

Lake County Illinois



Minutes Report - Draft

Thursday, August 6, 2026

9:30 AM

**Lake County Division of Transportation, 600 W Winchester Rd,
Libertyville, IL.**

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:35AM.

2. Roll Call

Present 5 - Chair Koeppen, Member Henderson, Alternate Molina, Member Mondragon and Member Roche

Absent 3 - Vice Chair Peterson, Member Garcia and Member Traub

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****5.1. 26-0955**

Action approving minutes from the July 15, 2026 Zoning Board of Appeals Hearing.

Attachments: [7.15.26 Minutes TBA](#)

A motion to approve minutes from July 15, 2026 was introduced by Member Roche, seconded by Member Mondragon. The motion passed unanimously.

Aye: 5 - Chair Koeppen, Member Henderson, Alternate Molina, Member Mondragon and Member Roche

Absent: 3 - Vice Chair Peterson, Member Garcia and Member Traub

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. 26-0882**

VAR-001184-2026: On the petition of Janusz & Lidia Raszewski, record owners, who seeks the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the side street setback from 30 feet to 2 feet to allow for the construction of an attached garage.
2. Increase the maximum allowable Impervious Surface Ratio from 30% to 37.5% to allow for the construction of an attached garage.

The subject property is located at 26811 N Oakdale Ln, Mundelein, IL and is approximately 0.29 acres.

PIN: 10-36-202-072

Attachments: [VAR-001184-2026 Full Application Redacted](#)

[VAR-001184-2026 Staff Report Final](#)

Melanie Comer, Senior Planner, presented the application to the Board.

Mr. Raszewski presented his request to the Board. The applicant elaborated on the necessity to construct a garage to properly store vehicles.

Member Molina asked how far the garage will be from the street. Mr. Raszewski noted that it would be no closer than the house. Member Molina asked if the new garage was proposed to be placed on the existing black top. Applicant stated that it would not be placed on the black top.

No further questions. The applicant confirmed that no neighbors have issues with the request.

A motion was made by Member Roche, seconded by Member Molina, that this item be approved. The motion carried by the following vote:

Aye: 5 - Chair Koeppen, Member Henderson, Alternate Molina, Member Mondragon and Member Roche

Absent: 3 - Vice Chair Peterson, Member Garcia and Member Traub

8.2. 26-0954

VAR-001199-2026: On the petition of Georgi Zhelev, 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 side yard setback from 5 feet to 3.77 feet, as measured from the eave, to allow for the reconstruction of a fire damaged house.
2. Reduce the front setback from 30 feet to 9.9 feet to allow for the reconstruction of a fire damaged house with a new porch/balcony addition.

The subject property is located at 38266 N 5TH AVE, SPRING GROVE, IL 60081 and is approximately 0.17 acres.

PIN: 01-34-314-022

Attachments: [001199-2026 Full Application File Redacted](#)

[VAR-001199-2026 Staff Recommendation](#)

A motion to continue the hearing to Wednesday, August 12, 2026 at 9:30AM at the Public Works Training Facility, 648 W Winchester Rd, Libertyville, IL was introduced by Member Roche, seconded by Member Mondragon. The motion passed unanimously.

Aye: 5 - Chair Koeppen, Member Henderson, Alternate Molina, Member Mondragon and Member Roche

Absent: 3 - Vice Chair Peterson, Member Garcia and Member Traub

8.3. 22-0245

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

8. Adjournment

The hearing was adjourned at 9:54AM.