

AGENDA

PLANNING AND ZONING COMMISSION MEETING

March 5, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from February 19, 2025
- V. PUBLIC COMMENTARY
- VI. OLD BUSINESS
 - A. Continuation from February 19, 2025 of PUBLIC HEARING - PZC-22-2024 - 28884 and 28936 N IL Route 83 - Baseball and Pickleball Facility
- VII. NEW BUSINESS
 - A. PUBLIC HEARING - PZC-21-2024 - 540 N Seymour Avenue - Townhomes
- VIII. QUESTIONS AND COMMENTS
- IX. ADJOURNMENT

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on February 19, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commission Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

Recording Secretary E. Swanson took the roll call. It indicated as follows:

Commission Attendance

PRESENT: Chairman Roswick, Commissioner Anderson, Commissioner Garesche, Commissioner Holden, Commissioner Petti, Commissioner Schneckloth, Commissioner Teehan

ABSENT: None

Village Attendance

PRESENT: Senior Planner I. Guadarrama, Associate Planner J. Marvin, Recording Secretary E. Swanson

ABSENT: None

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from January 15, 2025

Commission Chairman T. Roswick asked if all commissioners had a chance to review the prior meeting minutes. There were no requested changes.

J. Holden moved, seconded by S. Petti a **Motion** to Approve the Planning and Zoning Commission Regular Meeting minutes from January 15, 2025

RESULT: Passed [Yes 7, No 0, Abstained 0]

MOVER: Commissioner Jennifer Holden

SECONDER: Commissioner Steven Petti

AYES: T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, S.

	Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Chairman T. Roswick opened the floor to public commentary.

There were no members of the public with general commentary and staff had not received any general public commentary prior to the meeting.

Chairman T. Roswick closed the floor to public commentary.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Mundelein 83 III, LLC - 2910 W IL Route 60 - Preliminary and Final Plat of Subdivision

Staff Presentation

J. Marvin gave the attached PowerPoint presentation with a brief overview and history of the case. The applicant is requesting the approval of a preliminary and final plat of subdivision for Lot 7 in Mundelein Crossings.

Petitioner Presentation

The petitioner was present, but opted not to give a presentation. He thanked Jessica for the work she put into her presentation and had nothing more to add.

Public Commentary

Chairman T. Roswick opened the floor to public comment.

There was no public commentary on this agenda item.

Chairman T. Roswick closed the floor to public comment.

Request to approve/deny the Preliminary and Final Plat of Resubdivision of Lot 7

Mundelein Crossing First Resubdivision.

Commissioners briefly discussed the project and the plat and found no concerns.

J. Holden moved, seconded by S. Schneckloth a **Motion** to recommend approval of the Preliminary and Final Plat of Resubdivision of Lot 7 Mundelein Crossing First Resubdivision.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Sophia Schneckloth
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, S. Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZC-22-2024 - 28884 and 28936 N IL Route 83 - Baseball and Pickleball Facility

Commissioner S. Schneckloth moved, seconded by S. Petti a **Motion** to Open Public Hearing PZC-22-2024.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama gave the attached PowerPoint presentation with a brief overview and history of the case. The applicant is requesting several items including the approval of a preliminary and final plat of subdivision, approval of a map amendment to rezone the property from R-1 to C-4, a variation to allow the use of metal wall panels, a single roofline, and a reduction in the facade design elements, and a variation to allow a reduction in the required number of parking spaces for an indoor amusement facility.

Planner Guadarrama noted that the only public commentary received prior to the meeting was from Fremont Township requesting a fence to be installed to separate their properties.

S. Schneckloth stated that she would be in support of the project and felt that the use would fit in with the location. She was, however, concerned about the flow of traffic. I. Guadarrama stated that a traffic study was conducted, and it was found not to have concerns.

S. Petti stated that parking could be a concern with any tournaments that may be located at the Fremont Township baseball field next door. K. Teehan mirrored these concerns and added that individuals may attempt to park at this facility and walk down to the baseball field causing a safety concern.

S. Schneckloth added that she would like to see updates on the exterior design of the building to be more welcoming.

Petitioner Presentation

T. Roswick swore in all who wished to speak on this topic.

Derek Hart of Bolt was present to speak on behalf of the project. Mr. Hart stated that his expertise on the proposed project is in relation to the construction. Unfortunately, the engineer and architect on the project were unable to make the meeting. He stated that his input for the facility was to add pickleball, a golf simulator, and a tennis court that would be available to the public on a membership basis.

T. Roswick let the petitioner know that with the number of variations requested, there would need to be a defense made to prove a hardship requiring the variations.

M. Hart discussed the parking and facade variation requests. He stated that the amount of parking was more than needed as the majority of families would drop off the child, so extra parking would not be needed. The parking lot was designed with a flow for the dropoffs. With regard to the facade, unfortunately the project architect was unable to attend, but to Mr. Hart's knowledge of the design had gone through several iterations in order to adjust to the Mundelein Code. His concern with adding more or larger windows to the entrance wall would be that it could create a safety concern with the sun going into the players' eyes while they practice.

S. Petti inquired whether parents would be allowed to stay and watch the practices. Mr. Hart answered that they would, but the vast majority of parents prefer to drop off and do not choose to stay. S. Petti inquired about the capacity of the pickleball facility and if it would be open to the public as this could necessitate a need for more parking than is proposed.

K. Teehan questioned the dropoff process and if this would create a traffic backup along Route 83. Mr. Hart stated that they have a good working relationship with

parents and have historically communicated well about expectations and can adjust the dropoff process to prevent any backup along Route 83.

S. Schneckloth added that she also had concerns about the safety of traffic backup onto Route 83. She asked staff what the process could be for requesting multiple turn lanes to IDOT regarding the new businesses along Route 83. I Guadarrama stated that the state would have the final say on the roadway.

Public Commentary

Commission Chair T. Roswick opened the floor to public commentary.

Connie Shanahan attended as a representative of the Fremont Township Board. Mr. Shanahan stated that Fremont Township has a great working relationship with Lake County Lightning, and they have current contracts to use their baseball field that abuts this property for them to use. The Township Board's concern, however, is that individuals may come over for pickup games and get injured on the property and the Township would be liable. The Board would prefer that Bolt install a fence separating the properties to prevent any liability from occurring.

Commission Chair T. Roswick closed the floor to public commentary.

Commission Discussion

K. Anderson sympathized with the clean design but stated that there are several ways to break up the front articulation to close the gap between the variation requests and the Village Code requirements.

S. Petti discussed the issue with parking between this facility and any games or tournaments that may be hosted at the Fremont Township baseball park that abuts the property.

The commission briefly discussed the fence request from the township, and several members of the commission felt it was not a necessary element as Fremont Township could also install a fence on their side of the property. Further possibilities for the Petitioner to improve the articulation to the front of the building was also discussed. Chairman T. Roswick asked the commission members if they felt comfortable voting for either recommend an approval or denial as presented, or if they felt a continuation may be more appropriate to give the petitioner an opportunity to revise and enhance the design of the property. The commission members agreed that a continuation seemed more appropriate.

Mr. Hart was asked which day would be better to bring back the design before the Commission, March 5th or March 19th. Mr. Hart said they would be ready for the

March 5th Planning and Zoning Commission meeting to bring the design back for further review.

Continuation of PZC-22-2024

S. Schneckloth moved, seconded by J. Holden a **Motion** to continue Public Hearing PZC-22-2024 to the meeting on March 5, 2025 at 7:00 PM at the Mundelein Village Hall to provide the Petitioner the opportunity to revise and enhance the design for further consideration by the Planning and Zoning Commission.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Jennifer Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, S. Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions and comments

ADJOURNMENT

J. Holden moved, seconded by S. Petti a **Motion** to Adjourn the Planning & Zoning Commission Meeting of February 19, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, S. Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

The Regular Planning and Zoning Commission Meeting adjourned at 8:21 PM.



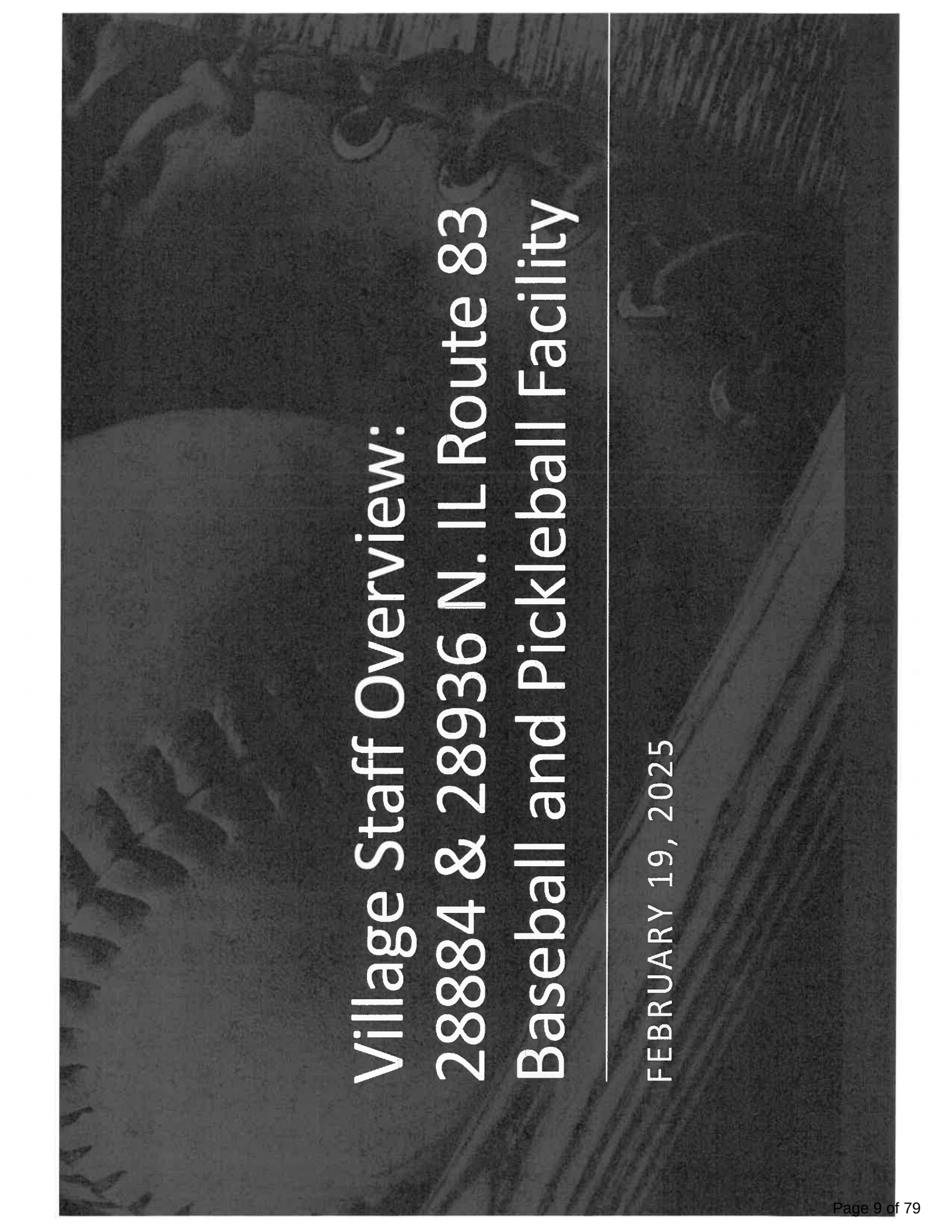
Sign-In Sheet

NAME/COMPANY

ADDRESS

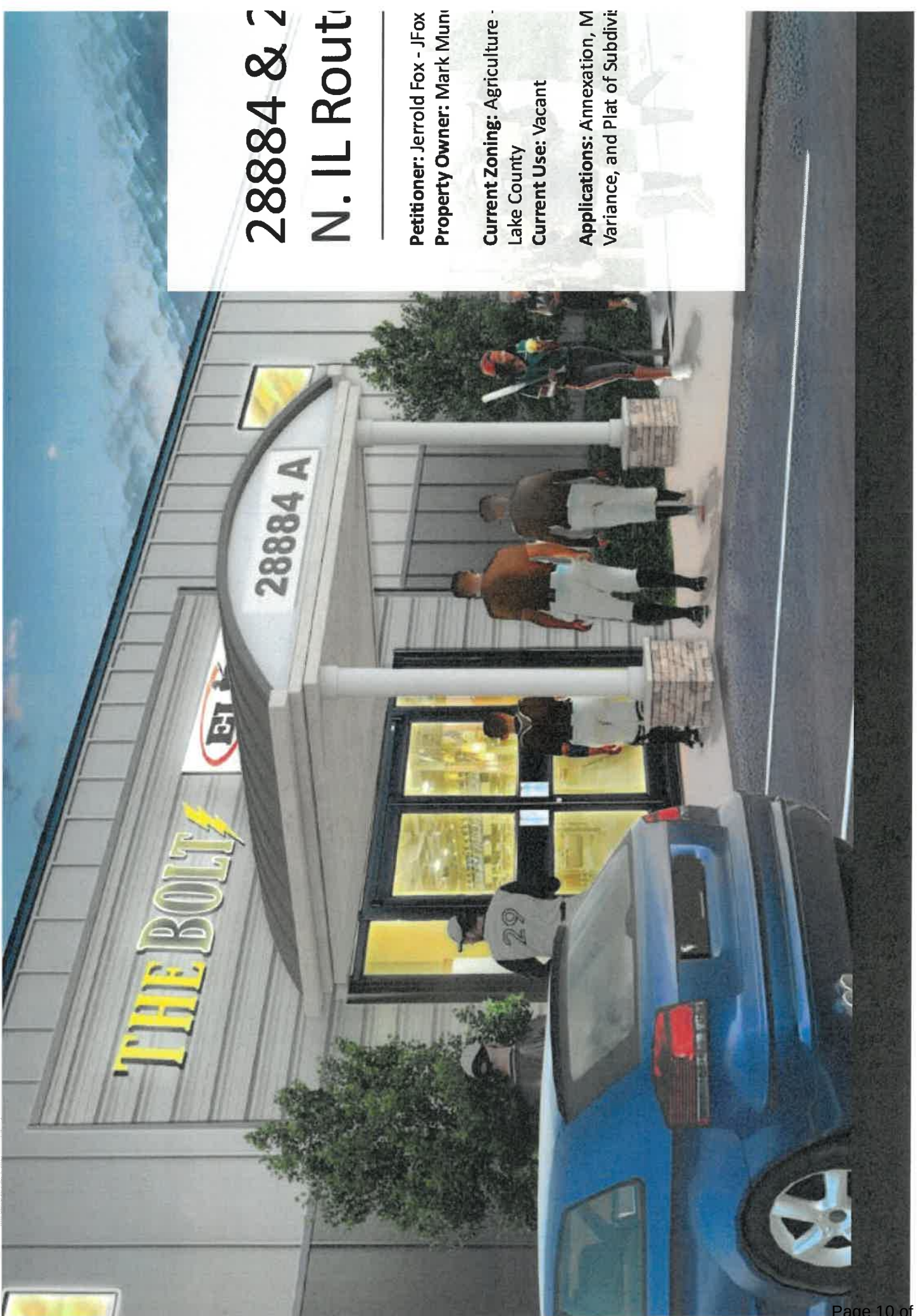
PHONE/EMAIL

Name: Elizabeth Dasso		Phone: 847-857-0390
Company:		Email: elizabeth.dasso@bisk
Name: DEREK HART		Phone: 847-276-1824
Company:		Email: derek.hart41@yahoo.com
Name: CONNIE SHANAHAN		Phone:
Company: FREMONT TWP TRUSTEE		Email:
Name: Dan Olson		Phone:
Company: Upstream		Email: dolson@upstreamdesigns.com
Name:		Phone:
Company:		Email:
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Village Staff Overview: 28884 & 28936 N. IL Route 83 Baseball and Pickleball Facility

FEBRUARY 19, 2025



28884 & 2 N. IL Route

Petitioner: Jerrold Fox - JFox

Property Owner: Mark Mun

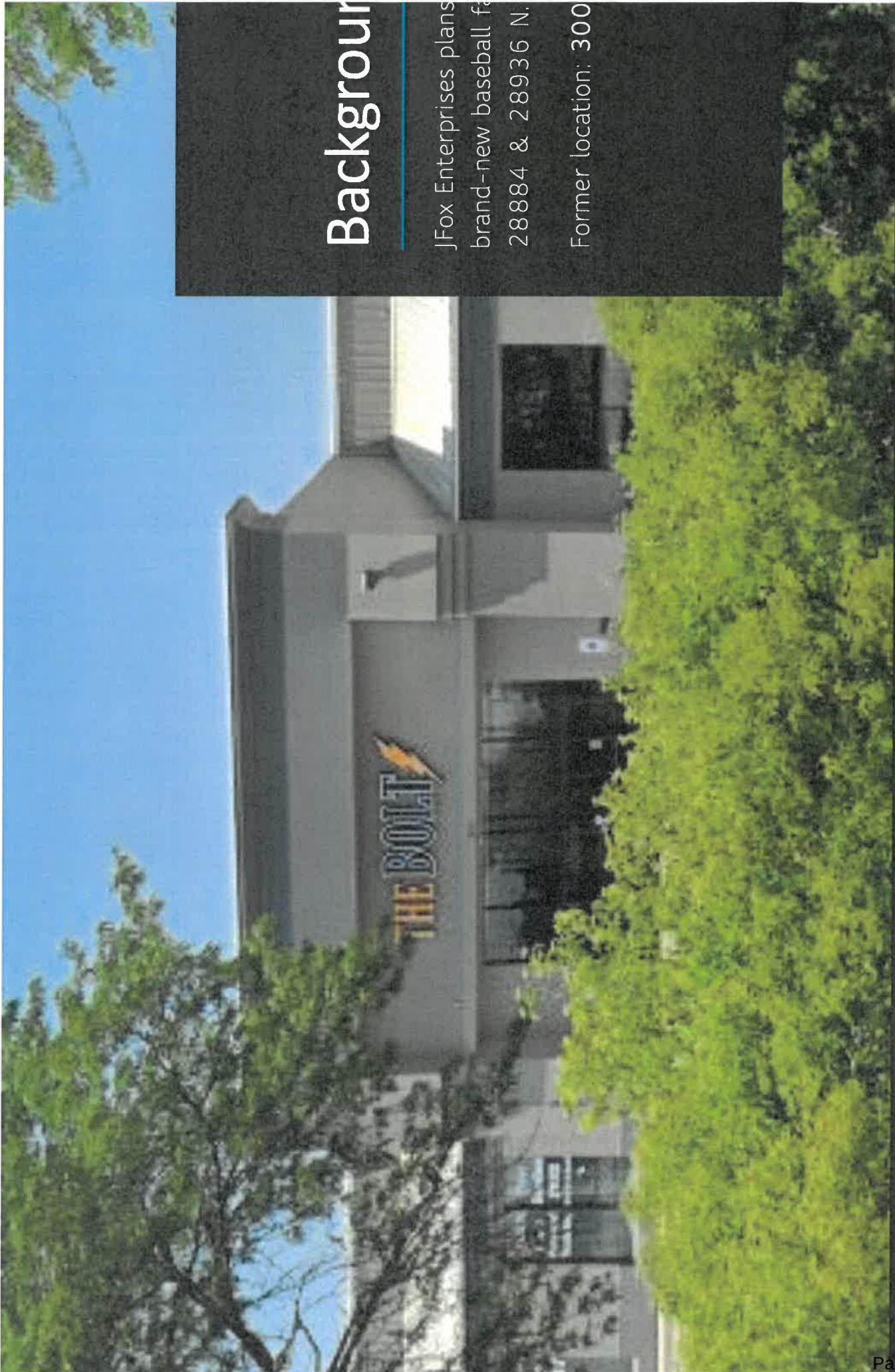
Current Zoning: Agriculture -
Lake County

Current Use: Vacant

Applications: Annexation, M
Variance, and Plat of Subdivi



Location Map



Background

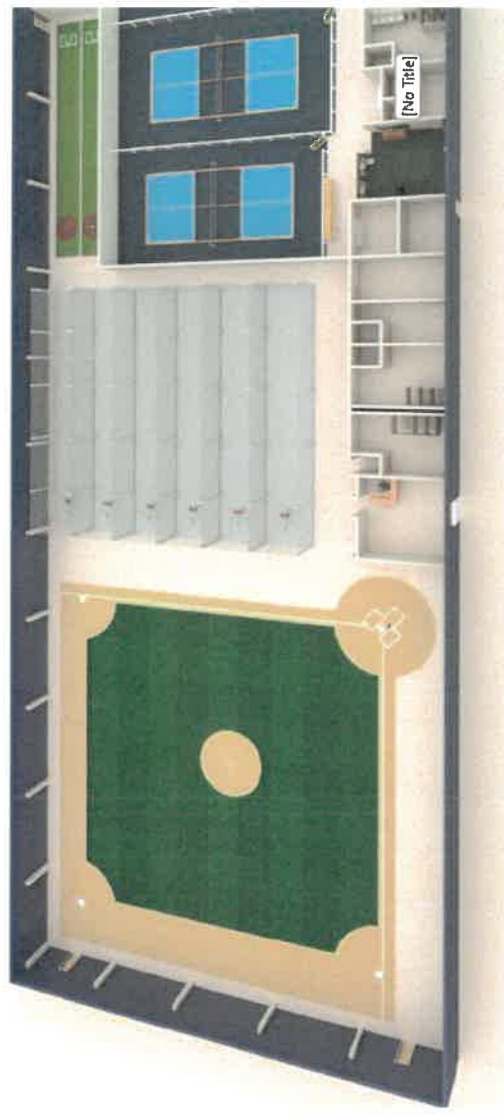
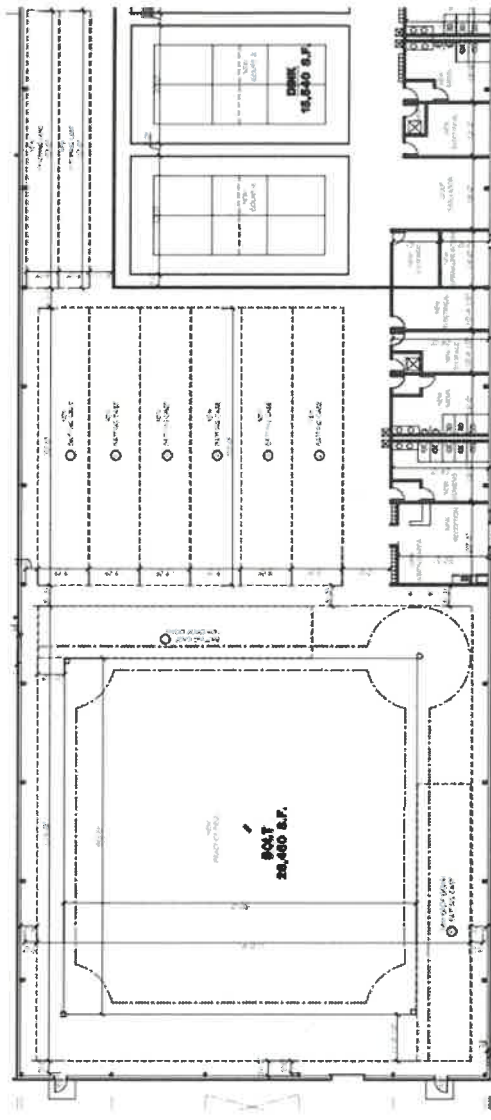
JFox Enterprises plans
brand-new baseball fa
28884 & 28936 N.

