

Zoning Board of Appeals 2025 Year in Review

March 26, 2026



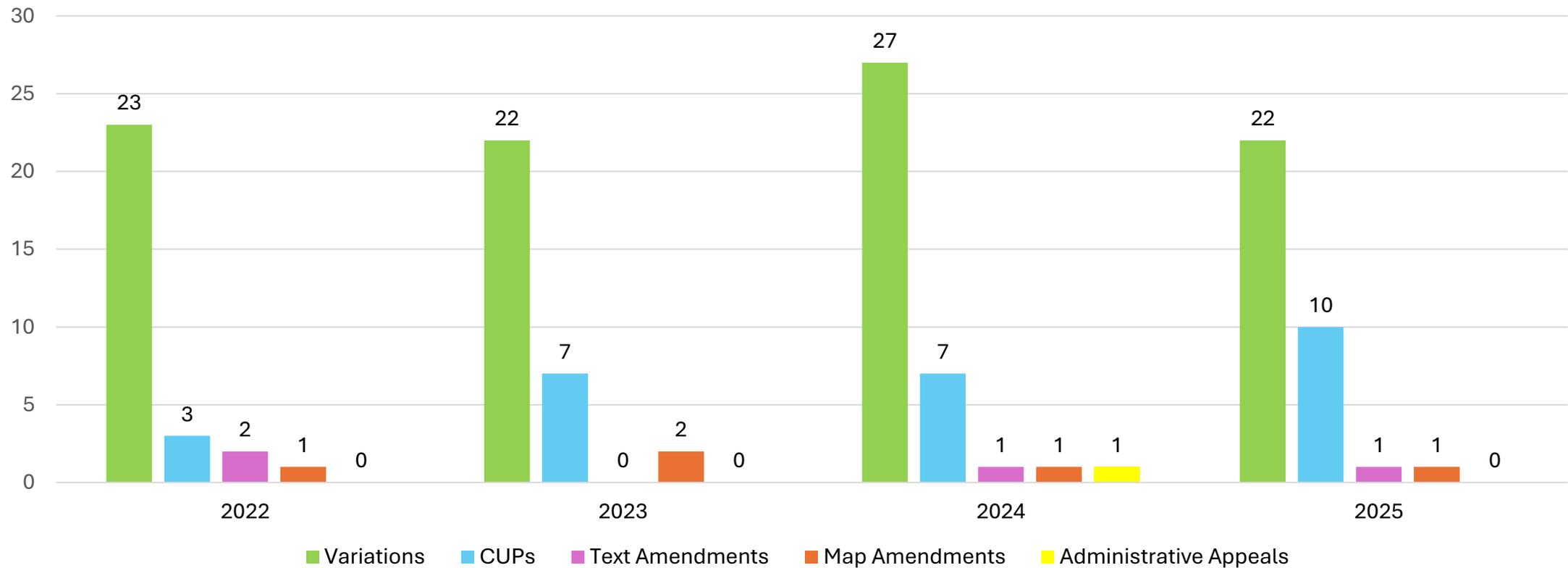
Case Types

The case types seen throughout 2025 include:

- Variation – Major & Minor
- Conditional Use Permit (CUP)
– Delegated, Non-Delegated
- Map Amendment (Rezoning)
- Text Amendment

