

AGENDA

PLANNING AND ZONING COMMISSION MEETING

March 19, 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 March 5, 2025
- V. PUBLIC COMMENTARY
- VI. OLD BUSINESS
 - A. Flaherty & Collins Preliminary & Final Plat of Subdivision: 275-301 Plaza Cir; 331-339 Chicago Ave; 322-360 Chicago Ave
 - B. Belle Tire Plat of Consolidation: 2025 South Lake Street
- VII. NEW BUSINESS
 - A. PUBLIC HEARING – PZ2025-0011 – Setback Variance: 1017 Concord Circle
 - B. PUBLIC HEARING - PZC-01-2025 - 446 Morris Avenue
- 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 March 5, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

Chair Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

PRESENT: Isabel Guadarrama, Senior Planner; and Colleen Malec, Senior Planner

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from February 19, 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 February 19, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin 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

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

Staff Presentation

I. Guadarrama gave the attached PowerPoint presentation with a brief overview and history of the case. The applicant is requesting annexation into the Village of Mundelein to construct a new indoor baseball and pickleball facility. The applicant is requesting approval of a plat of subdivision, a map amendment, and two variations.

Petitioner Presentation

The petitioner was sworn in. The petitioner addressed the commission and described changes since the last meeting.

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.

Request to approve/deny the Plat of Subdivision for the properties located at 28884 and 28936 N. IL Route 83.

The commission discussed the plat of subdivision, map amendment, and all variation requests. The commission noted that if a fence were installed along the whole length of the property line, including the front yard, it would require a variation because fences are limited in height and style in the front yard. They indicated support for a fence

variation, but the Petitioner would need to return with a new petition. There was some discussion about the addition of the dormers. The commission discussed that they were all in support of the requested items.

S. Schneckloth moved, seconded by S. Petti a Motion to recommend approval of the Plat of Subdivision for the properties located at 28884 and 28936 N. IL Route 83.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request to recommend approval/denial of a map amendment to rezone the properties located at 28884 and 28936 N. IL Route 83 from R1, Single Family Residential, to C-4, Shopping Center zoning district.

S. Schneckloth moved, seconded by J. Holden a **Motion** to recommend approval of a map amendment to rezone the properties located at 28884 and 28936 N. IL Route 83 from R1, Single Family Residential, to C-4, Shopping Center zoning district, and accepted the Findings of Fact as written.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request to recommend approval/denial of a variation to Section 20.32.040 of the Zoning Ordinance requesting a waiver to allow the use of metal wall panels, a single roofline, and a reduction in facade design elements for the proposed C-4 Shopping Center zoning district at 28884 and 28936 N. IL Route 83.

S. Schneckloth moved, seconded by S. Petti a Motion to recommend approval of a variation to Section 20.32.040 of the Zoning Ordinance requesting a waiver to allow the use of metal wall panels, a single roofline, and a reduction in facade design elements for the proposed C-4 Shopping Center zoning district at 28884 and 28936 N. IL Route

83, and approved the Findings of Fact as written.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request to recommend approval/denial of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an indoor amusement facility at 18884 and 28936 N. IL Route 83.

S. Schneckloth moved, seconded by S. Petti a Motion to recommend approval of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an indoor amusement facility at 18884 and 28936 N. IL Route 83, and approval of the Findings of Fact as written.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

The Planning and Zoning Commission closed the public hearing.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

NEW BUSINESS

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

Open Public Hearing

The commission opened the public hearing.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, 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 the approval of a variation for a townhouse building to be oriented in a direction other than the primary public street in the C-5-C Downtown Corridor zoning district.

Petitioner Presentation

The Petitioner was sworn in. They spoke to the orientation and shape of the site, and discussed the challenge in orienting the building towards the public right of way.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

In advance of the meeting, staff received one email containing public commentary, which is attached. Public commentary at the meeting was as follows:

Kevin and Janine Walsh own a building to the west of this project. They spoke for Mike Majestic as well, who submitted written commentary. They are both concerned about residents cutting through their properties to get to Route 45. They also asked about trash location and servicing (cans inside garages).

