



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

March 13, 9:30 AM

Lake County Department of Transportation
600 W. Winchester Rd., Libertyville, IL

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson		Maggie Roche	Present
Judy Garcia	Present	Linda Starkey	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 was called to order at 9:38 A.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

5. APPROVAL OF THE MINUTES

Motion to approve 2/25 minutes by Member Roche, second by Vice Chair Peterson. Motion passed unanimously.

Motion to approve 2/27 minutes by Member Roche, second by Vice Chair Peterson. Motion passed unanimously.

6. ADDED TO AGENDA ITEMS

7. DEFERRED MATTERS

8. OTHER BUSINESS

VAR-001037-2024: *The Lake County Zoning Board of Appeals has scheduled a public hearing at 9:30 AM on Thursday March 13, 2025, at the Lake County Division of Transportation, 600 W. Winchester Rd., Libertyville, Illinois on the petition of James E. Buckman and Kelly A. Buckman, 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 side street setback from 30 feet to 11 feet to allow for the construction of an addition to the single-family dwelling.*
- 2.) Reduce the side street setback from 30 feet to 19.8 feet to accommodate an existing single-family dwelling.*

The subject property is located at 26956 W. Highland Road, Barrington, IL and is approximately 0.44 acres.

No questions were asked of staff.

Mr. and Mrs. Buckman presented their variance application. Mrs. Buckman noted that the safety of the home was the main concern of the proposed project.

No questions were asked of the applicants.

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

A motion to approve VAR-001037-2025 was introduced by Vice Chair Peterson, seconded by Member Roche. Motion passed 6-0.

VAR-001049-2025: *On the petition of Trevore Meyer, as trustee of the Trevore Meyer Revocable Trust dated December 18, 2014 and Courtney Meyer as trustee of the Courtney Meyer Revocable Trust dated December 18, 2014, the beneficial interest of said trusts being held by Trevore Meyer and Courtney Meyer, 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 minimum lot size from 80,000 square feet to 40,095 square feet to allow for an accessory dwelling unit;*
- 2.) Reduce the rear yard setback from 30 feet to 13 feet to allow for the construction of an accessory dwelling unit;*
- 3.) Reduce the side yard setback from 13 feet to 8 feet and 6 inches to allow for the construction of an accessory dwelling unit;*
- 4.) To allow the total gross floor area of an accessory structure to exceed the total gross floor area of the principal structure by 63 square feet.*

The subject property is located at 26165 N Orchard Rd, Barrington, Illinois and is approximately 0.92 acres.

Member Traub inquired as to whether a second dwelling unit could be supported by the existing septic system or if they would need a new system entirely. He asked whether a second system could be located on site. Miriam Vega, Health Department, stated that it is possible with soil

testing. Additionally, Member Traub asked if the Health Department would require a second septic system. Krista Braun noted that the Zoning Board of Appeals could add a condition. Member Traub asked whether the drainage overflow could be remedied on this site. Joel, Engineering Department, noted that if a swale was added, it would help with detention. However, if the flow is maintained to the east on the basin and the ISR remains below the required limit, then the runoff should be mitigated.

Vice Chair Peterson noted that they could require that native plants could be required for mitigating runoff. Additionally, she asked if the new structure meets the criteria for connecting an additional structure to the septic. Ms. Vega noted that the system may be able to meet the criteria.

Katarina Karac, attorney for the applicants, presented the applicant's presentation. She noted that the purpose of the proposed Accessory Dwelling Unit (ADU) is to accommodate the applicant's father's request to age-in-place on the property and be with the family. She additionally noted that the septic questions would be addressed at the time of permitting. She noted that the large garage is to accommodate their history of working on race cars. Ms. Karac noted that the mature trees limit the available space for the ADU. She noted that an addition could be a possibility in place of the ADU, but the location of electric, well, and septic limits this. She indicated that the Lake County Regional Framework Plan noted that ADUs are a recommended housing strategy for the future of Lake County. Ms. Karac noted that multiple neighbors have written letters of support. Ms. Karac presented a similar proposal for an ADU in Palatine and one in Antioch.

Member Traub asked to see the photos of the cars that the applicant and his father work on together. As staff observed the photos, the applicant explained that his father currently lives in Las Vegas and would like to return to Illinois to live with the family.

Member Roche inquired as to the room that is indicated as the office and why it is not considered a bedroom. Hayden Greene, Building Department, noted that because there is no closet, it is not considered a bedroom. Member Roche asked if another variation would need to be requested in order to consider the second office a bedroom. Frank Olson noted that the proper permits that meet code would be required. The architect noted that additionally, the only bathroom is within the existing bedroom. Krista Braun, Deputy Director, noted that a variation would be needed to convert the office to a bedroom.

Member Traub asked as to why there is so much room in the garage and if it is being designed to accommodate more than two cars. Mr. Meyer noted that the extra room is for the RV. Additionally, Member Traub inquired as to why an office is needed. The applicant noted that the room is intended to be a reading room. Member Traub noted that it is a red flag as it could potentially indicate a business on site. Member Traub noted that the trees extend further than the fence line. The applicant noted that his property line extends past the fence line and would involve clearing of invasive species.

The neighbor, Jim, noted that the Meyers have always been good neighbors.

Motion to enter executive session by Vice Chair Peterson, seconded by member Traub. Motion passed 6-0.

Regular session was resumed at 10:33 A.M.

Motion to approve VAR-001049-2025 introduced by Vice Chair Peterson, seconded by Member Traub. Motion passed unanimously.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing was adjourned at 10:50 A.M.