

# Lake County Illinois



## Agenda Report - Final

Thursday, June 25, 2026

1:00 PM

Lake County Central Permit Facility, 500 Winchester Rd., 2nd Floor,  
Libertyville, IL

**Zoning Board of Appeals**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance (if flag is present)**
4. **Public Comment**
5. **Approval of the Minutes**

5.1. [26-0828](#)

**Attachments:** [5.14.26 Minutes TBA](#)  
[5.28.26 Minutes TBA](#)

6. **Added to Agenda Items**
7. **Deferred Matters**
8. **Other Business**

8.1. [26-0814](#)

VAR-001182-2026: On the petition of Robert A. Cellucci and Gail S. Cellucci, 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 north side-yard setback from 7 feet to 2.06 feet, to allow for the reconstruction of a single-family dwelling.
- 2.) Increase the maximum allowable Impervious Surface Ratio (ISR) from 30% to 46% to allow for the reconstruction of a single-family dwelling.

The subject property is located at 35346 N. Summit Place, Round Lake, IL, and is approximately 0.35 acres.

**Attachments:** [001182-2026 cellucci full application Redacted](#)  
[VAR-001182-2026 Staff Recommendation Final](#)

8.2. [26-0812](#)

Presentation of Zoning Board of Appeals Resolution for ZBA #001162-2026 and #001163-2026 for review and signature.

- Review of written findings of fact for the May 28, 2026, ZBA Hearing on the ZBA cases #001162-2026 and #001163-2026 (rezoning and PUD applications)
- Signatures of Resolutions #001162-2026 and #001163-2026

8.3. [22-0245](#)

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

9. **Adjournment**

