

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, April 30, 2025

10:30 AM

Assembly Room, 10th Floor or register for remote attendance at:
<https://bit.ly/42ADaVc>

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

Chair Altenberg led the Pledge of Allegiance.

3. Roll Call of Members

Present 6 - Chair Altenberg, Member Campos, Member Knizhnik, Vice Chair Pedersen,
Member Schlick and Member Wasik

Absent 1 - Member Frank

Other Attendees

In Person:

Sandy Hart, County Board Chair

Elizabeth Sassen, Public

Murray Karbin, Public

Debra Karbin, Public

Joe Meyer, Public

Patrick Sassen, Public

Jessica Chappell, Public

Sara Korbin Leonard, Public

Krista Barkley Braun, Planning, Building and Development

Sheila Chappell Petersen, Public

Mike Leonard, Public

Francis Olson, Planning, Building and Development

Tom Chefalo, Planning, Building and Development

Ieva Donev, Planning, Building and Development

Samantha Medland, Public

Anthony Mead, Public

Chris Cook, Public

Eric Waggoner, Planning, Building and Development

Robin Grooms, County Administrator's Office

Max OGorden, Public

Mallory Barrows, Public

Madi Cook, Public

Rylie Ori, Public

Michael Chappell, Public

Nolan Kornit, Public

RuthAnne Hall, County Administrator's Office

Patrice Sutton, County Administrator's Office

Matt Meyers, County Administrator's Office

Bailey Wyatt, Communications

Theresa Glatzhofer, County Board Office

Electronically:

Tammy Chatman, Communications

Nick Principali, Finance

Eric Steffen, Planning, Building and Development

Christine Sher, Stormwater Management

Andrew Heuser, Planning, Building and Development

Vijay Gadde, Planning, Building and Development

Clara Gable, Village of Lake Bluff

Taylor Gendel, Planning, Building and Development

Alex Carr, Communications

Dominic Strezo, Planning, Building and Development

Melanie Comer, Planning, Building and Development

Natalia Fic, Planning, Building and Development

Abby Krakow, Communications

Jeff Levrant, JFMC Facilities Corporation

Michael Wheeler, Finance

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 25-0393

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from February 26, 2025.

Attachments: [PBZ&E 2.26.25 Final Minutes](#)

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

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

Absent: 1 - Member Frank

REGULAR AGENDA

PLANNING, BUILDING AND DEVELOPMENT

8.2 25-0431

Committee action to approve a major modification request for a private road, Shields Township.

Attachments: [SUB-001065-2025 Application](#)
 [SUB-001065-2025 Info Paper FIN 4 30](#)
 [SUB-001065-2025 Presentation 4 30 FIN](#)

Eric Waggoner, Planning, Building and Development (PB&D) Director, introduced Francis Olson, Planner, PB&D, and Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, who provided a presentation regarding a major modification request for a private road in Shields Township. Staff recommended denial of the request.

Public comment was made by:

*Jessica Chappell
Patrick Sassen
Elizabeth Sassen
Michael Leonard
Samantha Medland
Michael Chappell*

Discussion ensued.

A motion was made by Member Schlick, seconded by Member Knizhnik, that this committee action be approved. The motion failed by the following roll call vote:

Aye: 1 - Member Schlick

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

Absent: 1 - Member Frank

8.3 25-0601

Committee action approving a minor modification to a Conditional Use Permit (CUP) for Planned Unit Development (PUD) #3455 to allow additional on-site improvements - District 18.

Attachments: [Info Paper Sunrise Day Camp](#)
 [Site Plan Sunrise Day Camp](#)
 [Sunrise Day Camp Presentation](#)

Eric Waggoner, Planning, Building and Development (PB&D) Director, introduced Tom Chefalo, Principal Planner, PB&D, and Krista Barkley Braun, Deputy Director and Zoning Administrator, PB&D, who provided a presentation regarding a minor modification to the

Conditional Use Permit (CUP) for Planned Unit Development (PUD) #3455 to allow additional on-site improvements. Discussion ensued.

A motion was made by Member Knizhnik, seconded by Member Schlick, that this committee action be approved. The motion carried by the following voice vote:

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

Absent: 1 - Member Frank

8.4 [25-0602](#)

Discussion on proposed adoption of the 2024 International Code Council (ICC) Building Codes and the 2023 National Fire Protection Association (NFPA) 70 National Electrical Code.

Attachments: [ICC Amendments Info Paper](#)

[Exhibit A 2024 Building Code Amendments to the UDO ALP FINAL FINAL](#)

[2024 ICC Code Adoption Presentation](#)

Krista Barkley Braun, Deputy Director and Zoning Administrator, Planning, Building and Development (PB&D), introduced Ieva Donev, Assistant Building Official, PB&D, who provided a presentation regarding proposed adoption of the 2024 International Code Council (ICC) and the 2023 National Fire Protection Association (NFPA) 70 National Electrical Code. Discussion ensued.

8.5 [25-0024](#)

Director's Report - Planning, Building and Development.

Eric Waggoner, Planning, Building and Development Director, provided updates regarding the fee schedule, the Attainable Housing Task Force, and the residential bird-friendly building design ordinance.

9. County Administrator's Report

RuthAnne Hall, Assistant County Administrator, provided updates regarding various sustainability projects.

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: May 7, 2025

Meeting minutes prepared by Theresa Glatzhofer.

Minutes were approved on May 28, 2025, by the Planning, Building, Zoning and

Environment Committee.