

Lake County Illinois



Minutes Report - Draft

Thursday, March 26, 2026

9:30 AM

Lake County Central Permit Facility, 500 Winchester Rd., 2nd
Floor, Libertyville, IL

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:38 A.M.

2. Roll Call

Present 5 - Member Garcia, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent 3 - Member Henderson, Vice Chair Peterson and Member Traub

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****6. Added to Agenda Items****7. Deferred Matters****8. Other Business****8.1. 26-0391**

VAR-001157-2026: On the petition of Andrew Zancenکو, 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 4 feet to 2.5 feet, to allow an existing shed.
2. Reduce the required building separation between structures from 4 feet to 3 feet.

The subject property is located at 37029 N. Stanton Point Road, Ingleside, IL, and is approximately 0.48 acres.

PIN: 0502404001

Attachments: [VAR-001157-2026 Staff Report Draft Final](#)

[Zancenکو Application Redacted](#)

Member Molina inquired as to if this shed was issued a "stop work" order. Ms. Fic noted that it was not a stop work order but is rather a structure requiring an after-the-fact permit. Member Molina asked if there had been any inspections done. Ms. Fic noted that there has been one code enforcement inspection and one Zoning inspection.

Ms. Sviridova presented the application to the Board.

Member Garcia asked if the owner, Mr. Zancenکو, was aware that he needed a permit to place the shed on the property. Ms. Sviridova noted that he likely was unaware that he needed any permit for the shed.

Member Molina asked who created the application that was presented to the Board. Ms. Sviridova noted that Mr. Zancenکو created the application. Member Molina noted that if an application was created with a level of expertise such as this, then he should have known to get a permit. Ms. Fic noted that he had spoken with the Building Division about

what he needed. Member Molina noted that it was interesting that the structure had drywall. Ms. Sviridova noted that it was originally intended to be a yoga room for Mr. Zancenکو's wife, but it was converted into a shed as the space did not function for its original intent. Lastly, Member Molina noted that the shed was visible from the street.

Andrew Heuser, Principal Engineer, noted that when Mr. Zancenکو came into the Central Permit Facility, they had explained the requirements for a non-storage structure in the floodplain.

Member Roche inquired as to who constructed the shed. Ms. Sviridova noted that Mr. Zancenکو and his father constructed the shed. Member Roche asked Staff where alternative locations are to place the shed. Ms. Fic noted that there are certain location-based constraints on the lot such as the existing location of the home and garage. Ms. Fic noted other locations are available on the lot for suitable placement for the shed. Ms. Braun, Deputy Director and Zoning Administrator, noted that when Staff reviews applications, they apply a strict view based on the facts presented. Member Roche noted that a letter of support was provided and inquired as to the basis of letters of support. Ms. Braun noted that the Board is able to give letters the weight they feel is warranted for consideration.

Member Garcia asked if the owner had spoken to the neighbors to the north about the shed. Ms. Sviridova noted that she was unsure.

Executive session was entered at 10:03 A.M.

Regular session was re-entered at 10:25 A.M.

A motion to close testimony was introduced by Member Garcia, seconded by Member Mondragon. Motion passed unanimously.

A motion was made by Member Garcia, seconded by Member Molina, that this item be approved. The motion carried by the following vote:

Aye: 4 - Member Garcia, Member Roche, Chair Koeppen and Member Mondragon

Nay: 1 - Alternate Molina

Absent: 3 - Member Henderson, Vice Chair Peterson and Member Traub

8.2. 26-0392

Administrative: Presentation to the ZBA on the Annual ZBA Report by Staff.

Attachments: [ZBA Annual Update 2025-2026](#)

8.3. 22-0245

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

A motion to enter executive session was made by Member Garcia, seconded by Member Mondragon. The motion to enter executive session passed 5-0. Executive session was entered at 10:03 AM.

8. Adjournment