

Lake County Illinois



Minutes Report - Draft

Thursday, April 23, 2026

9:30 AM

Lake County Department of Public Works Maintenance Building, 650
W Winchester Rd, Libertyville, IL 60048

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:34 A.M.

2. Roll Call

Present 7 - Member Garcia, Member Henderson, Member Roche, Vice Chair Peterson, Chair Koeppen, Alternate Molina and Member Mondragon
Absent 1 - Member Traub

3. Pledge of Allegiance (if flag is present)**Public Comment****5. Approval of the Minutes****6. Added to Agenda Items****7. Deferred Matters****8. Other Business****8.1. 26-0532**

VAR-001166-2026: On the petition of Nataliya Kolomiyets and Aleksandr Katsman, record owners, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the side-yard setback from 10 feet to 6.1 feet, to allow for the construction of an addition connecting the detached garage to the single-family dwelling.

The subject property is located at 23076 N. Richards Court, Prairie View, IL, and is approximately 0.45 acres.

PIN: 1516405015

Attachments: [VAR-001166-2026 Application Redacted](#)

[VAR-001166-2026 Staff Report Final](#)

Natalia Fic, Planner, introduced the case to the Board.

Aleksandr Katsmen, applicant, presented his request to the Board.

Vice Chair Peterson asked how they are proposing to attach the garage to the house and whether any underground work will be performed. Mr. Katsmen stated that there will be no underground work and they just plan to enclose the space.

Chair Koeppen asked if he had spoken to his neighbor regarding the project. Mr. Katsmen said the neighbors had no objection.

A motion to close testimony was introduced by Member Peterson, seconded by Member Roche. The motion passed unanimously.

A motion to approve VAR-001166-2026 was introduced by Vice Chair Peterson, seconded by Member Garcia. The motion passed with the following vote:

Aye: 7 - Member Garcia, Member Henderson, Member Roche, Vice Chair Peterson, Chair Koeppen, Alternate Molina and Member Mondragon

Absent: 1 - Member Traub

8.2. 22-0245

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

9. Adjournment

The hearing was adjourned at 9:45 A.M.