

■ **How do I determine the setbacks for my property?**

Setbacks for structures vary depending on whether the subject property is a conforming lot or a nonconforming lot. If the lot is conforming, setbacks for principal structures are listed in Article 7, whereas setbacks for accessory structures are listed in Article 6. Specific uses may also require specific setbacks according to the Use Standards of Article 6. If the parcel is nonconforming, setbacks for principal and accessory structures are listed in Article 12.



**Planning, Building & Development
Zoning Administration**

18 North County Street - 6th Floor
Waukegan, Illinois 60085

Phone: 847-377-2875

Fax: 847-360-6734

E-Mail: planning@lakecountyil.gov



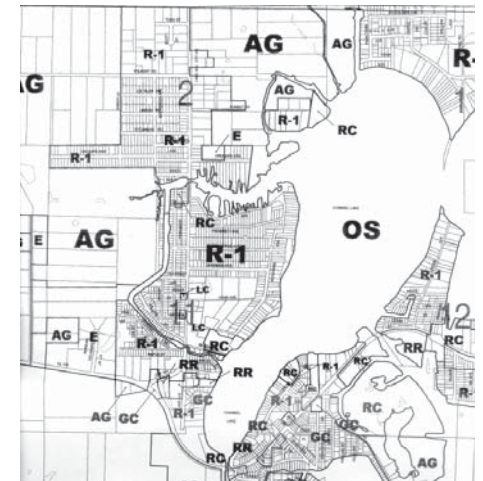
LakeCounty
Planning, Building & Development
18 N. County Street - 6th Floor
Waukegan, Illinois 60085



LakeCounty

Planning, Building & Development

Lake County Zoning



www.lakecountyil.gov/planning

Lake County Zoning

What is Zoning?

Zoning is a tool to regulate and restrict the location and use of buildings, structures and land for agriculture, natural resource conservation, recreation, trade, industry, residences, and other uses.

Zoning is also used to regulate the intensity of uses and structures through density, intensity, dimensional and open space standards.

Under Illinois State Statute, 55 ILCS 5/5-12001, counties are granted the authority to enact zoning regulations in order to promote the public health, safety, morals, comfort and general welfare, to ensure the conservation of property values, to lessen or avoid traffic congestion, and to prevent property damage and harm to persons from the accumulation or runoff of storm or flood waters.

How does Lake County regulate Zoning?

Under the current Lake County Unified Development Ordinance (UDO) and accompanying zoning maps, adopted on April 11, 2000, the unincorporated areas of the County are divided into various Zoning Districts, within which various uses are classified as permitted uses, conditional uses, and uses not allowed (Article 6, Use Table). The UDO provides specific standards applicable to certain listed uses (Article 6, Use Standards).

The UDO also contains regulations relating to site capacity, site plan review and natural resource protection (Article 4); density and dimensional standards (Article 7); site development regulations (Article 8); off-street parking, loading, landscaping, lighting and signage (Article 9);

subdivision standards (Article 10); and nonconformities (Article 12).

How does Zoning relate to obtaining a Permit?

A Zoning Review is conducted by Zoning Administration staff in conjunction with applications for Building Permits, Site Development Permits and Temporary Use Permits. Final approval of these permit applications will be granted only if the zoning regulations contained in the UDO (in addition to all other applicable local, state and federal regulations) are satisfied.

What is the Cost of a Zoning Review?

Current fee schedules are available on the Lake County Website at <http://www.lakecounty.il.gov/elibrary/publications/planning/pbdfees12-1-07.pdf> and on the 6th Floor of the Lake County Administration Building.

What is the length of the Zoning Review process?

When a complete building or site development permit application is accepted, Zoning Administration generally completes its review within three (3) business days. If the review results in zoning approval, the application is routed to other divisions for other required approvals. If the review results in a denial or request for additional information, the applicant will be immediately notified by mail and by phone.

NOTE: More complex issues, the need to conduct a site visit or the need for more information may extend the Zoning Review process.

How do I determine the Zoning and Permitted Uses for my property?

The Lake County Website (<http://www.lakecountyil.gov/planning/publications/links.htm>) can be accessed to determine the zoning and permitted uses for a particular property. Customers may also contact Zoning Administration staff at (847) 377-2875. Walk-in customers may consult the 5th Floor Counter staff to determine the zoning for a particular property and for an explanation of the uses permitted on a particular property.

Other Frequently Asked Questions

- **What if my property is in a village?**
Zoning Administration has jurisdiction only in the unincorporated areas of Lake County. For incorporated properties, contact the appropriate municipality.
- **How do I obtain a copy of the UDO and zoning maps?**
A copy of the text and maps may be downloaded for no charge from the Lake County Website (<http://www.lakecountyil.gov/planning/publications/links.htm>) Full-size zoning maps for each township are available for a fee at the 5th Floor Counter. Copies of the UDO are available for a fee on the 6th Floor.