

Zoning Board of Appeals 2024 Year in Review

March 13, 2025



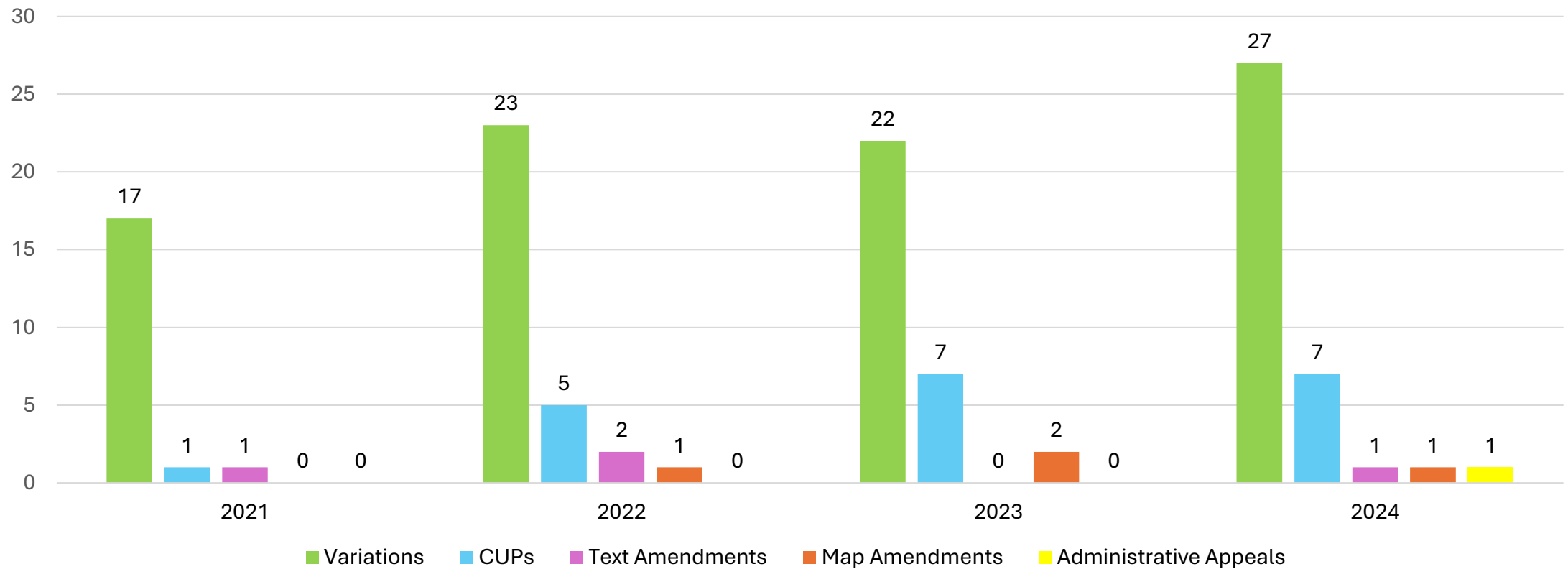
Case Types

The case types seen throughout 2024 include:

