

Zoning Board of Appeals (ZBA)
Meeting Summary of the Public Hearing conducted on May 14, 2026

Petitioner: John C. Lagorio, record owner.

Application: Rezoning No. #001154-2026 – Petition to rezone approximately 4.62 acres, (PIN 1111300016) from the Open Space (OS) zoning district to Rural Estate (RE) zoning district.

Lake County Staff in Attendance:

Thomas Chefalo, Principal Planner, Planning, Building and Development (PBD)
Krista Braun, Deputy Director/Zoning Administrator, PBD
Eric Waggoner, Director, PBD
Melanie Comer, ZBA Secretary/Planner, PBD
Natalia Fic, Planner, PBD
Andrew Houser, Civil Engineer, PBD
Aubrey Tupas, Plan Reviewer, PBD

Zoning Board of Appeals representatives: Chair Gregory Koeppen, Avon Township; Member Judy Garcia, Waukegan Township; Member Margaret Roche, Warren Township; Member Dalila Mondragon, Zion Township; Member Molina, Fremont Township

Public Comment: None provided

Staff Report: Mr. Chefalo stated that the ZBA recommendation is advisory, and that the Board's recommendation will be forwarded to the Lake County Planning, Building, Zoning and Environmental Committee (PBZ&E). The PBZ&E Committee will also provide a recommendation on the request which is then sent to the full County Board. The County Board has final authority to act on the rezoning request. The applicant is John C. Lagorio, record owner. The address is 30128 N. Saint Mary's Road, Libertyville, Illinois, and contains approximately 4.62 acres. The legal notice for the case was published in the Daily Herald on April 3, 2026. A notice was sent to area neighbors, in accordance with the Lake County Code. Correspondence about the case has been received from the Lake County Department of Planning, Building and Development, staff of the Lake County Division of Building and Engineering, and the Lake County Health Department (staff report).

ZBA Questions to Staff: No questions.

Petitioner's Testimony: Katarina Karac, attorney, presented the request on behalf of the applicant, and testified that the applicant purchased the property in 1997. The rezoning is requested to facilitate the sale of the property for continued residential use.

ZBA Questions to the Petitioner: Member Garcia asked who is living in the home. Ms. Karac noted that Mr. Lagorio is living in the home currently.

Other Questions/Statements: There were no further questions or statements from the public or Lake County Staff. The petitioner's representative declined to make a closing statement.

Close of Testimony/Action: A motion to close testimony was made by Member Roche and seconded by Member Garcia. The motion passed unanimously.

Chair Koeppen stated that a motion is in order on ZBA Case #RZON-001154-2026. Member Roche moved to recommend approval of the petition, seconded by Member Garcia. Voting "Aye" on this motion: Chair Koeppen and Members Garcia, Molina, Mondragon, and Roche. Voting "Nay" on this motion, none. The motion to recommend approval of the petition passed by a vote of 5-0 based on findings that the proposed rezoning meets all the standards as written in the staff recommendation.

Adjournment: Chair Koeppen adjourned the meeting at 10:32 am.