



Zoning Board of Appeals
Gregory Koeppen
Chair

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April 15, 2026

TO: Gregory Koeppen, Chair
Lake County Zoning Board of Appeals

FROM: Frank Olson, Assistant Planning & Zoning Manager
Lake County Department of Planning, Building and Development

CASE NO: 001155-2026

HEARING DATE: April 21, 2026

REQUESTED ACTION: Conditional Use Permit (CUP) to allow for Minor Fill/Grade Operations

GENERAL INFORMATION

OWNER: Kamins Family Investments, LLC, record owner of 23788 and 23888 W Chardon Road, Grayslake, Illinois. Bradley Kamins, manager, is acting as the representative on behalf of the applicant.

OF PARCELS: 2

SIZE: 76 acres

LOCATION: 23788 and 23888 W Chardon Road, Grayslake, Illinois.

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

EXISTING ZONING: Agricultural (AG)

EXISTING LAND USE: Agricultural row crops.

PROPOSED LAND USE: Agricultural row crops with a pole barn.

SURROUNDING ZONING / LAND USE

NORTH: Agricultural (AG) and Incorporated Round Lake / Electrical utility and vacant.

SOUTH: Agricultural (AG) and Right of Way / Single-family residential and W Chardon Road.

EAST: Incorporated Round Lake / Single-family residential and vacant.
WEST: Agricultural (AG) / Agricultural row crops

COMPREHENSIVE PLANS

LAKE COUNTY: Agricultural

MUNICIPALITIES
WITHIN 1 ½ MILES:

Village of Round Lake:	SF Residential
Village of Round Lake Park:	N/A
Village of Hainesville:	Not Designated
Village of Mundelein:	Not Designated
Village of Grayslake:	Not Designated
Village of Wauconda: Space/Conservation	Estate Residential and Open Areas/Buffer

DETAILS OF REQUEST

ACCESS: Access to the property is from W Chardon Road.

CONFORMING LOT: The subject property is a conforming lot in the Agricultural (AG) Zoning District.

WETLAND / FLOODPLAIN: There are mapped wetlands, floodplain, and floodway throughout the subject property.

SEPTIC AND WELL: The subject property does not have a septic system or well.

LAKE COUNTY AND EXTERNAL AGENCY COMMENTS

Lake County Engineering Division - Joel Krause

The Engineering Divisions has no objection to this CUP. The Site permit is required to be completed before additional work may proceed.

Lake County Building Division – Ieva Donev

The Building Division has no objection to the proposed use.

The McHenry-Lake County SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report.

ADDITIONAL STAFF COMMENTS

- Per Section 151.113(W) of the Lake County, Illinois, Code of Ordinances (LCC), development projects necessitating the accessory importation of fill material between 500 and 2,000 cubic yards per acre, provided total fill volume is 60,000 cubic yards or less, shall require a delegated conditional use permit in all zoning districts. In this case, as the applicant is requesting 10,714 cubic yards of fill to accommodate his existing farming operation, the proposal requires a delegated conditional use permit.
- Per Section 151.050 of the LCC, the ZBA has final decision-making authority over delegated conditional use permits.
- The property owner had originally applied for and received a site development permit for fill (SITE-078348-2024) but upon later inspection and engineering review, it was determined that the applicant's fill exceeded the approved plan by 714 cubic yards, thereby triggering the delegated CUP requirement. Upon CUP approval, site development permit revisions will be required to account for the additional fill.

RECOMMENDATION ON CONDITIONAL USE PERMIT

Staff recommends approval of the proposed Conditional Use Permit. Staff finds the request will meet the following approval criteria for Conditional Use Permits in the following manner.

Conditional Use Approval Criteria – LCC Section 151.050(F)(3)

1. The use, in its proposed location, will be consistent with the stated purpose and intent of LCC Section 151.005.

Comment: The applicant is using the fill material to support the primary agricultural use established on the property is not proposing importation of any further fill at the subject location. By adding the fill to the support the agricultural use, the minor fill/grade use is consistent with LCC Section 151.005 (F), *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.*

2. The proposed use in its proposed location complies with all applicable standards of this Chapter, including any applicable use standards of Section 151.111.

Comment: The minor fill/grade operations were completed as an accessory use to support the primary agricultural use on the property. Minor fill/grade operations are allowed with a conditional use permit in the AG zoning district. The applicant is allowed to add up to 500 cubic yards/acre with a maximum of 10,000 cubic yards of fill by right; by approving this conditional use permit, it allows the applicant to add the additional 714 cubic yards necessary to fully support the existing agricultural use on the property by providing a level area to construct an agricultural barn for hay storage and space to maneuver for large agricultural equipment. The applicant has initiated the site development permit process and has met all engineering requirements.

3. 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 Regional Framework Plan:

a) Adjacent property

Comment: The fill operation was a one-time activity designed to support the agricultural use on the property. At this point, all hauling of material to the property has ended, and the fill has been properly stabilized pending any final site work. If the CUP is approved, the fill operation must further meet site development permitting requirements, which will address any remaining potential stormwater impacts to adjacent properties. The additional fill will not alter the current use of the property (agricultural) and thus will continue to be compatible with the surrounding properties.

b) Character of the neighborhood

Comment: The area is predominantly agricultural and rural residential. By allowing the minor fill/grade use on the property, it supports the expanded use for larger agricultural productivity on the property, which is in line with the rural and agricultural character of the area. The fill location is only partially visible from the adjacent road, and other neighboring properties, at a significant distance, hence any visual impacts of the fill's placement would be minimal.

c) Natural resources

Comment: The proposed use is not within the floodplain, floodway, or wetlands on the existing property and will not have an impact upon natural resources provided all site development permit requirements are adhered to at the revised site development permit stage.

d) Infrastructure

Comment: The fill operation was a one-time activity to support the agricultural use on the property. The agricultural use does not require any additional infrastructure nor does the minor fill/grade use increase the infrastructural usage on the property.

e) Public sites

Comment: The proposed use should not have any adverse impacts to public land, including bodies of water.

f) Any other measures affecting the public health, safety, or general welfare.

Comment: No other concerns affecting public health, safety or general welfare are anticipated.

RECOMMENDED CONDITIONS

1. The site will be developed in compliance with the site plan accompanying ZBA application CUP-001155-2026. A site development permit revision will be required upon issuance of the delegated CUP.
2. No further fill shall be added to the subject property without first seeking an amendment to this conditional use permit.