County staff does not recommend approval.

**Attachments:** [SUB-001065-2025 Application](#)

[SUB-001065-2025 Info Paper FIN 4 30](#)

[SUB-001065-2025 Presentation 4 30 FIN](#)

8.3 [25-0601](#)

Committee action approving a minor modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) #3455 to allow additional on-site improvements - District 18.

- Sunrise Day Camp was originally approved as part of a CUP for PUD #3455 in 2005 to allow a day camp and day care facility and was most recently amended via a minor modification request in 2023 for campus enhancements.
- The subject property is comprised of 34 acres (approximately) and is located at 23280 N. Old McHenry Road, Lake Zurich, Illinois.
- The applicant, JFMC Facilities Corporation, operator of Sunrise Day Camp, has petitioned for a minor modification to the approved PUD to allow for an impervious surface increase of 13,317 sq ft. and a floor area increase of 3,380 sq. ft. to accommodate additional outdoor recreational and educational programming.
- Staff has reviewed the request for a minor modification and recommends approval.

**Attachments:** [Info Paper Sunrise Day Camp](#)  
[Site Plan Sunrise Day Camp](#)  
[Sunrise Day Camp Presentation](#)

8.4 [25-0602](#)

Discussion on proposed adoption of the 2024 International Code Council (ICC) Building Codes and the 2023 National Fire Protection Association (NFPA) 70 National Electrical Code.

- The Planning, Building and Development Department periodically updates its building codes.
- The last update occurred in 2023 with adoption of the 2018 ICC Building Codes and the 2017 National Electrical Code with amendments.
- Ongoing ICC code updates are a factor in Lake County's Community Rating System (CRS) classification.
- Lake County's current "Class 6" rating yields a 20 percent discount on flood insurance policies, at a previously reported average annual savings of \$295 for policy holders whose properties are in the floodplain (a total of over \$121,000 annually across all policy-holders).
- To ensure the County's continued eligibility for its current CRS rating of "Class 6", the County is now required to update its codes to the most recent ICC publications. Updates between the 2018 and 2024 series are largely minor and technical in nature.
- Staff will present the proposed amendments to the 2024 ICC series and the 2023 NFPA 70 code for Committee discussion prior to bringing the ordinance forward for adoption.

**Attachments:** [ICC Amendments Info Paper](#)

[Exhibit A 2024 Building Code Amendments to the UDO ALP FINAL FINA  
2024 ICC Code Adoption Presentation](#)

- 8.5 [25-0024](#)  
Director's Report - Planning, Building and Development.
9. **County Administrator's Report**
10. **Executive Session**
11. **Member Remarks and Requests**
12. **Adjournment**
- Next Meeting: May 7, 2025**