

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, February 26, 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/4i1rCA7>

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 7 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik, Vice
Chair Pedersen, Member Schlick and Member Wasik

**Electronic Attendance: Member Knizhnik*

Other Attendees

In Person:

Sandy Hart, County Board Chair

Diane Hewitt, Board Member

Ann Maine, Board Member

Kevin Hunter, Board Member

Quin O'Brien, Mainstreet Realtors

Jim Smith, Mainstreet Realtors

Michael Dobrow, Illinois Realtors

Taylor Gendel, Planning, Building, and Development

Ieva Donev, Planning, Building and Development

Eric Steffen, Planning, Building, and Development

Krista Barkley Braun, Planning, Building, and Development

Carolyn Lueck, Lake County Audubon Society

Chris Anderson-Sell, Communications

RuthAnne Hall, County Administrator's Office

Patrice Sutton, County Administrator's Office

Matt Meyers, County Administrator's Office

Eric Waggoner, Planning, Building, and Development

Bailey Wyatt, Communications

Electronically:

Tammy Chatman, Communications

Donnie Dann, Bird Conservation Network

Chris Kessler, Openlands

Shawn Graff, American Bird Conservancy

Bryan Lenz, American Bird Conservancy

Susan Pribyl, Public

Nick Principali, Finance

Vijay Gadde, Planning, Building and Development

Matt Finstein, Purchasing

Abby Krakow, Communications

Robin Grooms, County Administrator's Office

Janna Philipp, County Administrator's Office

*Christine Sher, Finance
Mick Zawislak, Daily Herald
Jennifer Brennan, Communications
Kevin Quinn, Communications
Alex Carr, Communications*

4. Addenda to the Agenda

There were no additions or amendments to the agenda.

5. Public Comment

There were no public comments for items not on the agenda.

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 25-0274

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 5, 2025.

Attachments: [PBZ&E 2.5.25 Final Minutes](#)

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

Aye: 7 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik, Vice Chair Pedersen, Member Schlick and Member Wasik

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 25-0313

Joint resolution amending the Land Development Fee Schedule.

Attachments: [FEE SCHEDULE FY25 EXHIBIT A Rev](#)

Eric Waggoner, Planning, Building and Development (PB&D) Director, introduced Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, and then gave a brief overview of the Land Development Fee Schedule analysis and recommendations.

Public comment was made in person by:

*James Smith, Mainstreet Realtors
Quin O'Brien, Mainstreet Realtors*

Discussion ensued.

A motion was made by Member Campos, seconded by Member Schlick, to postpone agenda item 8.2 to the March 26, 2025 Planning, Building, Zoning and Environment Committee meeting. The motion failed by the following roll call vote:

Aye: 2 - Member Campos and Member Schlick

Nay: 5 - Chair Altenberg, Member Frank, Member Knizhnik, Vice Chair Pedersen and Member Wasik

Additional discussion ensued.

A motion was made by Member Frank, seconded by Vice Chair Pedersen, that this resolution be approved and referred on to the Financial and Administrative Committee. The motion carried by the following roll call vote:

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

Nay: 2 - Member Campos and Member Schlick

8.3 [25-0278](#)

Ordinance amending Section 150.17 (2018 ICC International Residential Code Amendments) of the Lake County, Illinois Code of Ordinances to require provisions for bird-friendly building design in unincorporated Lake County.

Attachments: [Exhibit A Residential BFBD Amendments - ALP Version](#)
 [Exhibit B Residential BFBD Amendments Summary](#)
 [BFBD Residential PBZE Presentation 2.26.25](#)

RuthAnne Hall, Assistant County Administrator, noted that public comment for this item was received in writing and distributed to the Committee, in accordance with the County Board Rules.

Eric Waggoner, Planning, Building and Development (PB&D) Director, introduced Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, and Taylor Gendel, Senior Planner, PB&D. Deputy Director Barkley Braun and Ms. Gendel provided a brief presentation regarding provisions for bird-friendly building design in unincorporated Lake County.

Member Schlick left the meeting at 12:01 p.m.

Member Campos left the meeting at 12:03 p.m.

Member Schlick returned to the meeting at 12:04 p.m.

Public comment was made virtually by:
Donnie Dann, Bird Conservation Network
Chris Kessler, Openlands
Bryan Lenz, American Bird Conservancy
Susan Pribyl

Member Pedersen left the meeting at 12:13 p.m.

*Public comment was made in person by:
Carolyn Lueck, Lake County Audubon Society*

Member Pedersen returned to the meeting at 12:16 p.m.

Discussion ensued.

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

Aye: 6 - Chair Altenberg, Member Frank, Member Knizhnik, Vice Chair Pedersen, Member Schlick and Member Wasik

Not Present: 1 - Member Campos

8.4 [25-0312](#)

Ordinance amending Section 94.63 of the Lake County, Illinois Code of Ordinances relating to hearing costs.

Attachments: [Exhibit A 94.63 Amendment](#)

Eric Waggoner, Planning, Building and Development (PB&D) Director, introduced Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, and Eric Steffen, Operations Manager, PB&D. Director Waggoner provided an overview of the Administrative Adjudication hearing costs and the staff recommendation to increase those costs by \$25.

Vice Chair Pedersen left the meeting at 12:28 p.m.

Discussion ensued.

A motion was made by Member Schlick, seconded by Vice Chair Pedersen, that this ordinance be approved and referred on to the Financial and Administrative Committee. The motion carried by the following voice vote:

Aye: 5 - Chair Altenberg, Member Frank, Member Knizhnik, Member Schlick and Member Wasik

Not Present: 2 - Member Campos and Vice Chair Pedersen

8.5 [25-0024](#)

Director's Report - Planning, Building and Development.

There was no Planning, Building and Development Director's Report.

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 12:38 p.m.

Next Meeting: March 5, 2025

Meeting minutes prepared by Theresa Glatzhofer.