



Lake County, IL

**Zoning Board of Appeals – Regular Session**

**MINUTES**

November 14, 2024, 9:30AM

Central Permit Facility

500 W. Winchester Rd., Libertyville, IL 60048

ZBA Members Present:

Gregory Koeppen	Present (phone)	Dalila Mondragon	Present
Maria Peterson	Absent	Maggie Roche	Present
Judy Garcia	Present	Linda Starkey	Absent
Thaddeus Henderson	Present	Ronald Traub	Present

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

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**1. CALL TO ORDER**

Hearing was called to order at 9:38AM.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIENCE**

**4. DEFERRED MATTERS**

**5. APPROVAL OF MINUTES**

**6. OTHER BUSINESS**

**VAR-001027-2024:** On the petition of Robert L. Larsen and Karla Ann Larsen, 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 ordinary high watermark setback for a retaining wall from 30 feet to 21 feet.
2. Reduce the side yard setback for a retaining wall from 4 feet to 0 feet.
3. Reduce the side yard setback for a patio from 6 feet to 2.4 feet.

No questions were asked of staff.

No questions of the applicant were asked.

Motion to approve VAR-001027-2024 introduced by Member Garcia, seconded by Member Traub. Motion passed unanimously.

**VAR-001011-2024:** On the petition of Danuta Ozymko who requests the following variations from the requirements of the Lake County Code and any other zoning relief as required:

1. Reduce the front setback from 30 feet to 23 feet for an addition to an existing garage.
2. Reduce the side yard setback from 6 feet to 2 feet to accommodate an existing detached garage. The building wall will be no closer than 3.5 feet from the property line.

No questions of staff were asked.

Mr. Ozymko and Thomas Buduk, architect for the project, presented the case.

Member Garcia asked whether the applicant was okay with amending the variation request from a 0-foot side yard setback to a 2-foot side yard setback.

Motion to move to executive session introduced by Member Traub, seconded by Member Henderson. Motion passed unanimously.

Return to Regular Session resumed at 10:15AM.

Motion to approve VAR-001011-2024 introduced by Member Garcia, seconded by Member Henderson. Motion passed unanimously.

**7. PUBLIC COMMENT**

**8. ANNOUNCEMENTS**

**9. ADJOURNMENT**

Motion to close the hearing introduced by Member Traub, seconded by Member Henderson. Hearing closed at 10:20AM.