

Lake County Illinois



Minutes Report - Draft

Thursday, March 12, 2026

9:30 AM

Lake County Department of Public Works Maintenance Building,
648 W Winchester Rd, Libertyville, IL 60048

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:32 A.M.

2. Roll Call

Present 6 - Member Garcia, Member Roche, Chair Koeppen, Member Traub,
Alternate Molina and Member Mondragon
Absent 2 - Member Henderson and Vice Chair Peterson

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****6. Added to Agenda Items****7. Deferred Matters****8. Other Business****8.1. 26-0328**

VAR-001153-2026: On the petition of Marcin & Monika Szewczyk, record owners, who seek the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front street setback from 30 feet to 20.8 feet to alleviate the nonconforming status of an existing single-family dwelling.
2. Reduce the front street setback from 30 feet to 23.8 feet to accommodate an addition to the house.
3. Reduce the minimum side-yard setback from 19 feet to 9 feet to accommodate the incorporation of a detached garage and covered deck addition to the existing principal structure (single-family dwelling).

The subject property is located at 25960 W Hippler Rd, Barrington, IL and is approximately 1.91 acres.

PIN: 13-25-306-003

Attachments: [VAR-001153-2026 Full Application Redacted](#)

[VAR-001153-2026 Staff Report Final](#)

Mr. and Mrs. Szewczyk presented the application to the ZBA.

Chair Koeppen inquired as to if the neighbors to the property had any objections to the variation requests. Mr. Szewczyk expressed that he had spoken to the neighbors and that they are in support of the requests.

A motion to close testimony made by Member Roche, seconded by Member Garcia. The motion passed unanimously.

A motion to approve ZBA case #001153-2026 was introduced by Member Roche, seconded by Member Traub. The motion passed 6-0.

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Aye: 6 - Member Garcia, Member Roche, Chair Koeppen, Member Traub, Alternate Molina and Member Mondragon

Absent: 2 - Member Henderson and Vice Chair Peterson

8.2. 26-0329

Administrative: Presentation by the Lake County State's Attorney's Office on best practices for conducting Zoning Board of Appeals meetings.

8.3. 22-0245

Executive Session to discuss evidence presented and deliberate application pursuant to 5 ILCS 120/2 (c)(4).

9. Adjournment

The hearing was adjourned at 10:27 A.M.