

Lake County Illinois



Minutes Report - Draft

Thursday, February 26, 2026

9:30 AM

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

Zoning Board of Appeals

1. Call to Order**2. Roll Call**

Present 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent 2 - Vice Chair Peterson and Member Traub

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****5.1 26-0167**

Action approving the Zoning Board of Appeals meeting minutes from December 18, 2025.

Attachments: [12.18.25 Minutes](#)

A motion to approve the minutes was introduced by Member Roche, seconded by Member Garcia. Motion passed unanimously.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent: 2 - Vice Chair Peterson and Member Traub

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. 26-0287**

VAR-001151-2026: On the petition of Gary & Cindy Winemaster, 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 front street setback from 30 feet to 20 feet, as measured to the overhang, to allow for an addition to a single-family home.

The subject property is located at 19197 W Forest Ln, Mundelein, IL and is approximately 1.47 acres.

Attachments: [VAR-001151-2026 Full Application](#)

[VAR-001151-2026 Winemaster Staff Report Final](#)

Motion to approve ZBA #001151-2026 introduced by Member Roche, seconded by Member Henderson. Motion passed 6-0.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent: 2 - Vice Chair Peterson and Member Traub

8.2. 26-0286

VAR-001150-2026: On the petition of Robert and Michelle Hrdlicka, 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 street setback from 30 feet to 20 feet, to allow for the expansion of an existing attached garage.

The subject property is located at 16770 W. Sibelius Lane, Gurnee, IL, and is approximately 0.92 acres.

Attachments: [VAR-001150-2026 Complete Application](#)

[VAR-001150-2026 Staff Report Final](#)

Motion to approve ZBA #001150-2026 introduced by Member Roche, seconded by Member Garcia. Motion passed 6-0.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent: 2 - Vice Chair Peterson and Member Traub

8.3. 26-0166

ZON-001144-2025: At the direction of the Lake County Board: proposed text amendments to Chapter 151 of the Lake County, Illinois Code of Ordinances related to logistics facilities in unincorporated Lake County.

Attachments: [Exhibit A Logistic Centers Amendments Final 1_29_26](#)

Motion to approve ZBA #001144-2025 introduced by Member Roche, seconded by Member Henderson. Motion passed 6-0.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Alternate Molina and Member Mondragon

Absent: 2 - Vice Chair Peterson and Member Traub

9. Adjournment