

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, June 3, 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/3RcfCnw>

Planning, Building, Zoning and Environment Committee

Americans with Disabilities Act: individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 1 business day ahead of the scheduled meeting. Contact the ADA Coordinator at (847) 377-2250 or email at adacoordinator@lakecountyil.gov

1. Call to Order

Chair Altenberg called the meeting to order at 10:34 a.m.

2. Pledge of Allegiance

Member Wasik led the Pledge of Allegiance.

3. Roll Call of Members

Present 5 - Chair Altenberg, Member Campos, Member Frank, Member Knizhnik and Member Wasik

Absent 2 - Vice Chair Pedersen and Member Schlick

Other Attendees

In Person:

Sandy Hart, County Board Chair

Carissa Casbon, Board Member

Matt McNeill, IBEW 150

Chris Anderson-Sell, Communications

Kurt Woolford, Stormwater Management Commission

Krista Barkley Braun, Planning & Zoning Manager

RuthAnne Hall, County Administrator's Office

Patrice Sutton, County Administrator's Office

Matt Meyers, County Administrator's Office

Lacey Simpson, County Administrator's Office

Electronically:

Jessica Vealitzek, Board Member

Jacob Jozefowski, Stormwater Management

Vijay Gadde, Planning, Building and Development

Mike Prusila, Stormwater Management

Eric Steffen, Planning, Building and Development

John Lagorio, public

Michael Dobrow, public

Frank Olson, Planning, Building and Development

Susan Pribyl, public

Christine Sher, Stormwater Management

Alex Carr, Communications

Douglas Ower, public

Natalia Fic, Planning, Building and Development

Brea Barnes, Finance

Dominic Strezio, Planning, Building and Development

Melanie Comer, Planning, Building and Development

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 26-0711

Committee action approving the Planning, Building, Zoning and Environment Committee minutes from April 29, 2026.

Attachments: [PBZ&E 4.29.26 Final Minutes.pdf](#)

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

Aye: 4 - Chair Altenberg, Member Campos, Member Frank and Member Wasik

Absent: 2 - Vice Chair Pedersen and Member Schlick

Not Present: 1 - Member Knizhnik

REGULAR AGENDA

Items 8.9 (26-0741) and 8.10 (26-0742) were moved up to first under the Regular Agenda at the request of Member Campos.

A motion was made by Member Campos, seconded by Member Frank, to move items 8.9 and 8.10 before the Consent Agenda item 8.1. The motion carried by the following voice vote.

Aye: 4 - Chair Altenberg, Member Campos, Member Frank and Member Wasik

Absent: 2 - Vice Chair Pedersen and Member Schlick

Not Present: 1 - Member Knizhnik

8.9 26-0741

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 relating to defining and imposing a temporary moratorium on data centers in unincorporated Lake County.

Attachments: [PBZE Memo.pdf](#)

Items 8.9 and 8.10 were moved up to first under the Regular Agenda at the request of Member Campos and were discussed together.

Eric Waggoner, Planning, Building and Development Director, explained that these items are to approve the Lake County Zoning Board of Appeal to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois, Code of Ordinances relating to defining and imposing a temporary moratorium on data centers in unincorporated Lake County and then also authorizes a Temporary Administrative Deferral for Applications related to establishment of data centers. Discussion ensued.

*Public comment was made by:
Susan Pribyl*

Member Knizhnik joined the meeting at 10:36 a.m.

A motion was made by Member Campos, seconded by Member Frank, that this resolution be approved and referred on to the Financial and Administrative Committee. The motion carried by the following voice vote.

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

Absent: 2 - Vice Chair Pedersen and Member Schlick

8.10 [26-0742](#)

Committee action authorizing a Temporary Administrative Deferral for Applications related to establishment of data centers.

Items 8.9 and 8.10 were moved up to first under the Regular Agenda at the request of Member Campos and were discussed together. Please see consolidated notes under item 8.9.

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

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

Absent: 2 - Vice Chair Pedersen and Member Schlick

STORMWATER MANAGEMENT

8.2 [26-0695](#)

Joint resolution authorizing a grant agreement and an emergency appropriation of \$176,576.94 for the Timber Lake Shoreline Stabilization Project by the Stormwater Management Commission (SMC), funded by the US Environmental Protection Agency (USEPA) Nonpoint Source Implementation Program (section 319 of the Clean Water Act) through the Illinois Environmental Protection Agency (IL EPA).

