



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

May 29, 2025, 1:00P.M.

Central Permit Facility

500 W Winchester Rd, Libertyville, IL 60048

ZBA Members Present:

Gregory Koeppen	Present	Dalila Mondragon	Present
Maria Peterson	Present	Maggie Roche	Present
Judy Garcia	Absent	Rick Molina	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**

Hearing was called to order 1:05 P.M.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIENCE**

**4. PUBLIC COMMENT**

**5. APPROVAL OF THE MINUTES**

**6. ADDED TO AGENDA ITEMS**

**7. DEFERRED MATTERS**

**8. OTHER BUSINESS**

***CUP-001051-2025:*** *On the petition of First Midwest Bank, Trustee, Trust No. LT549 Dated 10-2-2015, Phillip Spinuzza, sole beneficiary, record owner who seeks a Conditional Use Permit (CUP) to allow limited vehicle service, specifically including a gasoline station with a convenience store.*

Nick Fatikas presented the application on behalf of the applicant. Mr. Ftikas requested a one-month continuance of this case. Chair Koeppen stated that the board is in agreement about continuing the hearing.

A resident stated she believed that the signage was not posted on the site. Mr. Chefalo stated that the signage was posted well before the day before.

Member Koeppen stated that a continuance is the next rational step. A motion to continue was introduced by Member Peterson, seconded by Member Henderson. Motion passed 6-0.

**VAR-001062-2025:** *On the petition of First Midwest Bank, Trustee, Trust No. LT549 Dated 10-2-2015, Philip Spinuzza, sole beneficiary, record owner who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required:*

- 1. Increase the maximum allowed Impervious Surface Ratio (ISR) (net buildable area) from 0.70 to 0.779 to allow for the construction of a gasoline station and convenience store.*

Continued to a later date.

**9. ANNOUNCEMENTS**

**10. ADJOURNMENT**

Hearing adjourned at 1:20 P.M.