



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

May 8, 2025, 9:30 A.M.

Central Permit Facility

500 W. Winchester Rd., Libertyville, IL 60048

ZBA Members Present:

Gregory Koeppen	Present – Via Phone	Dalila Mondragon	Present
Maria Peterson	Present	Maggie Roche	Absent
Judy Garcia	Present	Rick Molina	Present
Thaddeus Henderson	Absent	Ronald Traub	Present

Full comments on all agenda items are included in the audio recording of this meeting.

1. CALL TO ORDER

Hearing was called to order 9:32 A.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

5. APPROVAL OF THE MINUTES

Motion to approve minutes from April 22, 2025 by Chair Koeppen, seconded by Member Garcia.
Motion passed unanimously.

Motion to approve minutes from April 24, 2025 by Member Garcia, seconded by Member Traub.
Motion passed unanimously.

6. ADDED TO AGENDA ITEMS

7. DEFERRED MATTERS

8. OTHER BUSINESS

VAR-001068-2025: *On the petition of Francesca Taylor, record owner, who seeks 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 0 feet, to allow for the construction of a detached garage.*
- 2.) Reduce the front street setback from 30 feet to 28.54 feet to accommodate an existing single-family dwelling.*
- 3.) Reduce the west side yard setback from 4.7 feet to 2.74 feet, as measured to the chimney, to accommodate an existing single-family dwelling.*

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 20930 W. Verona Avenue, Lake Villa, IL and is approximately 0.17 acres.

PIN:06-02-301-005

Member Traub inquired about the distance to the lot line of the neighboring garage. Frank Olson, Senior Planner, mentioned that typically structures that are close to the lot lines were constructed prior to the existing Zoning Ordinance.

Acting Chair Peterson asked about the distance from the garage to the septic field and whether someone would be able to service the septic field. Ms. Taylor noted that a vehicle was never able to get into the backyard prior to the variation request.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing adjourned at 9:47 A.M.