



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

May 22, 2025, 9:30 A.M.

Central Permit Facility

500 W Winchester Rd, Libertyville, IL 60048

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson	Present	Maggie Roche	Present
Judy Garcia	Present	Rick Molina	Present
Thaddeus Henderson	Present	Ronald Traub	Absent

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

1. CALL TO ORDER

Hearing was called to order 9:35 A.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

5. APPROVAL OF THE MINUTES

Motion to approve minutes from May 8, 2025 introduced by Member Peterson, seconded by Member Roche. Motion passed unanimously.

6. ADDED TO AGENDA ITEMS

7. DEFERRED MATTERS

8. OTHER BUSINESS

VAR-001075-2025: *On the petition of Ben and Martha Bates, 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 front street setback from 30 feet to 23 feet, to allow for the construction of a new detached garage.*
- 2. Reduce the north side-yard setback from 6 feet to 3.6 feet, as measured to the eave, to allow for the construction of a new detached garage.*

3. *Reduce the north side-yard setback from 4.2 feet to 3.15 feet, as measured to the overhang, to accommodate an existing single-family dwelling.*

Andrew Venamore, architect, and Ben Bates, owner, presented the case to the Board. The goal for the homeowner is to replace an existing garage as the current structure is deteriorating.

Chair Koeppen asked as to whether the requested variation was to reduce the north side setback from 6 feet to 4 feet or from 6 feet to 3.6 feet. Mr. Venamore stated that the footing and eaves are interpreted differently by Lake County Staff, and that the request is to reduce the overall setback to 3.6 feet.

Motion to approve VAR-001075-2025 introduced by Vice Chair Peterson, seconded by Member Roche. Motion passed 7-0.

VAR-001078-2025: *On the petition of GMR&H LLC, an Illinois Limited Liability Company, 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 west side yard setback from 5.3 feet to 2.14 feet to allow for the reconstruction of a single-family dwelling.*
2. *Reduce the west side-yard setback from 5.3 feet to 0.23 feet to alleviate the non-conforming status of an existing patio and retaining wall.*
3. *Reduce the front street setback from 30 feet to 24.84 feet to alleviate the non-conforming status of an existing stoop.*
4. *Increase the maximum allowable Impervious Surface Ratio from 40% to 56% to allow for the reconstruction of a single-family dwelling and garage.*

The goal is to rebuild the home and garage in the existing footprint while retaining the foundation and the portions of the home that

Member Henderson asked if the public utilities (sewer and water) were staying intact. Mr. Guduri noted that the existing services are not being altered.

Member Molina asked whether the new construction would trigger installing a sprinkler in the home. Hayden Greene, Lake County Building Department, confirmed that the project is considered a new build and thus will require the installation of a sprinkler system. The applicant confirmed this will be included in their project.

Motion to approve VAR-001078-2025 introduced by Vice Chair Peterson, seconded by Member Henderson. Motion passed 7-0.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing adjourned at 10:05 A.M.