

Lake County Illinois



Minutes Report - Draft

Tuesday, April 21, 2026

1:00 PM

Mundelein Village Hall, 300 Plaza Cir., Mundelein, IL

Zoning Board of Appeals

1. Call to Order

The hearing was called to order at 1:01 P.M.

2. Roll Call

Present 7 - Member Garcia, Member Henderson, Member Roche, Vice Chair Peterson, Chair Koeppen, Member Traub and Member Mondragon
Absent 1 - Alternate Molina

3. Pledge of Allegiance (if flag is present)**4. Public Comment****5. Approval of the Minutes****5.1. 26-0518**

Action approving minutes from April 9, 2026.

Attachments: [4.9.26 Minutes TBA](#)

A motion to approve minutes from April 9, 2026 was introduced by Member Roche, seconded by Member Traub. The motion passed unanimously.

Aye: 7 - Member Garcia, Member Henderson, Member Roche, Vice Chair Peterson, Chair Koeppen, Member Traub and Member Mondragon

Absent: 1 - Alternate Molina

6. Added to Agenda Items**7. Deferred Matters****8. Other Business****8.1. 26-0519**

CUP-001155-2026: 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.

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

Attachments: [CUP-001155-2026 Full Application](#)

[CUP 001155-2026 Staff Recommendation](#)

Frank Olson presented the background of the application.

Member Henderson asked if there was a previous CUP approved for this use. Mr. Olson noted that there was no prior CUP, but there was fill.

Mr. Bradley Kamins, applicant, presented the application to the Board.

Vice Chair Peterson asked if the CUP were approved if this would be the only fill brought in. He stated that this is his last step before completion. Vice Chair Peterson asked what type of animals he uses hay for. He stated that goats and other farm animals live at his animal sanctuary.

Member Henderson asked what the fill was comprised of. Mr. Kamins stated that it was mostly clay and asphalt grindings.

Member Roche asked what the material around the barn would be once completed. Mr. Kamins stated that it is primarily asphalt grindings.

Mr. Kamins asked if he could ask for additional allowance for fill at this time. Vice Chair Peterson stated that he should revisit that request if he plans to expand in the future.

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

A motion to approve CUP-001155-2026 was introduced by Vice Chair Peterson, seconded by Member Roche. The motion was approved 7-0 with the following vote:

Aye: 7 - Member Garcia, Member Henderson, Member Roche, Vice Chair Peterson, Chair Koeppen, Member Traub and Member Mondragon

Absent: 1 - 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

The hearing was adjourned at 1:18 P.M.