Former location: 300

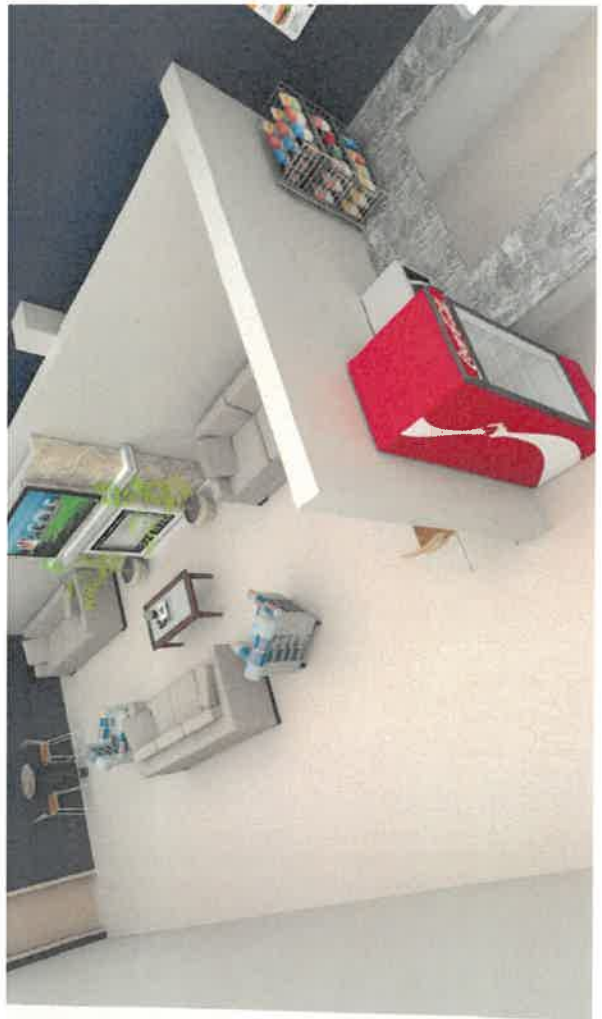
Floor Plan

42,000-square-foot structure

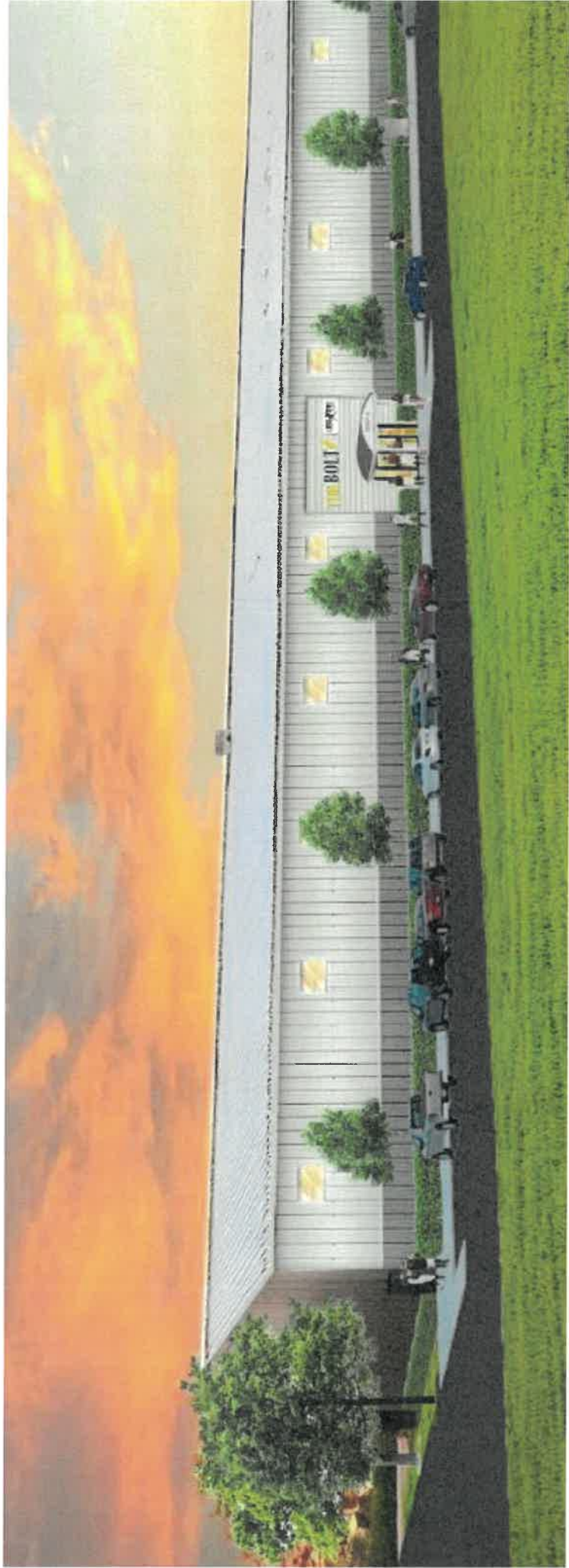
Includes: practice field, batting cages, pitching lanes, pickleball courts, practice wall, juice bar, and a golf simulator











Exterior Building

Two different-colored metal insulated wall panels

Metal insulated roof panels

Two main entrances

Clearstory windows

Plat of Subdivision Request

Combine lots

Outlines proposed property boundaries and easements for utilities and stormwater management

Map Amendment Request

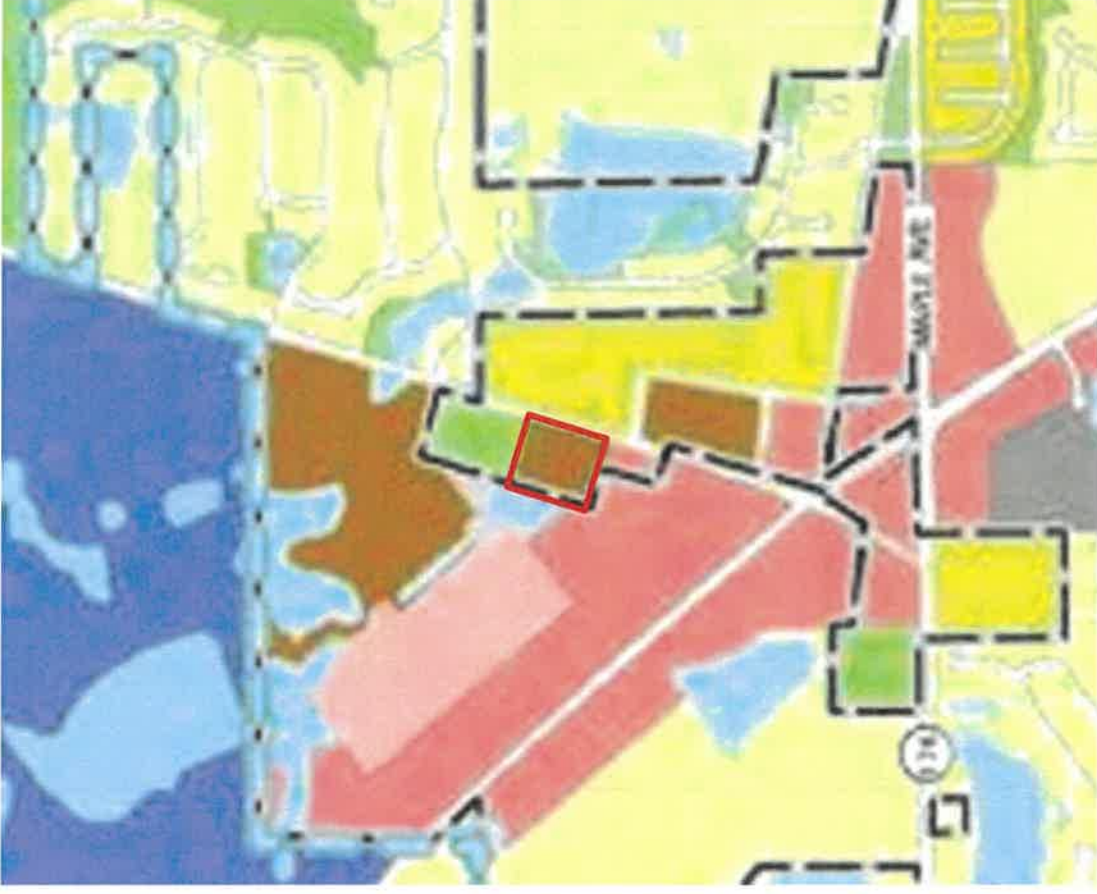
Pending approval of annexation

Rezone from R-1 Single Family Residential to C-4 Shopping Center

- Avoids "spot zoning"
- Indoor amusement facility is Permitted in C-4

Comprehensive Plan

Requesting the Village Board
an amendment to the
Comprehensive Plan to
change Multi-Family
Residential District to
Auto Oriented Small- to Mid-
Size Retail



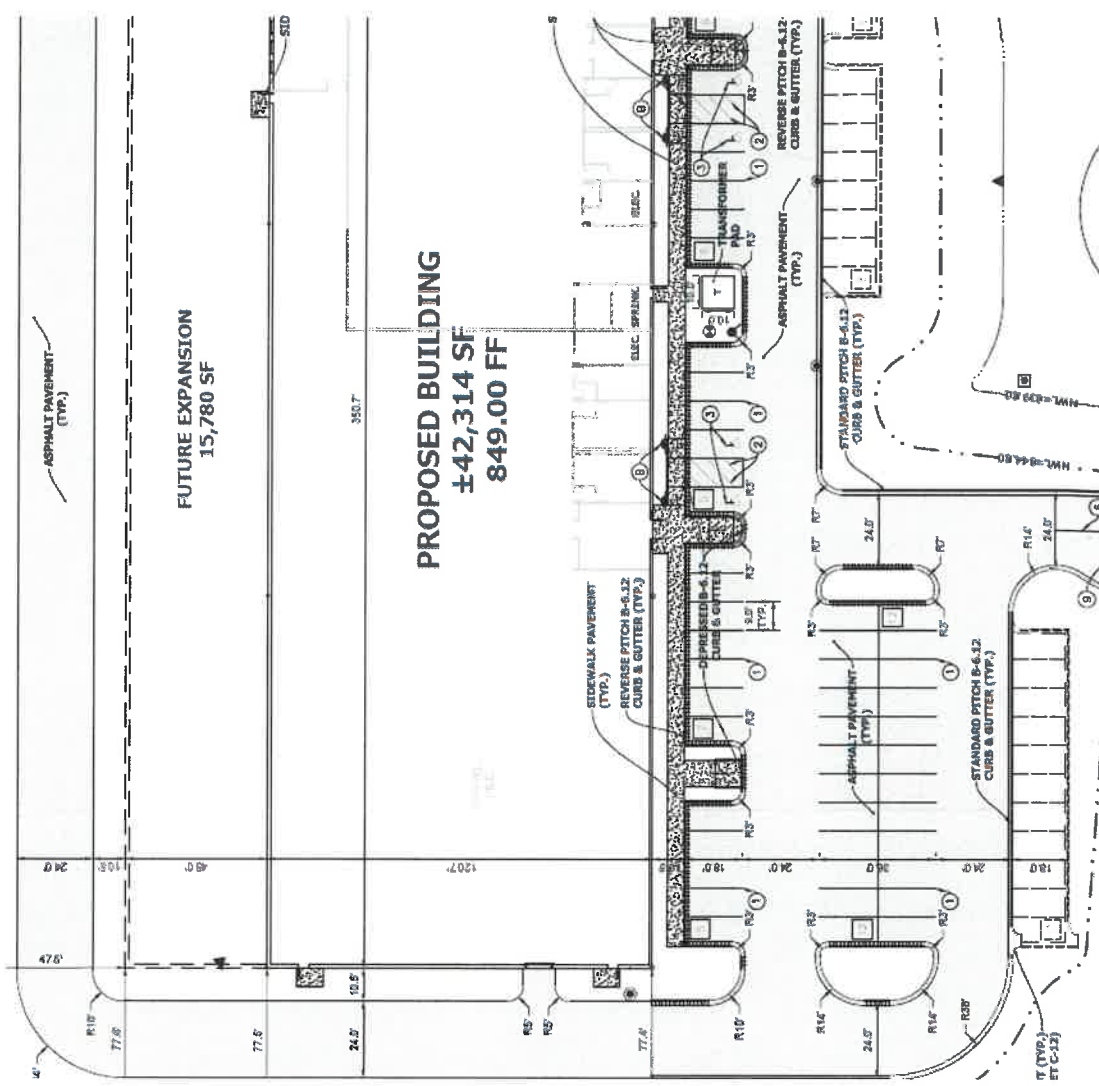
Variance Request - Parking

Table 20.56-1 of Section 20.56.130 requires indoor amusement facilities to provide 3 spaces per 1,000 sq.ft. of public use area

Required 127 parking spaces

Proposed 53 parking spaces

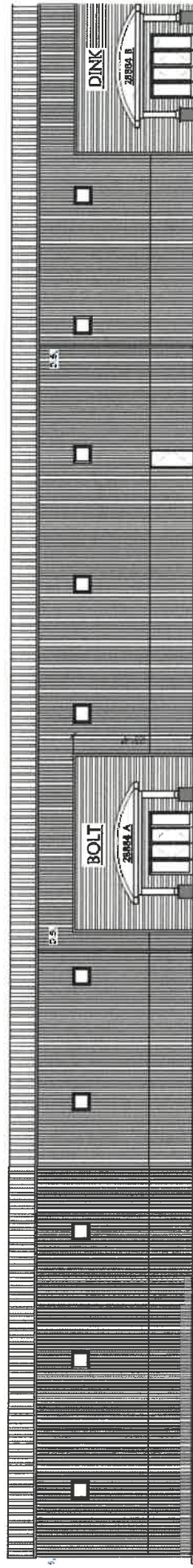
Future additional 23 parking spaces



Variance Request - Design

Section 20.32.040 outlines design standards for the C-4 Shopping Center District:

- Prohibits metal wall and roof panels
- Requires rooflines to be articulated with breaks in the façade. Structures must not run in a plane for more than 100 feet without offset of the roof plane.
- Façade visible from the public rights-of-way must incorporate design elements to reduce the scale of the building
- Blank walls are only permissible on the rear and side elevations
- Predominant façade colors must be subtle, neutral, or earth-tone colors.
- Structural bays must be 20 feet wide and articulated by columns or pilasters projecting at least 2 feet from the wall face



Request

Requesting to build:

- A building with metal wall panels
 - A building with metal insulated roof panels
 - A building with a single roofline
 - A building with minimal design elements on façade visible from the right-of-way.
- Design elements do not reduce the perceived scale of the building from the right-of-way.

Analysis – Use and Parking

JFox Enterprises has established a strong reputation in the community.

The location on the west side of town is expected to draw visitors from various parts of the County.

The demand for indoor amusement facilities has grown over the years, and Staff support the proposed use of this location.

The unique nature of the proposed facility suggests that the building will not operate at full capacity consistently, requiring 127 parking spaces.

Petitioner has estimated that 46 parking stalls will be sufficient to accommodate peak demand for both sports.

Analysis – Design

We recognize that the requirements for the proposed district are tailored to shopping. However, poor architectural design often leads to undesirable future uses, such as car yards or commercial storage facilities.

The properties are within the Growth Area, that is expected to continue experiencing. Each new development is asked to continue improving upon the aesthetics and quality of previous developments.

May 2012 See latest date



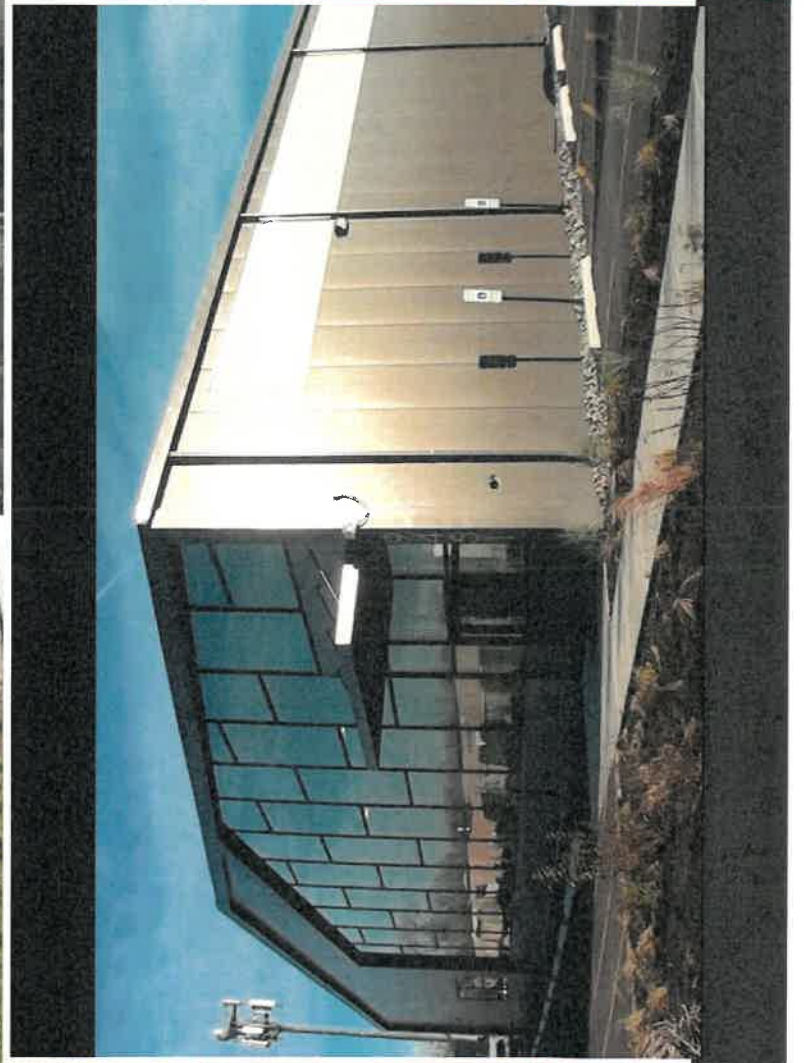
Aug 2024 See latest date



Analysis – Design

Staff provided examples of other successful indoor amusement centers from across the country showcasing designs with larger windows, grander entrances, and varied color scheme textures. All which are visually appealing and better reflect the nature of the use.





Analysis - Design

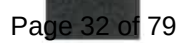
To ensure the continued success of this location and prevent undesirable outcomes, we recommend that the Planning and Zoning Commission approve the project, contingent on enhancing the entrances and windows as shown in the provided examples. This will contribute more prominently to the facility's long-term success and a

Public Commer

Fremont Township has requested fence along the property line that their property to the north.



Plans propose trees along the property



Recommendations

Motion to recommend approval/denial of the plat of subdivision for the properties located at 28884 and 28936 N. IL Route 83.

Motion to recommend approval/denial of a map amendment to rezone the properties located at 28884 and 28936 N. IL Route 83, Single Family Residential, to C-4, Shopping Center zoning district. **It is recommended that the following condition is co 6-foot or 8-foot fence be installed along the property line shared by Fremont Township.**

Motion to recommend approval/denial of a variation to Section 20.32.040 of the Zoning Ordinance, requesting a waiver of metal wall panels, a single roofline, and a reduction in facade design elements for the proposed C-4 Shopping Center located at 28884 and 28936 N. IL Route 83. **If this is recommended for approval, staff advises only after additional enhancements are design and considered by the PZC and Village Board.**

Motion to recommend approval/denial of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing the required number of parking spaces for an indoor amusement facility at 28884 and 28936 N. IL Route 83.

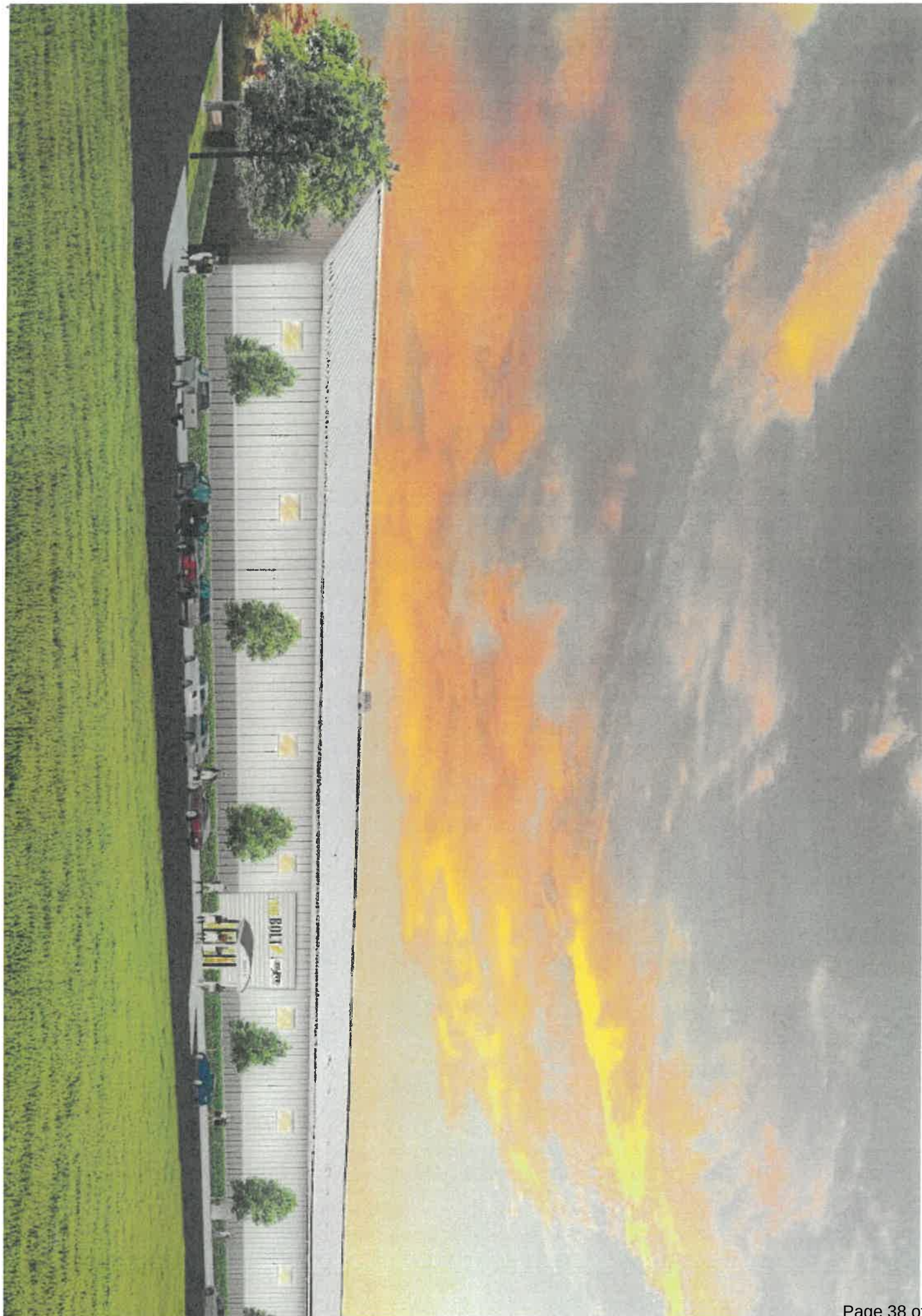
It should also be noted that these requests are part of an annexation and annexation agreement requests to be considered by the Board. If there are additional concerns relevant to future uses or restrictions, those may be incorporated into the annexation. It would be appropriate for the PZC to pass on any of those recommendations.