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

Cases Over the Years

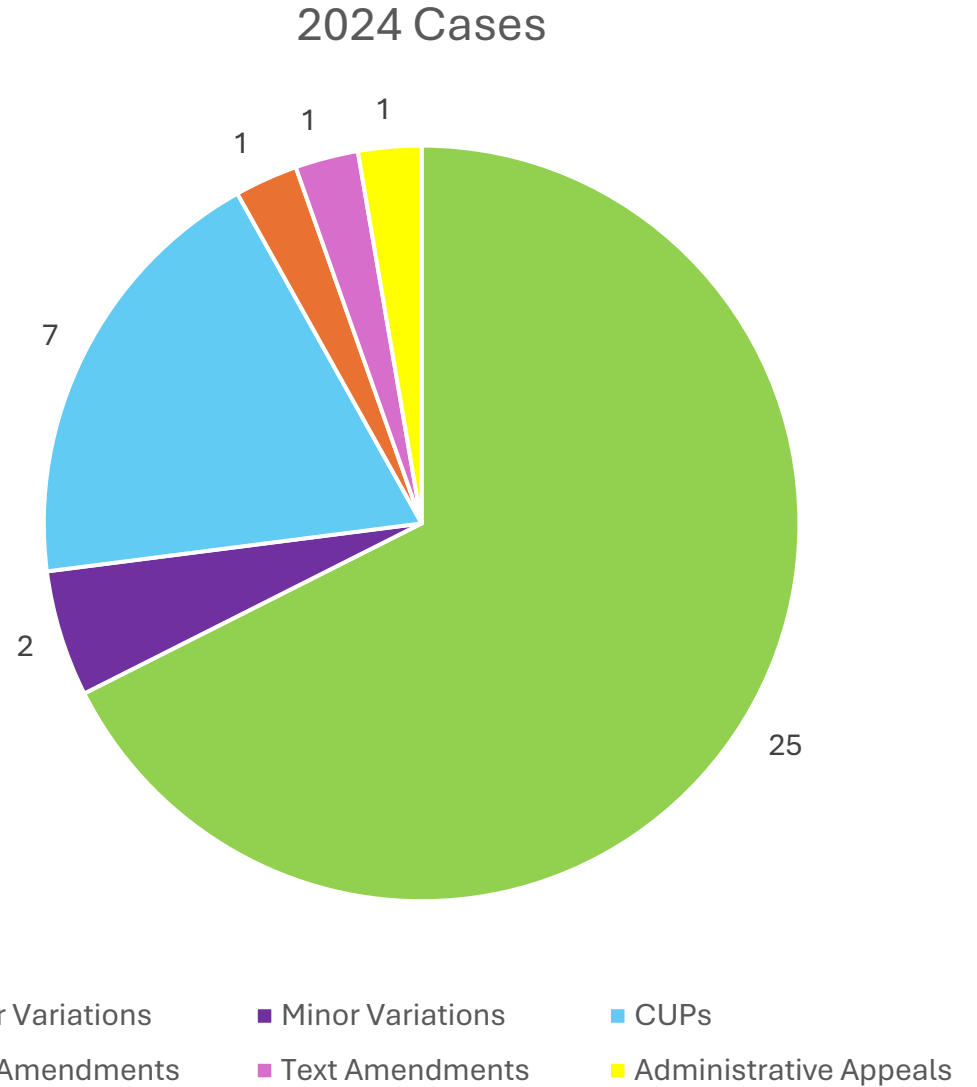
ZBA Cases 2021-2024



In 2024, there was a 19% overall increase in cases heard by the ZBA since 2023.

2024 Case Overview

In 2024, there were 37 total cases heard by the Zoning Board of Appeals (ZBA).



2024 Case Summary

Case #	Applicant	Address	Request Summary	Vote
VAR-000928-2023	Fox Waterway Agency	23255 W Wall St, Lake Villa	Reduce the landscape transition yard requirements from 2 plant units per 100 feet to 0 plant units per 100 feet.	Approved 6-0
VAR-000936-2023	Christopher M. Davis	1019 Rockland Rd, Lake Bluff	Five setback requests to construct a new garage.	Approved 5-0
VAR-000938-2023	Jeff Maiki	42931 N Janette St, Antioch	Three variance requests reduce the front yard setback and minimum building separation to construct a garage and reduce the side yard setback for existing nonconforming house	Approved 5-0
VAR-000941-2024	James & Marybeth Hursh	28691 W Rivers Edge Dr, Cary	One variation request for a side yard setback reduction and one for an ISR increase.	Approved 6-0
VAR-000946-2024	George Voldovan	42509 N Forest Ln, Antioch	Two variation requests to reduce the side yard setback for a fire-damaged home.	Approved 6-0

2024 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-000952-2024	Robert & Karla Larsen	26044 W Spring Grove Rd, Antioch	Five requests pertaining to a retaining wall.	Denied 0-7
VAR-000956-2024	Lorraine Cristino	34780 N Lakeview Ct, McHenry	Reduce the front setback from 28 feet to 23 feet to allow for the addition to an attached garage.	Approved 5-0
VAR-000957-2024	Trust #3222023, record owner, with Sharon M. Arimas	26355 W Forest Ct, Antioch	Two variation requests to reduce the front lot line setback to construct an addition and a garage.	Approved 5-0
VAR-000963-2024	Karen Nuzzo	40522 N Lake Shore Dr	Reduce the side yard setback from 4 feet to 2 feet to allow for the relocation of an existing boathouse.	Approved 5-0
VAR-000966-2024	Wladyslawa Sitko	20888 N Dogwood St, Deerfield	One variation request to reduce the front yard setback and one request to reduce the side yard setback.	Approved 6-0
VAR-000970-2024	Deborah Jean Pieracci	1016 W North Ave, Lake Bluff	One variation request to reduce the front yard setback and one request to reduce the side yard setback. An additional request to reduce the required separation between structures.	Approved 5-0

