

**Minutes  
Lake County Board of Vacations  
Public Hearing Conducted on October 1, 2025**

1. Call to Order: Ms. Fic called the hearing to order at 3:00 p.m. for Case No. #001101-2025 and reviewed the petition with those in attendance. Ms. Fic explained that the petition was legally advertised in the Daily Herald on September 15, 2025. The pledge was recited.
2. Roll Call  
Board of Vacations representatives:  
Planning, Building and Development: Eric Steffen, Operations Manager, PB&D  
Division of Transportation: Tom Bennecke, Traffic Operations Engineer, LCDOT  
Planning, Building and Development: Tom Chefalo, Principal Planner, PB&D  
Vacation Officer\*: Natalia Fic, Planner/Project Manager, PB&D  
State's Attorney's Office\*: Dan Brown, Principal Assistant Attorney, SAO  
\* Non-voting members
3. Added to the Agenda (none)
4. Deferred Matters (none)
5. Other Business: Request to vacate an unimproved section of an unnamed road adjacent to 23512 N Cedar Lane, in Lake Zurich, Illinois.

**Petitioner's Testimony**

Tom Naples, applicant and owner of property adjacent to the proposed vacation, testified to the following: He and his wife, Deanne Naples, own the property next to the proposed street vacation and believed the unimproved right-of-way was part of their parcel, as their plat of survey did not indicate otherwise. He noted that Ela Township was also unaware of the road until confirming in the Sidwell book that Cherry Lane extends to Lions Drive and crosses the wetlands. Mr. Naples explained that his house and garage lie within the 30-foot road buffer yard and that the road has always been in poor condition and never maintained by the Highway Commissioner. He expressed a desire to legally obtain a permit to pave and maintain the portion of the driveway area located within the platted right-of-way, and is willing to dedicate a utility easement to ComEd. The property located to the south is in Lake Zurich and does not participate in the vacation process.

**Board Comments/Questions**

No questions from the Board.

**Public Questions**

No public questions.

**Public Statements**

A neighbor on Cherry Lane testified to the following: She has lived across the street for 50 years and knew the previous owner of the Naples property. She stated that the unimproved right-of-way was always used as a driveway, even though neighbors understood it was technically a right-of-way. Ms. Kelley expressed full support for the applicants assuming ownership of the right-of-way.

**Lake County Planning, Building and Development Department Statements**

Joe Meyer (Division of Transportation) noted that the Board's recommendation should be conditioned on ComEd receiving an easement on the plat. Krista Braun (Planning, Building & Development) outlined the next steps, explaining that the request will proceed to the Planning, Building, Zoning & Environment Committee and then to the County Board.

**Closing Statement**

  
MEMBER

  
MEMBER

  
MEMBER

Dated this 17 day of November 2025

In closing, Mr. Naples reiterated the request to vacate the subject unimproved right of way and improve the property.

### **Board Discussion**

No board discussion.

### **Close of Testimony/Action**

A motion to close testimony was made by Member Chefalo and seconded by Member Steffen. The motion passed unanimously.

Natalia Fic requested a motion be made to recommend the approval street vacation application #001101-2025 with the condition that the ComEd utility easement be added; reading the request of the application and the legal description of the subject property. Member Chefalo moved to recommend approval of the petition to vacate the right-of-way, seconded by Member Bennecke Voting "Aye" on this motion, Members Chefalo, Benecke, and Steffen. Voting "Nay" on this motion, none.

The motion to recommend approval of the petition passed by a vote of 3-0 based on the following findings:

1. The vacation request meets the standards of a vacation request because it is not currently being used by the public.
2. Vacating the subject right-of-way will not impact the neighborhood or residents of this area, and it will improve the neighborhood by having the property on the tax roll.

### **Adjournment**

Member Chefalo moved to adjourn the meeting, seconded by Member Steffen, which passed unanimously. Meeting adjourned at 3:16 p.m.