



Zoning Board of Appeals  
Gregory Koeppen  
Chair

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March 20, 2026

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

FROM: Thomas Chefalo, Principal Planner/Project Manager  
Lake County Department of Planning, Building and Development

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CASE NO: CUP-000881-2023

REQUESTED ACTION: Conditional Use Permit (CUP) to allow for Truck/Trailer Parking.

HEARING DATE: March 24, 2026

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#### **GENERAL INFORMATION**

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OWNER: Fast & Healthy LLC

# OF PARCELS: One

SIZE: 5.04 Acres, per Lake County's Geographical Information Systems

LOCATION: 19109 W Winchester Rd. Mundelein, IL

PINs: 1013200071

EXISTING ZONING: General Commercial (GC)

EXISTING LAND USE: Truck/Trailer Parking (In violation)

PROPOSED LAND USE: Truck/Trailer Parking

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**SURROUNDING ZONING / LAND USE**

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NORTH: Village of Libertyville/ Office and Commercial

WEST: Village of Libertyville/ Commercial (Nursery)  
Village of Mundelein/ Vacant

SOUTH: Village of Mundelein/ Vacant

EAST: Residential-1 (R-1)/ Railroad Right-of-way (ROW)

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**COMPREHENSIVE PLANS**

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LAKE COUNTY: Residential Medium Lot (RML)

MUNICIPALITIES  
WITHIN 1 ½ MILES: Village of Libertyville: None Designated  
Village of Mundelein: Auto Oriented Small- to Mid-Size Retail

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**DETAILS OF REQUEST**

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ACCESS: Direct access is provided via W Winchester Rd.

CONFORMING LOT: The subject property is a conforming zoning lot in the GC zoning district.

WETLAND / FLOODPLAIN: There are no mapped wetlands or floodplain on the property.

SEWER AND WATER: The property currently has no access to sanitary or water infrastructure.

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**LAKE COUNTY AND EXTERNAL AGENCY COMMENTS**

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McHenry – Lake County Soil & Water Conservation District

The applicant has applied for the Natural Resource Information Report form the Conservation District.

Lake County Building and Engineering Division -Joel Krause – Engineering

- The engineering division has no objection to the requested Conditional Use Permit for the subject property, upon condition that a Site Development Permit is obtained from the County for the hydrocarbon removal measures that are required to be installed on the property.

- LCDOT has no objection to the requested Conditional Use Permit.

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### ADDITIONAL COMMENTS

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- Conditional Use Permit 3543 was granted on March 13, 2006, for a building materials sales yard, bulk material storage, contractor's/landscape equipment storage yard, plant and wholesaling, and storage of goods and materials.
- Subsequently, the previous owner expanded the use on the property to include truck parking without the required permits or zoning approvals.
- Per the Section 151.111 Use Table, "*truck/trailer parking*" is classified as a use which requires a delegated Conditional Use Permit in the GC zoning district. The property has been cited for the current truck parking use. Approval of the CUP would resolve the violation.
- During a recent onsite inspection of the property, it appears that it has been subject to fly dumping. In addition, used tires and inoperable vehicles were observed on the site. Junk yards, which are defined in Section 151.271 of the Lake County Code (LCC) as " Any land or structure, exclusive of recycling centers, used for a salvaging operation, including, among other things, the storage and sale of waste paper, rags, scrap metal, and discarded materials, or the dismantling, storage, and salvaging of unlicensed, inoperative vehicles." are only permitted in the Intensive Industrial (II) zoning district.

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### RECOMMENDATION FOR CONDITIONAL USE PERMIT

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In staff's opinion, the CUP request meets the criteria for a Conditional Use Permit in the following manner:

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

- A. The use in its proposed location will be consistent with the stated purpose and intent of Section 151.005.

Comment: The subject property is located within the General Commercial (GC) Zoning District. The Framework Plan's Future Land Use map designates the subject property as Residential Medium Lot (RML). A residential use is unlikely to be established on the property given its proximity to the neighboring nonresidential developments that have been established around it. Truck/Trailer Parking is a relatively low-intensive use that is compatible with other uses in the vicinity and is consistent with the purpose and intent of the Ordinance.

- B. The proposed use in its proposed location complies with all applicable standards of this Chapter, including any applicable use standards of Section 151.112.

Comment: Staff have completed their review of the site plan submitted as part of the Site Capacity/Site Plan Review process. The proposed use complies with all requirements of Chapter 151 of the LCC.

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

1. Adjacent property

Comment: The property to the east of the subject property is a railroad right-of-way. The property to the south is vacant and, while zoned residential, has no road access and very limited development potential. The property to the north is occupied by an industrial park and the property to the west is a nursery business. The truck parking use is compatible with these uses.

2. Character of the neighborhood

Comment: The surrounding area is occupied by nonresidential uses, primarily nonresidential uses and industrial parks. The truck parking use is compatible with these neighboring uses.

3. Natural resources

Comment: There are no natural resources on the property.

4. Infrastructure

Comment: LCDOT has allowed access to the site for the truck parking use. The truck parking use requires a change of use permit from LCDOT. No other infrastructure is impacted by the use.

5. Public sites

Comment: The use will not impact public sites.

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

Comment: The truck parking use poses minimal threat to public health, safety and the general welfare of the community.

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## **RECOMMENDED CONDITIONS FOR CUP CUP-000881-2023**

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In the event the ZBA approves the requested CUP, staff recommend the following conditions:

1. The redevelopment of the site shall be consistent with the proposed site plan included in the application for CUP-000881-2023. Establishing new uses on the property or expansion of the extent of permitted uses on the site is not allowed without an amendment to the CUP.
2. The applicant must submit the final Natural Resource Information Report from the McHenry – Lake Soil and Water Conservation District to the Planning, Building and Development staff.
3. Permits for the water quality infrastructure improvements required by site development staff must be applied for within 30 days of the CUP approval and installed within 6 months of the date of the permit application.
4. The applicant shall apply for the LCDOT change of use application within 30 days of approval of the CUP.
5. The Junk Yard use and all junk and debris (tires, inoperable vehicles, etc.) must be removed from the property and the site must be secured to prevent further fly dumping within 30 days of approval of the CUP.
6. No vehicle repair or vehicle parts storage may be conducted on the property.
7. The property shall be inspected annually to ensure the conditions of the CUP are followed and no unpermitted uses are established on the property.