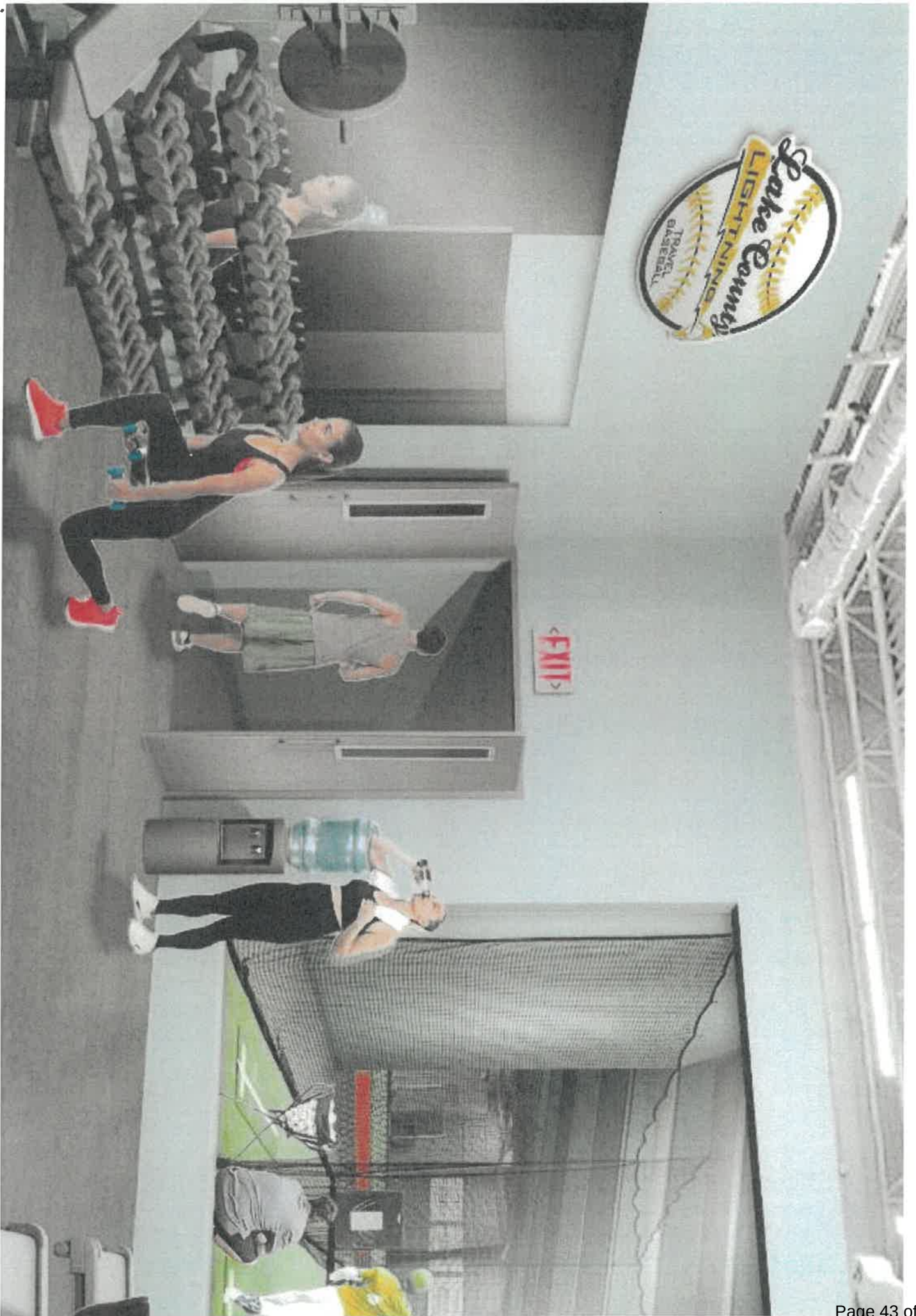




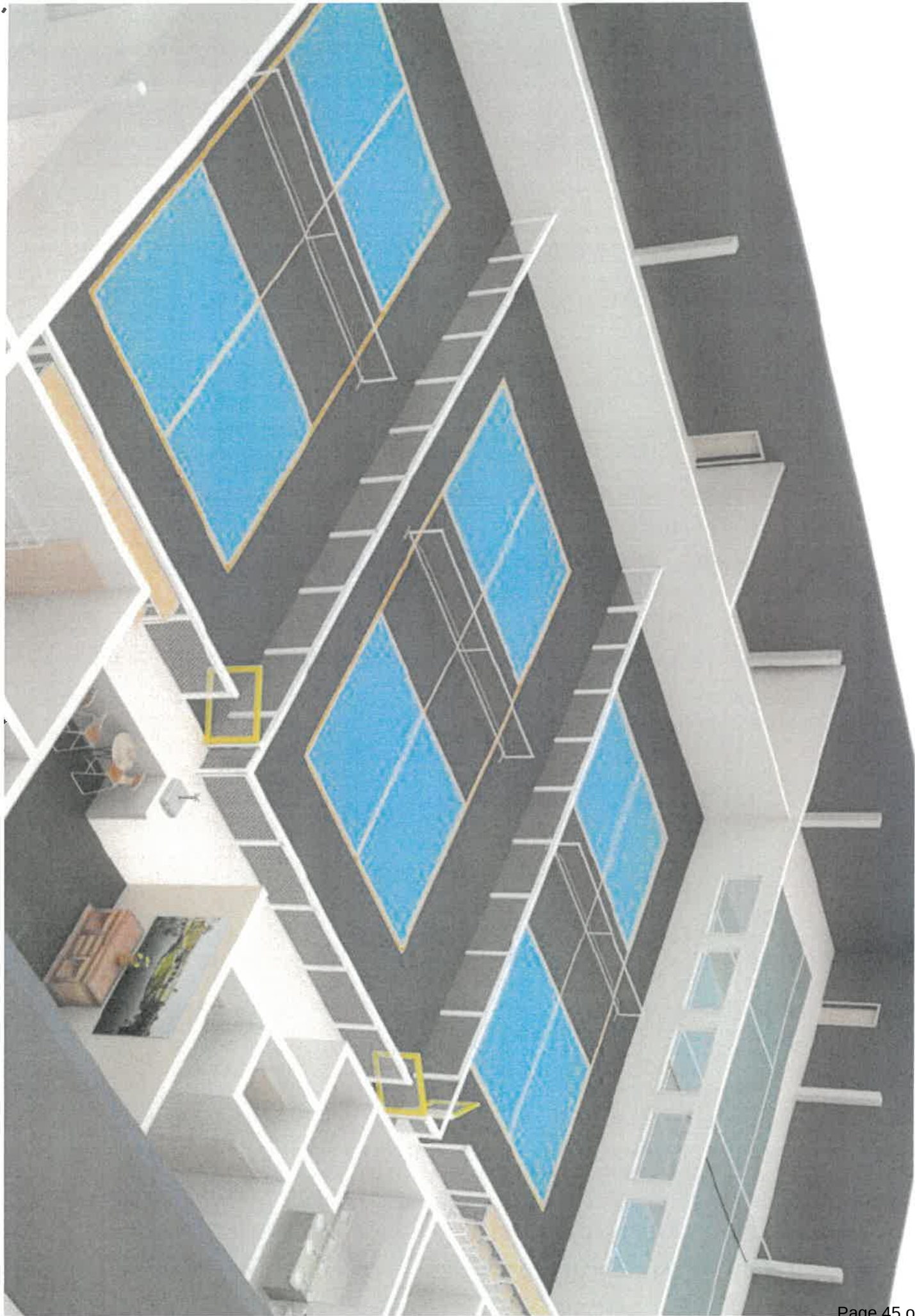


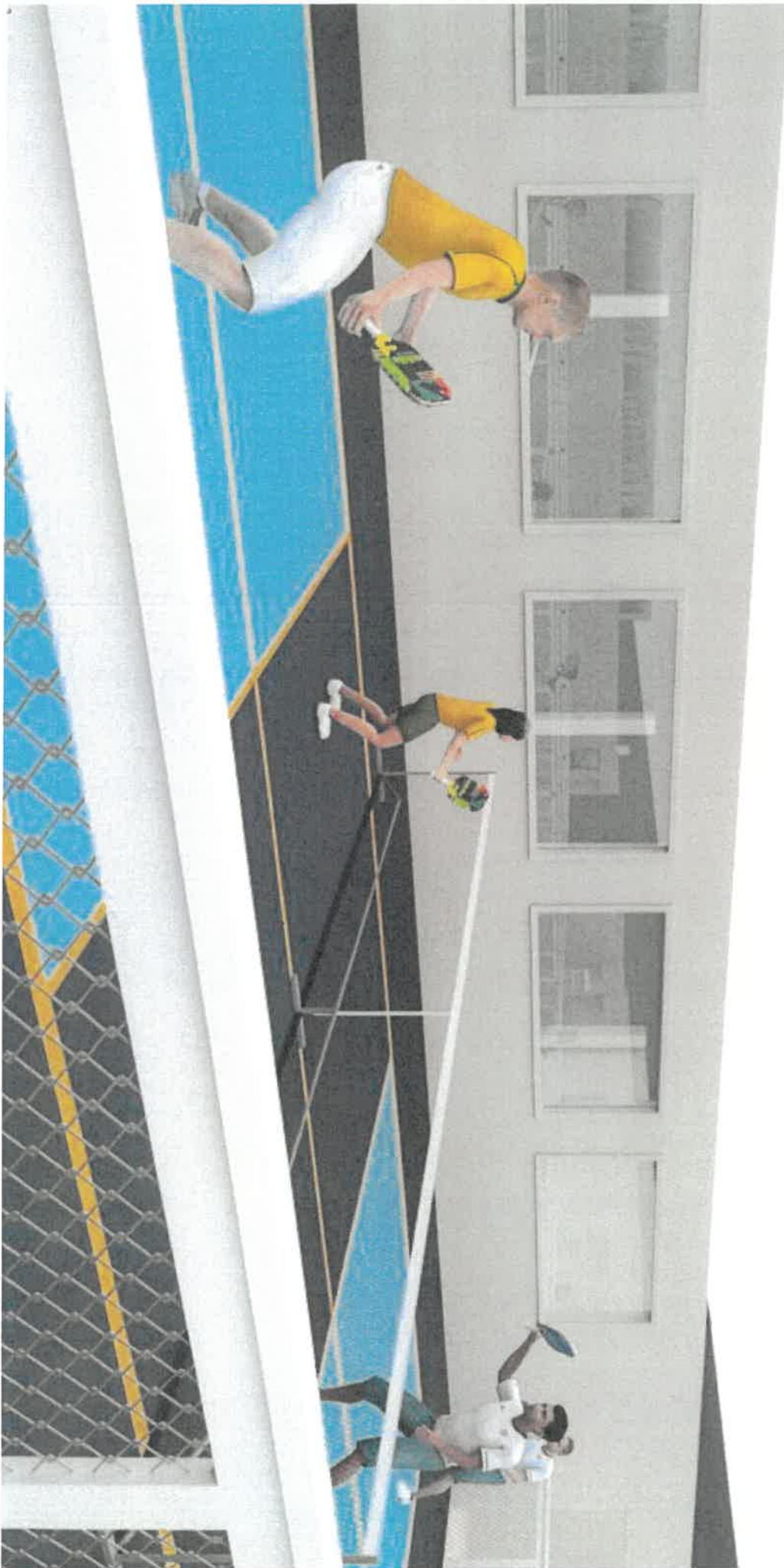












To: Commission Members

From: Isabel Guadarrama, Senior Planner
Erin Swanson, Administrative Assistant

For: Planning and Zoning Commission Meeting of March 5, 2025

Subject: Continuation from February 19, 2025 of PUBLIC HEARING - PZC-22-2024 - 28884 and 28936 N IL Route 83 - Baseball and Pickleball Facility

Attachments:

1. Revised Petitioners Packet

Background:

JFox Enterprises is planning to relocate its baseball facility to a new site at 28884 and 28936 N. IL Route 83, currently located in unincorporated Lake County. To make this move possible, JFox Enterprises has entered into a purchase agreement with FRAN 61, LLC to acquire the two vacant lots. As part of the development process, JFox Enterprises has submitted several zoning applications to the Community Development Department, including an Annexation request, Map Amendment, Plat of Subdivision, and two Variance applications. These are all aimed at establishing a baseball and pickleball facility at the new location.

The first hearing for the project took place on February 19, 2025. During the meeting, the Commission encouraged the petitioner to reconsider the building design, recommending revisions to make the structure more aesthetically pleasing and reduce the industrial look. The Commission emphasized the importance of enhancing the area's architecture, given its location in the town's Growth Area. Suggestions included incorporating more windows, reducing the appearance of metal, and adding more prominent entrances. In addition to design concerns, the Commissioners also raised issues about the adequacy of the proposed parking, based on information presented by the manager of the Dink pickleball operation and PZC Chairman Mr. Roswick, during the hearing.

Following this feedback, the Map Amendment and Plat of Subdivision remain unchanged from the initial submissions. However, the proposed Variances have been modified, with the request. The next steps for the project involve finalizing the design and preparing the necessary documents to put the project out for bid for the construction and installation of the archway sign. Doyle Signs will provide the engineering plans, which will help expedite the process and ensure a smooth transition to the bidding phase relief reduced. It is also recommended that any relief provided is only effective upon

successful annexation of the property to the Village of Mundelein.

Variances Requested

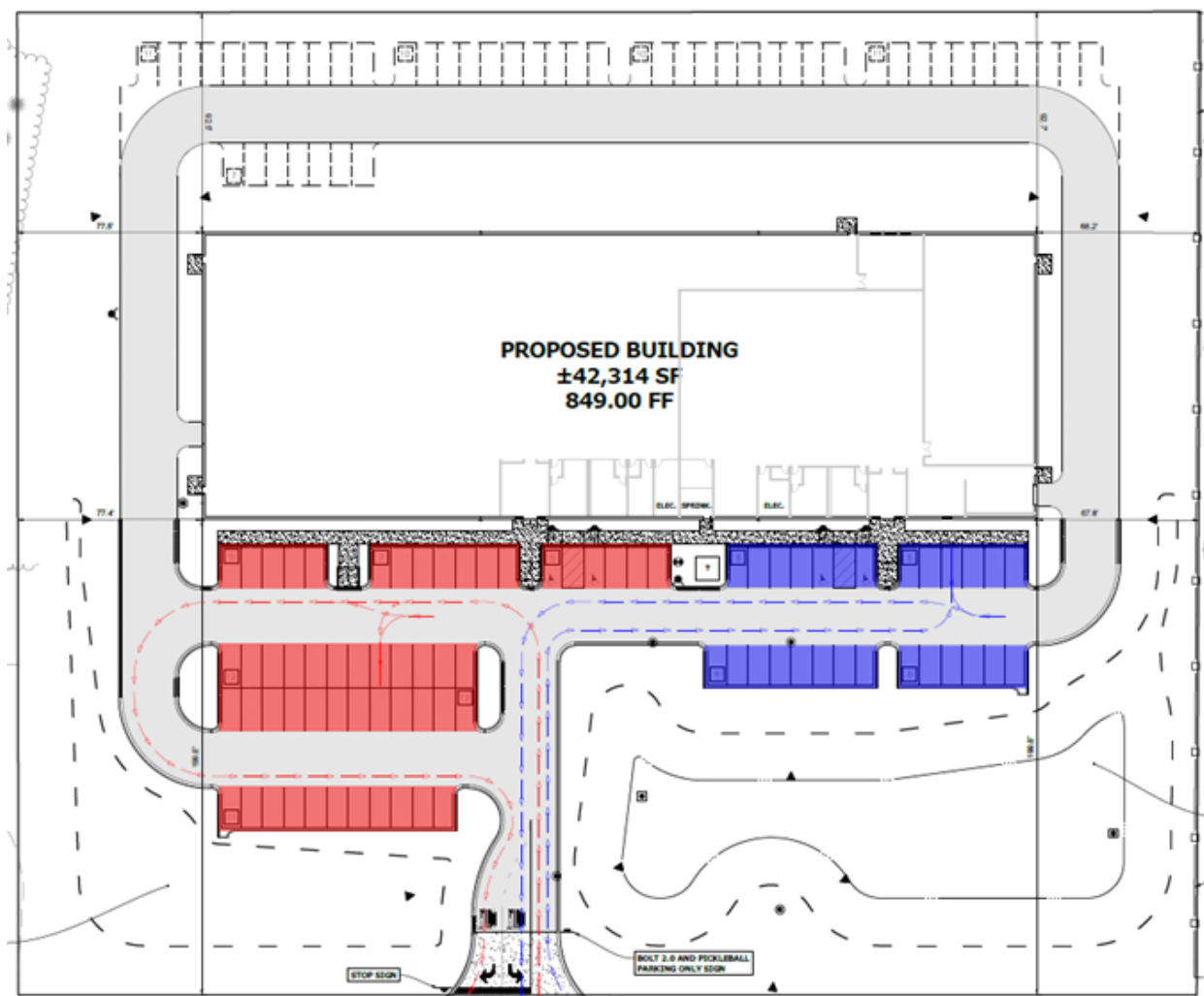
Section 20.32.040 of the Zoning Ordinance establishes design standards for the C-4 Shopping Center District. Notably, this section prohibits the use of metal wall panels, requires rooflines to be articulated with breaks in the façade, and mandates that façades visible from public rights-of-way incorporate design elements to reduce the perceived scale of the building. Additionally, blank walls are only permissible on rear and side elevations. Structural bays must be 20 feet wide, with articulation provided by columns or pilasters projecting at least 3 inches from the wall face.

The revised proposed building, however, still does not fully comply with these design standards for two primary reasons, though the level of non-compliance has been reduced. The building continues to feature metal panels and lacks the required roofline articulation. However, the Petitioner has addressed some concerns by covering the metal panels on the front façade with other materials, including stucco, simulated wood, and textured CMU blocks. Additionally, the Petitioner enhanced the design by incorporating more windows, adding roof vent gables, installing modern canopies and light fixtures at the entrances, and enlarging both building entrances.



Revised Exterior Perspective of Proposed Facility

Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance mandates that indoor amusement facilities provide three parking spaces for every 1,000 square feet of public use area. For the 42,314-square-foot facility, 127 parking spaces are required. The proposed facility includes 78 parking stalls, four designated as handicapped spaces. Additionally, the Petitioner allocated space for an extra 49 parking stalls to accommodate future needs in landbanked parking. The plans outline the parking needs for each sport, designating 53 stalls for Bolt and 26 stalls for Dink to accommodate the initial demand. The Petitioner revised the request for a parking variance of 38%, a reduction from the initial request of 58%. However, upon installation of landbanked parking spaces, the development will meet the required parking standards.



Initial parking needs for each sport

Public Comments

There were no additional comments after the first hearing.

Analysis

As noted in the previous report, Mr. Fox has established a strong reputation in the community through the successful operation of a baseball facility at 300 Townline Road. Building on this reputation, it is important to recognize that there will always be some uncertainty regarding the exact number of parking spaces needed on a daily basis. The baseball facility at 300 Townline Road operated successfully with just 38 parking spaces. The unique nature of the proposed use suggests that the facility will not consistently operate at full capacity, given its large square footage, as it will be limited by the capacities of the courts and batting cages. The initial analysis assumed that the building would not be open to the public at all times but would instead be reserved for specific clientele or private events. However, as Mr. Roswick indicated, the facility's plan to remain open to the public and host tournaments alters the parking needs.

In light of these uncertainties, the Petitioner has taken steps to address the Commission's concerns regarding parking. Specifically, they have made adjustments by adding additional parking spaces and

reserving space for more, ensuring the facility will meet the Village's parking requirements. Plans have also been made to install signage directing visitors that the parking spaces are reserved exclusively for users of the facility. Additionally, a fence will be erected to help prevent patrons from the adjacent property from crossing over and using the parking spaces.

However, it is unclear what the setback from the fence to the front property line is. According to the Zoning Ordinance, 6-foot fences are not permitted in front yards. If a fence is included in the plans, it must comply with these requirements, which allow only 3-foot opaque fences within the first 25 feet of the property. Given this, a 3-foot fence would not effectively address the concern of trespassing, as it would be low enough for individuals to easily jump over. While we understand the Petitioner's intent to be a good neighbor, the Zoning Ordinance's fence requirements do not adequately address the issue of preventing trespassing from the adjacent property. A 6-foot fence in the first 25 feet of the property would require a variance for the height, as the Zoning Ordinance limits fence height in this area to 3 feet. Without the necessary variance, the proposed 6-foot fence would not comply with the height restrictions for front yards.



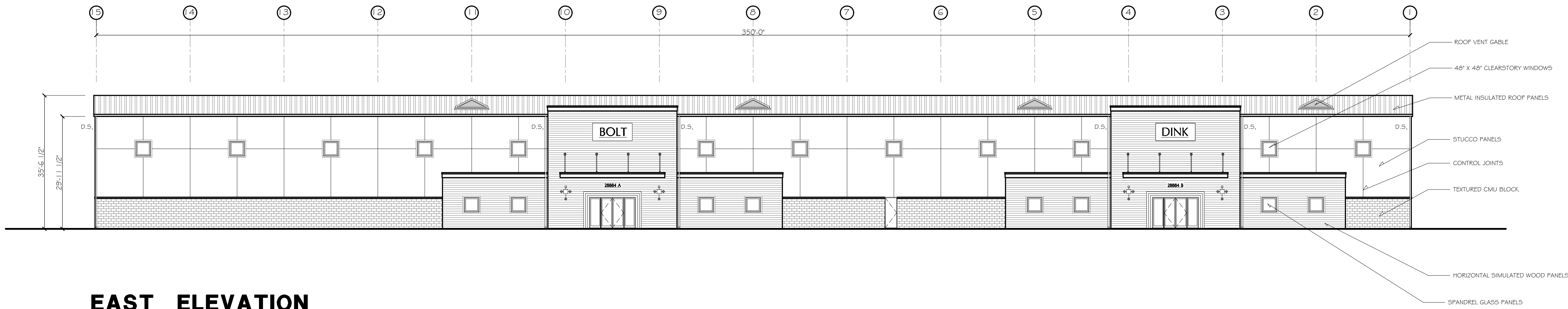
Rough area of where the 3-foot fence is required

While the building's façade has undergone significant enhancements, it still retains an industrial

aesthetic. The structure remains predominantly metal, and the roof continues with a singular design. However, the Petitioner has taken steps to address concerns that the building resembles a warehouse rather than an indoor amusement facility. To this end, they have incorporated more visually appealing materials such as stucco, wood, and masonry blocks, strategically hiding the metal panels on the front. This arrangement has helped create a more prominent and inviting entrance for the sports areas. Additionally, vent gables have been added to the roof, though they do not fully disrupt the roofline in accordance with the Zoning Ordinance's intent.

