

LAKE COUNTY ZONING NOTICE
#CUP-001155-2026 – A CONDITIONAL USE PERMIT

FREMONT TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on April 21, 2026 at 1:00 p.m. at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, on the petition of Kamins Family Investments, LLC, record owner, requesting a Conditional Use Permit to allow for Minor Fill/Grade Operations.

Bradley Kamins of 23377 W Chardon Road, Grayslake, Illinois, is the manager and acting as the representative on behalf of the applicant Kamins Family Investments, LLC, also located at 23377 W. Chardon Road, Grayslake.

The subject properties are located at 23788 and 23888 W Chardon Road, Grayslake, Illinois; and contain approximately 76.00 acres. Please note that quantitative values may be subject to minor alterations due to surveyed conditions

PINs: 10-08-300-019 and 10-08-100-007

This application is available for public examination electronically at <https://www.lakecountyil.gov/calendar.aspx?EID=12882> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Frank J. Olson, Project Manager (847) 377-2116.

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS

CONDITIONAL USE PERMIT APPLICATION

Applicant(s): Kamins Family Investments, LLC
(please print) **Owner(s)**

Subject Property: **Present Zoning:** Agriculture
Present Use: Agriculture
Proposed Use: Agriculture
PIN(s): Currently - 1008100007 / Previously - 1008100006
Address: 23788 W Chardon Rd., Grayslake IL 60030

Legal description:
(see deed)

See Attached Page

Request: I/we request a conditional use permit be approved to allow:

Minor fill/grade operations

Explain why this conditional use permit is justified:

This project has brought in a small amount of fill over the newly enstated maximum fill ordinance for unincorporated Lake County. Our intention is to complete the project and no longer take any additional fill material.

Approval Criteria*

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", Section 151.005);

Implementing land use and open space policies that will preserve agricultural uses of land, including local food production, and the rural, open character of the unincorporated area of the county.

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable standards of Section 151.111; and

Minor fill/grade operations are allowed in AG zoning districts with a conditional use permit. The intended use of the property was to grow hay. The fill was needed to create a level building pad for a hay storage building that included enough room for a gravel pad for maneuvering agricultural equipment. Once granted permission for the conditional use permit, the fill will support the ultimate agricultural use that I was originally intending.

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

The proposed use in its proposed location will not have substantial adverse impact on any adjacent properties because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

2. the character of the neighborhood,

The proposed use in its proposed location will not have substantial adverse impact on the character of the neighborhood because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

3. natural resources,

The proposed use in its proposed location will not have substantial adverse impact on any natural resources because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

4. infrastructure,

The proposed use in its proposed location will not have substantial adverse impact on any infrastructure because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

5. public site, or

The proposed use in its proposed location will not have substantial adverse impact on any public sites because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

6. any other matters affecting the public health, safety, or general welfare.

The proposed use in its proposed location will not have substantial adverse impact on public health, safety, or general welfare because all fill operations will be a one-time operation to establish the agricultural use and the fill will be subject to a site permit and Lake County engineering requirements.

**Conditional use permits for commercial solar energy systems shall be approved if found to be in compliance with the requirements of Lake County Code Sections 151.112 (WW) and 151.112 (CCC). Please refer to the Addendum for more details.*

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):	Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application:
Name: Kamins Family Investments, LLC	Name: _____
Address: [REDACTED]	Address: _____
State/Zip: [REDACTED]	State/Zip: _____
Daytime Phone: [REDACTED]	Daytime Phone: _____
Email: [REDACTED]	Email: _____

Applicant (if other than owner):	Contract Purchaser (if any):
Name: _____	Name: _____
Address: _____	Address: _____
State/Zip: _____	State/Zip: _____
Daytime Phone: _____	Daytime Phone: _____
Email: _____	Email: _____

I/We hereby attest that all information given above is to the best of our knowledge

Owner's Signature

Signature

Signature(s) of contract purchasers (If applicable)

I, Lisa Burmeister a Notary Public aforesaid, do hereby certify that Bradley Kamins personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of 2/21/26 and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 20 day of February, 2026

(Seal)

My Commission expires 1/8/27



COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

[Redacted Signature]

Signature

Billing Contact Information:

Bradley Kamins

Print Name

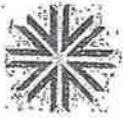
[Redacted Address]

Email

[Redacted Email]

Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION



**ADDENDUM
COMMERCIAL SOLAR ENERGY SYSTEMS
APPLICATION REQUIREMENTS**

Applications for a Conditional Use Permit (CUP) for commercial solar installations will have similar requirements and processes as stated above, with some distinctions. Final decision authority for the approval or denial of this conditional use has been delegated to the Zoning Board of Appeals by the County Board. The conditional use permit application shall contain or be accompanied by the following information:

A. *Project proposal.*

- 1) Owner name, address, and phone number.
- 2) Photos of existing site conditions for proposed facility
- 3) Project summary including the manufacturer information, number of proposed solar modules, and proposed height of the solar arrays.