Chairman T. Roswick closed the floor to public commentary.

Request 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 facade of the building to be oriented in a direction other than the primary public street within the C-5-C Downtown Corridor zoning district for the property located at 540 N. Seymour Avenue.

Commissioners briefly discussed the project and the variation request. The commissioners agreed that the shape of the lot presented a unique hardship, and that it would be impossible to face the building towards the public right-of-way due to its linear shape. There was discussion on whether it was feasible to turn only the last unit to face the roadway, but K. Anderson commented that it would require significant changes to the floor plan. The commission discussed wanting a condition to enhance the windows facing Seymour Avenue on the lower level, ideally by adding a second window panel to match the windows on the upper stories. No comments were received from Morris Station across the street. It was noted that the fence would need to be setback 5' from the street.

J. Holden moved, seconded by K. Anderson a **Motion** to recommend approval 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 facade of the building to be oriented in a direction other than the primary public street within the C-5-C Downtown Corridor zoning district for the property located at 540 N. Seymour Avenue, and approval of the Findings of Fact as written, with the following condition:

1. The windows on the lower level, facing Seymour Avenue, must be enhanced.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Anderson a **Motion** to close the public hearing.

RESULT:	[Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson

AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

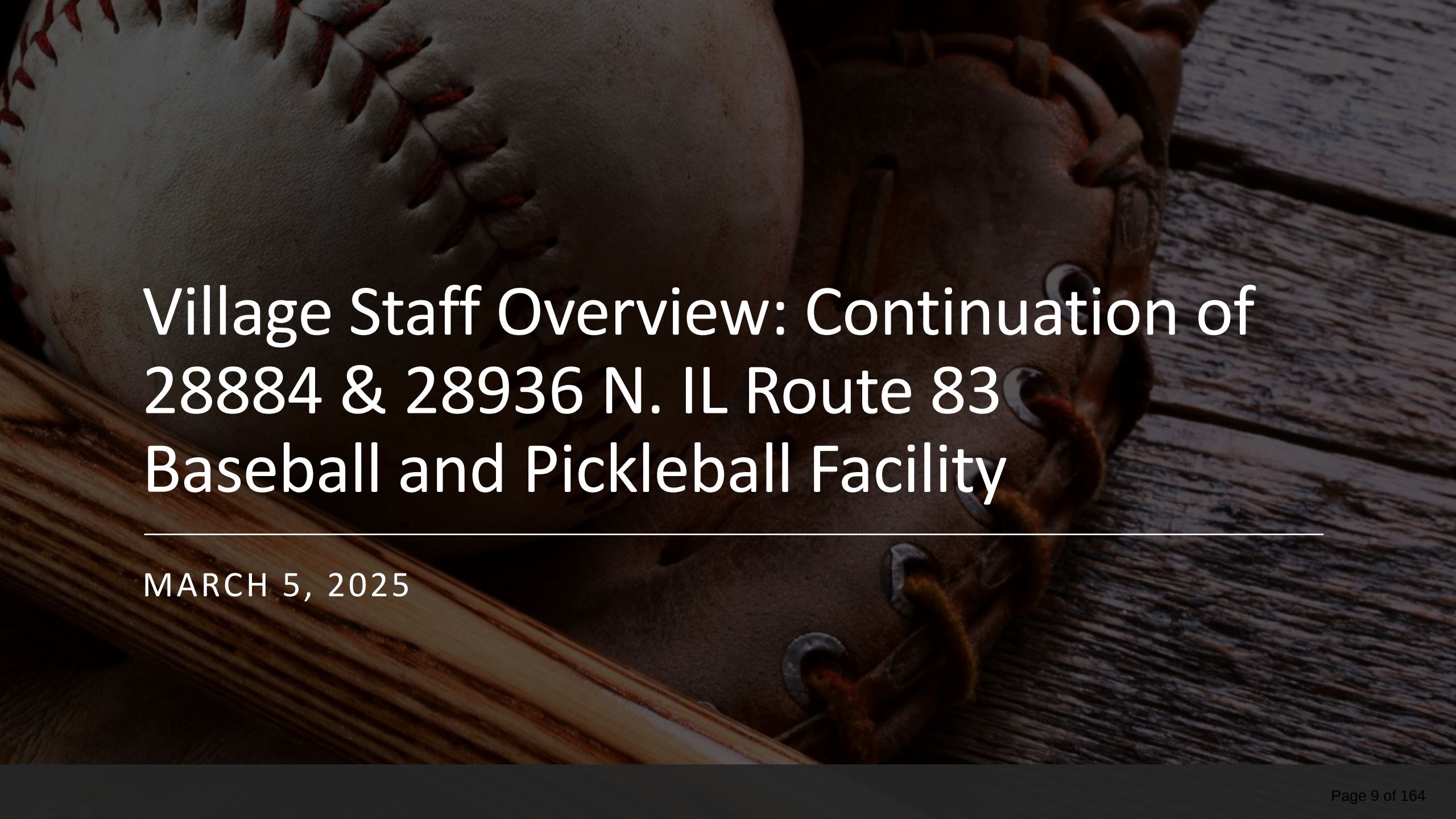
QUESTIONS AND COMMENTS

There were no questions or comments.

ADJOURNMENT

S. Schneckloth moved, seconded by S. Petti a **Motion** to adjourn the meeting at 8:32 PM.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

A close-up photograph of a baseball and a leather baseball glove resting on a wooden surface. The baseball is on the left, showing its white leather and red stitching. The glove is on the right, made of brown leather with visible lacing. The background is a rustic wooden plank.

Village Staff Overview: Continuation of 28884 & 28936 N. IL Route 83 Baseball and Pickleball Facility

MARCH 5, 2025



28884 & 28936 N. IL Route 83

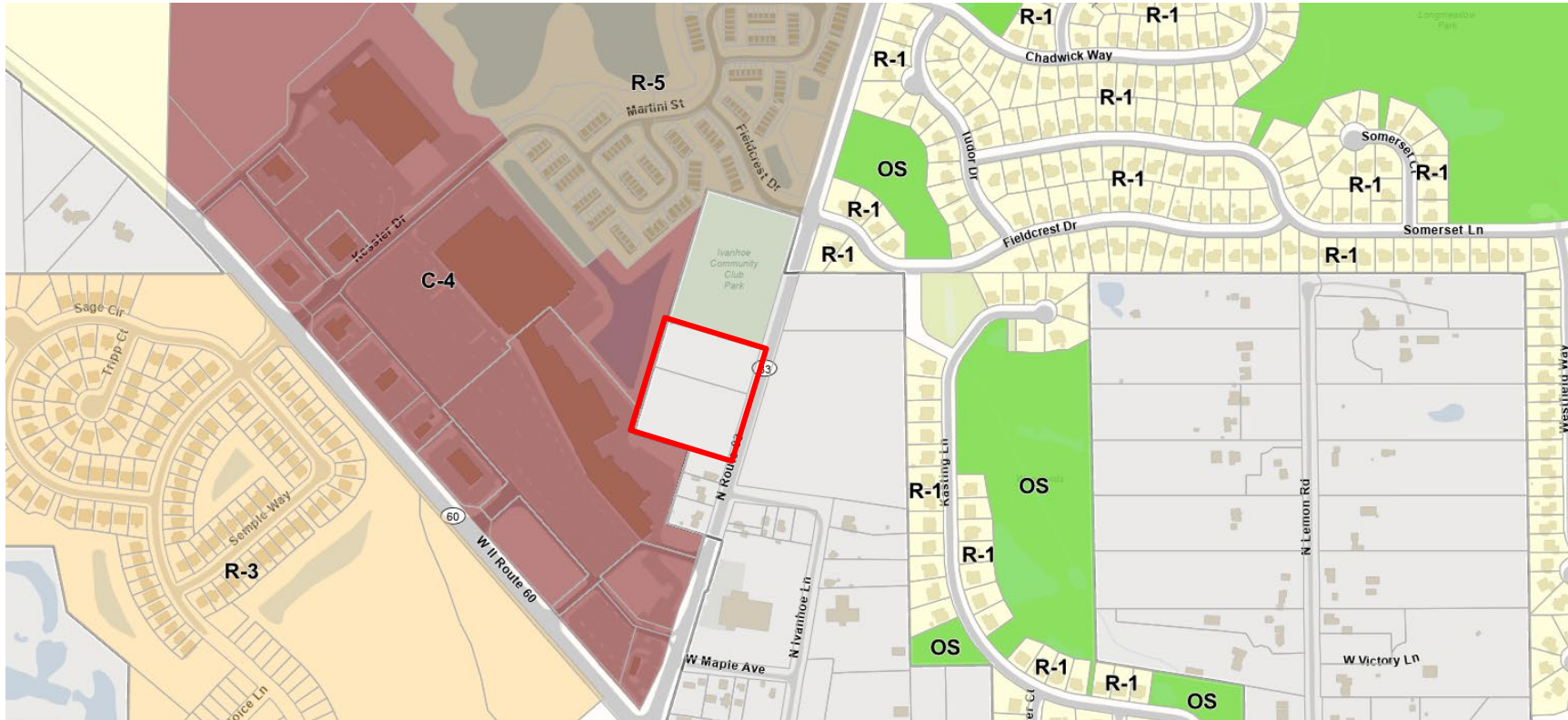
Petitioner: Jerrold Fox - JFox Enterprises, LLC

