

# Lake County Illinois



## Minutes Report - Draft

Tuesday, March 24, 2026

1:00 PM

Central Permit Facility, 500 W Winchester Rd, Libertyville, IL

## Zoning Board of Appeals

**1. Call to Order**

*The hearing was called to order at 1:17 P.M.*

**2. Roll Call**

**Present** 5 - Member Garcia, Member Roche, Vice Chair Peterson, Chair Koeppen and Member Mondragon

**Absent** 3 - Member Henderson, Member Traub and Alternate Molina

**3. Pledge of Allegiance (if flag is present)****4. Public Comment****4. Approval of the Minutes****5.1. 26-0388**

Action approving ZBA minutes from March 10, 2026 and March 12, 2026.

**Attachments:** [3.10.26 Minutes TBA](#)

[3.12.26 Minutes TBA](#)

**A motion to approve the minutes was made by Member Roche, seconded by Member Garcia. The motion carried unanimously.**

**Aye:** 4 - Member Garcia, Member Roche, Chair Koeppen and Member Mondragon

**Abstain:** 1 - Vice Chair Peterson

**Absent:** 3 - Member Henderson, Member Traub and Alternate Molina

**6. Added to Agenda Items****7. Deferred Matters****8. Other Business****8.1. 26-0387**

**CUP-000881-2023:** On the petition of Fast & Healthy LLC, record owner, which seeks a Conditional Use Permit to allow for the establishment of Truck/Trailer Parking.

The subject property is located at 19109 W Winchester Rd. Mundelein, IL 60060 and is approximately 5.04 acres.

Dmytro Proskochylov, 1620 S., Michigan Ave., Unit 1026, Chicago, IL is the registered agent of and is acting as the representative on behalf of Fast & Healthy LLC, located at 1620 S. Michigan Ave., Unit 1026, Chicago, IL.

PIN:1013200071

**Attachments:** [000881-2023 Application File Redacted](#)

[000881-2023 staff recommendation](#)

*Dmytro Proskochylov presented the application to the Board.*

*Vice Chair Peterson mentioned that she had notices mattresses on the site and other debris. Mr. Proskochylov noted that if there are leftover mattresses and debris, he intends*

to clean it. Vice Chair Peterson asked what his intention is for the site as she has seen repairs being done. Mr. Proskochylov stated that he has a tenant that rents a portion of the site for storage of personal vehicles. He noted that if tenants do any repair or mechanical work to their vehicles, they are required to clean the site and leave no debris.

Chair Koeppen asked if Mr. Proskochylov has owned similar locations in the past. Mr. Proskochylov noted he has not. Chair Koeppen asked how often he is at the site. Mr. Proskochylov noted that he is typically there weekly if he is not out of the state. Chair Koeppen asked what the maximum capacity of the site is for vehicles. Mr. Proskochylov noted that there are approximately 80 spots on the site.

Chair Koeppen asked if there were any statements to be made by Staff. Mr. Chefalo noted that conditions were included with the site. Mr. Proskochylov requested that the recommended condition to remove debris within 30 days be amended to 90 days to give ample time to remove junk and debris. Mr. Chefalo noted that condition #4 on the staff report can be struck from the record.

Chair Koeppen asked if Staff would be okay with the 90 day request. Staff denoted there is no issue with that request.

Vice Chair Peterson ensured that the applicant is okay with the condition to apply for permits within 30 days of approval of the CUP. Mr. Proskochylov noted that he has no issue with this condition.

Mr. Proskochylov closed his testimony with a wish for the overall CUP request to be approved.

A motion to close testimony was introduced by Vice Chair Peterson, seconded by Member Roche. The motion passed unanimously.

**A motion to approve CUP #000881-2023 was introduced by Vice Chair Peterson, seconded by Member Garcia. The motion passed 5-0.**

**Aye:** 5 - Member Garcia, Member Roche, Vice Chair Peterson, Chair Koeppen and Member Mondragon

**Absent:** 3 - Member Henderson, Member Traub and Alternate Molina

## 8.2. 22-0245

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

## 9. Adjournment