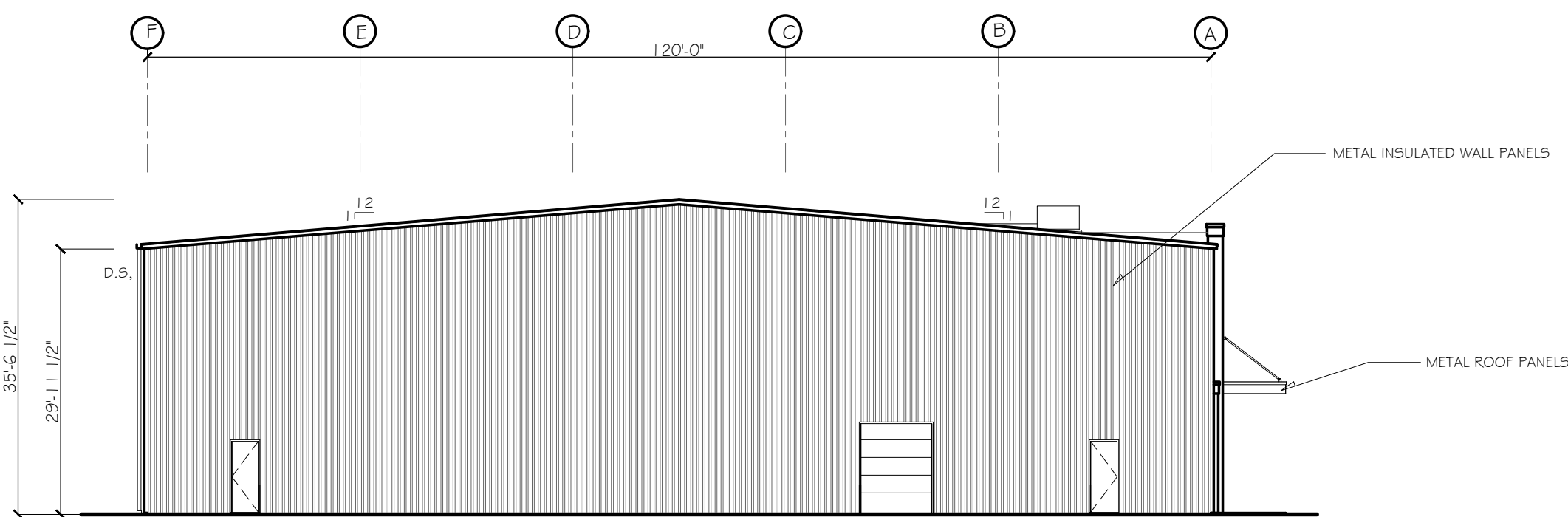
Recommendation:

A NEW
PICKLEBALL AND
BASEBALL TRAINING FACILITY
MUNDELEIN, ILLINOIS



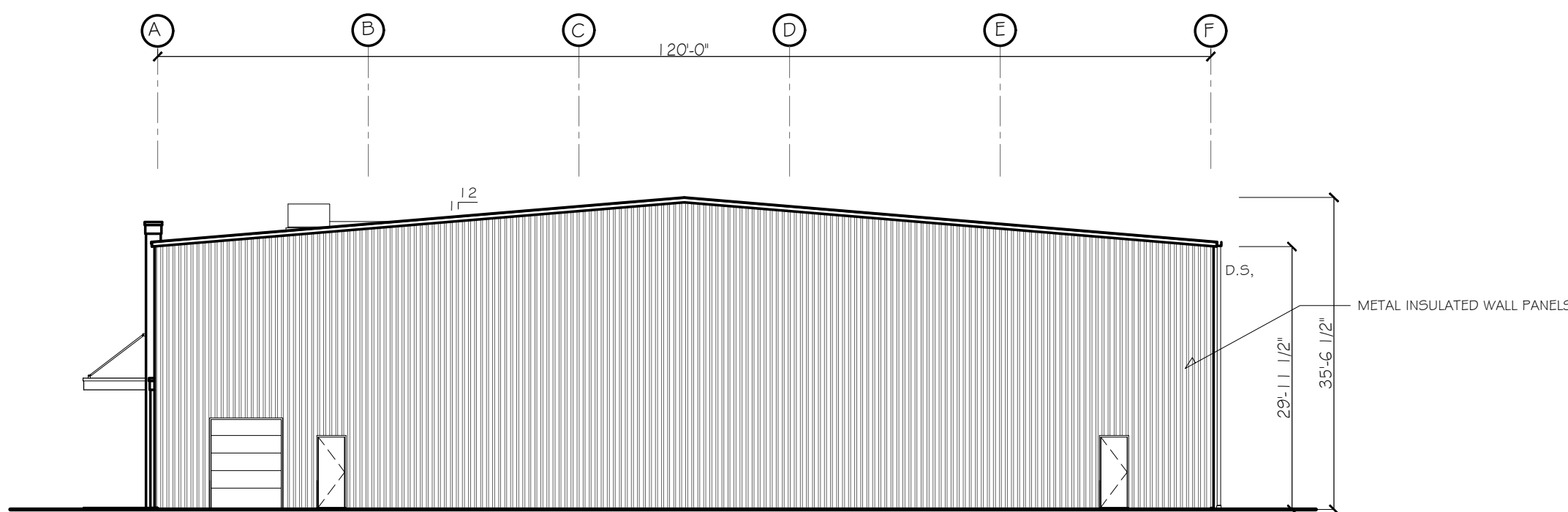
EAST ELEVATION

1/16" = 1'-0"



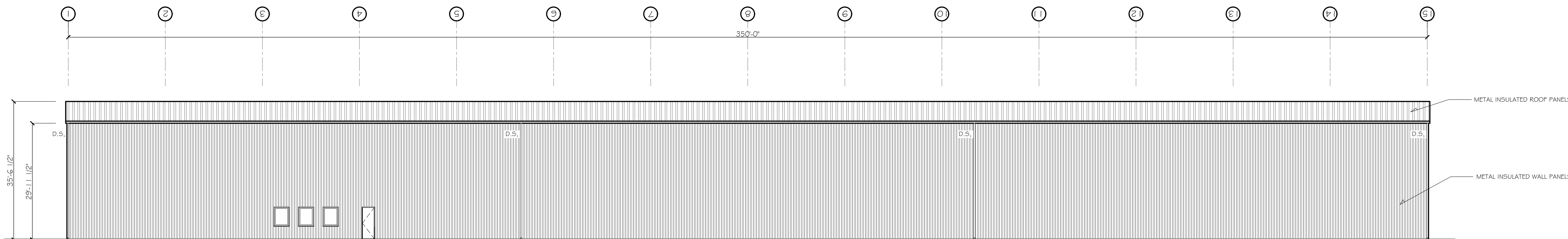
SOUTH ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

ISSUE DATES:		REMARKS:	
DATE	FOR REVIEW	DATE	FOR REVIEW
1-7-25			

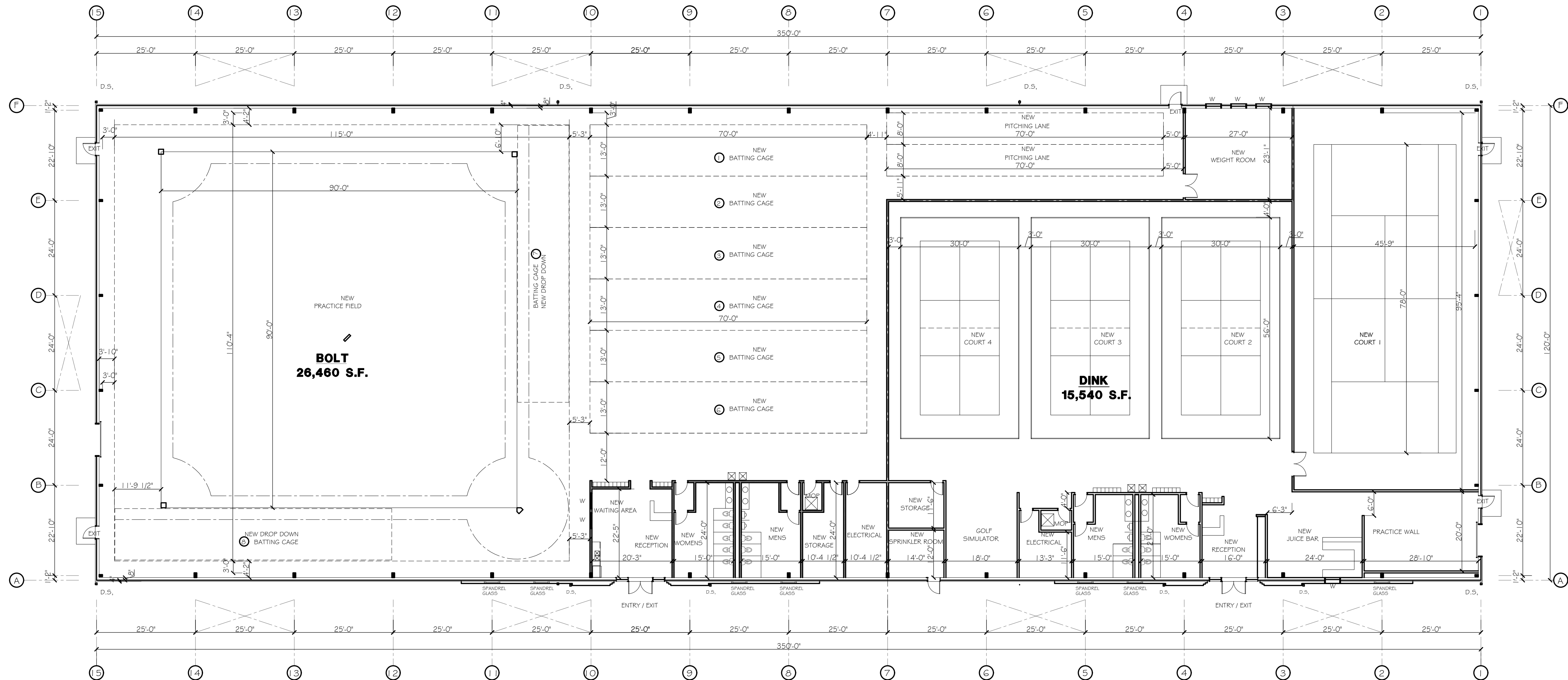
COPYRIGHT		REMARKS:	
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		FOR REVIEW	

PSENKA ARCHITECTS, Inc.		ARCHITECTURE - PLANNING - DESIGN - BUILD	
40 LINDROVE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047		TEL: 630-734-4001 FAX: 630-734-4001	
PSENKA ARCHITECTS, Inc.		ARCHITECTURE - PLANNING - DESIGN - BUILD	
40 LINDROVE PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047		TEL: 630-734-4001 FAX: 630-734-4001	

JOB NO.		PAP	
DRAWN BY:		PAP	
CHECKED BY:		PAP	
APPROVED BY:		PAP	

A NEW PICKLEBALL AND BASEBALL TRAINING FACILITY MUNDELEIN, ILLINOIS		SHEET NO.	
		P-2	

A NEW
PICKLEBALL AND
BASEBALL TRAINING FACILITY
MUNDELEIN, ILLINOIS



FLOOR PLAN 
1/16" = 1'-0"
42,000 S.F. GROSS AREA

250' MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM

ILLINOIS PLUMBING CODE

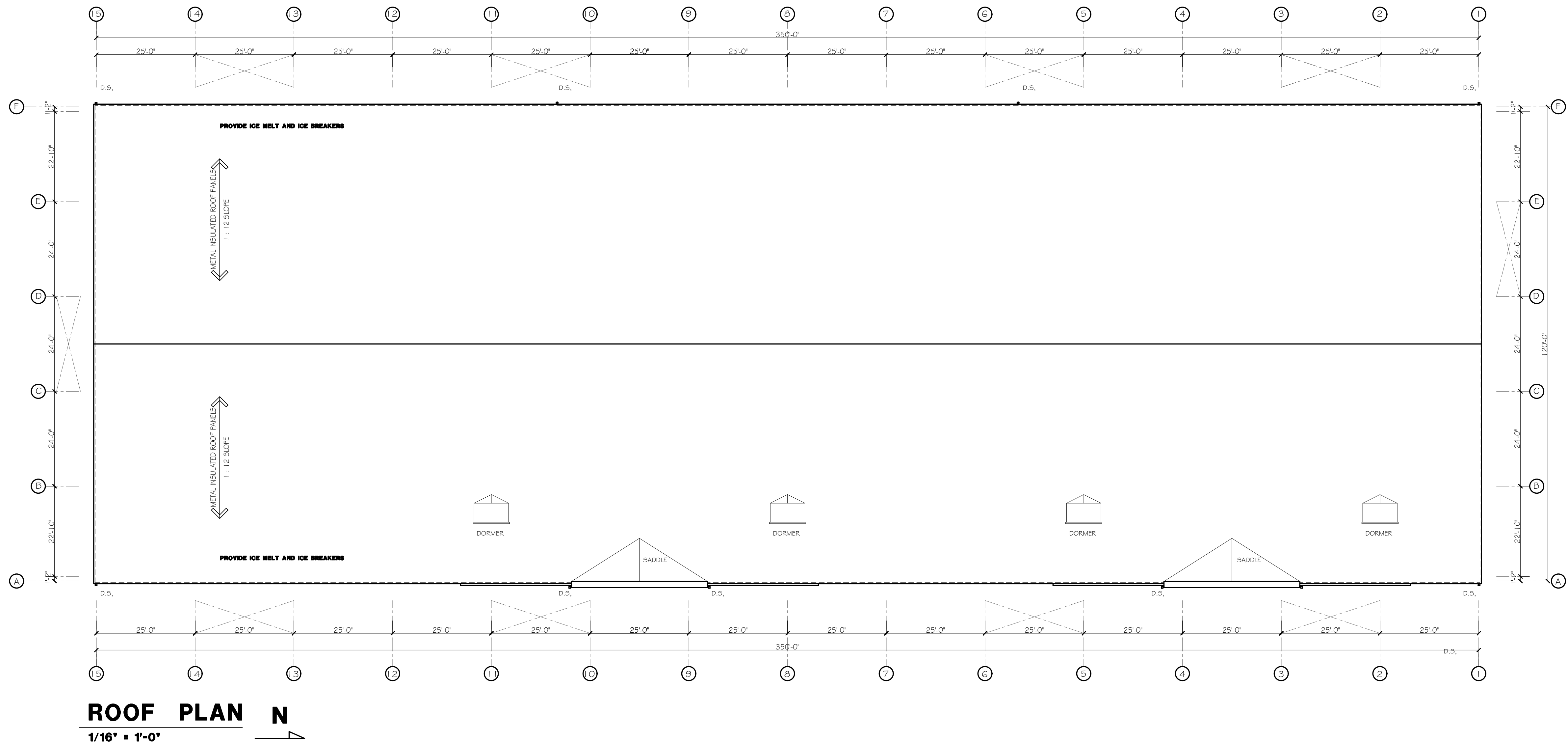
OCCUPANT LOAD FOR EXERCISE ROOMS = 1 PER 50 S.F., PER 2018 IBC / IL PLUMB CODE SIMILAR.

<u>PICKLE BALL FACILITY</u> 15,300 S.F.	<u>BATTING CAGE FACILITY</u> 26,000 S.F.
306 OCCUPANTS 153M 153W	520 OCCUPANTS 260M / 260W
REQUIRED FIXTURES	
MEN	WOMEN
2T	4T
2U	
1 LAV	1 LAV

MEN	WOMEN
3T	5T
3U	
2 LAV	2 LAV

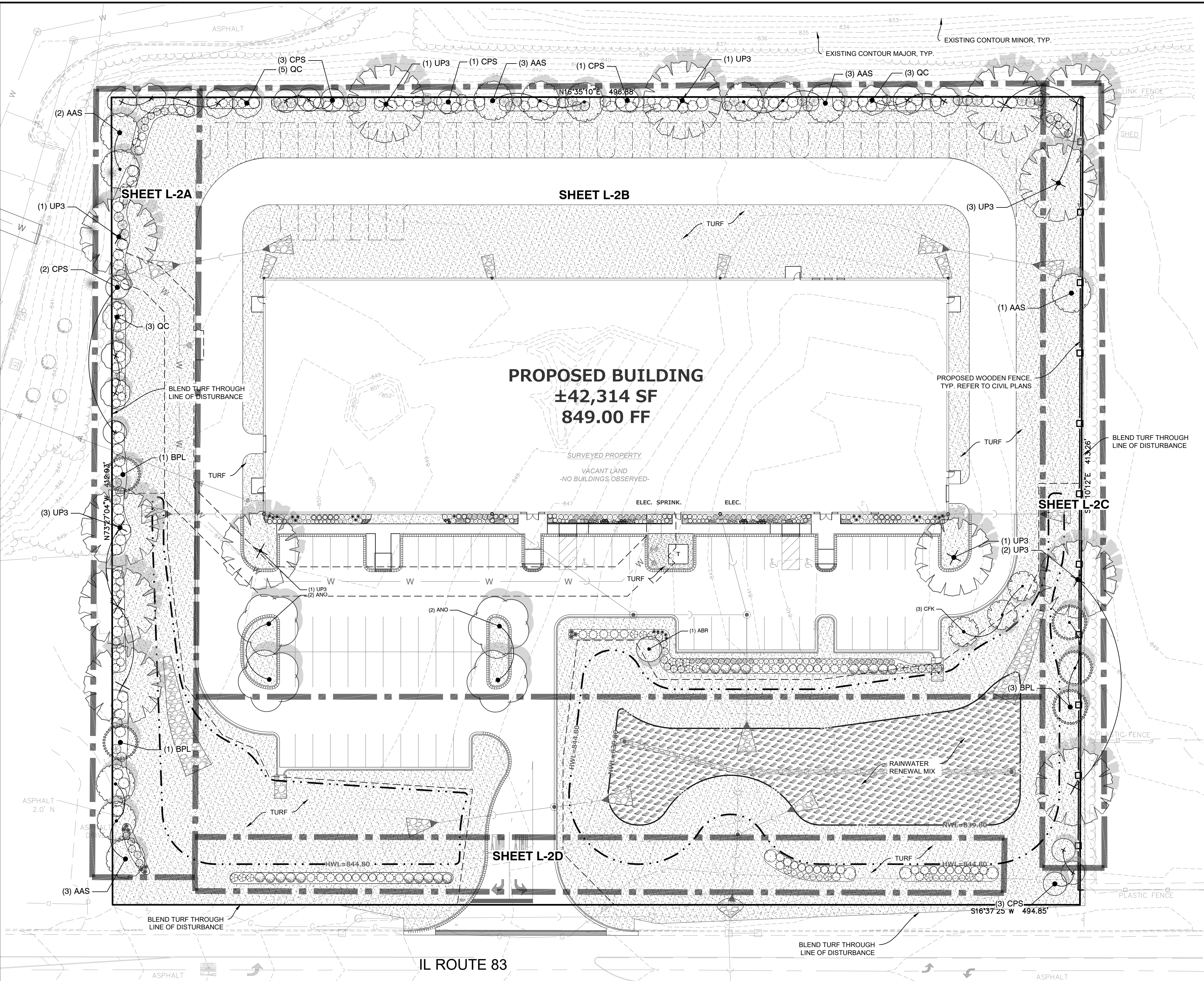
SHEET NO.	P-1		JOB NO.	PAP		PSENKA ARCHITECTS Inc. ARCHITECTURE - PLANNING - DESIGN - BUILD 40 LANDOVER PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 847-734-9101 FAX: 847-734-9101	COPYRIGHT THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2017 - PSENKA ARCHITECTS	ISSUE DATES: DATE 2-24-25 FOR REVIEW	REMARKS

A NEW
PICKLEBALL AND
BASEBALL TRAINING FACILITY
MUNDELEIN, ILLINOIS



SHEET NO. P-3	A NEW PICKLEBALL AND BASEBALL TRAINING FACILITY MUNDELEIN, ILLINOIS			JOB NO.		 PSENKA ARCHITECTS Inc. ARCHITECTS • INTERIORS • PLANNING • DESIGN • RENDER 40 LANSBURY PARKWAY, SUITE 4 HAWTHORN WOODS, IL 60047 TEL: 847-554-9051 FAX: 847-554-9051	THE DRAWING, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PSENKA ARCHITECTS INC. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PSENKA ARCHITECTS INC. © 2017 PSENKA ARCHITECTS	ISSUE DATES:	DATE	REMARKS
	DRAWN BY:	PAP	CHECKED BY:	PAP	APPROVED BY:			PAP	2-24-25	FOR REVIEW

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REVIEWED: DUB
DATE: 10/03/24



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ABR	1	Acer ginnala 'Ruby Slippers'	Bailey Compact Amur Maple	1.5" Cal.	18' T x 18' W
AAS	12	Acer rubrum 'Autumn Spire'	Autumn Spire Maple	2" Cal.	30' T x 20' W
ANO	4	Acer rubrum 'Northwood'	Northwood Maple	3" Cal.	50' T x 35' W
BPL	5	Betula pendula 'Laciniata'	Cutleaf Weeping Birch	3" Cal.	40' T x 20' W
CFK	3	Carpinus caroliniana 'J.N. Strain'	Fire King Musclewood	3" Cal.	20' T x 20' W
CPS	10	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3" Cal.	45' T x 12' W
QC	11	Quercus robur x alba 'Crimschmidt'	Crimson Spire™ Oak	3" Cal.	45' T x 15' W
UP3	13	Ulmus x 'New Horizon'	New Horizon Elm	3" Cal.	55' T x 45' W

SHRUBS					
CS5	36	Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	18" Ht.	4' T x 3' W
HP2	20	Hydrangea paniculata 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	36" Ht.	7' T x 5' W
HR	29	Hydrangea paniculata 'A.J.14'	Early Evolution Hydrangea	18" Ht.	2' T x 2' W
PCA	18	Philadelphus coronarius 'Aureus'	Golden Mockorange	36" Ht.	6' T x 5' W
RS	24	Rosa x 'Meisweldom'	Sweet Drift® Groundcover Rose	18" Ht.	2' T x 3' W
RP	15	Rosa x 'Meilthale'	Sweet Spirit™ Rose	18" Ht.	4' T x 3' W
SB2	4	Sambucus nigra 'Black Lace'	Black Lace Elderberry	36" Ht.	7' T x 7' W
SO3	22	Syringa x 'SMNJRP1'	Bloomerang Dwarf Pink Lilac	18" Ht.	4' T x 3' W
WS2	20	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	36" Ht.	5' T x 5' W

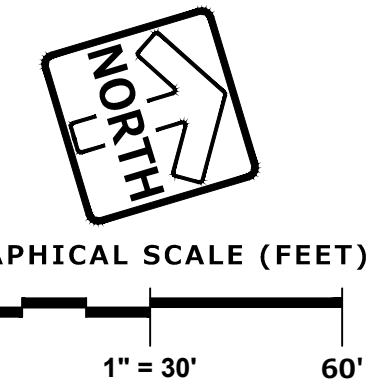
EVERGREEN SHRUBS					
CB	25	Chamaecyparis pisifera 'Boulevard'	Boulevard Sawara Cypress	36" Ht.	12' T x 4' W
JCS	86	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	5' T x 7' W
JB	31	Juniperus chinensis 'Blue Vase'	Blue Vase Juniper	18" Ht.	4' T x 3' W
PM	33	Picea pungens 'Montgomery'	Montgomery Colorado Spruce	36" Ht.	6' T x 6' W
PT	67	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	36" Ht.	12' T x 6' W
PMP	15	Pinus mugo pumilio	Dwarf Mugo Pine	18" W	4' T x 5' W
PB3	16	Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
TH3	23	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	18" W	3' T x 3' W

ORNAMENTAL GRASSES					
AB	9	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
ML	23	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W
SS	25	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal.	4' T x 2' W

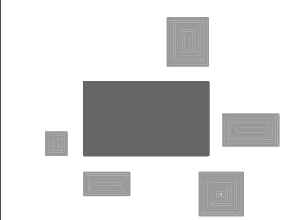
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
CC4	21	Coreopsis grandiflora 'Sunburst'	Sunburst Tickseed	4.5" Cont.	15" o.c.	12" T x 18" W
EE	43	Echinacea x 'PAS702917'	PowWow® Wild Berry Coneflower	4.5" Cont.	14" o.c.	22" T x 15" W
NS	20	Nepeta racemosa 'Snowflake'	Snowflake White Catmint	4.5" Cont.	14" o.c.	12" T x 16" W
PT2	29	Phlox paniculata 'Purple Kiss'	Top Shelf Purple Kiss Garden Phlox	4.5" Cont.	12" o.c.	12" T x 14" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
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AGRECOL MIXES				
	9,153 sf	Rain Garden	AGRECOL RAINWATER RENEWAL MIX	
	89,635 sf	Turf Hydroseed	Drought Tolerant Fescue Blend	



	LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
20.60.070	ON-SITE LANDSCAPING • TREES	4	4
20.60.080	FOUNDATION PLANTINGS • 60% OF BUILDING FACADE @ 350'	210'	215'
20.60.100	PARKING LOT PERIMETER • 1 SHRUB / 3' @ 441'	147	147
20.60.110	PARKING LOT INTERIOR • 1 ISLAND / 10 PARKING SPACES @ 53 STALLS • 1 TREE PER ISLAND	6	6
20.60.120	BUFFER YARDS - 1 SHADE TREE / 25' • NORTH - SIDE YARD @ 415' • WEST - REAR YARD @ 597' • SOUTH - SIDE YARD @ 441' CONTINUOUS EVERGREEN HEDGE	17 20 18 X	17 20 18 X



PINNACLE ENGINEERING GROUP
IL DESIGN FIRM 184.006289-0010

PLAN | DESIGN | DELIVER
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(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

BOLT 2.0
28884 N. ILLINOIS ROUTE 83
MUNDELEIN, IL

REVISIONS			
1	PER VILLAGE REVIEW	02/25/25	

LANDSCAPE OVERVIEW

REG JOB No. **5897-00-L**

REG PM: **BDJ**

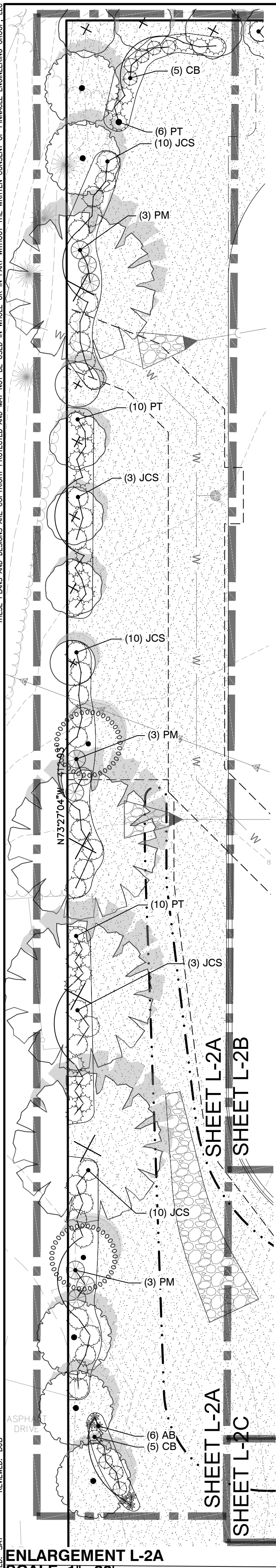
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SCALE: **1" = 30'**

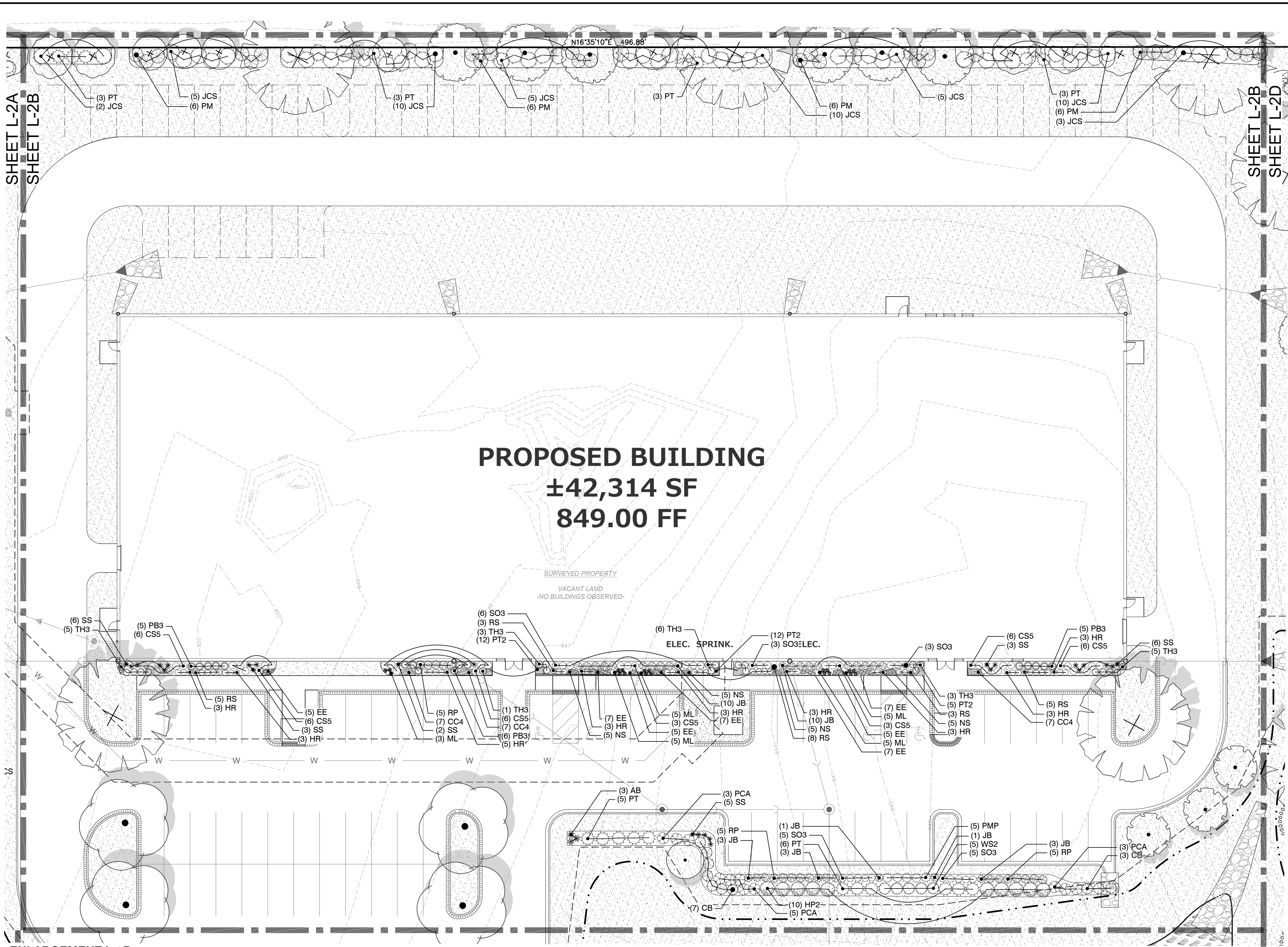
SHEET
L-1
OF
L-3

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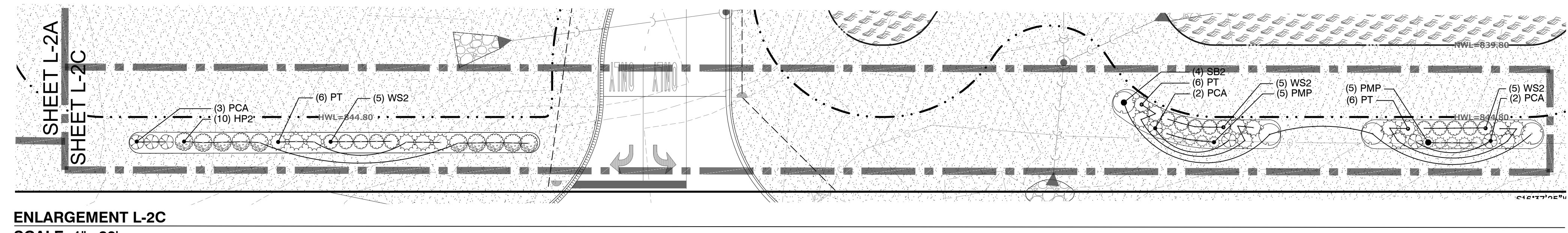
DESIGNED: SAT
DRAWN: SAT
REVIEWED: DJB



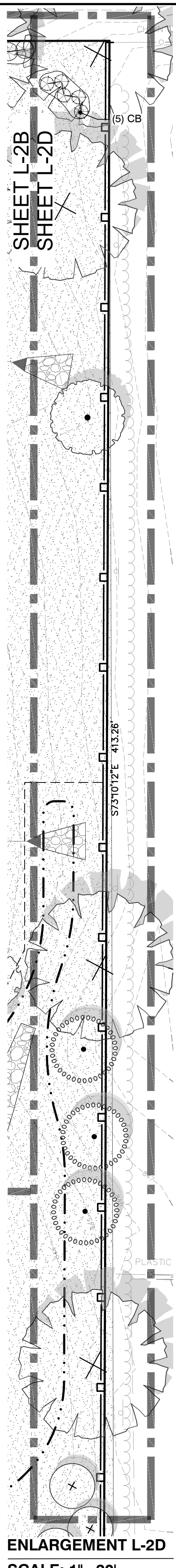
ENLARGEMENT L-2A
SCALE: 1"=20'



ENLARGEMENT L-2B
SCALE: 1"=20'



ENLARGEMENT L-2C
SCALE: 1"=20'



ENLARGEMENT L-2D
SCALE: 1"=20'

PLANT KEY

CODE	BOTANICAL / COMMON NAME
TREES	
ABR	Acer ginnala 'Ruby Slippers'
AAS	Bailey Compact Amur Maple
ANO	Acer rubrum 'Autumn Spire'
BPL	Acer rubrum 'Northwood'
CFK	Northwood Maple
CPS	Betula pendula 'Laciniata'
OC	Outleaf Weeping Birch
UP3	Carpinus caroliniana 'JN Strain'
	Fire King Muscadine
	Celtis occidentalis 'Prairie Sentinel'
	Prairie Sentinel Hackberry
	Quercus robur x alba 'Crimschmidt'
	Crimson Spire™ Oak
	Ulmus x 'New Horizon'
	New Horizon Elm
SHRUBS	
CS5	Cornus sanguinea 'Anny's Winter Orange'
HP2	Anny's Winter Orange Dogwood
HR	Hydrangea paniculata 'Vanilla Strawberry'
PCA	Vanilla Strawberry Hydrangea
RS	Hydrangea paniculata 'AJ14'
RP	Early Evolution Hydrangea
SB2	Philadelphus coronarius 'Aureus'
SO3	Golden Mockorange
WS2	Rosa x 'Meiswoldom'
	Sweet Drift® Groundcover Rose
	Rosa x 'Meithat'
	Sweet Spirit™ Rose
	Sambucus nigra 'Black Lace'
	Black Lace Elderberry
	Syringa x 'SMNJRPI'
	Blooming Dwarf Pink Lilac
	Weigela florida 'Bokrasopin'
	Sonic Bloom® Pink Weigela

EVERGREEN SHRUBS	
CB	Chamaecyparis pisifera 'Boulevard'
JCS	Boulevard Sawara Cypress
JB	Juniperus chinensis 'Sea Green'
PM	Sea Green Juniper
PT	Juniperus chinensis 'Blue Vase'
PMP	Blue Vase Juniper
PB3	Picea pungens 'Montgomery'
TH3	Montgomery Colorado Spruce
	Pinus mugo 'Tannenbaum'
	Tannenbaum Mugo Pine
	Pinus mugo pumilio
	Dwarf Mugo Pine
	Pinus strobus 'Blue Shag'
	Blue Shag White Pine
	Thuja occidentalis 'Hetz Midget'
	Hetz Midget Arborvitae

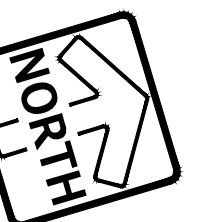
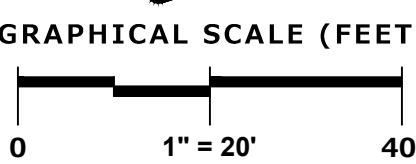
ORNAMENTAL GRASSES	
AB	Andropogon gerardii 'Blackhawks'
ML	Blackhawks Big Bluestem
SS	Miscanthus sinensis 'Little Kitten'
	Little Kitten Eulalia Grass
	Schizachyrium scoparium 'Standing Ovation'
	Standing Ovation Little Bluestem

PERENNIALS	
CC4	Coreopsis grandiflora 'Sunburst'
EE	Sunburst Tickseed
NS	Echinacea x 'PAS702917'
PT2	PowWow® Wild Berry Coneflower
	Nepeta racemosa 'Snowflake'
	Snowflake White Catmint
	Phlox paniculata 'Purple Kiss'
	Top Shelf Purple Kiss Garden Phlox

SYMBOL	BOTANICAL / COMMON NAME
--------	-------------------------

AGRECOL MIXES	
	Rain Garden
	AGRECOL RAINWATER RENEWAL SEED MIX

TURF	
	Turf Hydroseed
	Drought Tolerant Fescue Blend



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PINNACLE ENGINEERING GROUP

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IL DESIGN FIRM 184.006289-0010

BOLT 2.0

28884 N. ILLINOIS ROUTE 83

MUNDELEIN, IL

REVISIONS	
1	PER VILLAGE REVIEW
02/25/25	

LANDSCAPE ENLARGEMENT

REG JOB No. 5897.00-IL

REG PM: BDI

START DATE: 10/03/24

SCALE: 1" = 20'

SHEET

L-2

OF

L-3

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GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT J.U.L.I.E.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

- ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- PREPARATION OF SOIL PRIOR TO SEEDING
 - REFER TO CIVIL PLANS FOR SOIL MIXTURE.
 - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
 - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
 - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP

- ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
- WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:

- MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
- BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
- BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
- COVER SEED WITH $\frac{1}{4}$ -INCH TO $\frac{1}{2}$ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
- ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
- KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

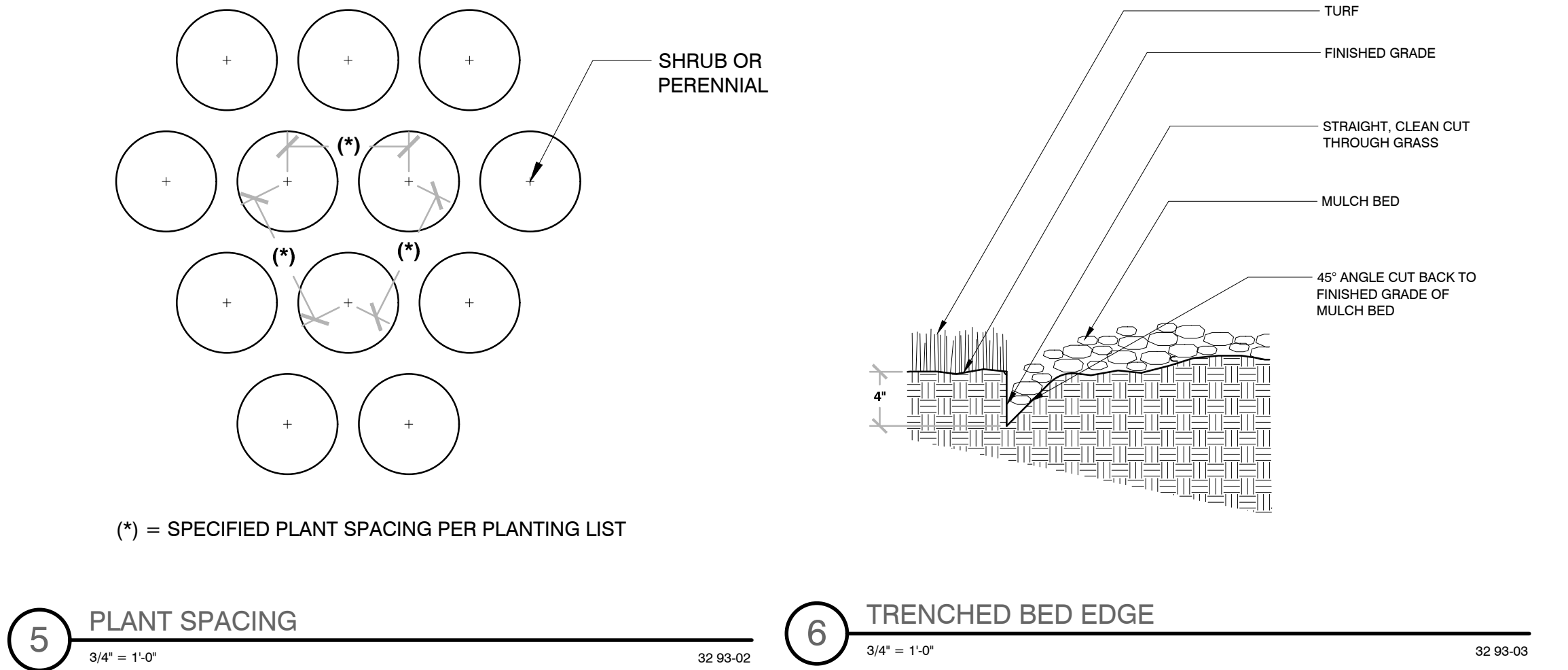
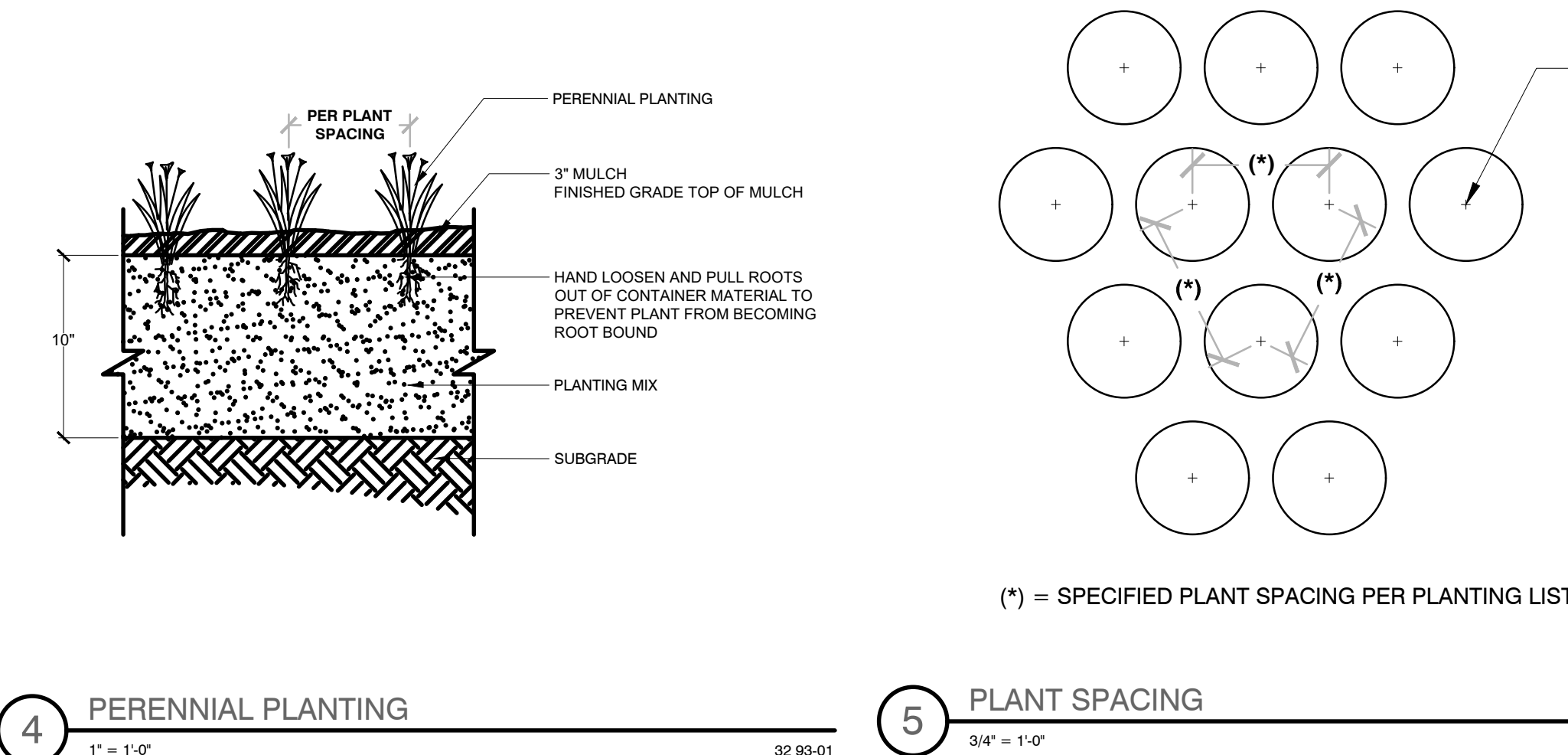
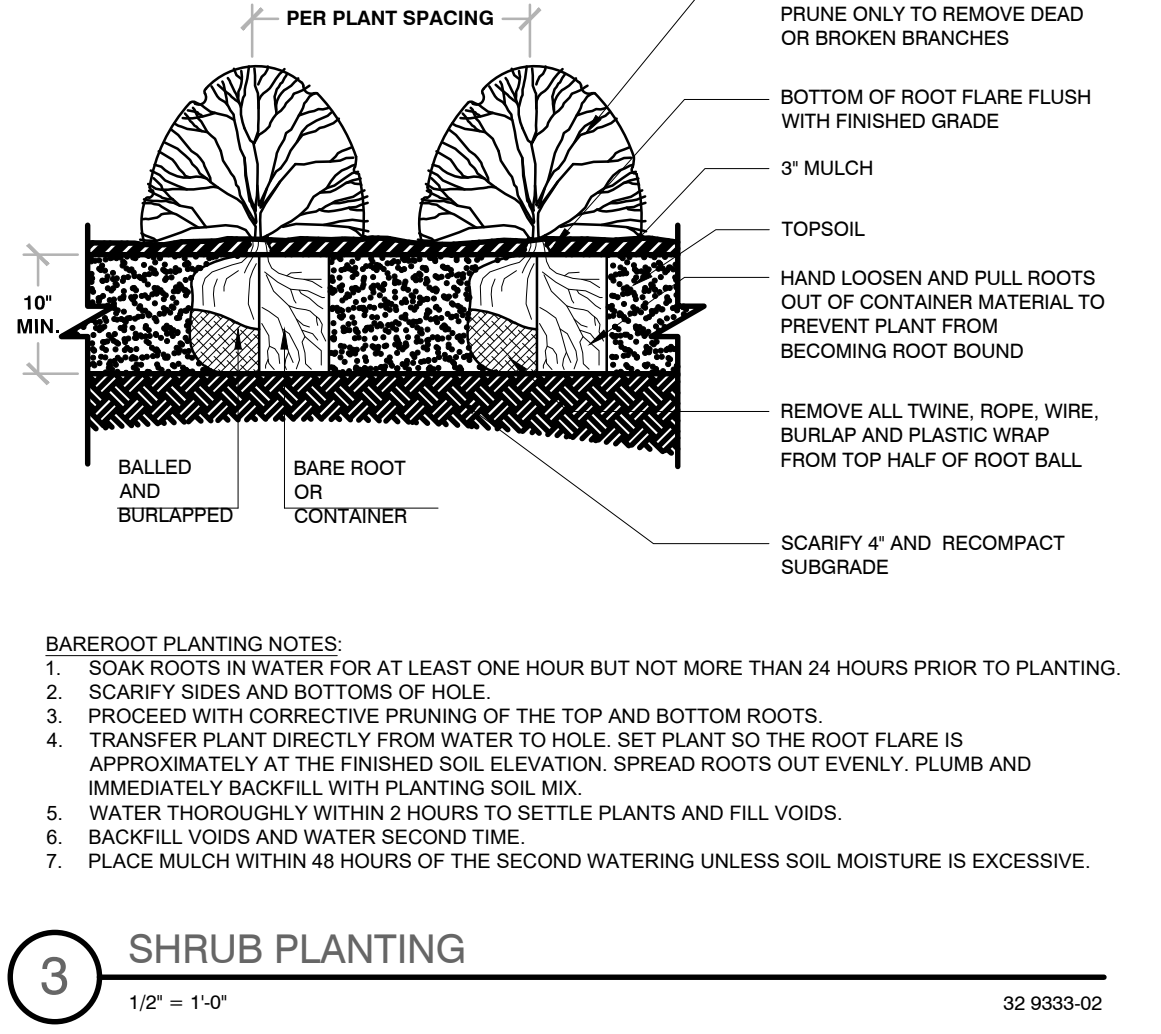
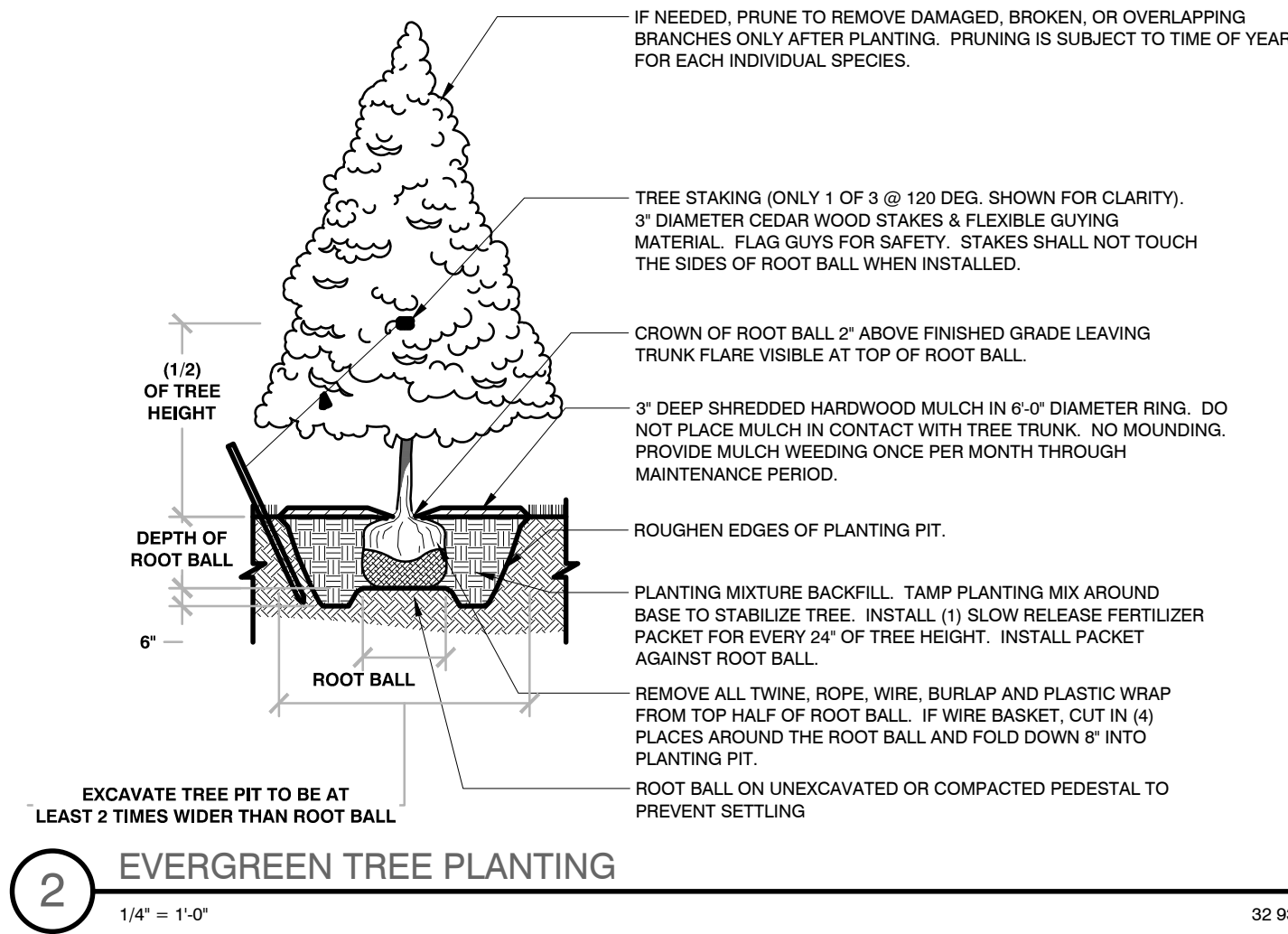
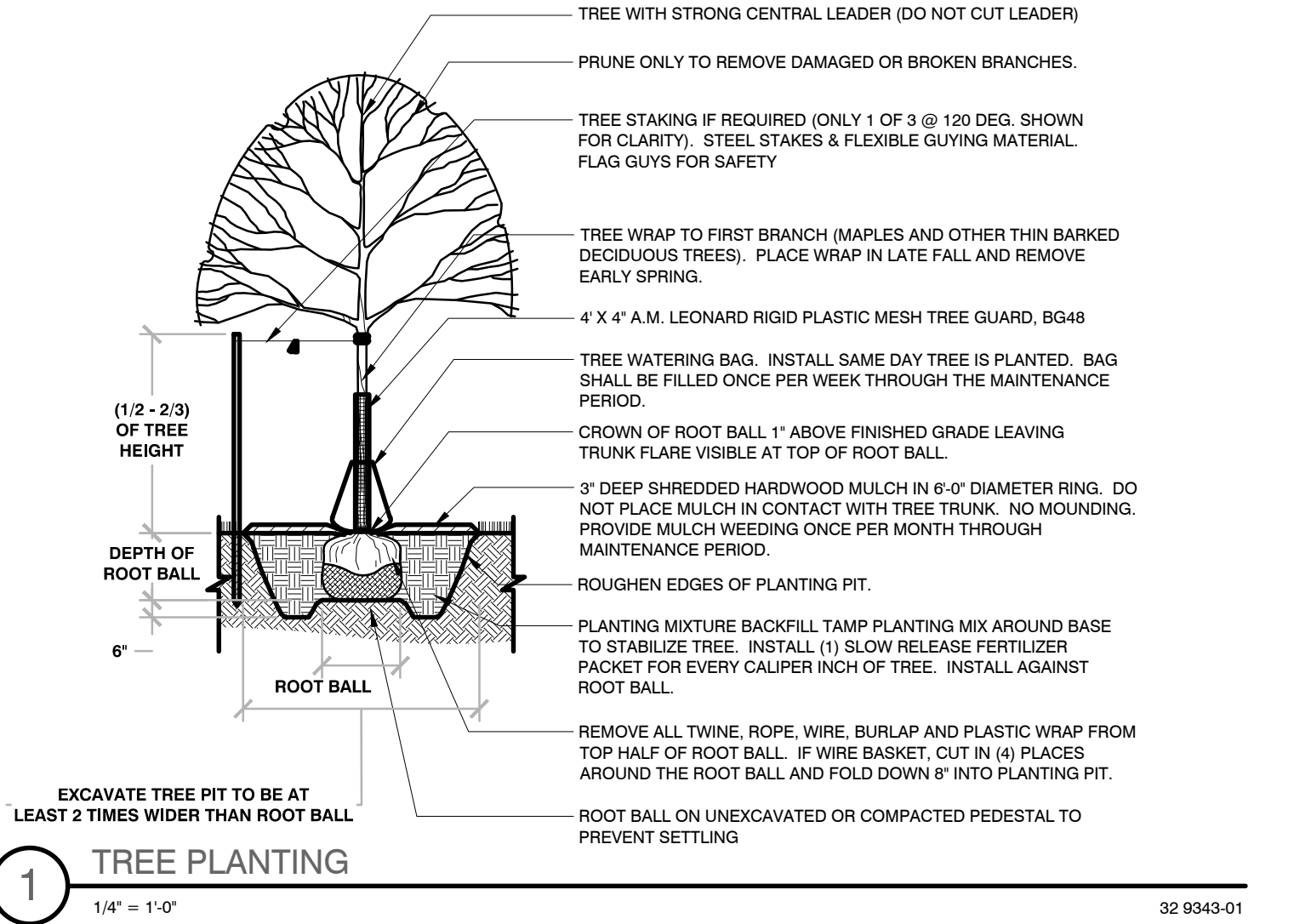
WEED SUPPRESSION MEASURES:

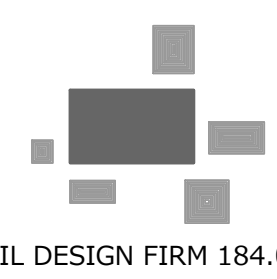
1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.





PINNACLE ENGINEERING GROUP
IL DESIGN FIRM 184.006289-0010

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

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CHICAGO | MILWAUKEE | NATIONWIDE

BOLT 2.0

28884 N. ILLINOIS ROUTE 83

MUNDELEIN, IL

REVISIONS			
1	PER VILLAGE REVIEW	02/25/25	

LANDSCAPE NOTES & DETAILS

REG JOB No. **5987-00-11**

REG PM **BOL**

START DATE **10/03/24**

SCALE **VARIES**

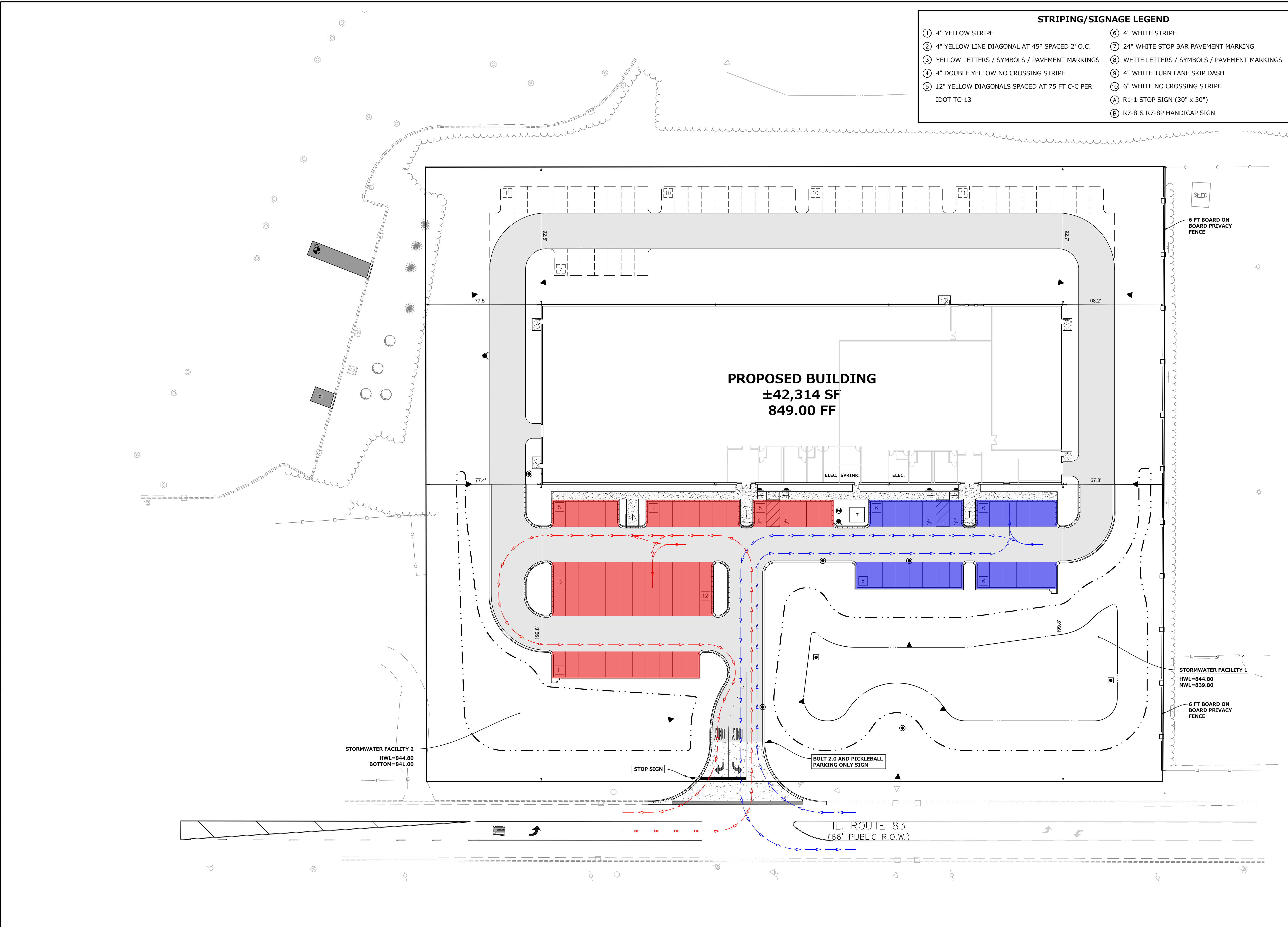
SHEET

L-3

OF

L-3

2/26/2025 11:17 AM - 2: Projects\2024\5897.00-IL\000 - CAD\FINAL\EXHIBITS\5897.00-IL VEHICLE MOVEMENT AND SIGNAGE EXHIBIT.dwg
DESIGNED: SSS
REVIEWED: BDJ
DRAFTED: SSS

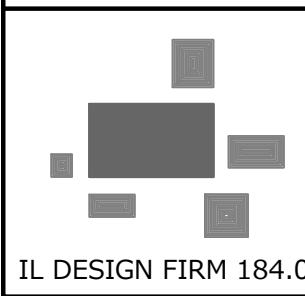


STRIPING/SIGNAGE LEGEND			
①	4" YELLOW STRIPE	⑥	4" WHITE STRIPE
②	4" YELLOW LINE DIAGONAL AT 45° SPACED 2' O.C.	⑦	24" WHITE STOP BAR PAVEMENT MARKING
③	YELLOW LETTERS / SYMBOLS / PAVEMENT MARKINGS	⑧	WHITE LETTERS / SYMBOLS / PAVEMENT MARKINGS
④	4" DOUBLE YELLOW NO CROSSING STRIPE	⑨	4" WHITE TURN LANE SKIP DASH
⑤	12" YELLOW DIAGONALS SPACED AT 75 FT C-C PER IDOT TC-13	⑩	6" WHITE NO CROSSING STRIPE
		A	R1-1 STOP SIGN (30" x 30")
		B	R7-8 & R7-8P HANDICAP SIGN

SITE DATA TABLE	
LOT AREA:	4.702 ACRES (204,838.8 SF)
BUILDING	
BUILDING AREA:	±42,314 SF
PARKING	
REQUIRED PARKING (3 STALLS / 1,000 SF):	127 STALLS
PROPOSED PARKING:	78 STALLS INCLUDING 4 ADA
FUTURE PARKING:	49 STALLS
TOTAL PARKING PROVIDED:	127 STALLS
STORMWATER FACILITIES	
STORMWATER FACILITY 1	
TOP OF BERM	= 845.80
EMERGENCY SPILLWAY ELEVATION	= 845.00
HWL	= 844.80
NWL	= 839.80
BOTTOM	= 839.70
PROVIDED DETENTION	= 1.872 AC-FT
STORMWATER FACILITY 2	
TOP OF BERM	= 846.00 (MIN.)
HWL	= 844.80
BOTTOM	= 841.00
PROVIDED DETENTION	= 0.397 AC-FT
STORMWATER DETENTION AND VOLUME CONTROL	
TOTAL REQUIRED DETENTION	= 2.224 AC-FT
TOTAL PROVIDED DETENTION	= 2.268 AC-FT
TOTAL VOLUME CONTROL REQUIRED	= 0.121 AC-FT
TOTAL VOLUME CONTROL PROVIDED	= 0.140 AC-FT
OUTLET CONTROL STRUCTURE (STM-2)	
RIM	= 846.40
INTERNAL WEIR WALL ELEVATION	= 844.80
100-YEAR ORIFICE ELEVATION	= 842.10
ORIFICE SIZE	= 3.20 INCHES
2-YEAR ORIFICE ELEVATION	= 839.00
ORIFICE SIZE	= 2.00 INCHES

PARKING LEGEND	
	BOLT 2.0 PARKING
52	STALLS (INCLUDING 2 ADA STALLS)
	PICKLEBALL PARKING
26	STALLS (INCLUDING 2 ADA STALLS)

VEHICLE MOVEMENT LEGEND	
→	BOLT 2.0 VEHICLE MOVEMENT
→	PICKLEBALL VEHICLE MOVEMENT



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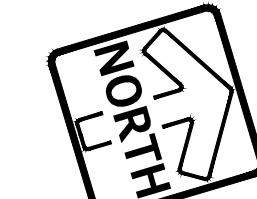
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(847) 551-5300

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BOLT 2.0
28884 N. ILLINOIS ROUTE 83
MUNDELEIN, IL

REVISIONS	

VEHICLE MOVEMENT AND SIGNAGE EXHIBIT



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

PEJ JOB No. 5897.00-IL
BDJ
START DATE 10/03/24
SCALE 1" = 30'

SHEET
1
OF
1







To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of March 5, 2025

Subject: PUBLIC HEARING - PZC-21-2024 - 540 N Seymour Avenue - Townhomes

Attachments:

1. Location Map
2. Certificate of Publication
3. Petitioners Packet

Background:

The Community Development Department received a variance application from property owner Willard Strom, who plans to construct a four-unit townhouse at 540 N. Seymour Avenue. Situated within the C5-C Downtown Zoning District, this zoning allows for the development of townhomes with three or more units. However, due to the lot's unique shape and size, Mr. Strom requests a variance from the Zoning Ordinance to allow the townhouse to face north, toward the interior property line, rather than east, towards the front property line along Seymour Avenue.

Mr. Strom initially reached out several years ago to better understand the process and requirements for his project. At that time, the Village was in the process of installing a new parking lot directly to the north of the subject property, which would include a buffer zone of roughly 2,000 square feet between the subject property and the parking lot. Mr. Strom engaged with Village staff about the possibility of acquiring this buffer to help create a more welcoming entrance to the building as shown in Figure 1. After receiving preliminary approval, he proceeded with the architectural design and land acquisition from the Village.

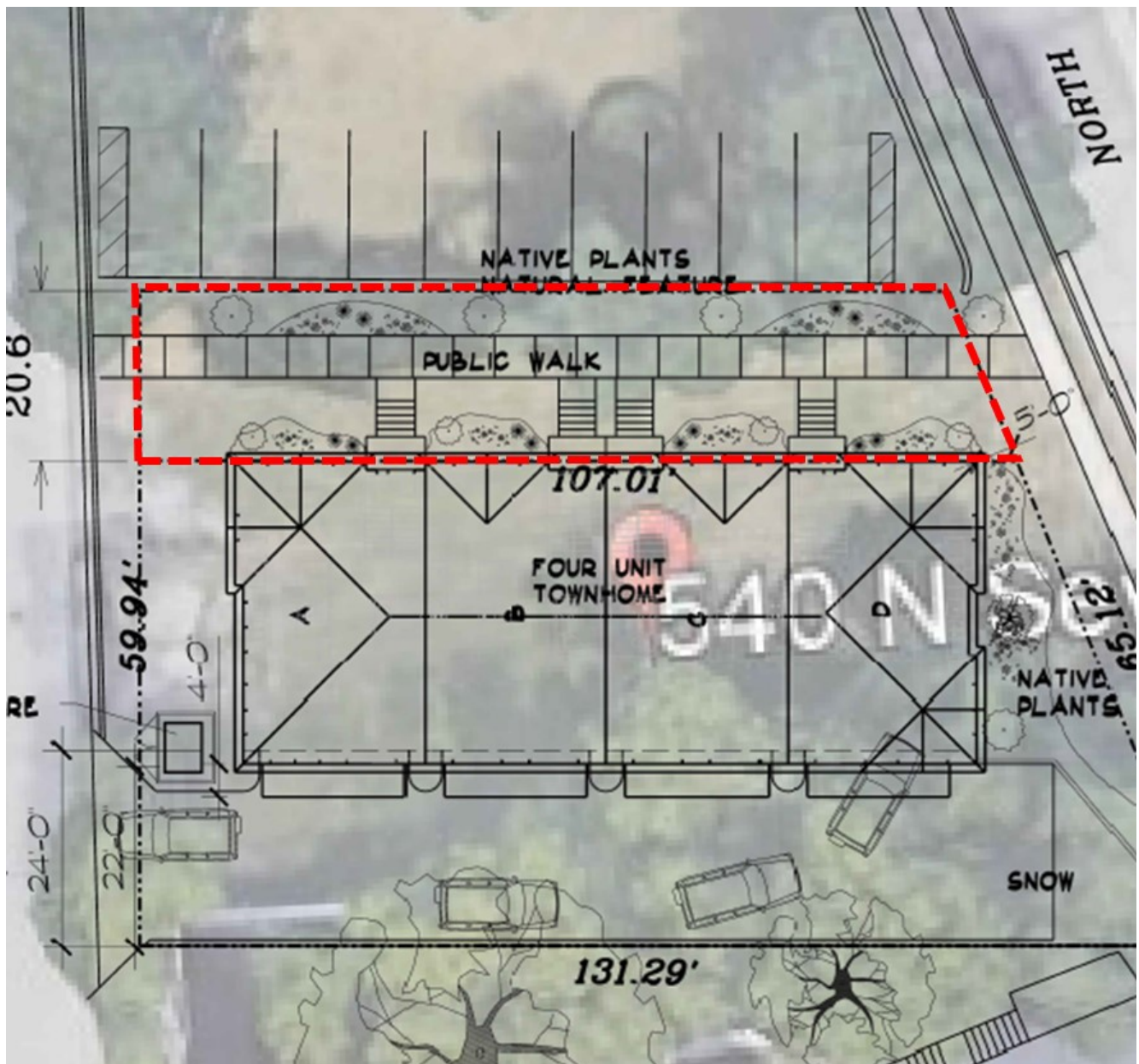


Figure 1 Village Property to accommodate the building entrance and sidewalk

The proposed townhouse development consists of four units, each approximately 1,700 square feet, with two and a half baths, three bedrooms, and an attached two-car garage. The additional land will accommodate a sidewalk and the entrance to the building. If the variation is approved, Mr. Strom anticipates beginning construction in early spring of this year.



Figure 2 Rendering of proposed townhomes

Variances Requested

Section 20.36.050(E)(1)(a) of the Zoning Ordinance outlines orientation for buildings in the C-5 Downtown Zoning District. Notably, it requires all buildings to be oriented with its primary facade towards the primary public street on which it fronts, Seymour Avenue. The proposed building does not face the primary street, but the interior lot line adjacent to the public parking lot. However, it does connect the main entrances to the public sidewalk along Seymour Avenue through a private walkway.

Department Comments

There are no outstanding Department Comments, however, the following comments were provided during the Departmental Review Process on the first proposal:

Public Works and Engineering Department

- **Site Engineering:** Site engineering details will be addressed and finalized during the permitting stage to ensure compliance with all relevant regulations and standards.

Community Development Department

- **Unit Orientation:** It was recommended that the first unit along Seymour Avenue be oriented to face directly onto Seymour Avenue. This adjustment would reduce the number of units facing the interior side lot line to just three, thereby improving the overall streetscape and enhancing the visual appeal of the development along the avenue.

- Fence Design: The colored rendering depicted a stockade fence parallel to Seymour Avenue. The Village suggested considering a more aesthetically pleasing option, such as an ornamental iron fence, complemented with trees or other landscaping elements to provide both screening and a more inviting appearance.
- Refuse Container Location: The plans did not indicate a designated area for the refuse container. It was recommended that the refuse container be placed at the rear of the property, near the alley, and shielded from view along Seymour Avenue to maintain a clean and visually appealing streetscape.

Public Comments

There are no public comments.

Comprehensive Plan

The Comprehensive Plan defines the Downtown area as a mix of residential and commercial uses. Where residential density is encouraged downtown as it will help support the desired commercial environment.