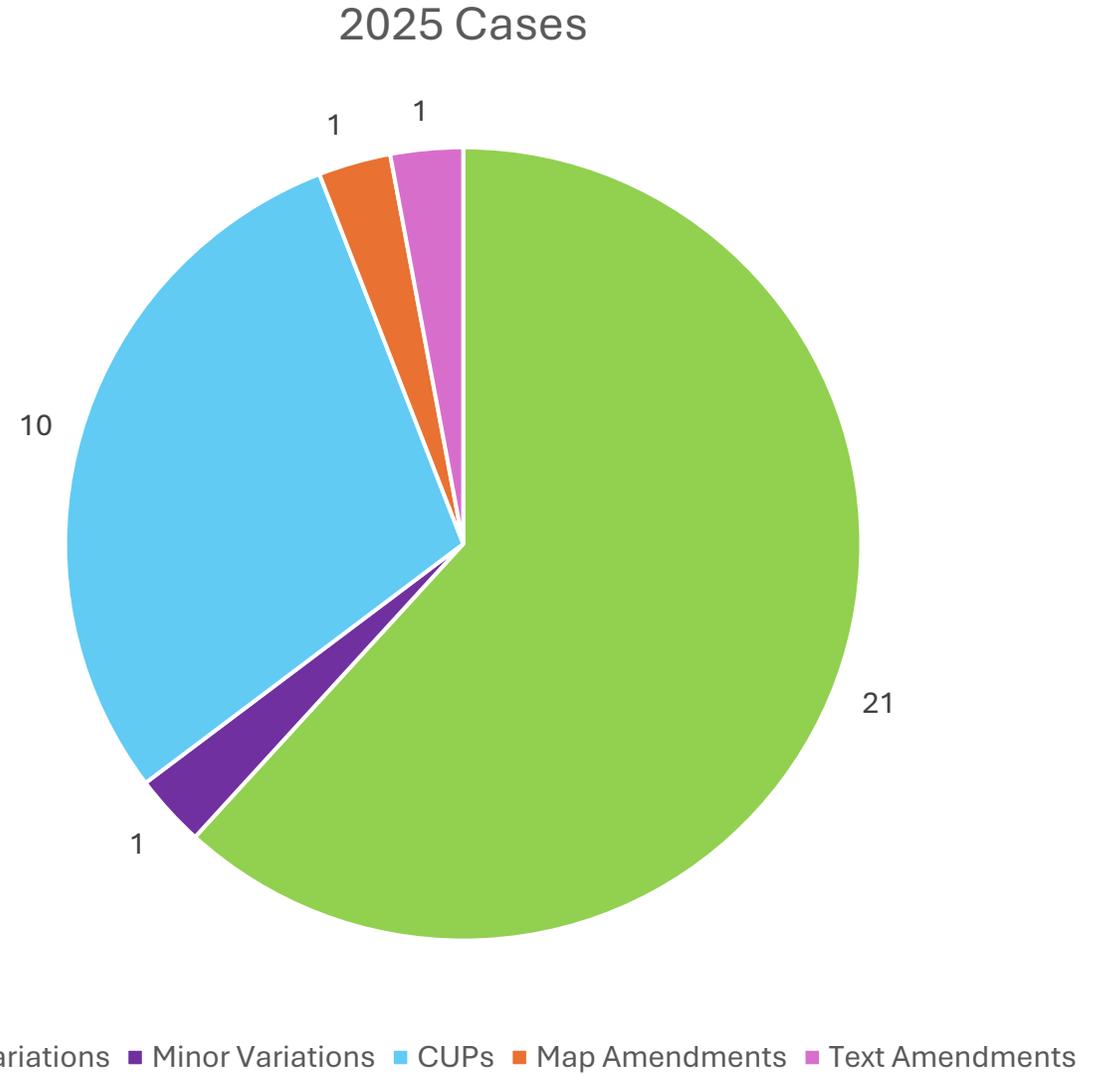
Cases Over the Years

ZBA Cases 2022-2025



2025 Case Overview

In 2025, there were 34 total cases heard by the Zoning Board of Appeals (ZBA).



2025 Case Summary

Case #	Applicant	Address	Request Summary	Vote
CUP-001040-2024	Sergio & Evelyn Escobedo	36907 N IL Rte 83, Lake Villa	CUP for Outdoor Contractor's Storage	A 6-0
CUP-001046-2025	18550 Grand Ave LLC	18600 W Grand Ave, Gurnee	CUP for a self-storage facility	A 6-0
CUP-001072-2025	Zion Community Energy	14422 W 9 th St, Zion	CUP for a commercial solar energy system	A 7-0
CUP-001074-2025	Thomas Benson 2022 Trust	43233 N Crawford Rd, Antioch	CUP for an accessory small-scale solar energy system	A 6-0
CUP-001083-2025	YMCA	32603 N US Hwy 12, Ingleside	Allow for an increase from 15 calendar days in a year to 75 days for a temporary use: Event of Public Interest	A 6-0
CUP-001090-2025	Atwell Solar	25149 W Beach Grove Rd, Antioch	CUP for a commercial solar energy system	A 5-1