Property Owner: Mark Muno - Fran 61, LLC

Current Zoning: Agriculture - Unincorporated
Lake County

Current Use: Vacant

Applications: Annexation, Map Amendment, (2)
Variance, and Plat of Subdivision



Location Map

Variance Request - Design

Section 20.32.040 outlines design standards for the G-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 continuous 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 perceived 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 3 inches from the wall face



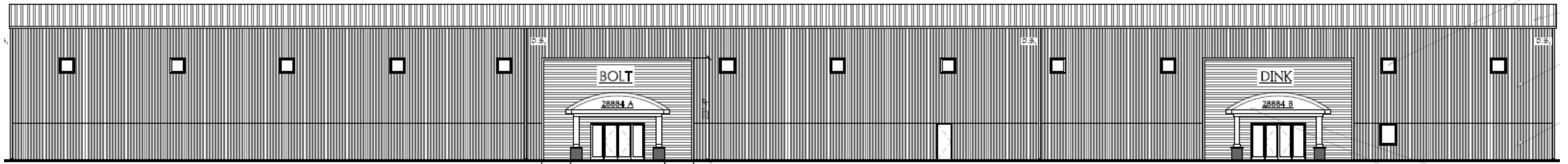
Original Request: Exterior Building

Two different-colored metal insulated wall panels

Metal insulated roof panels

Two main entrances

Clearstory windows



Original Variance 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 public right-of-way.



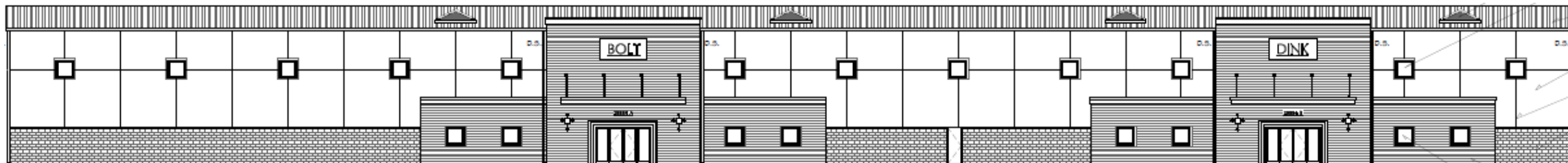
Revised Request: Exterior Building

Stucco panels, textured CMU block, and simulated wood panels

Metal insulated roof panels with roof vent gables

Two main entrances

Clearstory windows, and spandrel glass panels



Original Variance Request

Requesting to build:

- A building with metal wall panels (sides and rear)
- 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 public right-of-way.