B. *Site plan (drawn to scale).*

- 1) Existing and proposed contours, at a minimum of two-foot intervals.
- 2) Location, setbacks, exterior dimensions, and square footage of all structures on the owner's property and abutting properties within 100 feet.
- 3) Location and size of existing waterways, wetlands, 100-year floodplain, sanitary sewers, field drain tiles, storm sewer systems, and water distribution systems.
- 4) Location of any overhead or underground power lines and utility easements. All power lines used to collect power and all communication lines shall be buried underground at a depth in accordance with the Agricultural Impact Mitigation Agreement and the current adoption of the NFPA 70 National Electrical Code, whichever is more restrictive, until same reach the property line or a substation adjacent to the property line.

C. *Waivers (if applicable)*

- 1) All setback or landscape transition yard waiver agreements shall be submitted with the application for the solar energy system.
- 2) Any setback or landscape transition waiver agreement between the property owner and adjacent property owner shall be recorded against the impacted properties with the Recording Division of the Lake County Clerk's Office.

D. *Engineering plans, drawings, and schematics.*

- 1) Manufacturer's specifications of the solar modules, foundation, and detailed drawing of electrical components and installation details.
- 2) All electrical wire and lines connecting modules and any related structures.

E. *Utility connection.*

- 1) Developers of and accessory medium and large-scale solar energy systems connected to the utility grid must provide written authorization from the local utility company acknowledging and approving such connection prior to building permit issuance.

Parcel 1:

The Southeast Quarter of the Northeast Quarter of Section 7 and the South Half of the Northwest Quarter of Section 8, all in Township 44 North, Range 10 East of the Third Principal Meridian, (except that part described as follows: Beginning at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South along the West line of said Southeast Quarter of the Northeast Quarter a distance of 258.61 feet; thence Northeasterly along a diagonal line, a distance of 1451.94 feet to the point which is 184.39 feet South of (measured at right angles to) the North line of the South Half of the Northwest Quarter of said Section 8; thence Northeasterly along a straight line, a distance of 552.58 feet to a point on the said North line of the South Half of the Northwest Quarter of Section 8, which point is 654.43 feet East of the Northwest corner of the said South Half of the Northwest Quarter; thence West along said North line of the South Half of the Northwest Quarter of Section 8 and the North line of the Southeast Quarter of the Northeast Quarter of said Section 7 a total distance of 1970.56 feet to the Place of Beginning and also; excepting that part of the South Half of the Northwest Quarter of said Section 8, described as follows: Beginning at the Southwest corner of said South Half of the Northwest Quarter; thence North 00 degrees 05 minutes 05 seconds East along the West line thereof, 257.38 feet; thence North 89 degrees 23 minutes 24 seconds East along a line 257.36 feet North of and parallel with the South line of said South Half of the Northwest Quarter, 900.26 feet; thence South 00 degrees 07 minutes 34 seconds West, 257.38 to said South line; thence South 89 degrees 23 minutes 24 seconds West along said South Line, 900.07 feet to the Place of Beginning); in Lake County, Illinois.

Parcel 2:

All that part of the Northwest Quarter of the Southwest Quarter (excepting the West 900.00 feet thereof, as measured perpendicular to the West line) of Section 8, Township 44 North, Range 10 East of the Third Principal Meridian, described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter of said Section 8; running thence East 18.45 chains; thence South 01 degrees West to the center of public road; thence North 71 $\frac{1}{4}$ degrees West along the center of said road 5.26 chains to an angle in said road; thence South 89 $\frac{1}{4}$ degrees West along the center of said road to the West line of said Quarter Section; thence North on said West line of said Quarter Section to the Place of Beginning in Lake County, Illinois.

