

Lake County Illinois



Agenda Report - Final

Thursday, August 6, 2026

9:30 AM

**Lake County Division of Transportation, 600 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. [26-0955](#)

Action approving minutes from the July 15, 2026 Zoning Board of Appeals Hearing.

Attachments: [7.15.26 Minutes TBA](#)

6. **Added to Agenda Items**

7. **Deferred Matters**

8. **Other Business**

8.1. [26-0882](#)

VAR-001184-2026: On the petition of Janusz & Lidia Raszewski, record owners, who seeks the following variations 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 2 feet to allow for the construction of an attached garage.
2. Increase the maximum allowable Impervious Surface Ratio from 30% to 37.5% to allow for the construction of an attached garage.

The subject property is located at 26811 N Oakdale Ln, Mundelein, IL and is approximately 0.29 acres.

PIN: 10-36-202-072

Attachments: [VAR-001184-2026 Full Application Redacted](#)

[VAR-001184-2026_Staff Report Final](#)

8.2. [26-0954](#)

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](#)

8.3. [22-0245](#)

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

8. Adjournment