Attachments: [26-0695 3192410 Grant Agreement](#)
[Timber Lake Shoreline Project Location Map](#)
[EA accounts \\$176,576.94.pdf](#)

Kurt Woolford, Executive Director, Stormwater Management Commission (SMC), and Mike Prusila, Supervisor Watershed Planning, SMC, explained that this item to approve the grant agreement for the Timber Lake Shoreline Stabilization Project by the Stormwater Management (SMC), funded by the US Environmental Protection Agency (USEPA) Nonpoint Source Implementation Program (section 319 of the Clean Water Act) through the Illinois Environmental Protection Agency (IL EPA).

A motion was made by Member Knizhnik, seconded by Member Campos, that this resolution be approved and referred on to the Financial and Administrative Committee. The motion carried by the following voice vote:

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

Absent: 2 - Vice Chair Pedersen and Member Schlick

8.3 [26-0658](#)

Stormwater Management Commission Annual Update.

Kurt Woolford, Executive Director, Stormwater Management Commission, presented the Stormwater Management Commission Annual Update. Discussion ensued.

8.4 [26-0731](#)

Director's Report - Stormwater Management Commission.

Kurt Woolford, Executive Director, Stormwater Management Commission, briefly reported on other items they are coordinating with the County Administrator's Office and Finance.

PLANNING, BUILDING AND DEVELOPMENT

Item 8.5 (26-0603) was moved to before item 8.11 (26-0003).

8.6 [26-0631](#)

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 relating to sustainable energy facilities in unincorporated Lake County.

Attachments: [Sustainable energy amendments_PBZE memo_Final](#)

Eric Waggoner, Planning, Building and Development Director, and Krista Barkley Braun, Deputy Director & Zoning Administrator, explained that this item is to conduct a public hearing on proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances relating to sustainable energy facilities in unincorporated Lake County.

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 Member Wasik

Absent: 2 - Vice Chair Pedersen and Member Schlick

8.7 [26-0637](#)

Committee action on a minor modification to Lot 5 of the Ivanhoe Club Phase III Planned Unit Development to allow for an at-grade patio within the rear yard setback.

Attachments: [001178-2026 Full Application_Redacted](#)
[001178-2026 Ivanhoe Court Phase III PUD Amendment PBZE Memo](#)
[001178-2026 Ivanhoe Club Phase III Minor PUD Amendment](#)

RuthAnne Hall, Assistant County Administrator, explained that the applicant has some reconsideration of this matter and they've asked that it be postponed to the next Planning, Building, Zoning, and Environment Committee meeting.

A motion was made by Member Knizhnik, seconded by Member Wasik, to put this committee action item on the table. The motion carried by the following voice vote.

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

Absent: 2 - Vice Chair Pedersen and Member Schlick

A motion was made by Member Campos, seconded by Member Knizhnik, that this committee action item be postponed to the July 8, 2026 Planning, Building, Zoning and Environment Committee meeting. The motion carried by the following voice vote.

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

Absent: 2 - Vice Chair Pedersen and Member Schlick

8.8 [26-0641](#)

Resolution on ZBA Case No. 001154-2026 to rezone approximately 4.6 acres from the Open Space (OS) zoning district to the Rural Estate (RE) zoning district.

Attachments: [001154-2026 Application File Redacted.pdf](#)
[RZON_001154_2026 Presentation.pdf](#)
[RZON-001154-2026 Staff Recommendation.pdf](#)
[RZON-001154-2026 Meeting Summary 5-14-26.pdf](#)
[RZON-001154-2026_PBZE Memo.pdf](#)
[RZON_001154_2026 ZBA Resolution Signed.pdf](#)

Eric Waggoner, Planning, Building and Development Director, and Krista Barkley Braun, Deputy Director & Zoning Administrator, explained that this item is to approve ZBA Case No. 01154-2026 to rezone approximately 4.6 acres from the Open Space (OS) zoning

district to the Rural Estate (RE) zoning district. Discussion ensued.

A motion was made by Member Wasik, 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 Member Wasik

Absent: 2 - Vice Chair Pedersen and Member Schlick

Items 8.9 (26-0741) and 8.10 (26-0742) were moved up to first under the Regular Agenda, before item 8.2, at the request of Member Campos.

8.5 [26-0603](#)

Planning, Building and Development Annual Update.

Item 8.5 (26-0603) was moved to before item 8.11 (26-0003).

Eric Waggoner, Planning, Building and Development Director, presented the Planning, Building and Development Annual Update. Discussion ensued.

8.11 [26-0003](#)

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

There is no Executive Session.

11. Member Remarks and Requests

There were no Member remarks or requests.

12. Adjournment

Chair Altenberg declared the meeting adjourned at 12:00 p.m.

Next Meeting: July 8, 2026

Minutes prepared by Marci Johnson and Janna Philipp.