JP Title Guaranty, Inc.
1600 Golf Rd, Ste 1200
Rolling Meadows, IL 60008

WARRANTY DEED

UPON RECORDING MAIL TO:

Kamins Family Investments LLC
2337 W Chardon Rd.
Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Kamin's Family Investments LLC
2337 W. Chardon Road
Grayslake, IL 60030

REAL ESTATE TRANSFER TAX

County: \$402.50
Illinois: \$805.00
Total: \$1,207.50
Stamp No: 0-383-203-024
Declaration ID: 20230604949512
Instrument No: 7979982
Date: 21-Jun-2023



Image# 063210960004 Type: DW
Recorded: 06/21/2023 at 02:54:43 PM
Receipt#: 2023-00026285
Page 1 of 4
Fees: \$1,267.50
IL Rental Housing Fund: \$9.00
Lake County IL
Anthony Vega Lake County Clerk
File **7979982**

Above Space for Recorder's Use Only

THE GRANTOR, CHARDON ROAD FARM, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN DOLLARS AND NO CENTS (\$10.00)**, in hand paid, and pursuant to authority of its Member(s) **CONVEYS** and **WARRANTS** unto

KAMIN'S FAMILY INVESTMENTS, LLC a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, having its principal office located at 23377 W. Chardon Road, Grayslake, IL 60030.

the following described Real Estate situated in the County of Lake and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO: General Real Estate taxes not due and payable; building lines and building restrictions of record; zoning and building laws and ordinances; public, and utility easements; covenants and restrictions of record; existing leases and tenancies; any acts done by or suffered through the Buyer.

THIS IS NOT HOMESTEAD PROPERTY

In witness whereof, said Grantor has caused this document to be executed on its behalf by its sole manager, Lou Bordon all in accordance with its operating agreement.

Chard



Dated this 16th day of June, 2023

By:

43
4

State of Illinois

County of Cook

} ss.

The undersigned Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lou Borden, personally known to me to be the sole manager of Chardon Road Farm, LLC, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of June, 2023



(seal)



Legal Description

Situated in the County of Lake, State of Illinois, to wit:

Parcel 1: The Southeast 1/4 of the Northeast 1/4 of Section 7 and the South 1/2 of the Northwest 1/4 of Section 8, all in Township 44 North, Range 10, East of the Third Principal Meridian, (except that part described as follows: Beginning at the Northwest corner of said Southeast 1/4 of the Northeast 1/4; thence South along the West line of said Southeast 1/4 of the Northeast 1/4, a distance of 258.61 feet; thence Northeasterly along a diagonal line a distance of 1451.94 feet to a point which is 184.39 feet South of (measured at right angles to) the North line of the South 1/2 of the Northwest 1/4 of said Section 8; thence Northeasterly along a straight line a distance of 552.58 feet to a point on the said North line of the South 1/2 of the Northwest 1/4 of Section 8, which point is 654.43 feet East of the Northwest corner of the said South 1/2 of the Northwest 1/4; thence West along said North line of the South 1/2 of the Northwest 1/4 of Section 8 and the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, a total distance of 1970.56 feet to the point of beginning), in Lake County, Illinois.

Parcel 2: All that part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 44 North, Range 10, East of the Third Principal Meridian, described as follows, to-wit: Commencing at the Northwest corner of the Southwest 1/4 of said Section 8; running thence East 18.45 chains; thence South 1 degree West to the center of public road; thence North 71 1/4 degrees West along the center of said road, 5.26 chains to an angle in said road; thence South 89 3/4 degrees West along the center of said road to the West line of said quarter section; and thence North on said West line of said quarter section to the point of beginning, in Lake County, Illinois.

Tax ID: 10-07-200-011-0000, 10-08-100-006-0000, 10-08-300-001-0000

Property Address: 23888 Chardon Road, Grayslake, IL 60030

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK }

ss.

Grantor, Lou Borden, being duly sworn on oath, states that the Chardon Road Farm, LLC owns certain property known as 23888 Chardon Road, Grayslake, IL 60030 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

1. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Lake County, Illinois, to accept the attached deed for recording.

[Redacted Signature]

and have executed this document on the date(s) set forth below.

Subscribed and sworn to before me this 16th of June, 2023.

