



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

January 28, 2025, 1:00 P.M.
Lake Villa District Library
140 N. Munn Rd., Lindenhurst, IL

ZBA Members Present:

Gregory Koeppen	Present (phone)	Dalila Mondragon	Present
Maria Peterson	Present	Maggie Roche	Present
Judy Garcia	Present	Ronald Traub	Present
Thaddeus Henderson	Absent	Linda Starkey	Absent

Full comments on all agenda items are included in the audio recording of this meeting.

1. CALL TO ORDER

Hearing was called to order at 1:10 PM

2. ROLL CALL

3. PLEDGE OF ALLEGIENCE

4. PUBLIC COMMENT

Peter Ney asked why the Lake Villa Township was not present. Krista Braun informed him that notice was made and we have received no correspondence from Lake Villa Township at this time.

5. APPROVAL OF THE MINUTES

Motion to approve by member Garcia, 2nd by Member Mondragon. Members Garcia, Mondragon, Traub, Roche, and Chair Koeppen voted Aye. No one voted Nay. Motion passed 5-0.

6. ADDED TO AGENDA ITEMS

7. DEFERRED MATTERS

8. OTHER BUSINESS

CUP-001040-2024 on the petition of Sergio Escobedo, record owner, who is seeking a conditional use permit to establish a contractor's equipment sales or storage (outdoor) use.

The subject property is located at 36893, 36871, and 36907 N Illinois Route 83, Lake Villa, IL and is approximately 0.57 acres.

David Dodt, architect, presented the background and the applicant proposed operations on the property. He explained the surrounding area and how the use would fit into the site.

Member Traub asked whose business this was for, and the applicant, Evelyn Escobedo, confirmed it was for their business. Member Traub asked about noise, hours of operation, potential odors. Member Traub's concerns were in regard to the nearby residents. Mrs. Escobedo answered that hours of operation are flexible but generally occur between 9am-5pm and sometimes 8pm at the latest. Parking and storing materials are the primary use. Member Traub asked about starting engines in winter months. Mrs. Escobedo stated that vehicles would be starting as early as 7am in those situations. Noise would be minimal, no diesel vehicles or semi-trucks. Member Traub asked about maintenance on the property. Mrs. Escobedo responded that all maintenance is done at the dealership. Member Traub asked if there would be outdoor storage, the applicant answered no, the Pole Barns are for storage. Member Traub asked about odor, the applicant said they do roof work and gutter work so there should be no odors.

Member Peterson asked if the business is only operating from IL Rte 83 and asked if IDOT was consulted. Applicant responded yes. Mrs. Escobedo added that trailers are not used every day, only as needed. Member Peterson asked if the building was going to be refurbished and what additions will be added. Applicant responded that there would be no changes to the existing building, it will be gutted and renovated. Member Peterson asked if they would rent out the living area above the building. Applicant responded that they do not have plans yet for that space.

Shauna Miller, a resident who lives east of the subject property, added comments. She commented to keep in mind how the decision affects local residents and that the proposed plan are occurring on a major route. Organic gardener by necessity not choice to grow food that does not have the chemicals put in regular food. Ms. Miller asked the ZBA to consider the future growth of the area as well as the future property values of neighbors. She also stated the importance of ground water and lake preservation. Ms. Miller did not agree with the CUP. Ms. Miller stated that she had a situation where the business owner needed to be contacted – the parking and the storage was up against the fence, apparently expanding across the alleyway. She stated that she requested the items be removed multiple times. Labor Day Weekend one of the vehicles damaged Ms. Miller's fence. She noted that the equipment still sits against the fence today, and asked the ZBA to consider the affects on the neighboring properties and maintaining the community identity.

Member Peterson made a motion to go into executive session, Member Garcia 2nded.

RESUMED HEARING

Member Roche welcomed everyone back and let everyone know that no decisions had been made and that Member Koeppen had departed.

Member Peterson moved to resume and Member Traub 2nded, the hearing resumed.

Member Traub moved to approve the CUP with conditions 1. Plans are consistent with the site plan 2. In addition to start time for commercial vehicles before 6:30 am on weekdays and 7am on Saturdays 3. If the applicant seeks to expand the use in the future, they must do it subject to the CUP requirements outlined in the LC UDO.

Member Peterson 2nded. Motion passed 5-0.

PUBLIC COMMENT

Peter Ney, a resident, asked the question of if a fence was built or what fencing is being proposed. Mr. Dodt clarified that nothing has been done yet, but that a fence will be added. Asked about well and septic. Mr. Dodt responded that the well and septic is already in place. Mr. Ney inquired about potential oil/gas leaks and how it would impact the water/septic field. Mr. Dodt responded that the new developments won't be near the existing septic tank/field.

Deputy Director Krista Braun informed them that the new structures will require permits and that the LC Health Department will review the permits to ensure all setbacks are being met. The Health Department had no initial plans or concerns when they reviewed the plans, but permitting will still be reviewed for compliance when they come in for permits.

Mr. Ney mentioned that there is a drainpipe on 83 that has had issues with flooding. Krista Braun let him know that the LC Engineering division also reviews stormwater drainage.

Ms. Escobedo commented that they are also residents and that they are waiting to get permits to help fix this area. Anything sitting outside is because they have not been able to get everything up to standard. They will address anything that needs to be handled with the neighbor regarding fixing the fence.

Member Peterson asked about hours, applicant reiterated potentially starting vehicles in the early hours and potential later hours returning, but the normal operating hours are 9am-5pm.

Member Peterson asked about weekend hours, applicant responded closed Sundays and hours 9am-12pm on Saturday.

Audience asked if they do snow plowing, applicant responded only their own property. Krista Braun commented that they have been working with the County for a few years. They have gotten through SCSP and that landscaping and fencing will be required.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Meeting adjourned at 2:11pm