



Lake County, IL

Zoning Board of Appeals – Regular Session

MINUTES

April 21, 2025, 1:00 P.M.

Ela Area Public Library

275 Mohawk Trl, Lake Zurich, IL 60047

ZBA Members Present:

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

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

1. CALL TO ORDER

Meeting called to order at 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-000959-2024: *On the petition of Vallecillos Land Holding Company, LLC, for an amendment to Conditional Use Permit #3599 to expand the current landscape contractor's storage yard.*

The subject property is located at 25775 N Gilmer Rd, Mundelein, IL 60060 and is approximately 2.34 acres.

PIN:14-03-200-035

Member Traub inquired about the inclusion of the term “landscape yard” and why it is considered a low-intensity use. Mr. Chefalo explained that its intensity is significantly lower than

alternative uses such as retail uses. Krista Braun, Deputy Director, stated that other factors are considered in addition to traffic, such as noise and odor.

Ms. Vallecillos and Jason Doland from Doland Engineering presented the case for the contractor's storage yard. Mr. Doland explained that the proposed plan will reduce the total impervious surface area, increase screening on the site, and will allow the applicant to continue existing work on the site.

Member Traub asked for clarification as to the fact that impervious surface will be removed and screening will be added. Mr. Doland agreed. Member Traub inquired as to whether septic services this site. Mr. Doland said that there is no septic on site. Member Traub then asked where the employees use the restrooms on site. Mr. Doland mentioned that the employees are not on site during the day. Ms. Braun noted that similar cases have been approved in the past as the employees do not work on site aside from the morning loading of materials.

Member Traub asked if any chipping will be performed on site or if woodchips will be taken back to the property. Mr. Doland stated that it is not standard for chipping to be done on site, but it may happen infrequently. Ms. Braun noted that staff recommended a condition for non-vehicle machine use to be limited to certain hours. Member Traub additionally asked if there was a DBA rule that could be enforced. Ms. Braun answered that the County does have noise standards that must be followed.

Member Traub asked whether there would be any reason for odors from the site. Mr. Doland stated that nothing would be changing in terms of operations on the site. He noted that mulch would not be stored on the site for long periods as to not be affected by the natural elements.

Member Peterson asked if there were any complaints from neighbors. Mr. Doland noted that there were no complaints from neighbors and that the neighbors have a friendly relationship with the owner.

Member Garcia inquired about this hearing's purpose to resolve a prior 2020 violation. Mr. Doland stated that it was to resolve the violation.

Member Peterson asked about the hours of operation through the week and weekend. Ms. Vallecillos stated that typical work hours are from 7 A.M. to 6 P.M.

Motion to approve CUP-000959-2025 introduced by Member Peterson, seconded by Member Roche. Motion passed 6-0.

9. ANNOUNCEMENTS

10. ADJOURNMENT

Hearing adjourned at 1:31 P.M.