[Redacted Notary Signature]



Form **LLC-5.5**

**Illinois
Limited Liability Company Act
Articles of Organization**

FILE # 07169043

Secretary of State Jesse White
Department of Business Services
Limited Liability Division
www.cyberdriveillinois.com

Filing Fee: **\$150**

Approved By: **TLB**

**FILED
AUG 13 2018
Jesse White
Secretary of State**

1. Limited Liability Company Name: KAMINS FAMILY INVESTMENTS, LLC

2. Address of Principal Place of Business where records of the company will be kept:
23377 W. CHARDON RD.

GRAYSLAKE, IL 60030

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

KENNETH A. PIERCEY



5. Purpose for which the Limited Liability Company is organized:
"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

KAMINS, BRADLEY
23377 W. CHARDON RD.
GRAYSLAKE, IL 60030

8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: AUGUST 13, 2018

BRADLEY KAMINS
23377 W. CHARDON RD.
GRAYSLAKE, IL 60030

EXHIBIT A
LIST OF MEMBER'S CAPITAL CONTRIBUTION, MEMBERSHIP INTEREST AND SHARING RATIOS

Name, Address and Taxpayer I.D. Number of Member	Agreed Value of Contribution of Member	Membership Interest and Sharing Ratio
NON-MANAGING MEMBER:		
Name: Kenneth A. Piercey, as trustee of the BRADLEY KAMINS 2018 TRUST UNDER THE DECLARATION OF TRUST DATED AUGUST 23, 2018 Address: 23377 W. Chardon Rd. Grayslake, Illinois 60030 FEIN/SSN:		100%
TOTAL:		100%

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

March 19, 2026

Bradley Kamins
23377 W Chardon Rd.
Grayslake, IL 60030
Email: bradk@surebonder.com

Re: Parcel # 10-08-100-007
Common Location: undefined
NRI# L26-026-4809
Zoning Change: Conditional Use for Agricultural Building

Dear Mr. Kamins:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Badley Kamins property as applied for in Report #26-026-4809. The SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers and/or the Lake County Stormwater Management Commission. The Lake County Wetland Inventory and the Wetland Assessment Report prepared by DK Environmental Services, Inc., dated May 2025, indicates the proposed building area as defined on the Site Improvements Exhibit, prepared by Caldwell Engineering, Ltd., dated 03/21/2025, will not impact wetlands. Fill material previously placed around the wetland east of the proposed building will be removed restoring the wetland area. We have no concerns regarding the proposed plans.

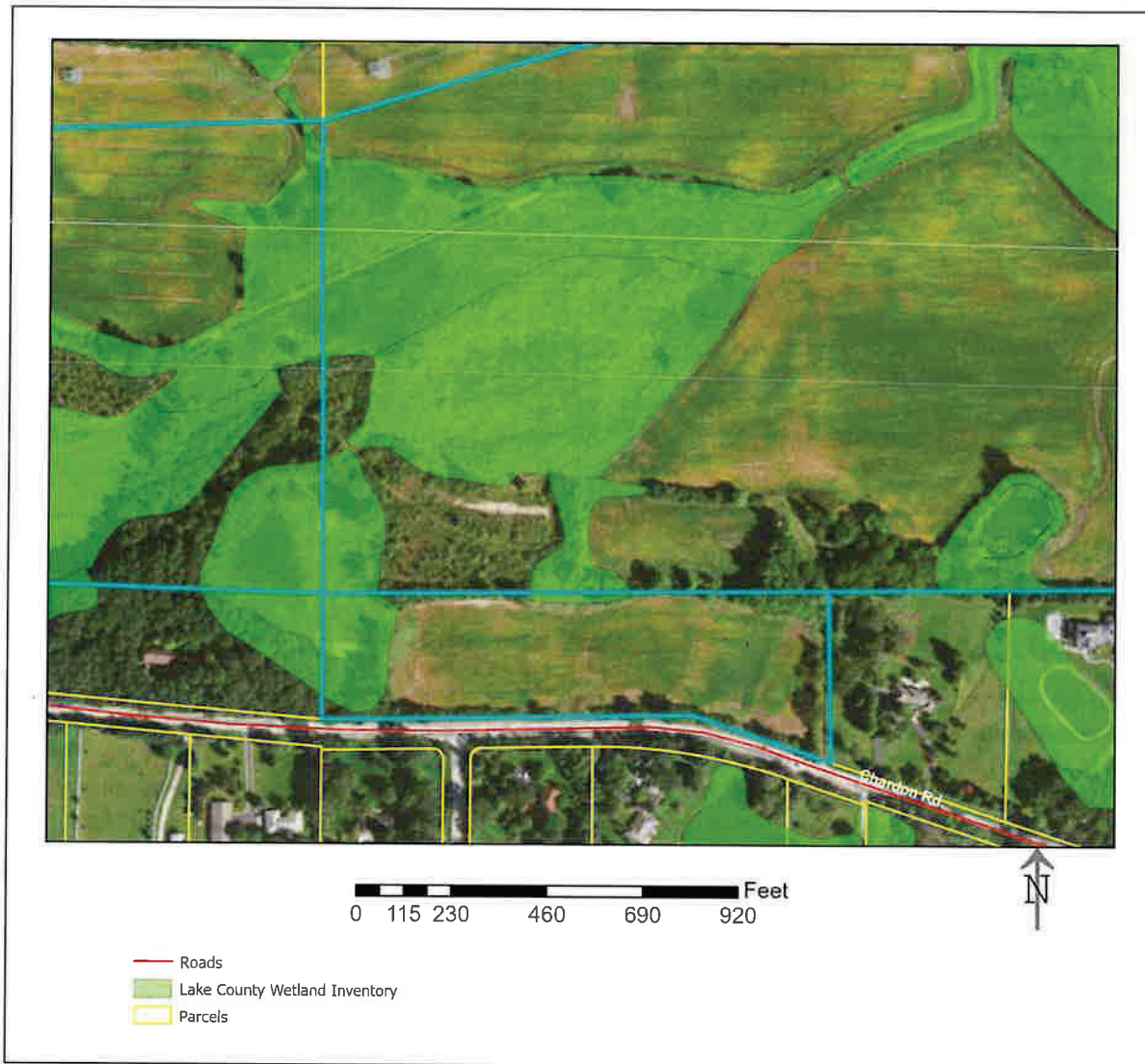
This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. Consultation in this matter is considered by the District to be terminated. The District does reserve the right to re-open consultation should new information be brought to our attention. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

