

# Lake County Illinois

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



## Meeting Minutes - Final

**Wednesday, February 5, 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/3PKKo2D>**

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

**1. Call to Order**

*Chair Altenberg called the meeting to order at 10:30 a.m.*

**2. Pledge of Allegiance**

*Member Campos led the Pledge of Allegiance.*

**3. Roll Call of Members**

**Present** 6 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik,  
Member Schlick and Member Wasik

**Absent** 1 - Vice Chair Pedersen

*\*Electronic Attendance: Member Frank*

*Other Attendees*

*In Person:*

*Sandy Hart, County Board Chair*

*Kevin Hunter, Board Member*

*Krista Barkley Braun, Planning, Building and Development*

*Ieva Donev, Planning, Building and Development*

*Eric Steffen, Planning, Building and Development*

*Eric Waggoner, Planning, Building and Development*

*Bailey Wyatt, Communications*

*RuthAnne Hall, County Administrator's Office*

*Dominic Strezo, Planning, Building and Development*

*Matt Meyers, County Administrator's Office*

*Theresa Glatzhofer, County Board Office*

*Electronically:*

*Kristy Cechini, County Board Office*

*Jolanda Dinkins, County Board Office*

*Patrice Sutton, County Administrator's Office*

*Sonny Cohen, Bird Conservation Network*

*Donnie Dann, Bird Conservation Network*

*Nick Principali, Finance*

*Michael Wheeler, Finance*

*Abby Krakow, Communications*

*Michael Dobrow, Illinois REALTORS*

*Robin Grooms, County Administrator's Office*

*Taylor Gendel, Planning, Building, and Development*

*Brea Barnes, Finance*

*Mick Zawislak, Daily Herald*

**4. Addenda to the Agenda**

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

**5. Public Comment**

*Member Frank joined the meeting at 10:32 a.m.*

*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 25-0190**

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from January 8, 2025.

**Attachments:** [PBZ&E 1.8.25 Final Minutes](#)

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

**Aye:** 6 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik, Member Schlick and Member Wasik

**Absent:** 1 - Vice Chair Pedersen

**REGULAR AGENDA**

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

**8.2 25-0182**

Presentation and discussion of Land Development Fee Schedule analysis.

**Attachments:** [FY 25 Fee Schedule Analysis 2 5 25 FINAL](#)

*Eric Waggoner, Planning, Building and Development (PB&D) Director; Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D; and Eric Steffen, Operations Manager, PB&D, provided a presentation regarding a Land Development Fee Schedule analysis. Director Waggoner requested direction from the Committee regarding the proposed Land Development fee change scenarios. Discussion ensued.*

*Member Frank left the meeting at 11:04 a.m.*

*Member Knizhnik left the meeting at 11:12 a.m. and returned at 11:15 a.m.*

*The consensus of the Committee was for staff to bring this issue to a future Committee*

*meeting for further discussion.*

*Member Knizhnik left the meeting at 11:51 a.m. and returned at 11:53 a.m.*

**8.3 [25-0024](#)**

Director's Report - Planning, Building and Development.

*Eric Waggoner, Planning, Building and Development (PB&D) Director, provided an update on the status of the Attainable Housing Task Force. Discussion ensued. Director Waggoner noted that a study has been completed pertaining to the rates for providing services to municipalities that have intergovernmental agreements with the County's PB&D department. Discussion ensued. Lastly, Director Waggoner noted that staff will bring the topic of bird-friendly building regulations for new residential construction projects to a future Committee meeting.*

**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**

*There were no Member remarks or requests.*

**12. Adjournment**

*Chair Altenberg declared the meeting adjourned at 12:10 p.m.*

**Next Meeting: February 26, 2025**

*Meeting minutes prepared by Theresa Glatzhofer.*

*Minutes were approved on February 26, 2025, by the Planning, Building, Zoning and Environment Committee.*