

# Lake County Illinois

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



## Meeting Minutes - Final

**Wednesday, August 6, 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/4IIQV1T>**

**Planning, Building, Zoning and Environment  
Committee**

**1. Call to Order**

*Chair Altenberg called the meeting to order at 10:32 a.m.*

**2. Pledge of Allegiance**

*Member Campos led the Pledge of Allegiance.*

**3. Roll Call of Members**

**Present** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent** 2 - Member Schlick and Member Wasik

*Member Wasik was unable to attend the committee meeting in person and did not meet the criteria for electronic attendance. Even though he was able to attend via electronic means, he must be marked as absent.*

*Other Attendees*

*In Person:*

*Sandy Hart, County Board Chair*

*Krista Barkley Braun, Planning, Building and Development*

*Melanie Comer, Planning, Building and Development*

*Taylor Gendel, Planning, Building and Development*

*Vijay Gadde, Planning, Building and Development*

*Matt Meyers, County Administrator's Office*

*RuthAnne Hall, County Administrator's Office*

*Theresa Glatzhofer, County Board Office*

*Bailey Wyatt, Communications*

*Kevin Quinn, Communications*

*Eric Waggoner, Planning, Building and Development*

*Electronically:*

*John Wasik, Board Member*

*Abby Krakow, Communications*

*Nick Principali, Finance*

*Christine Sher, Stormwater Management*

*Tammy Chatman, Communications*

*Jennifer Brennan, Communications*

**4. Addenda to the Agenda**

*There were no additions or amendments to the agenda.*

**5. Public Comment**

*There were no comments from the public.*

**6. Chair's Remarks**

*There were no remarks from the Chair.*

**7. Unfinished Business**

*There was no unfinished business to discuss.*

**8. New Business**

**REGULAR AGENDA**

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

**8.1 25-0913**

Resolution directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to a sustainable development incentives ordinance for unincorporated Lake County.

**Attachments:** [Sustainable Development Incentives Ord. Info Paper](#)

*Eric Waggoner, Planning, Building and Development (PB&D) Director; Krista Barkley Braun, Deputy Director and Zoning Administrator; and Taylor Gendel, Senior Planner, PB&D, explained that this item is to direct the Lake County Zoning Board of Appeals (ZBA) to conduct a hearing regarding proposed amendments to Chapter 151 of the Lake County Code of Ordinances, pertaining to sustainable development incentives. Discussion ensued.*

**A motion was made by Member Frank, seconded by Member Campos, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:**

**Aye:** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent:** 2 - Member Schlick and Member Wasik

**8.2 25-0912**

Resolution directing the Lake County Zoning Board of Appeals to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances updating the existing lighting ordinance for unincorporated Lake County.

**Attachments:** [Lighting Amendments Info Paper 2025](#)

*Eric Waggoner, Planning, Building and Development (PB&D) Director; Krista Barkley Braun, Deputy Director and Zoning Administrator; and Taylor Gendel, Senior Planner, PB&D, explained that this item is to direct the Lake County Zoning Board of Appeals (ZBA) to conduct a hearing regarding proposed amendments to Chapter 151 of the Lake County Code of Ordinances, pertaining to lighting ordinance updates. Discussion ensued.*

**A motion was made by Member Frank, seconded by Member Knizhnik, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:**

**Aye:** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent:** 2 - Member Schlick and Member Wasik

**8.3** [25-0914](#)

Resolution directing the Lake County Zoning Board of Appeals (ZBA) to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to logistics centers in unincorporated Lake County.

**Attachments:** [Logistics Centers Info Paper PBD](#)

*Eric Waggoner, Planning, Building and Development (PB&D) Director; Krista Barkley Braun, Deputy Director and Zoning Administrator; and Taylor Gendel, Senior Planner, PB&D, explained that this item is to direct the Lake County Zoning Board of Appeals (ZBA) to conduct a hearing regarding proposed amendments to Chapter 151 of the Lake County Code of Ordinances, pertaining to logistics centers. Discussion ensued.*

**A motion was made by Member Knizhnik, seconded by Member Frank, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:**

**Aye:** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent:** 2 - Member Schlick and Member Wasik

**8.4** [25-0965](#)

Resolution approving a Memorandum of Understanding (MOU) between the Village of Old Mill Creek, the Village of Wadsworth, and Lake County relating to the operation of the Route 173 Corridor Intergovernmental Agreement in the final year of its current 20-year term.

**Attachments:** [Route 173 MOU Final Draft](#)  
[Info Paper Gateway MOU Final](#)  
[Presentation Gateway MOU Final](#)

*Eric Waggoner, Planning, Building and Development (PB&D) Director, and Vijay Gadde, Manager, PB&D, explained that this item is for approval of a Memorandum of Understanding (MOU) with the Village of Old Mill Creek and the Village of Wadsworth relating to the operation of the Route 173 Corridor. Discussion ensued.*

**A motion was made by Member Knizhnik, seconded by Member Campos, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:**

**Aye:** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent:** 2 - Member Schlick and Member Wasik

**8.5** [25-0024](#)

Director's Report - Planning, Building and Development.

*Eric Waggoner, Planning, Building and Development Director, provided an update regarding the recent Lake County Coalition for Affordable Housing kick-off meeting. Discussion ensued.*

**9. County Administrator's Report**

*There was no County Administrator's Report.*

**10. Executive Session**

*The Committee did not enter into Executive Session.*

**10.1 [25-0927](#)**

Executive Session to review closed session minutes pursuant to 5 ILCS 120/2 (c) (21).

**11. Regular Session (for action on Executive Session items)**

**11.1 [25-0934](#)**

Committee action regarding periodic review of closed session minutes.

**Attachments:** [Exhibit A PBZ&E 8.6.25 FINAL with Released Minutes](#)

**A motion was made by Member Campos, seconded by Member Knizhnik, to accept and follow the State's Attorney's recommended guidelines pertaining to the periodic review of Executive Session minutes. The motion carried by the following voice vote:**

**Aye:** 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Vice Chair Pedersen

**Absent:** 2 - Member Schlick and Member Wasik

**12. Member Remarks and Requests**

*There were no Member remarks or requests.*

**13. Adjournment**

*Chair Altenberg declared the meeting adjourned at 11:35 a.m.*

**Next Meeting: August 27, 2025**

*Meeting minutes prepared by Theresa Glatzhofer.*

*Minutes were approved on September 3, 2025, by the Planning, Building, Zoning and Environment Committee.*