Analysis

Mr. Strom demonstrated his commitment to this project over the years through ongoing communication with the Village and responsiveness to staff feedback. While the building and units faces the interior side lot line, the design adheres to the zoning ordinance's other aesthetic requirements. The unique nature of the lot dictates that the proposed number of units and their respective entrances would not fit within the available width of the property if all entrances were required to face Seymour Avenue. This would have necessitated shared entrances for some units or a reduction in the overall number of units to accommodate entrances facing the street. The response to staff's request to orient the eastern unit along Seymour Avenue was designing the façade of the side-facing units to carry over the characteristics of the front facade.

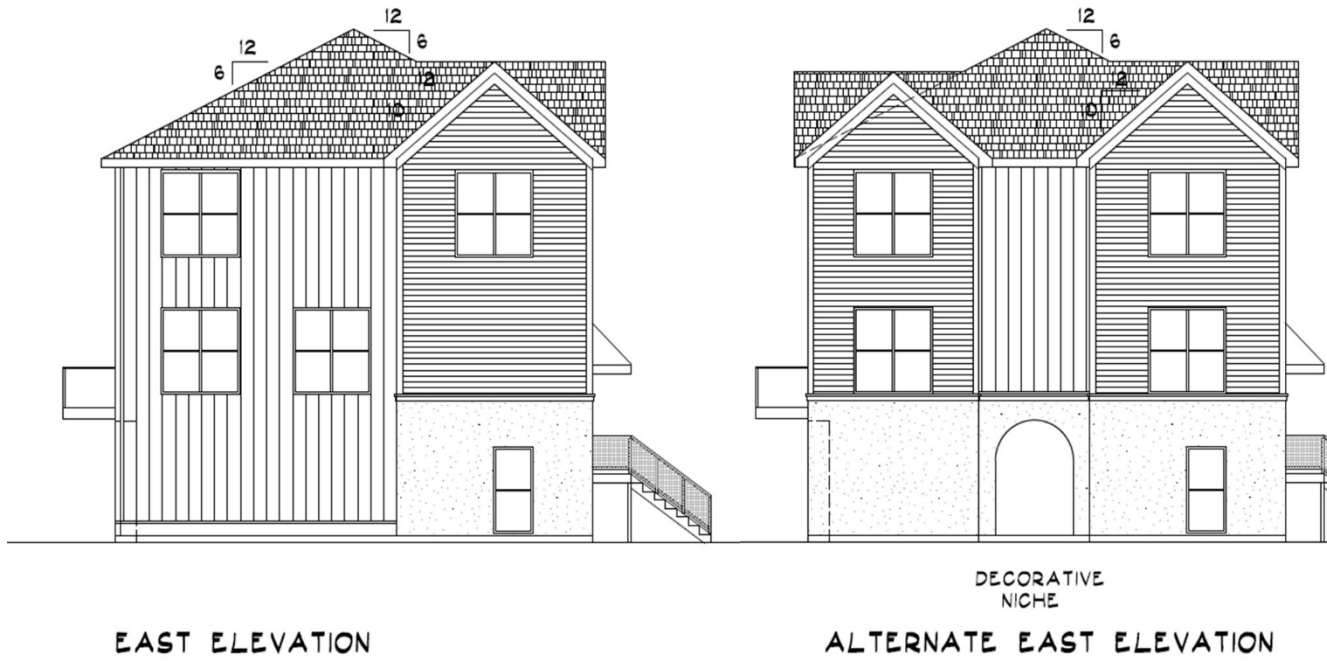


Figure 3 Original Elevation vs. Revised Elevation along Seymour Avenue

Mr. Strom’s initial renderings featured a simple stockade wooden fence. While there are no specific requirements for the type or material of the fence, staff encouraged a more visually appealing design that better complements the surrounding environment. As an alternative, staff suggested an iron fence, similar to the one used at Morris Station. This style is considered more welcoming, aesthetically pleasing, and in harmony with the building’s materials, ultimately enhancing the overall design. To maintain the privacy typically provided by a stockade fence, staff recommended incorporating landscaping, such as bushes, on either side of the fence. Mr. Strom provided two alternatives to the plain stockade fence, both of which would be suitable for the area, though there remains a preference for the iron fence due to its superior aesthetic and integration with the surroundings, including the new development across the street. This project follows some guidance within Mundelein’s Residential Design Guidelines, particularly with its proposed access through the alley. Staff also recommended that the refuse area be located at the rear of the property, along the alley, to minimize visibility from the primary street. This design choice is consistent with other properties adjacent to the alley, all of which have designated refuse areas at the rear.

Overall, this development is situated within the redevelopment area of Downtown Mundelein, where new projects are expected to raise the bar in terms of aesthetics and quality. In addition to enhancing the local environment, this development contributes to addressing the national shortage of housing by maximizing the potential of the lot. By orienting the building thoughtfully, Mr. Strom is ensuring that the property makes the most efficient use of the available space.

Recommendation:

Motion to recommend approval/denial of a variation to Section 20.36.050(E)(1)(a) of the Zoning Ordinance, requesting a waiver from the building orientation requirement to permit the primary

façade of the building to be oriented in a direction other than the primary public street, within the C5-C Downtown Zoning District, for the property located at 540 N. Seymour Avenue. It should also be noted that this request is part of a land acquisition request to be considered by the Village Board. These plans will only be valid with the approval of the land acquisition at the Board level.

An aerial photograph of a residential neighborhood. A specific lot is highlighted with a red outline. This lot is situated between a street on the left and a railroad track on the right. It contains a grassy area with some trees and a small, dark structure. The surrounding area includes various houses, parking lots with cars, and other residential lots outlined in yellow.

NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on March 5, 2025,
at 7:00 p.m., a public hearing will be held before the
Village of Mundelein Planning and Zoning Commission
at Mundelein Village Hall, 300 Plaza Circle,
Mundelein, Illinois. The hearing will address a petition
submitted by Willard Strom, who is requesting a Vari-
ance from Section 20.36.050(E)(1) to waive the build-
ing orientation and pedestrian access requirements in
the C5-C zoning district at 540 N. Seymour Avenue,
Mundelein, IL (PIN 11-19-315-020), in accordance with
the application on file with the Village of Mundelein.
If you cannot attend the meeting in-person and you
wish to submit a question or comment to be provided
to the Planning and Zoning Commission, please email
your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary"
in the subject line. Comments received during the
meeting, but after the public commentary portion has
ended, will be provided to the Commission Members
after the meeting.
CASE NO.: PZC-21-2024
The name and address of the Owner/Petitioner:
Willard Strom
19458 W. Harvard Avenue
Mundelein, IL 60060
This Notice is an invitation to all interested individuals
to submit oral or written testimony or other evidence
concerning the above case to the Village of Mundelein
Planning and Zoning Commission at planning@mundelein.org. Comments received by 5:00 p.m.
CT on February 27, 2025, will be included in the meet-
ing agenda packet. Comments received after this date
will be provided to the Commissioners on the day of
the public hearing. For any questions, individuals are
encouraged to contact the Village of Mundelein at
(847) 949-3282.
The Planning and Zoning Commission's actions are not
final for this case. The Planning and Zoning Commis-
sion will forward its findings and recommendations to
the Village Board of Trustees for final consideration
and action.
Dated at Mundelein, Illinois, this 17th day of February
2025.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald Feb. 18, 2025 (280035)

CERTIFICATE OF PUBLICATION

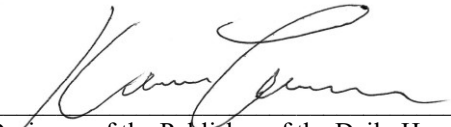
Paddock Publications, Inc.

Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/18/2025 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 280035 *LAKE*

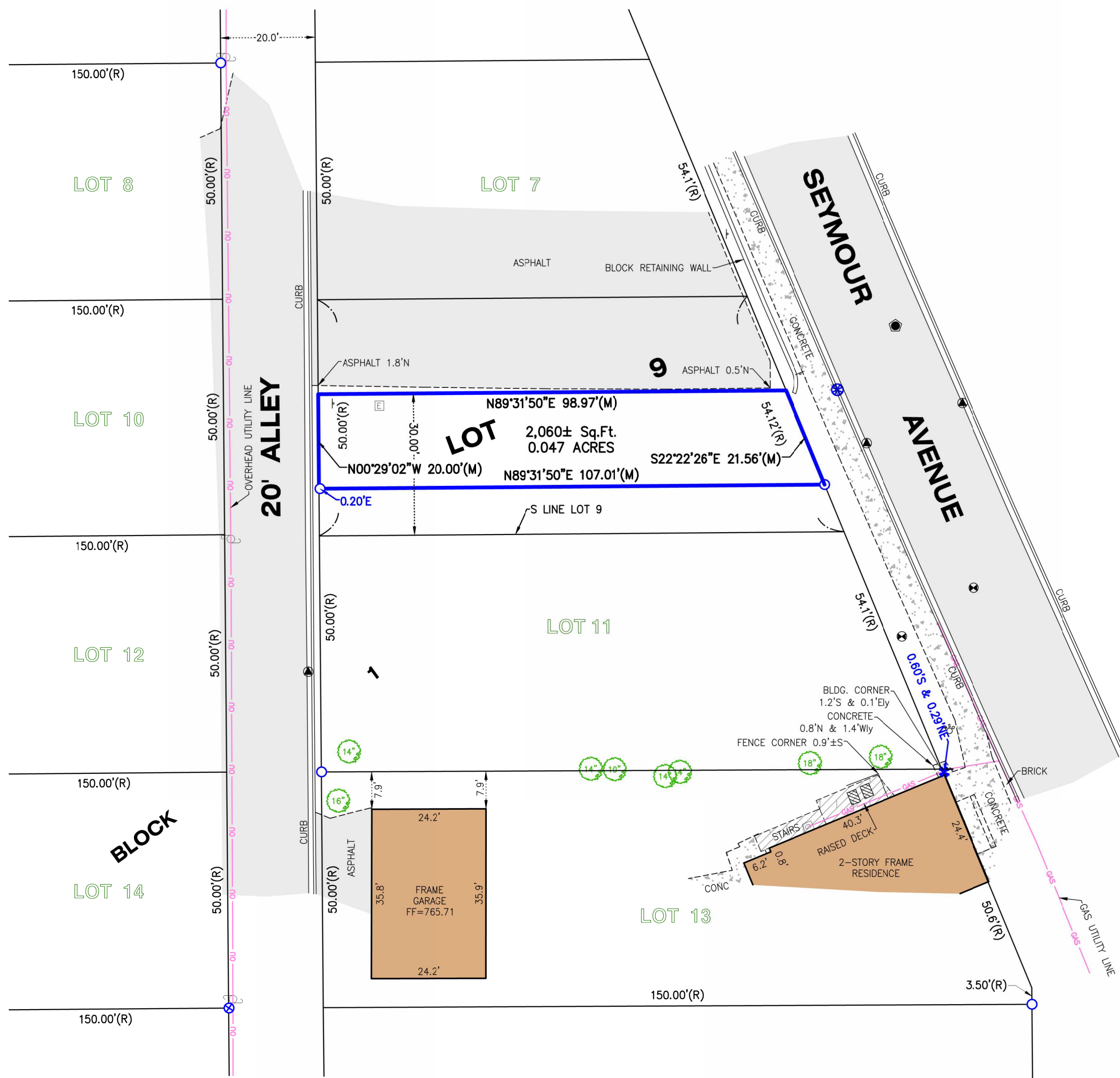




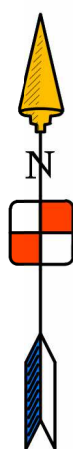
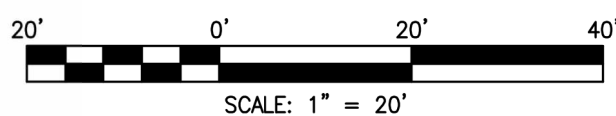
Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

The North 20.00 feet of the South 30.00 feet of Lot 9 in Block 1 of the Town of Holcomb (now Mundelein), being a Subdivision of part of the Southwest Quarter of Section 19, and the Northwest Quarter of Section 30, Township 44 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded June 10, 1886 as Document No. 33999, in Book 'A' of Plats, page 58, in Lake County, Illinois.



LEGEND	
	AIR CONDITIONER
	CATCH BASIN
	ELECTRIC METER
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND MAG NAIL
	GAS METER
	SANITARY MANHOLE
	SET CROSS
	SIGN
	STORM MANHOLE
	TREE
	UTILITY POLE
	VALVE VAULT
	WATER SHUT-OFF
(D)	DEED
(R)	RECORD
(M)	MEASURE



CLIENT: WILLARD STROM
DRAWN BY: JGK CHECKED BY: TVA
SCALE: 1"=20' SEC. 19 T. 44 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 11-19-315-019
JOB NO.: 240800 I.D. LSV
FIELDWORK COMP.: 09/21/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF:
PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

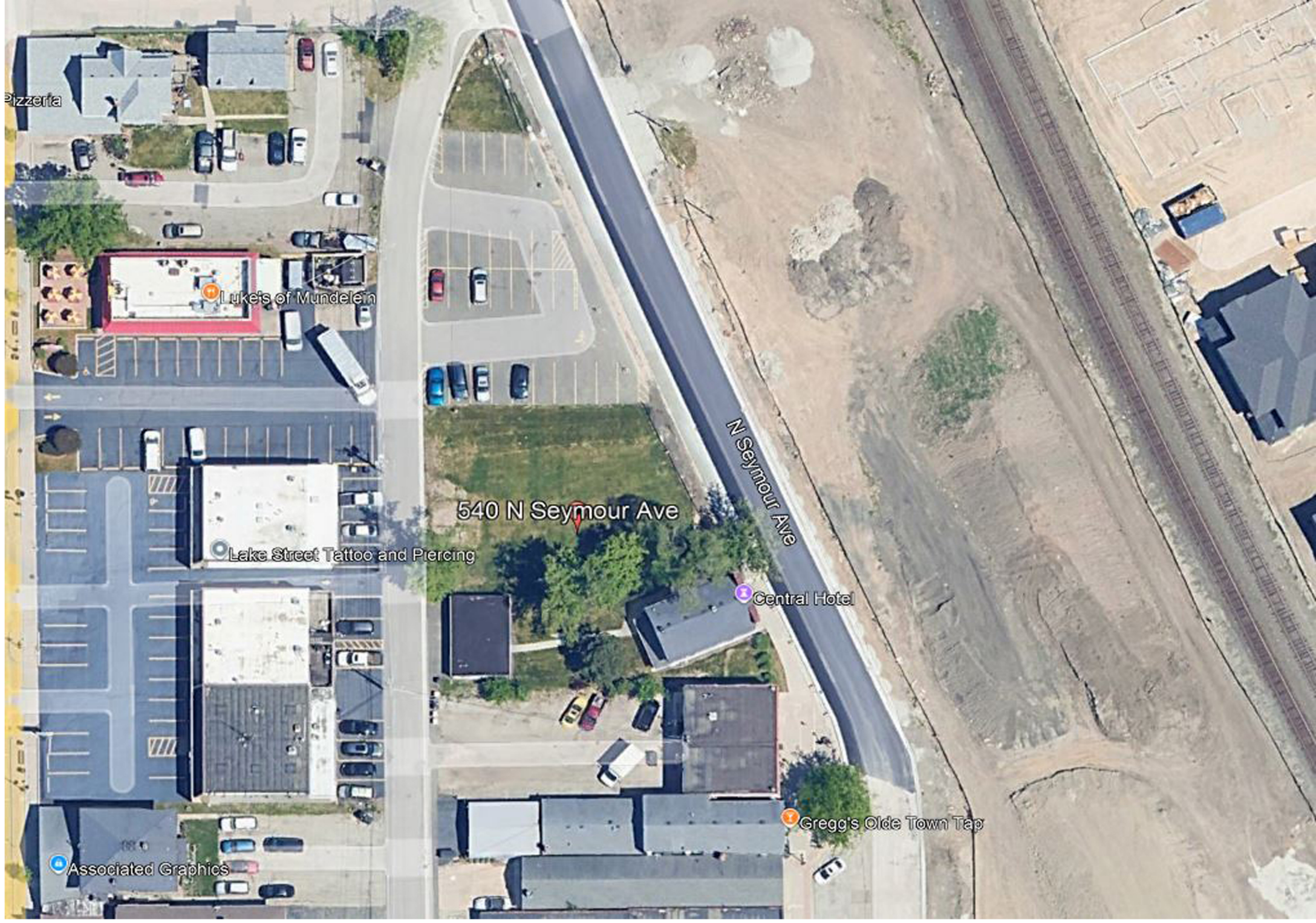
In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 2/13 A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By:
Illinois Professional Land Surveyor No. 3055





Aerial Site Photo



View West from Seymour Ave.



View NW from Seymour Ave.



View NW from Seymour Ave.



View South along Seymour Ave.



View SW from Seymour Ave.



View SE from Alley



View SE from Alley

New Townhomes
540 N Seymour Ave
Mundelein Illinois

INDEX TO DRAWINGS

A1	SITE PLAN
C1	CIVIL ENGINEERING COVER SHEET
C2	EXISTING CONDITIONS
C3	SITE AND UTILITY PLAN
C4	GRADING AND EROSION PLAN
C5	NOTES
C6	DETAILS
C7	DETAILS
A2	INTERIOR UNITS FLOOR PLAN
A3	CORNER UNITS FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	ARCHITECTURAL RENDERING
A6	SITE BIRD'S EYE VIEW

GENERAL CONDITIONS

The General Conditions shall be AIA Document A-205 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT dated 2007 and shall be included as a part of the Contract Documents.

Contractor shall maintain insurance coverage throughout the term of the Project in accordance with the aforementioned General Conditions and the following minimum amounts:

1. Workman's Compensation: As required by governing laws.
2. Comprehensive General Liability and Indemnification (including deductibles)
\$500,000.00 (each occurrence)
\$1,000,000.00 (aggregate)
3. Auto Insurance
\$1,000,000.00 (aggregate)
4. Property Damage
\$1,000,000.00 (each occurrence)
\$1,000,000.00 (aggregate)

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
THE 2014 ILLINOIS PLUMBING CODE
THE 2017 NATIONAL ELECTRICAL CODE
2018 ILLINOIS STATE ACCESSIBILITY CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
THE VILLAGE OF MUNDELEIN MUNICIPAL CODE

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were drawn by me or under my direct supervision and to the best of my knowledge and belief conform to all applicable codes and ordinances of the Village of Mundelein, Illinois.

Michael S. Kollman, Licensed Architect, Illinois No. 001-11653

SITE AND ZONING DATA

CLASSIFICATION ZONE - C5-C
LOT AREA - 7,130 SQ. FT.
FRONT YARD - 5'-15'
CORNER SIDE YARD - 0'-10'
SIDE YARD - 0'
REAR YARD - 0'

MAX HEIGHT - 45'

MIN. NUMBER OF ATTACHED UNITS - 3
MAX LOT COVERAGE- NONE ADHERE TO LCWDO

PROPOSED BLD'G COVERAGE - 45.3% = 3229 SQ. FT.
PROPOSED LOT COVERAGE- 78% = 5563 SQ. FT.

SEE CIVIL ENGINEERING C-2 FOR CALCULATIONS

BUILDING DATA

OUTSIDE CORNER UNITS

BASEMENT GROSS FLOOR AREA 195 SQ. FT.
FIRST FLOOR GROSS AREA 815 SQ. FT.
SECOND FLOOR GROSS AREA 815 SQ. FT.
GARAGE GROSS AREA 472 SQ. FT.
FRONT PORCH GROSS AREA 28 SQ. FT.
REAR DECK GROSS AREA 70 SQ. FT.

TOTAL CONDITIONED SPACE 1825 SQ. FT.

INTERIOR UNITS

BASEMENT GROSS FLOOR AREA 208 SQ. FT.
FIRST FLOOR GROSS AREA 800 SQ. FT.
SECOND FLOOR GROSS AREA 800 SQ. FT.
GARAGE GROSS AREA 472 SQ. FT.
FRONT PORCH GROSS AREA 28 SQ. FT.
REAR DECK GROSS AREA 70 SQ. FT.

TOTAL CONDITIONED SPACE 1795 SQ. FT.

GENERAL NOTES

CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO EXCAVATIONS. CONTACT J.U.L.I.E. @ 1-800-8332-0123 AT LEAST 48 HOURS PRIOR TO START OF WORK.

ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE EXCEPT AS REQUIRED FOR BACKFILLING OF EXCAVATIONS.

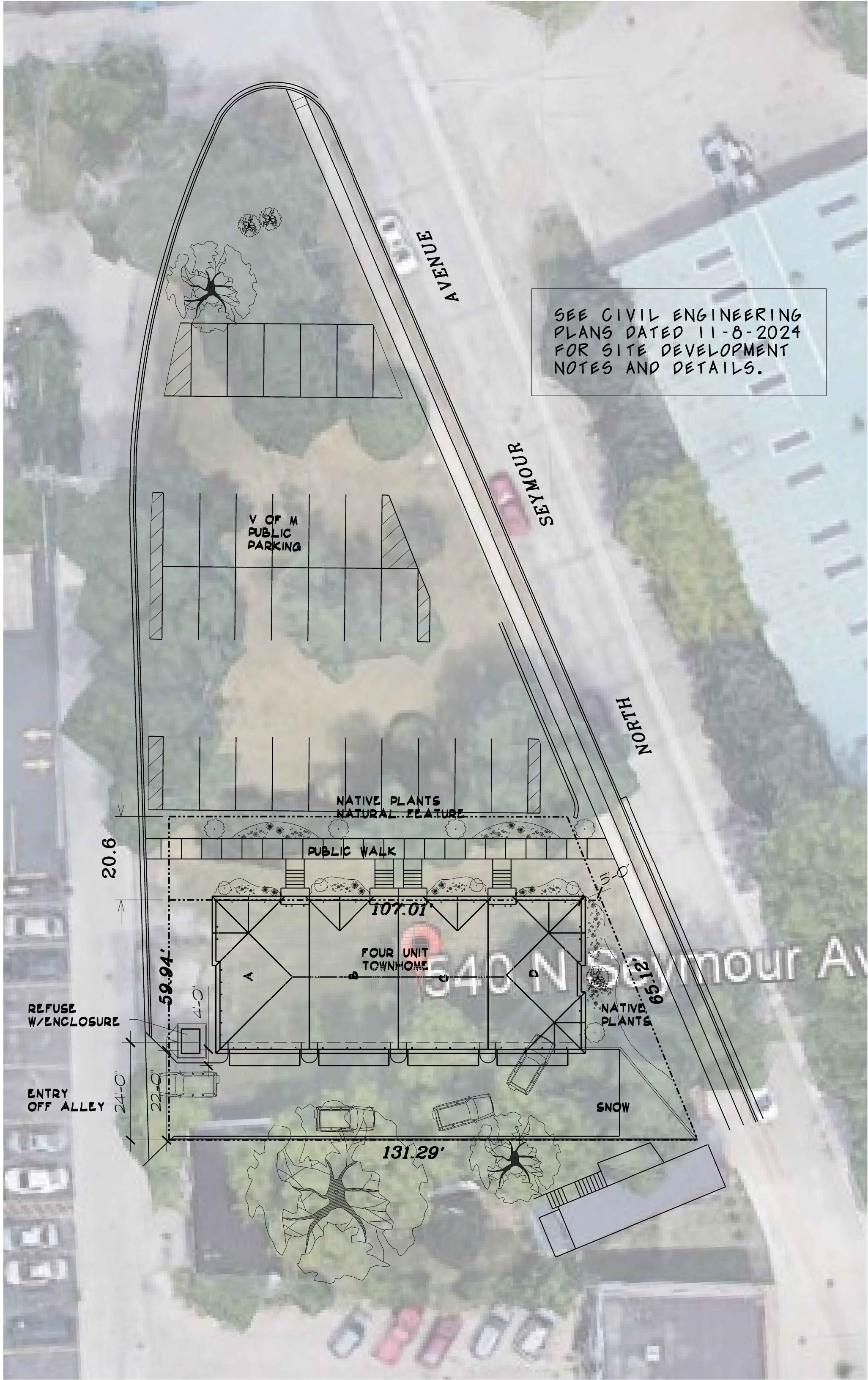
SITE EXCAVATIONS TO BE PROTECTED FROM EROSION AS REQ'D.
ALL PLANTS, TREES AND SHRUBS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC.

