

Lake County Illinois



Agenda Report - Final

Thursday, May 15, 2025

1:00 PM

Zion-Benton Public Library, 2400 Gabriel Ave., Zion, IL

Zoning Board of Appeals

1. Call to Order
2. Roll Call
3. Pledge of Allegiance (if flag is present)
4. Public Comment
5. Approval of the Minutes
6. Added to Agenda Items
7. Deferred Matters
8. Other Business

8.1 [25-0688](#)

CUP-001072-2025: On the petition of Frank Ryser as successor trustee under a Trust Agreement dated July 11, 1993, record owner, who seeks a Conditional Use Permit to establish a Commercial Solar Energy System. The subject property is located at 14422 W 9th Street, Zion, Illinois, and is approximately 68.82 acres. PIN: 03-11-200-013

Attachments: [CUP-001072-2025 Staff Recommendation](#)
[CUP-001072-2025 Full Application_Redacted](#)

8.2 [25-0686](#)

VAR-001076-2025: On the petition of Frank Ryser as successor trustee under a Trust Agreement dated July 11, 1993, record owner, who seeks the following variation from the requirements of the Lake County Code and any other zoning relief as required: Modify the required transition landscape requirement from 3 plant units per 100 linear feet and a 6-foot fence with 95% opacity to 2 evergreen shrubs per 100 linear feet and an 8-foot fence with 95% opacity. The subject property is located at 14422 W 9th Street, Zion, Illinois, and is approximately 68.82 acres. PIN: 03-11-200-013

Attachments: [VAR-001076-2025 Staff Recommendation](#)
[001076-2025 Application_Redacted](#)

8.3 [22-0245](#)

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

9. Adjournment