

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, January 7, 2026

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/4q4ikYf>

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

1. Call to Order

Vice Chair Pedersen called the meeting to order at 10:30 a.m.

2. Pledge of Allegiance

Member Wasik led the Pledge of Allegiance.

3. Roll Call of Members

Present 5 - Member Campos, Vice Chair Pedersen, Member Schlick, Member Wasik and Ex-Officio Member Hart

Absent 3 - Chair Altenberg, Member Frank and Member Knizhnik

The physical presence of the County Board Chair constitutes a physical quorum.

Other Attendees

In Person:

Sandy Hart, County Board Chair

Jennifer Clark, Board Member

Jim Babowice, Justen Realty

Eric Waggoner, Planning, Building and Development

Tom Chefalo, Planning, Building and Development

Vijay Gadde, Planning, Building and Development

Krista Barkley Braun, Planning, Building and Development

Jason Justen, Justen Realty

RuthAnne Hall, County Administrator's Office

Matt Meyers, County Administrator's Office

Patrice Sutton, County Administrator's Office

Lacey Simpson, County Administrator's Office

Electronically:

Robin Halgrim, County Administrator's Office

Carl Kirar, Facilities and Construction Services

Eric Steffen, Planning, Building and Development

Christine Sher, Stormwater Management

Michael Furlong, Public

Alex Carr, Communications

Brea Barnes, Finance

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

CONSENT AGENDA (Item 8.1)

MINUTES

8.1 26-0019

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from December 3, 2025.

Attachments: [PBZ&E 12.3.25 Final Minutes](#)

A motion was made by Member Schlick, seconded by Member Wasik, that these minutes be approved. The motion carried by the following voice vote:

Aye: 4 - Vice Chair Pedersen, Member Schlick, Member Wasik and Ex-Officio Member Hart

Absent: 3 - Chair Altenberg, Member Frank and Member Knizhnik

Not Present: 1 - Member Campos

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 26-0034

Resolution on ZBA Case No. 001126-2025 to rezone approximately 0.34 acres from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district.

Attachments: [RZON-001126-2025 Information Paper](#)
[RZON-001126-2025 Staff Recommendation](#)
[RZON-001126-2025 Signed ZBA Resolution](#)
[RZON-001126-2025 Rezoning Minutes](#)
[RZON-001126-2025 Full Application File Redacted](#)
[RZON-001126-2025 Presentation](#)

Vijay Gadde, Manager, Planning, Building & Development (PB&D); and Tom Chefalo, Principal Planner, PB&D, explained that this item is to rezone approximately 0.34 acres from the Limited Commercial (LC) zoning district to the Residential-3 (R3) zoning district. Discussion ensued. Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, assisted in answering questions from the Committee.

A motion was made by Ex-Officio Member Hart, seconded by Member Schlick, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:

Aye: 4 - Vice Chair Pedersen, Member Schlick, Member Wasik and Ex-Officio Member Hart

Absent: 3 - Chair Altenberg, Member Frank and Member Knizhnik

Not Present: 1 - Member Campos

8.3 [26-0003](#)

Director's Report - Planning, Building and Development.

Eric Waggoner, Planning, Building and Development (PB&D) Director provided updates regarding the PB&D workplan for 2026 and reminded the Committee about upcoming Housing Coalition meetings. Discussion ensued.

Member Campos entered the meeting at 10:50 a.m.

ENVIRONMENTAL SUSTAINABILITY

8.4 [26-0060](#)

Resolution to support and endorse the 2026 Switch Together Solar Group Buy program organized by the Midwest Renewable Energy Association and the Citizens Utility Board.

Robin Halgrim, Sustainability Programs Manager, explained that this item is to support and endorse the 2026 Switch Together Solar Group Buy program, organized by the Midwest Renewable Energy Association and the Citizens Utility Board. Discussion ensued.

A motion was made by Member Wasik, seconded by Ex-Officio Member Hart, that this resolution be approved and recommended to the County Board agenda. The motion carried by the following voice vote:

Aye: 5 - Member Campos, Vice Chair Pedersen, Member Schlick, Member Wasik and Ex-Officio Member Hart

Absent: 3 - Chair Altenberg, Member Frank and Member Knizhnik

8.5 [26-0039](#)

Presentation on a baseline and subsequent implementation reports for the Roadmap to Decarbonization for 2025 and beyond.

Attachments: [Roadmap to Decarbonization Baseline Presentation](#)

Robin Halgrim, Sustainability Programs Manager, provided a presentation regarding the Roadmap to Decarbonization.

8.6 [26-0038](#)

Presentation on a new program design for a Lake County Green Business Program.

Attachments: [Green Business Program Proposal](#)

Robin Halgrim, Sustainability Programs Manager, provided a presentation regarding the Lake County Green Business Program. Discussion ensued. The consensus of the Committee was to move forward with the Lake County Green Business Program as

presented and to bring the program to a future Committee meeting for action.

9. County Administrator's Report

There was no County Administrator's Report.

10. Executive Session

The Committee did not enter into Executive Session.

11. Member Remarks and Requests

Member Wasik thanked staff for their support of the dissolution process for the Avon Fremont Drainage District. RuthAnne Hall, Assistant County Administrator, provided a brief update regarding the status of obtaining a court date for the final dissolution.

12. Adjournment

Vice Chair Pedersen declared the meeting adjourned at 11:28 a.m.

Next Meeting: January 28, 2026

Meeting minutes prepared by Theresa Glatzhofer.

Minutes were approved on March 4, 2026, by the Planning, Building, Zoning and Environment Committee.