

Lake County Illinois



Minutes Report - Draft

Thursday, June 25, 2026

1:00 PM

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

Zoning Board of Appeals

1. Call to Order

This hearing was called to order at 1:07P.M.

2. Roll Call

Present 6 - Chair Koeppen, Vice Chair Peterson, Member Garcia, Member Henderson, Member Mondragon and Member Traub
Absent 2 - Alternate Molina and Member Roche

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5.1. 26-0828**

Attachments: [5.14.26 Minutes TBA](#)

[5.28.26 Minutes TBA](#)

A motion to approve minutes from 5.14.26 and 5.28.26 was introduced by Vice Chair Peterson, seconded by Member Henderson. The motion passed unanimously.

Aye: 6 - Chair Koeppen, Vice Chair Peterson, Member Garcia, Member Henderson, Member Mondragon and Member Traub

Absent: 2 - Alternate Molina and Member Roche

5. Approval of the Minutes**6. Added to Agenda Items****7. Deferred Matters****8. Other Business****8.1. 26-0814**

VAR-001182-2026: On the petition of Robert A. Cellucci and Gail S. Cellucci, 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 side-yard setback from 7 feet to 2.06 feet, to allow for the reconstruction of a single-family dwelling.

2.) Increase the maximum allowable Impervious Surface Ratio (ISR) from 30% to 46% to allow for the reconstruction of a single-family dwelling.

The subject property is located at 35346 N. Summit Place, Round Lake, IL, and is approximately 0.35 acres.

Attachments: [001182-2026 cellucci full application Redacted](#)

[VAR-001182-2026 Staff Recommendation Final](#)

Ms. Fic presented the application.

Member Traub inquired as to if there was a legal non-conforming designation given to the garage on-site. Ms. Fic noted that the garage has existed in its current footprint since before the year 2000, so it is considered legally non-conforming.

Jacob Wett, project manager for the applicant, presented the application to the Board.

A motion to close testimony was introduced by Vice Chair Peterson, seconded by Member Henderson. The motion passed unanimously.

A motion to approve VAR-001182-2026 was introduced by Vice Chair Peterson, seconded by Member Henderson. The motion passed with the following vote:

Aye: 6 - Chair Koeppen, Vice Chair Peterson, Member Garcia, Member Henderson, Member Mondragon and Member Traub

Absent: 2 - Alternate Molina and Member Roche

8.2. 26-0812

Presentation of Zoning Board of Appeals Resolution for ZBA #001162-2026 and #001163-2026 for review and signature.

- Review of written findings of fact for the May 28, 2026, ZBA Hearing on the ZBA cases #001162-2026 and #001163-2026 (rezoning and PUD applications)
- Signatures of Resolutions #001162-2026 and #001163-2026

Vice Chair Peterson read through the findings of both cases RZON-001162-2026 and PUD-001163-2026.

A motion to approve the findings from case #RZON-001162-2026 was introduced by Vice Chair Peterson, seconded by Member Traub.

A motion to approve the findings from case #PUD-001163-2026 was introduced by Vice Chair Peterson, seconded by Member Traub.

Aye: 6 - Chair Koeppen, Vice Chair Peterson, Member Garcia, Member Henderson, Member Mondragon and Member Traub

Absent: 2 - Alternate Molina and Member Roche

8.3. 22-0245

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

9. Adjournment

The hearing was adjourned at 1:48P.M.