SITE TO BE FINAL GRADED AS REQUIRED TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING.

PROTECT ALL TREES WITHIN THE VICINITY OF THE CONSTRUCTION AREA WITH TEMPORARY FENCES TO PREVENT DAMAGE TO TREES AND ROOT SYSTEMS. FENCES SHALL BE PLACED AT THE TREE'S DRIP LINE TO PREVENT EQUIPMENT AND MATERIALS FROM DISTURBING THE TREE'S ROOT SYSTEM.

DO NOT STOCKPILE ANY MATERIAL AROUND BASE OF TREES.

OWNER TO PROVIDE LANDSCAPING, WALKS AND SITE RESTORATION.



PRELIMINARY SITE PLAN- ALT

Wexler/Kollman

Wexler/Kollman P.C., Ltd.
16595 Easton Avenue
Prairie View, Illinois 60069
847-913-0407

New Townhomes
540 N Seymour Avenue
Mundelein Illinois

REVISIONS

PROJECT NO. 0721

SHEET NO.

DATE: FEB. 12, 2025

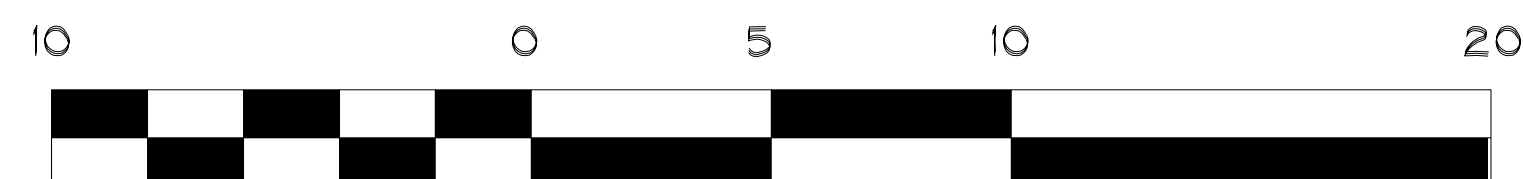
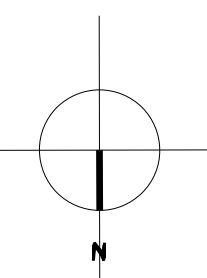
A1

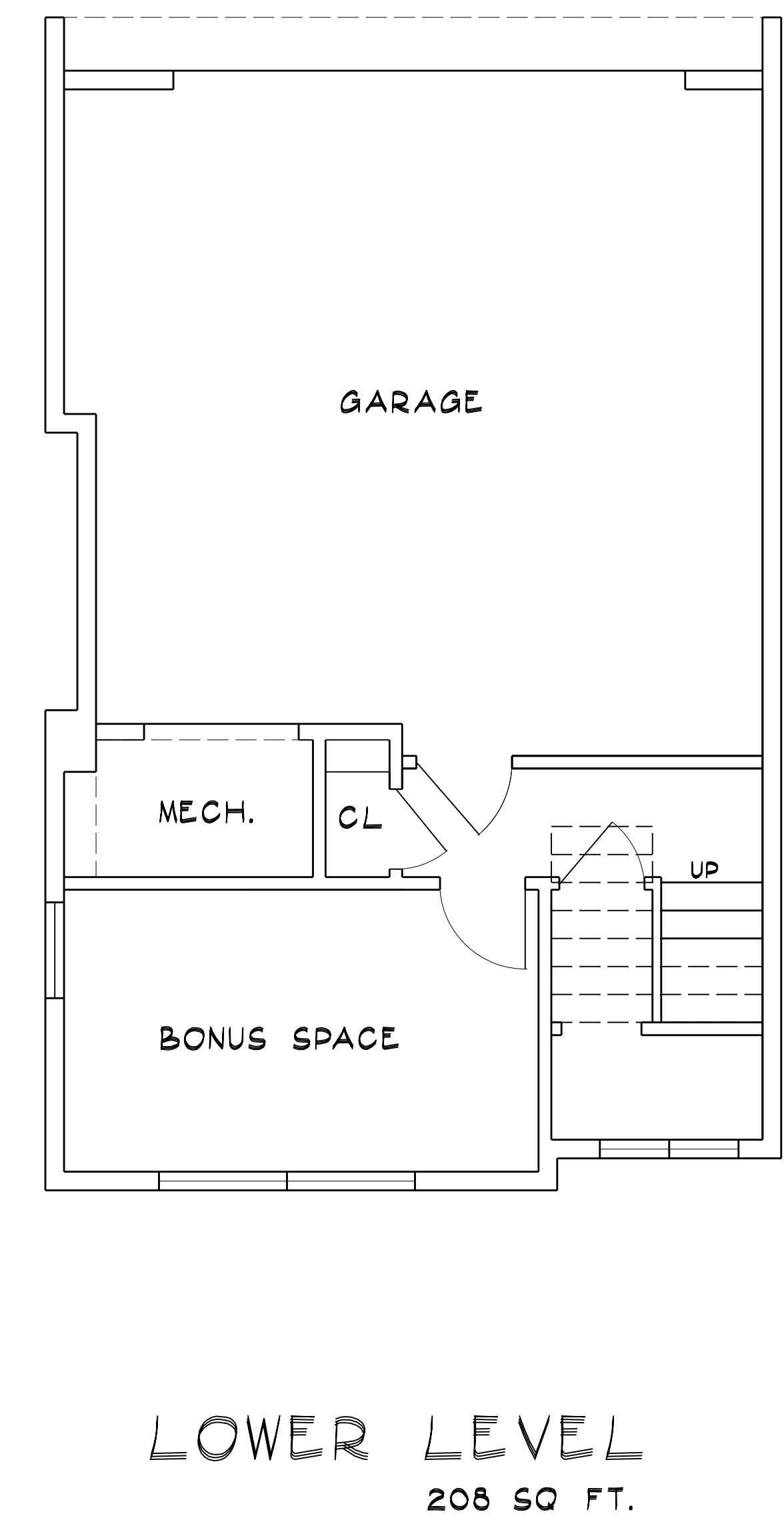
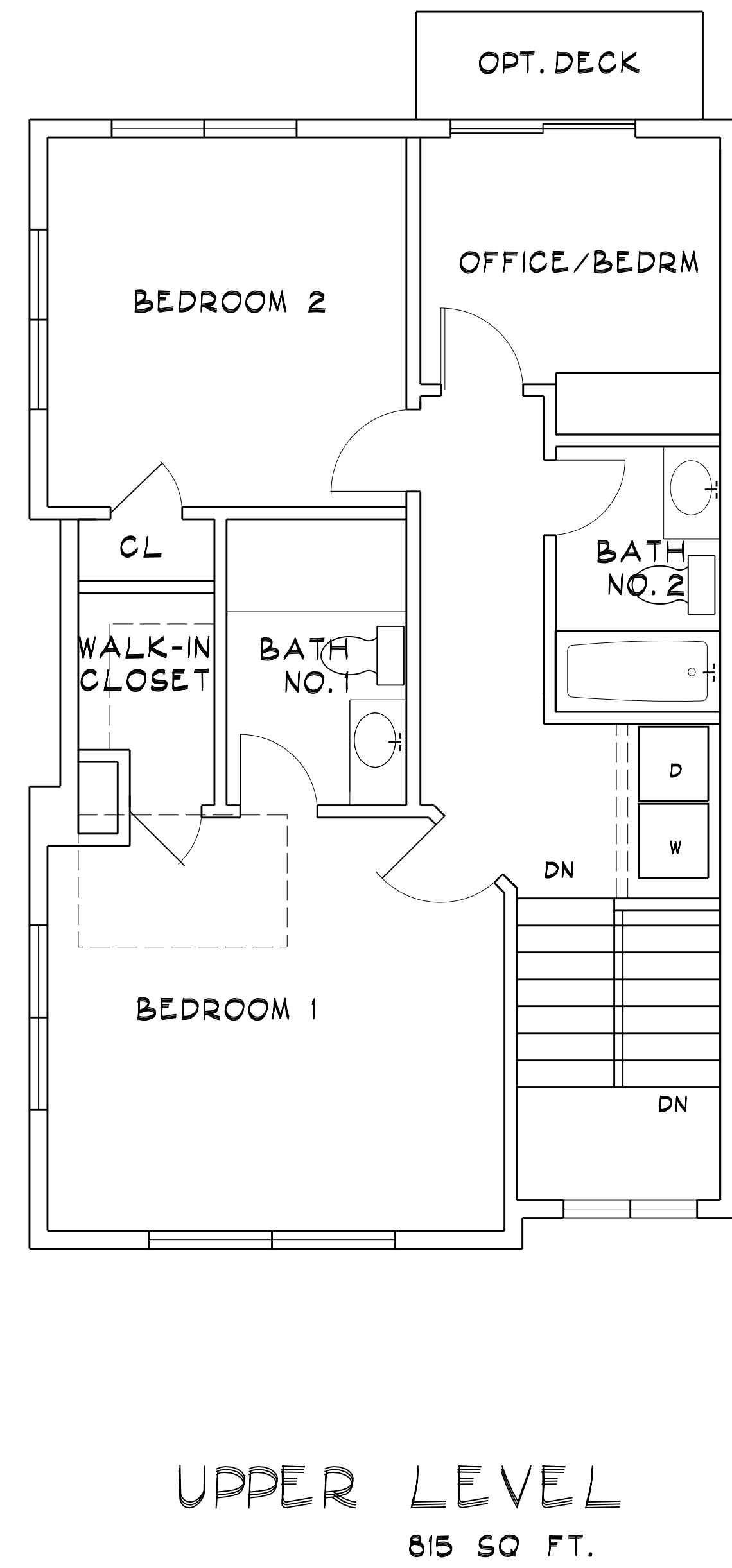
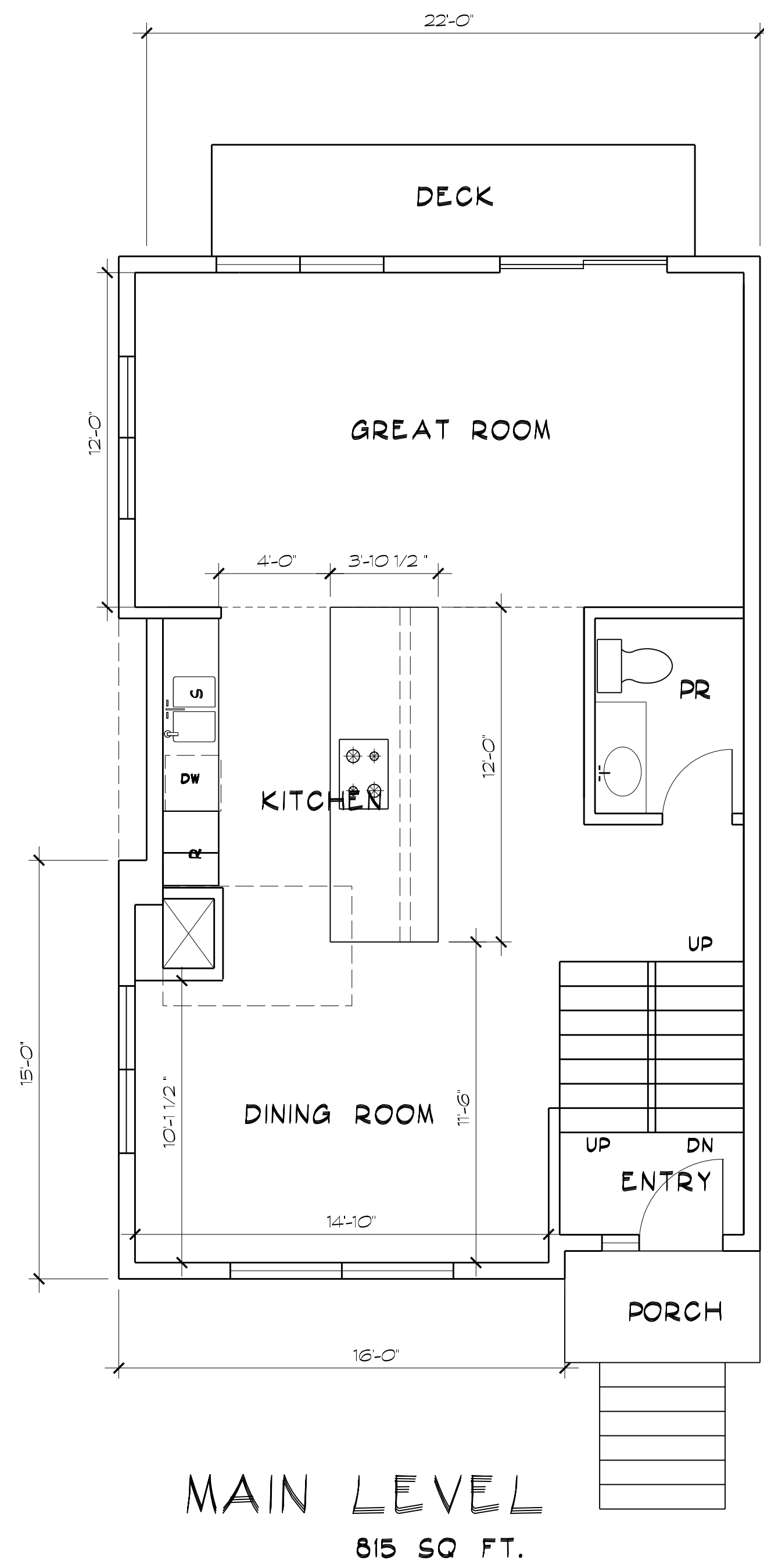


TYPICAL UNIT FLOOR PLANS

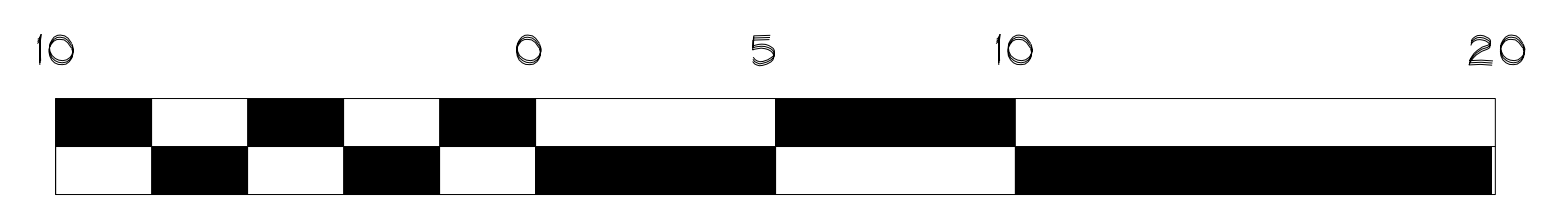
1/4" = 1'-0"

1795 SQ. FT. PER UNIT

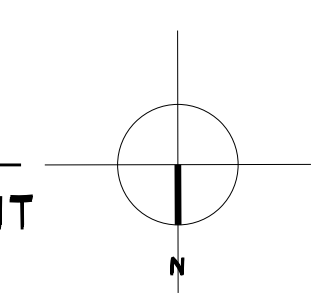




CORNER UNIT FLOOR PLANS

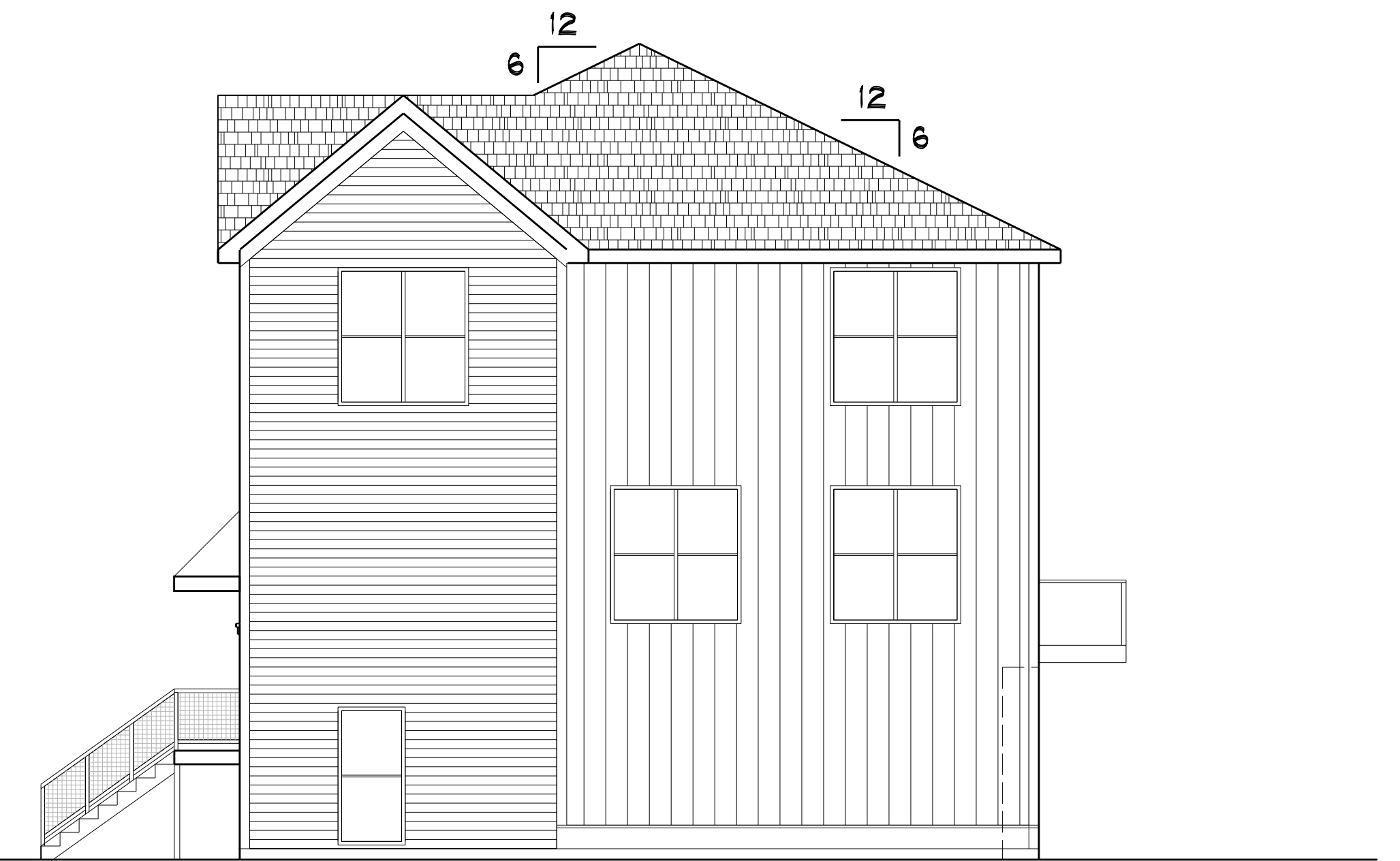


1/4" = 1'-0" 1795 SQ. FT. PER UNIT

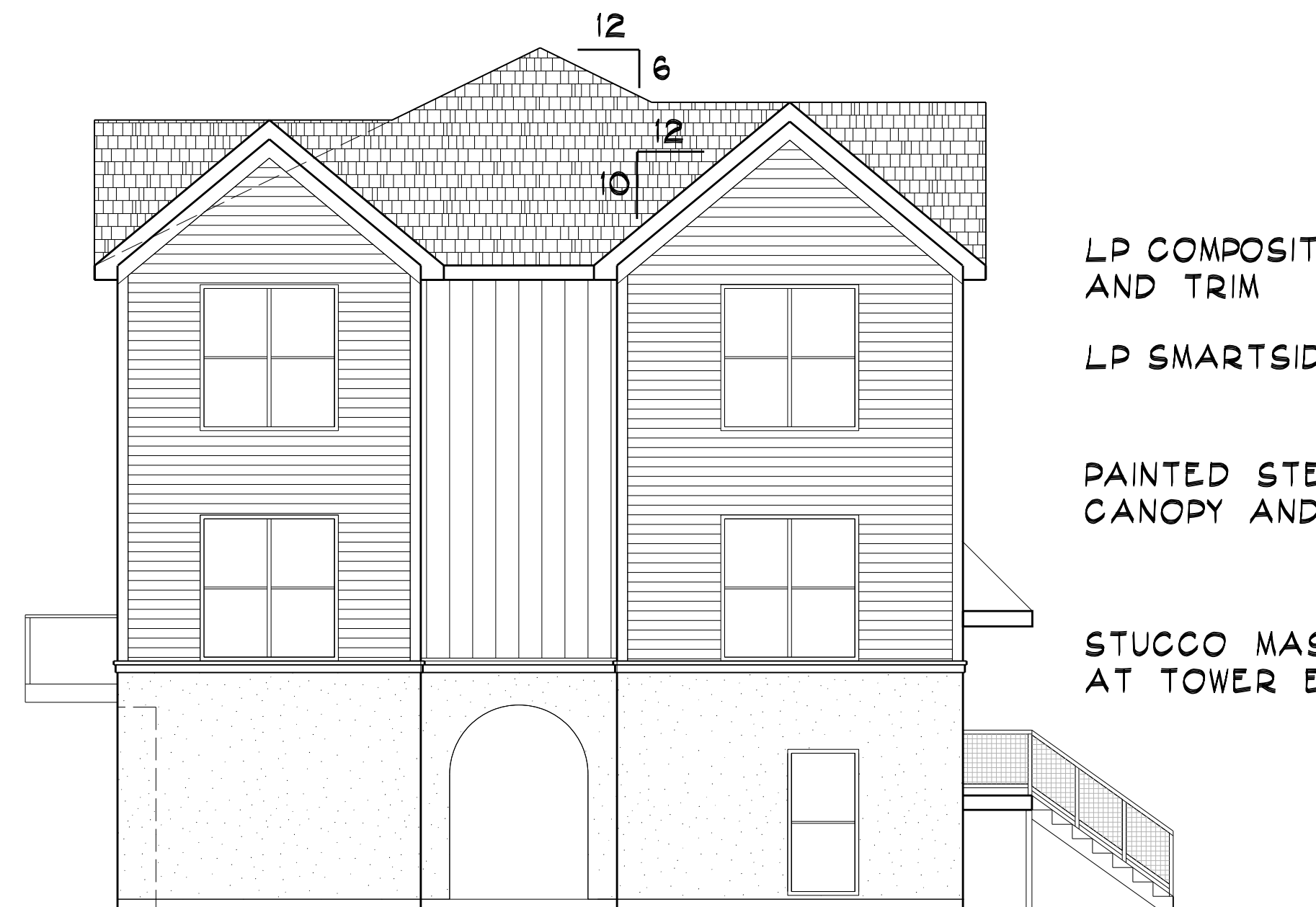




NORTH ELEVATION



WEST ELEVATION



ALTERNATE EAST ELEVATION

LP COMPOSITE LAP SIDING
AND TRIM

LP SMARTSIDE BOARD AND BATTEN

PAINTED STEEL ENTRY
CANOPY AND STEPS

STUCCO MASONRY VENEER BASE
AT TOWER ELEVATIONS



ALTERNATE SOUTH ELEVATION







