



Lake County, IL

**Zoning Board of Appeals – Regular Session**

**MINUTES**

February 25<sup>th</sup>, 2025, 1:00 P.M.  
Gurnee Village Hall  
325 N. O’Plaine Rd., Gurnee, IL

ZBA Members Present:

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

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

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIENCE**
- 4. PUBLIC COMMENT**
- 5. APPROVAL OF THE MINUTES**

Motion to approve by member Roche, 2nd by Vice Chair Peterson. Members Garcia, Mondragon, Henderson, Roche, Vice Chair Peterson, and Chair Koeppen voted Aye. Voting Nay, none. Motion passed 6-0.

- 6. ADDED TO AGENDA ITEMS**
- 7. DEFERRED MATTERS**
- 8. OTHER BUSINESS**

**VAR-001047-2025:** *on the petition of 18550 Grand Ave LLC, 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 Floor Area Factor from 0.30 to 0.54 to allow for the construction of a self-storage facility.*

*The subject property associated with the application is located at 18600, 18550, and 18520 W Grand Ave Gurnee, IL and is approximately 5.47 acres.*

*PINs: 07-07-311-018, 07-07-311-019, 07-07-311-020*

Steven Schwartz presented the project presentation on behalf of 18550 Grand LLC. He denoted that there are 42,000 square feet of rentable space within the proposed building. Half of the rentable space has been leased to date. He noted that the daily traffic to the site would be around 5-25 cars per day.

Member Henderson inquired about the access to the sewer and water infrastructure lines. Staff member Thomas Chefalo noted that this question would be more applicable to the CUP.

Lauren Downing, a project manager on the project, spoke of the reduction of the net impervious surface on site by 0.11 acres.

Member Henderson inquired as to whether there have been any complaints or issues from surrounding neighbors about the facility. Mr. Schwartz noted that there were no complaints received from neighbors and that they have generally been well-received since beginning operation.

Member Roche had concerns about the look of the building as compared to the look of the parking lot. Vice Chair Peterson stated that the look of the building would be preferable to the look of the parking lot.

Motion to approve VAR-001047-2025 introduced by Vice Chair Peterson, seconded by Member Garcia. Voting "Aye" on the motion were Members Garcia, Henderson, Mondragon, Vice Chair Peterson, and Chair Koeppen. Voting "Nay", Member Roche. Motion passed 5-1.

**CUP-001046-2025:** *On the petition of 18550 Grand Ave LLC, record owner, requesting an amendment to Conditional Use Permit #CUP-000778-2022 to expand the current self-storage use by constructing a self-storage building over a portion of the existing parking lot.*

*The subject property associated with the application is located at 18600, 18550, and 18520 W Grand Ave Gurnee, IL and is approximately 5.47 acres.*

*PINs: 07-07-311-018, 07-07-311-019, 07-07-311-020*

Steven Schwartz presented the CUP presentation on behalf of 18550 Grand Ave LLC.

Member Henderson inquired about the need for Public Works to retain access to the easement on site.

Member Roche clarified with staff about the purpose of the previous hearing as opposed to the current CUP. Mr. Chefalo noted that this CUP is an amendment to the previous CUP on this lot.

Member Henderson noted that a tree that was previously removed by mistake was replaced. Member Roche noted that this area used to look as though it were a forested lot. She had concerns with the size of the building and how it fits within the character of the neighborhood. Mr. Chefalo noted that it has existed as an unsuccessful auto business for years and had it been successful, would it have had higher traffic volumes.

Motion to approve CUP-001046-2025 introduced by Vice Chair Peterson, seconded by Member Garcia. Voting “Aye” on the motion were Members Garcia, Henderson, Mondragon, Member Roche, Vice Chair Peterson, and Chair Koeppen. Voting “Nay”, none. Motion passes 6-0.

## **9. ANNOUNCEMENTS**

## **10. ADJOURNMENT**

Meeting adjourned at 1:55 P.M.