Original Variance Request - Parking

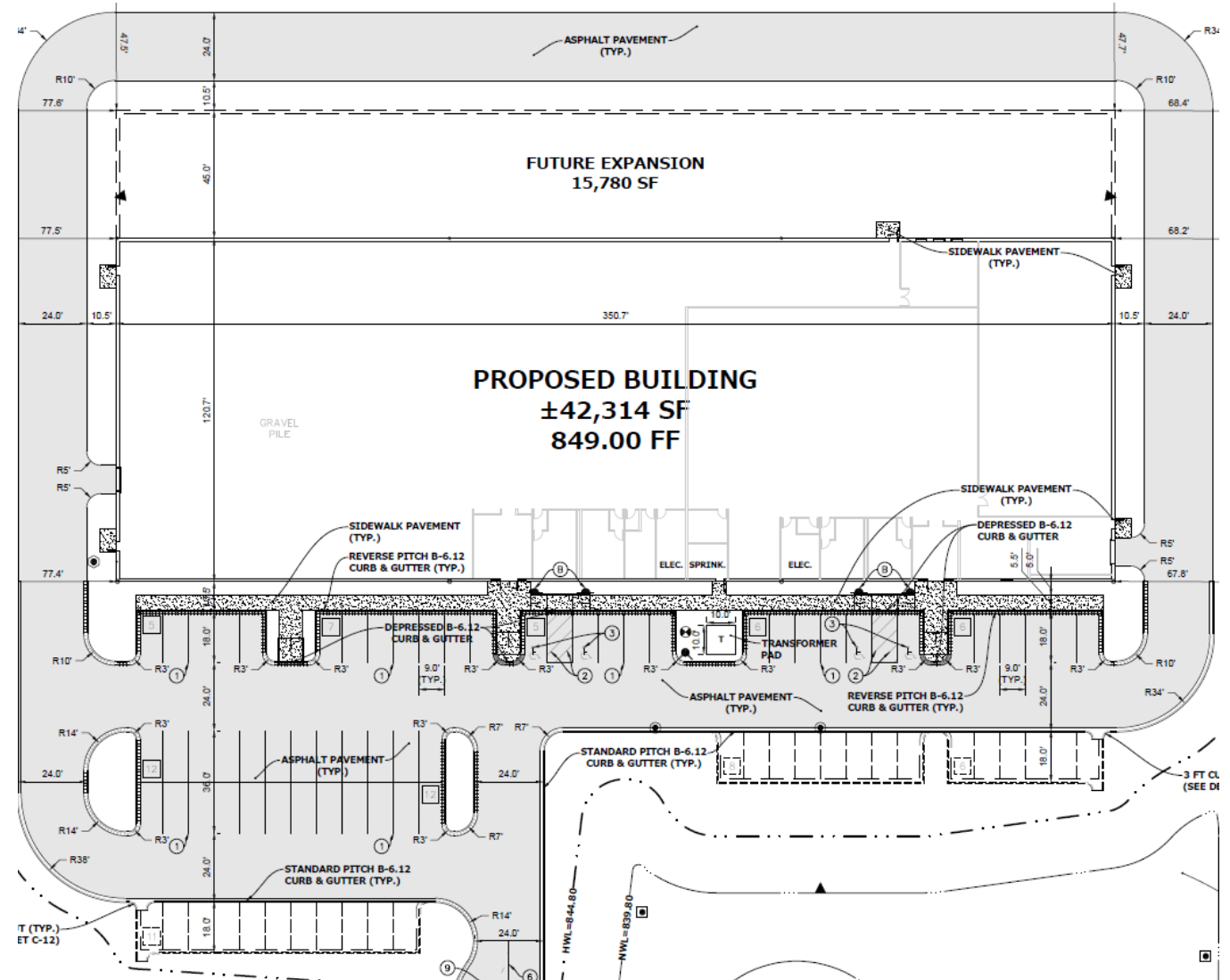
Table 20.56-1 of Section 20.56.130 requires indoor amusement facilities to provide 3 spaces per 1,000 sq.ft. of public use area

