

Lake County Illinois



Minutes Report - Draft

Thursday, April 9, 2026

9:30 AM

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

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 9:47 A.M.

2. Roll Call

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

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****5.1. 26-0428**

Action approving minutes from March 24, 2026 and March 26, 2026.

Attachments: [3.24.26 Minutes TBA](#)

[3.26.26 Minutes TBA](#)

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

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

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. 26-0429**

VAR-000997-2024: On the petition of Flamur Alex and Albina Doci, 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 20 feet to 0 feet to allow for the construction of a deck.
2. Reduce the rear setback from 6 feet to 1.5 feet to accommodate an existing non-conforming house.
3. Reduce the side street setback from 20 feet to 5 feet to accommodate the existing non-conforming house, steps and paver patio.

The subject property is located at 27044 W SUNSET AVE ANTIOCH, IL 60002 and is approximately 0.14 acres.

PINs:0134203129 and 0134203130.

Attachments: [000997-2024 Application File Redacted](#)

[VAR-000997-2024 Staff Recommendation](#)

Frank Olson, Assistant Planning and Zoning Manager, introduced the application to the Board.

Mr. Flamur Alex Doci presented his application to the Board. There were no questions of the applicant from the Board.

A motion to close testimony was made by Member Roche, seconded by Member Traub. The motion passed unanimously.

A motion to approve VAR-000997-2024 was introduced by Member Roche, seconded by Member Traub. The motion passed with the following vote:

Aye: 6 - Member Garcia, Member Roche, Chair Koeppen, Member Traub, Alternate Molina and Member Mondragon

Absent: 2 - Member Henderson and Vice Chair Peterson

8.2. 26-0430

VAR-001156-2026: On the petition of William Daniel and Caren Haberstroh, 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 front street setback from 30 feet to 12.9 feet to allow for the construction of a patio.
2. Reduce front street setback from 30 feet to 11.6 feet to allow for the construction of a deck.
3. Reduce the side street setback from 15 feet to 6.0 feet to allow for the construction of stairs.

The subject property is located at 25134 W LAKE SHORE DR INGLESIDE, IL 60041 and is approximately 0.27 acres.

PINs:0513209007 and 0513209014

Attachments: [001156-2026 Application File redacted](#)

[VAR-001156-2026 Staff Recommendation](#)

Mr. Olson introduced the application to the Board.

Mrs. Caren Haberstroh presented her application to the Board. There were no questions of the applicant from the Board.

A motion to close testimony was introduced by Member Roche, seconded by Member Garcia. The motion passed unanimously.

A motion to approve VAR-001156-2026 was introduced by Member Roche, seconded by Member Garcia. The motion passed with the following vote:

Aye: 6 - Member Garcia, Member Roche, Chair Koeppen, Member Traub, Alternate Molina and Member Mondragon

Absent: 2 - Member Henderson and Vice Chair Peterson

8.3. 26-0431

VAR-001158-2026: On the petition of George R. Wallies and Patricia E. Wallies, as Trustees of the George R. Wallies and Patricia E. Wallies Trust, Dated July 12, 2012, 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 yard setback from 4 feet to 0.60 feet to rebuild an existing deck.
2. Reduce the ordinary highwater mark setback from 20 feet to 6.96 feet to rebuild an existing deck.

The subject property is located at 42638 N Linden Ln, Antioch, Illinois and is approximately 0.25 acres.

PIN: 01-12-101-007

Mr. Olson introduced the application to the Board.

Mrs. Patricia Wallies presented her application to the Board. There were no questions of the applicant from the Board.

A motion to close testimony was introduced by Member Garcia, seconded by Member Roche. The motion passed unanimously.

A motion to approve VAR-001158-2026 was introduced by Member Roche, seconded by Member Traub. The motion passed with the following votes:

Aye: 6 - Member Garcia, Member Roche, Chair Koeppen, Member Traub, Alternate Molina and Member Mondragon

Absent: 2 - Member Henderson and Vice Chair Peterson

8.4. 22-0245

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

8. Adjournment

The hearing was adjourned at 10:19 A.M.