

Lake County Illinois



Agenda Report - Final

Wednesday, August 12, 2026

9:30 AM

**Lake County Public Works Training Facility, 648 W Winchester
Rd, 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. [26-0979](#)

Action approving minutes from the August 6, 2026 Zoning Board of Appeals hearing.

Attachments: [8.6.26 Minutes TBA](#)

6. Added to Agenda Items

7. Deferred Matters

8. Other Business

8.1. [26-0954](#)

Continued from August 6, 2026

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](#)

8.2. [26-0973](#)

ZON-001202-2026: At the direction of the Lake County Board: proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances related to sustainable energy facilities (commercial solar and wind facilities, and energy storage systems) in unincorporated Lake County.

Attachments: [Exhibit A Comm Solar Wind BESS Amendments](#)

8.3. [22-0245](#)

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

9. Adjournment