



Lake County, IL
Zoning Board of Appeals – Regular Session
MINUTES

April 10, 9:30 AM
Lake County Central Permit Facility
500 W Winchester Rd.

ZBA Members Present:

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

1. CALL TO ORDER

Meeting was called to order at 9:31 A.M.

- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIENCE**
- 4. PUBLIC COMMENT**
- 5. APPROVAL OF THE MINUTES**
- 6. ADDED TO AGENDA ITEMS**
- 7. DEFERRED MATTERS**
- 8. OTHER BUSINESS**

VAR-001063-2025: *On the petition of KC Hilltop Properties LLC, record owner, who seek the following variation 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 24.4 feet, as measured from the eave, to allow for an addition to an accessory structure.*

The subject property is located at 28320 N Hilltop Terrace (AKA 22076 W IL Route 176) Mundelein, IL 60060 and is approximately 6.10 acres.

Chair Koeppen inquired about the existing wetlands. The applicant noted that the west side of the property contains the wellhead, stock, and more features that do not allow for construction easily over there.

Motion to approve the case by Chair Koeppen.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing adjourned at 9:38 A.M.