

Lake County Illinois



Minutes Report - Draft

Wednesday, July 15, 2026

9:30 AM

Public Works Training Facility, 648 W Winchester Rd, Libertyville, IL

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:46AM.

2. Roll Call

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

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****5.1. 26-0884**

Approval of minutes from the 6/25/26 Zoning Board of Appeals Hearing.

Attachments: [6.25.26 Minutes TBA](#)

A motion was made by Member Roche, seconded by Member Garcia, that this minutes be approval of minutes. The motion carried by the following voice vote:

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

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. 26-0885**

VAR-001173-2026: On the petition of Codie A. Ward Trust, record owner, who seek the following variation from the requirements of the Lake County Code and any other zoning relief as required:

- 1.) Reduce the front setback from 30 feet to 2.2 feet to allow for the construction of a detached garage.
- 2.) Reduce the internal lot line side yard setback from 5 feet to 0.4 feet to allow for the construction of a detached garage.

The subject property is located at 26123 W TARVIN LN INGLESIDE, IL 60041 and is approximately 0.30 acres.

PINs:0514221019, 0514221020

Attachments: [001173-2026 Full Application Redacted](#)

[VAR-001173-2026 Staff Recommendation](#)

Thomas Chefalo, Principal Planner, presented the application to the Board.

Member Traub asked the applicant when the property was purchased. Mr. Ward noted that he purchased it in 2021. Additionally, Member Traub asked if he knew of constraints

on the lot when he purchased it. Mr. Ward indicated he was not aware at that time. Member Traub asked why he did not want to consolidate the lots. Mr. Ward indicated that he could possibly sell it in the future.

Member Molina asked if he plans to tear down the existing garage. Mr. Ward said that is the plan.

Codie Ward, applicant, presented details of his request to the Board.

Acting Chair Peterson asked why the applicant plans to sell the other lot even though it floods. Mr. Ward stated he is aware that it floods.

A motion to approve VAR-001173-2026 was introduced by Member Roche, seconded by Member Traub. Motion passed 7-0.

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

Absent: 1 - Member Henderson

8.2. 26-0882

THIS CASE HAS BEEN POSTPONED - TO BE RESCHEDULED

VAR-001184-2026: On the petition of Janusz & Lidia Raszewski, record owners, who seeks the following variations 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 2 feet to allow for the construction of an attached garage.
2. Increase the maximum allowable Impervious Surface Ratio from 30% to 37.5% to allow for the construction of an attached garage.

The subject property is located at 26811 N Oakdale Ln, Mundelein, IL and is approximately 0.29 acres.

PIN: 10-36-202-072

Attachments: [VAR-001184-2026 Full Application Redacted](#)

[VAR-001184-2026 Staff Report Final](#)

8.3. 26-0883

VAR-001187-2026: On the petition of Gary & Diane Tatum, 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 28.6 feet to 21.7 feet to allow for the construction of front deck and stairs.

The subject property is located at 25374 W Monaville Rd, Lake Villa, IL and is approximately 0.21 acres.

PIN: 05-01-410-067

Attachments: [VAR-001187-2026 Full Application Redacted](#)
[VAR-001187-2026 Staff Report Final](#)

Mr. Tatum presented his request to the Board.

Member Molina asked about the condition of the stoop and house.

Mr. Tatum describe the condition of the home and the damage sustained to the home due soil conditions under the foundation of the previous deck.

Member Molina advised the applicant to request a soil survey to assure the new foundation is sound.

Mr. Tatum explained that he needed a variance and when he had started to repair the his deck, he applied for the permit he discovered he would need a variance to construct the deck.

Member Peterson echoed Member Molina's concern that the new deck have a sound foundation.

A motion to approve VAR-001187-2026 was introduced by Member Roche, seconded by Member Garcia. The motion passed 7-0.

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

Absent: 1 - Member Henderson

8.4. 22-0245

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

9. Adjournment

The hearing adjourned at 10:19A.M.