



Lake County, IL
Zoning Board of Appeals – Regular Session
MINUTES

April 24, 2025
Lake County Central Permit Facility
500 W. Winchester Rd., Libertyville, IL, 600

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson	Present	Maggie Roche	Present
Judy Garcia	Present	Rick Molina	Absent
Thaddeus Henderson	Absent	Ronald Traub	Present

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

1. CALL TO ORDER

Meeting called to order at 9:34 A.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

5. APPROVAL OF THE MINUTES

Motion to approve March 13th, 2025 minutes by Member Roche, second by Member Garcia.

Motion passed unanimously.

Motion to approve April 10th, 2025 minutes by Member Roche, second by Member Garcia.

Motion passed unanimously.

6. ADDED TO AGENDA ITEMS

7. DEFERRED MATTERS

8. OTHER BUSINESS

VAR-001069-2025: *On the petition of Steve Mandell, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:*

1. *Reduce the front setback from 27 feet to 15.24 feet to allow the construction of an attached deck to an existing single-family dwelling.*

The subject property is located at 27980 N Bluff St., Wauconda, Illinois and is approximately 0.15 acres.

PIN: 09-25-104-038

Mr. Mandel submitted photos of the property to staff; Melanie added them to the official record as Exhibit #1. He explained that the house had been previously condemned, with people living in tents and trailers on the property and described the improvements he has made. He stated that neighbors have responded positively,

Member Traub asked whether the deck is raised or at the level of the door. Mr. Mandel noted the deck would be 3 feet high, not extend beyond the room it serves, and would not impact the sight lines or corner lot standards. He also submitted an aerial view (Exhibit #2) showing neighbors who he personally contacted who are in support of the project.

Member Peterson inquired whether a building permit had been submitted; Deputy Director Krista Braun clarified the permit process.

Member Peterson requested the deck location match the site plan submitted to the ZBA.

Member Peterson moved to approve VAR-001069-2025. Seconded by Member Traub.

Motion passed 6-0.

VAR-001064-2025: *On the petition of James and Margaret Reth, 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 north rear yard setback from 9.2 feet to 1.5 feet to allow for an addition to a single-family home.*
- 2.) *Reduce the side street setback from 30 feet to 21 feet, as measured to the eave, to allow for an addition to a single-family home.*
- 3.) *Reduce the west side yard setback from 9.2 feet to 5.9 feet, as measured to the eave, to accommodate an existing single-family home.*

The subject property is located at 23028 W. Villa Rica Road and is approximately 0.21 acres.

PIN: 0220403016

Member Peterson asked about the Health Department comments within the staff report about the property alteration permit - what exactly does it mean? Jeff Schrei from the Health Department asked that before the structure is approved the applicants receive a property alteration permit to confirm the exact location of their septic system. Staff member Melanie Comer explained that as part of the application staff received a drawing of the septic system, but more would be needed to determine the exact location and the setbacks of the house to the septic field/tank.

Mrs. Reth explained that her grandfather built that home. Mr. Reth explained that the home has been in the family for decades, and the need for the home to be used for the family members as a lake house. Mr. Reth discussed the need for more space and the desire to utilize the home as a forever home for him and his family. He explained the lack of storage space and living space. The couple explained they are living in a rental unit until construction finishes. Other points included were the steep staircase in the home, a primary bedroom and bathroom on the first floor, a garage where they can store their automobiles. Electric and plumbing will be replaced and new insulation which will improve the energy efficiency of the home. The property is located on a corner and the septic system limits the feasible location for the addition.

Member Traub inquired about plans for the garage, whether it is a two-car garage or how large it will be, whether it will be larger for the home. Mr. Reth explained that it will be a two-car garage and clarified with Member Traub that a portion of the addition will be living space.

Member Peterson asked the construction be consistent with the site plan.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing adjourned at 1:31 P.M.