

Lake County Illinois



Minutes Report - Final

Tuesday, March 10, 2026

1:00 PM

Grayslake Area Public Library, 100 Library Ln, Grayslake, IL

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 1:04 P.M.

2. Roll Call

Present 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen,
Member Traub and Member Mondragon
Absent 2 - Vice Chair Peterson and Alternate Molina

3. Pledge of Allegiance (if flag is present)**Public Comment****Public Comment****5. Approval of the Minutes****5.1. [26-0325](#)**

Action approving the Zoning Board of Appeals meeting minutes from February 26, 2026.

Attachments: [2.26.26 Minutes TBA](#)

A motion to approve minutes from 2/26/26 was introduced by member Henderson, seconded by Member Roche. The motion passed unanimously.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen,
Member Traub and Member Mondragon
Absent: 2 - Vice Chair Peterson and Alternate Molina

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. [26-0326](#)**

CUP-001141-2025: On the petition of JOAKS, LLC, record owner of 18490, 18520, 18528, 18534, 18538 W. Old Gages Lake Road, 18511 W Dady Ct., and 18471 W. Gages Lake Road, all located in Grayslake, Illinois, which requests a Conditional Use Permit, and any other zoning relief as required, to allow sixty (60) events of public interest (outdoor concert events) per year.

The subject properties, commonly known as Jesse Oaks Tavern, are located at 18490, 18520, 18528, 18534, and 18538 W. Old Gages Lake Road, Grayslake, Illinois; 18511 W Dady Ct., Grayslake, Illinois, and 18471 W. Gages Lake Road, Grayslake, Illinois.

Attachments: [CUP-001141-2025 Application Redacted](#)

[CUP 001141-2025 Staff Recommendation Final](#)

Ms. Natalia Fic, PBD, introduced the case to the ZBA.

Member Traub asked if there were any concerns raised by neighboring property owners regarding the application due to noise or traffic. Ms. Fic noted that there have been no

complaints regarding noise or traffic since the time of the last hearing in 2024. Ms. Fic explained that there has been neighbor correspondence regarding concerns about the number of events. Joe Meyer, LCDOT, noted that the LCDOT has only the concern of access from incorrect locations to the lot.

The application for CUP-001141-2025 was presented by the applicant, Sean Smith.

Member Roche inquired as to whether the music is playing through speakers all the time, live or recorded. Mr. Smith noted that there is a jukebox.

Member Garcia asked if his requested dates are May through October. Mr. Smith noted that it would be April-October. Additionally, she asked Staff if indoor events were a part of this request. Staff stated that they are not.

Member Henderson asked what the reason for the request of 60 events was for. Mr. Smith noted he would rather ask for more than less events. Member Henderson praised Mr. Smith for his compliance to the noise level requirements of the CUP.

Thomas Keith, neighbor to the subject property, spoke in support of the CUP request.

Ms. Fic read a neighbor correspondence letter from a neighbor expressing objection to the request.

Larry Albert, Grayslake resident, spoke in support of the CUP request.

Pat Herman, Grayslake resident, spoke in support of the CUP request.

Judith Hardy, neighbor to the subject property, spoke in support of the CUP request.

Member Traub asked why the expiration date on the Conditional Use Permit request is being changed from 2 years to 5 years. Krista Braun, Deputy Director and Zoning Administrator, expressed that Mr. Smith has been a good neighbor and has followed the rules set forth in the outline of the previous CUP. Member Henderson explained the reasoning for the initial 2-year expiration date. Chair Koeppen expressed that he had no opposition to increasing the length of the CUP approval window. Member Traub asked if it would be possible to add a complaint line to the Sheriff's Office. Eric Waggoner, Planning, Building, and Development Director, noted that prior to the approval of the last CUP, residents were already contacting the Sheriff's Office, so there is no issue with a point of contact.

Motion to approve CUP request #001141-2025 as amended introduced by Member Roche, seconded by Member Traub. Motion passed 6-0.

Aye: 6 - Member Garcia, Member Henderson, Member Roche, Chair Koeppen, Member Traub and Member Mondragon

Absent: 2 - Vice Chair Peterson and Alternate Molina

8.2. [22-0245](#)

Executive Session to discuss evidence presented and deliberate application pursuant to 5 ILCS 120/2 (c)(4).

Motion to enter executive session made by Member , seconded by Member . Motion passed unanimously. Executive session entered at 1:56 P.M.

Regular session re-convened at 2:17 P.M.

9. **Adjournment**

The hearing was adjourned at 2:36 P.M.