



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

February 27th, 2025, 9:30 A.M.

Central Permit Facility

500 W Winchester Road, Libertyville, IL

ZBA Members Present:

Gregory Koeppen	Present (Phone)	Dalila Mondragon	Present
Maria Peterson	Absent	Acting Chair Maggie Roche	Present
Judy Garcia	Absent	Linda Starkey	Absent
Thaddeus Henderson	Present	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 9:35 A.M.

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

No public comment.

5. APPROVAL OF THE MINUTES

No minutes this week to approve.

6. ADDED TO AGENDA ITEMS

No added agenda items.

7. DEFERRED MATTERS

8. OTHER BUSINESS

VAR-001044-2025: *on the petition of Joe Burns, 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 street setback from 30 feet to 3.5 feet as measured from the eaves to allow an addition to the principal structure.

The subject property associated with the application is located at 39428 N Circle Ave, Antioch, IL and is approximately 0.48 acres.

PINs: 01-25-406-031 and 01-25-406-032

Member Traub had a question for Andrew Heuser regarding further encroachment into the floodplain: were there any concerns for it to proceed as proposed? Andrew Heuser mentioned that the current plans show do not show grading, so he was unsure of encroachment. Previous plans showed that it would be within the floodplain. There should not be any negative impact to the floodplain due to floodplain requirements needing to be met which potentially includes compensatory storage.

Applicant:

Front yard setback is no longer conforming, the rear yard is 2/3s into the floodplain, the mudroom and front porch is being requested. The applicant showed a board with a 2D image of the elevation plan and an enlarged version of the site plan added as applicant exhibit #2 and #3 and referred to maps online with the 2017 contours, which was added as applicant exhibit #1. The applicant stated that most of the properties in the neighborhood are also within the front setback and that it would meet the character of the neighborhood.

Member Traub asked about why this was not contemplated in July. The applicant stated that the Architect drew the plans up differently than what was previously approved. The applicant was told by the architect that since it was approved, they could do it.

No further questions, Member Traub asks staff if they can put the front porch must not be enclosed without staff approval, Tom Chefalo responded that it would be included in the condition that it would be consistent with the provided site plan and plans.

No further questions from the ZBA.

Motion to close testimony made by Member Traub and 2nded by Member Henderson

Motion to approve VAR-001044-2025 introduced by Member Henderson, seconded by Member Traub. Voting "Aye" on the motion were Members Henderson, Traub, Mondragon, Acting Chair Roche, and Chair Koeppen. Voting "Nay", None. Motion passed 5-0.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Meeting adjourned at 9:50 A.M.