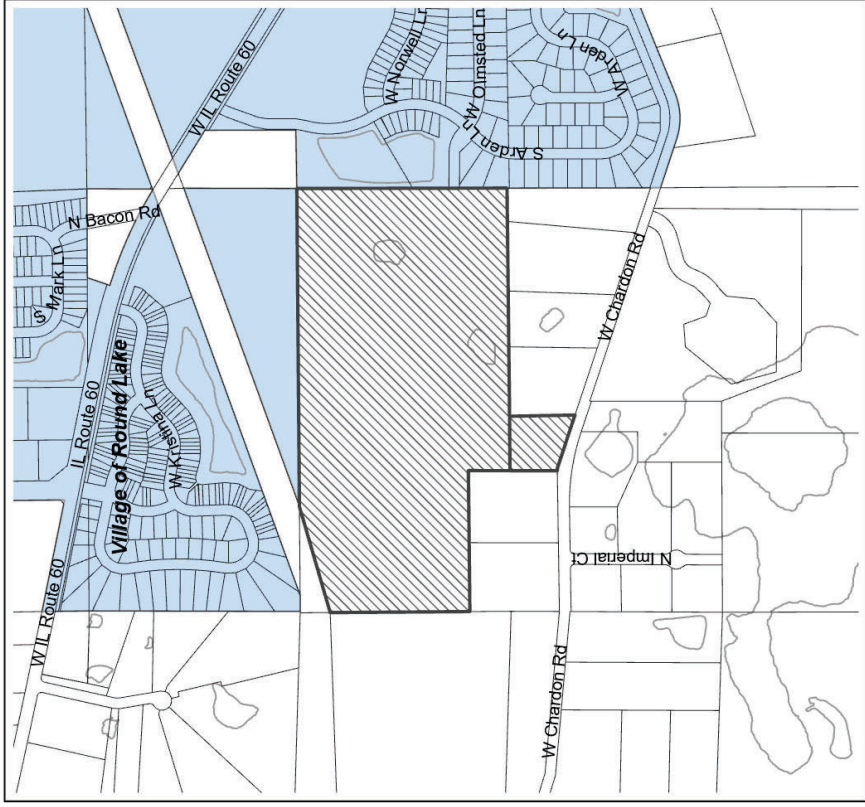


Spring M. Duffey
Executive Director

Resources for the Future



Resources for the Future



Zoning Board of Appeals
Case #CUP-001155-2026

