

Lake County Illinois



Agenda Report - Final

Thursday, April 24, 2025

9:30 AM

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

Zoning Board of Appeals

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance (if flag is present)**

4. **Public Comment**

5. **Approval of the Minutes**

5.1 [25-0622](#)

Action approving the Zoning Board of Appeals minutes from March 13, 2025.

Attachments: [3.13 Hearing Minutes](#)

5.2 [25-0623](#)

Action approving the Zoning Board of Appeals minutes from April 10, 2025.

Attachments: [4.10 Hearing Minutes](#)

6. **Added to Agenda Items**

7. **Deferred Matters**

8. **Other Business**

8.1 [25-0620](#)

VAR-001069-2025: On the petition of Steve Mandell, 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 setback from 27 feet to 15.24 feet to allow the construction of an attached deck to an existing single-family dwelling. The subject property is located at 27980 N Bluff St., Wauconda, Illinois and is approximately 0.15 acres. PIN: 09-25-104-038

Attachments: [VAR-001069-2025 Staff Recommendation](#)

[Full Application Redacted](#)

8.2 [25-0621](#)

VAR-001064-2025: On the petition of James and Margaret Reth, 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 rear yard setback from 9.2 feet to 1.5 feet to allow for an addition to a single-family home; 2. Reduce the side street setback from 30 feet to 21 feet, as measured to the eave, to allow for an addition to a single-family home; and 3. Reduce the west side yard setback from 9.2 feet to 5.9 feet, as measured to the eave, to accommodate an existing single-family home. The subject property is located at 23028 W. Villa Rica Road and is approximately 0.21 acres. PIN: 02-20-403-016

Attachments: [VAR-001064-2025 Staff Recommendation](#)

[Project Application File VAR-001064-2025 Redacted](#)

8.3 [22-0245](#)

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

9. Adjournment