2024 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-000972-2024	A1D1 Group, LLC, record owner	25234 W Park Dr, Antioch	Two variation requests to reduce the side street setback for a deck addition and to alleviate a nonconformity.	Approved 5-0
VAR-000974-2024	Joel Burns	39428 N Circle Ave, Antioch	One request to reduce the front yard setback and one request to reduce the side yard setback to accommodate an addition.	Approved 7-0
VAR-000979-2024	David Wasikowski	42397 N Woodbine Ave, Antioch	Reduce the front setback from 30 to 14.01 feet to allow for the construction of a new garage.	Approved 6-0
VAR-000981-2024	Fred Schall	37150 N Capillo Ave, Lake Villa	One request to reduce the front yard setback and one request to reduce the side yard setback.	Approved 6-0
VAR-000988-2024	Marshall Schoenke	21924 W Linden Ave, Lake Villa	Reduce the east side yard setback from 5 feet to 0 feet to allow for an accessory structure.	Approved 5-0
VAR-000990-2024	Igor Gluzman	22667 W Silver Lake Ave, Antioch	Request to reduce the front setback from 30ft to 0ft to allow for the expansion of the accessory structure in the rear.	Approved 7-0
VAR-000994-2024	Edward Waxmanskyy	40324 N Shady Ln, Antioch	One request to reduce the front yard setback for a deck and one request to reduce the side yard setback to accommodate the existing house.	Approved 6-0

2024 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001004-2024	Kyle Siverts	28876 W Pioneer Grove Rd, Cary	Reduce the side yard setback from 4ft to 0ft to accommodate an existing house	Approved 5-0
VAR-001006-2024	Jack Thomas Real Estate Holdings, LLC	21199 W Woods Ave, Lake Villa	Reduce the side street setback from 30 feet to 1.9 feet, as measured to the eave, to allow for the reconstruction and expansion of a single-family dwelling.	Approved 5-0
VAR-001011-2024	Danuta Ozymko	42807 N Woodbine Ave, Antioch	One request for a front street setback reduction and one request for a side yard setback reduction to construct a garage.	Approved 6-0
VAR-001019-2024	Ryan & Stacey Cleys	28941 W Rustic Ln, Cary	One request to reduce the front yard setback and two requests pertaining to the height of a proposed garage.	1. Approved 6-0 2. Approved 5-1 3. Approved 6-0
VAR-001020-2024	Paul & Cara Annexstad	39320 N Cedar Crest Dr, Lake Villa	Reduce the front setback from 30 feet to 27.47 feet to allow for the construction of a single-family house.	Approved Administratively
VAR-001024-2024	Michael Larkin	12977 W 9 th St, Zion	Modify the required transition landscape requirement to locate a 6-foot fence within the 30-foot transition yard to 275 feet away from the transition yard along and parallel to the north, south, and east property lines.	Approved 6-0

2024 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
VAR-001027-2024	Robert L. & Karla Ann Larsen	26044 W Spring Grove Rd, Antioch	Two variation requests to reduce the side yard setback and one request to reduce the ordinary high water mark setback for a retaining wall.	Approved 6-0
VAR-001028-2024	ESOD, LLC	40138 N Sibley Rd, Antioch	One front yard setback request and one side yard setback request for an addition to a home.	Approved by Chair
VAR-001031-2024	Kevin Knight	25480 W Columbia Bay Dr, Lake Villa	Reduce the north side yard setback from 6 feet to 5 feet to allow for the construction of an addition to a single-family house.	Approved by Chair
RZON-001007-2024	LPH Properties, LLC	31615 N Fairfield Rd, Grayslake	Rezone GO to GC.	Approved 6-0
CUP-000924-2024	Jim Auld	22700 W North Ave, Antioch	5MW (AC) Ground-mounted distributed generation community solar facility (North Ave)	Approved 6-0
CUP-000927-2024	Fox Waterway Agency	23255 W Wall St, Lake Villa	Dredging, materials stockpiling.	Approved 6-0
CUP-000948-2024	William J. McCarthy & Julie K. Crowe-McCarthy	24007 W Meadow Ln, Grayslake	Conditional Use Permit to allow an accessory small-scale solar energy system.	Approved 6-0

2024 Case Summary (cont.)

Case #	Applicant	Address	Request Summary	Vote
CUP-000961-2024	JOAKS, LLC and Sean Smith	18490 W Old Gages Lake Rd, Grayslake	To allow 60 events of public interest (outdoor concert events) per year.	Approved 5-0
CUP-000976-2024	Jim Auld	15333 W IL Rte 173, Zion	5MW (AC) Ground-mounted distributed generation community solar facility (W 21 st St)	Approved 7-0
CUP-000998-2024	Matt Walsh	23150 W Lake Shore Dr, Antioch	Large scale solar project.	Approved 6-0
CUP-001023-2024	Michael Larkin	12977 W 9 th St, Zion	Commercial Solar Energy System.	Approved 6-0
TEXT-000992-2024	Lake County	N/A	Native plants amendment.	Approved 5-0
ZON-001015-2024	Daniel Alanis	34465 N Hickory Ln, Round Lake	Reverse the decision by the Building Official of the Lake County Planning, Building, and Development Department concerning the requirement that a fire suppression system to be installed in two new single-family homes to be constructed on the subject properties under the provisions of the International Residential Building Code of 2018, as adopted by Lake County in June 2023.	Denied 6-0



Thank you.

Any questions?