2025 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
CUP-001120-2025	David Pfeil	2722 W Brandenburg Rd, Ingleside	CUP for an accessory small-scale solar energy system	A 6-0
CUP-001125-2025	Justen Realty, Inc.	36930 N Stanton Point Rd, Ingleside	Delegated Conditional Use Permit to allow for the establishment of a Hotel and Motel use in the Limited Commercial (LC) zoning district	A 6-0
CUP-001133-2025	Antioch Township Solar 1, LLC	42411 N Deep Lake Rd, Antioch	CUP for a commercial solar energy system	A 6-0
CUP-001136-2025	Anne Rowley	22700 W North Ave, Antioch	CUP amendment to adjust the fence for a commercial solar energy system	A 5-0
RZON-001126- 2025	Justen Realty, Inc.	36909 N Stanton Point Rd, Fox Lake	Rezoning of two parcels from Limited Commercial (LC) to Residential-3 (R3) to allow for the construction of one single-family home on each parcel	A 6-0

2025 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001037-2024	25965 W Highland Road	26956 W Highland Rd, Barrington	2 variance requests for an addition to a single-family home	A 6-0
VAR-001044-2025	Joel Burns	39428 N Circle Ave, Antioch	1 variance request for an addition	A 5-0
VAR-001047-2025	18550 Grand Ave LLC	18600 W Grand Ave, Gurnee	1 variance request to increase FAR	A 5-0
VAR-001049-2025	Trevore Meyer	26165 North Orchard Rd, North Barrington	4 variation requests for an accessory dwelling unit	A 6-0
VAR-001063-2025	Dawn Brandau	22076 W IL Rte 176, Mundelein	1 variance request for an addition to an accessory structure	Approved by Chair
VAR-001064-2025	James and Margaret Reth	23028 W Villa Rica Rd, Antioch	3 variance requests for an addition	A 6-0

2025 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001068-2025	Francesca Taylor	20930 W Verona Ave, Lake Villa	1 variation request for a detached garage and 2 for an existing home	A 6-0
VAR-001069-2025	Steve Mandell	27980 N Bluff St, Wauconda	1 variation for an attached deck	A 6-0
VAR-001075-2025	Andrew Venamore	24160 N Lakeside Dr, Lake Zurich	2 variation requests for a detached garage, 1 variation request for the existing home	A 7-0
VAR-001076-2025	Zion Community Energy	14422 W 9 th St, Zion	1 variation request to amend a transition yard requirement	A 6-1
VAR-001078-2025	GMRSH LLC	18172 W Twin Lakes Blvd, Grayslake	4 variation requests to rebuild a fire-damaged home	A 7-0
VAR-001082-2025	Leon LaJeunesse	35539 N Olive St, Ingleside	4 variation requests for a single-family home	A 6-0

2025 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001088-2025	Steve & Michelle Mika	38723 N Lake St, Antioch	1 variation request to reconstruct a single-family home and 5 variation requests to deviate from floodplain requirements	D 6-0
VAR-001102-2025	Jack Thomas Real Estate Holdings, LLC	21199 W Woods Ave, Lake Villa	1 variation request to reduce the side street setback	A 7-0
VAR-001104-2025	K&JJ Enterprises	39930 N Savage Rd, Antioch	2 variation requests to remedy an unrecognized land division	A 6-0
VAR-001108-2025	Yellowstone Real Estate Holdings, LLC	43441 N US Hwy 45, Antioch	1 variation request for wastewater generation	A 6-0
VAR-001110-2025	Daniel & Danielle Cwynar	25126 W Lake Shore Dr, Ingleside	6 variation requests for a single-family home	A 6-0
VAR-001111-2025	Scott M Jones & Ruth A Jones	22229 W Lake Ave, Round Lake	9 variation requests for accessory structures	A 5-0

2025 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001115-2025	Guttschow Family Trust	39609 N Circle Ave, Antioch	1 variation request for a breezeway	A 6-0
VAR-001118-2025	Debra Howard	33016 N Meadow Rd, Grayslake	1 variation request for a deck and 1 variation request for a fence	#1 A 5-0 #2 D 0-5
VAR-001123-2025	Raymond & Kortnee Mogensen	35680 N Marine Dr, Fox Lake	1 variation request for an above ground pool	A 5-0
VAR-001131-2025	Anthony J Callese	36755 N Ridge Rd, Ingleside	2 variation requests for a patio/deck	A 5-0
ZON-001114-2025	Lake County	N/A	1 text amendment regarding posted notices	A 6-0



Thank you.

Any questions?