Required 127 parking spaces

Proposed 53 parking spaces

Future additional 23 parking spaces

Total parking = 76



Revised Variance Request - Parking

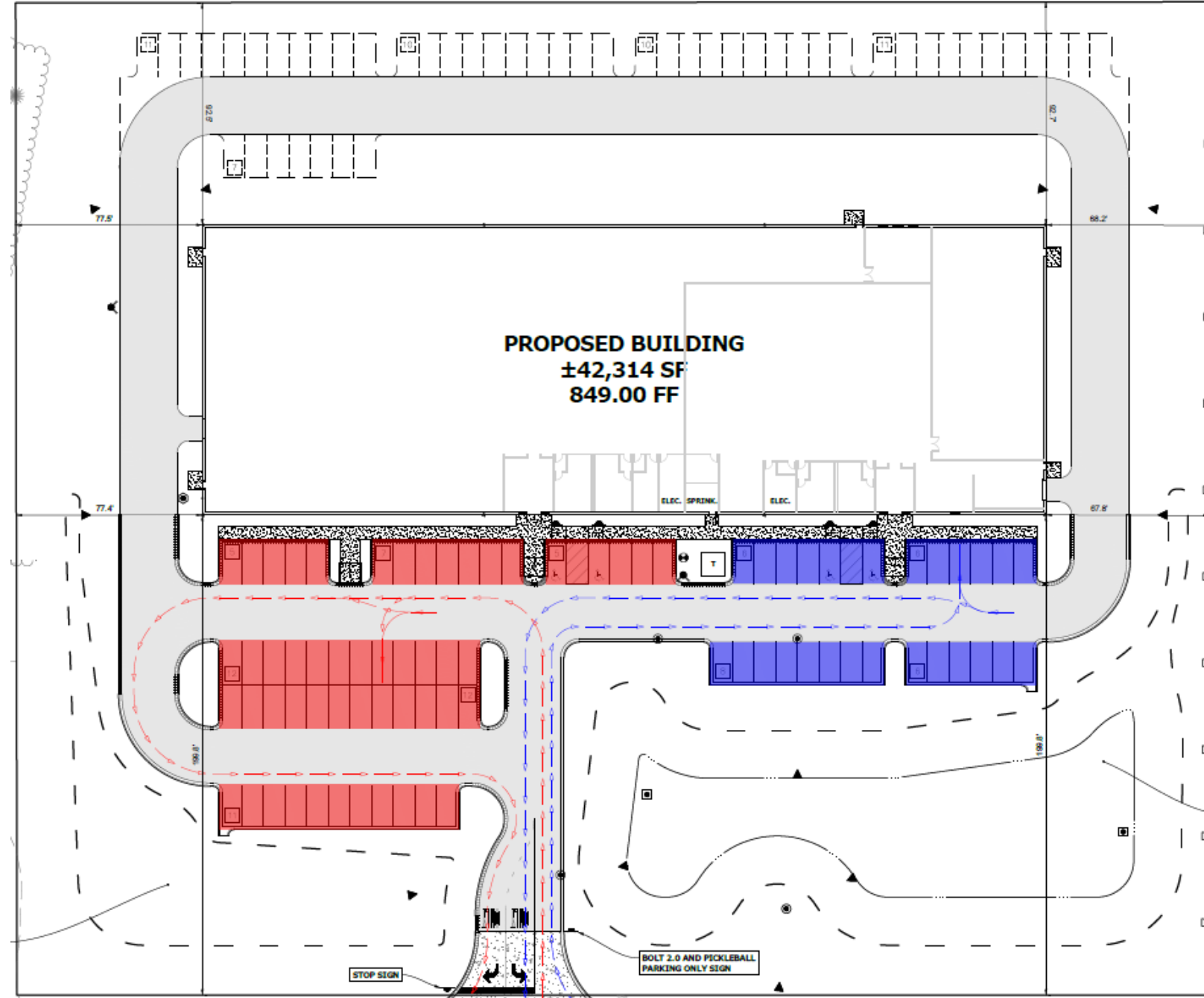
Table 20.56-1 of Section 20.56.130 requires indoor amusement facilities to provide 3 spaces per 1,000 sq.ft. of public use area

Required 127 parking spaces

Proposed 78 parking spaces

Future additional 49 parking spaces

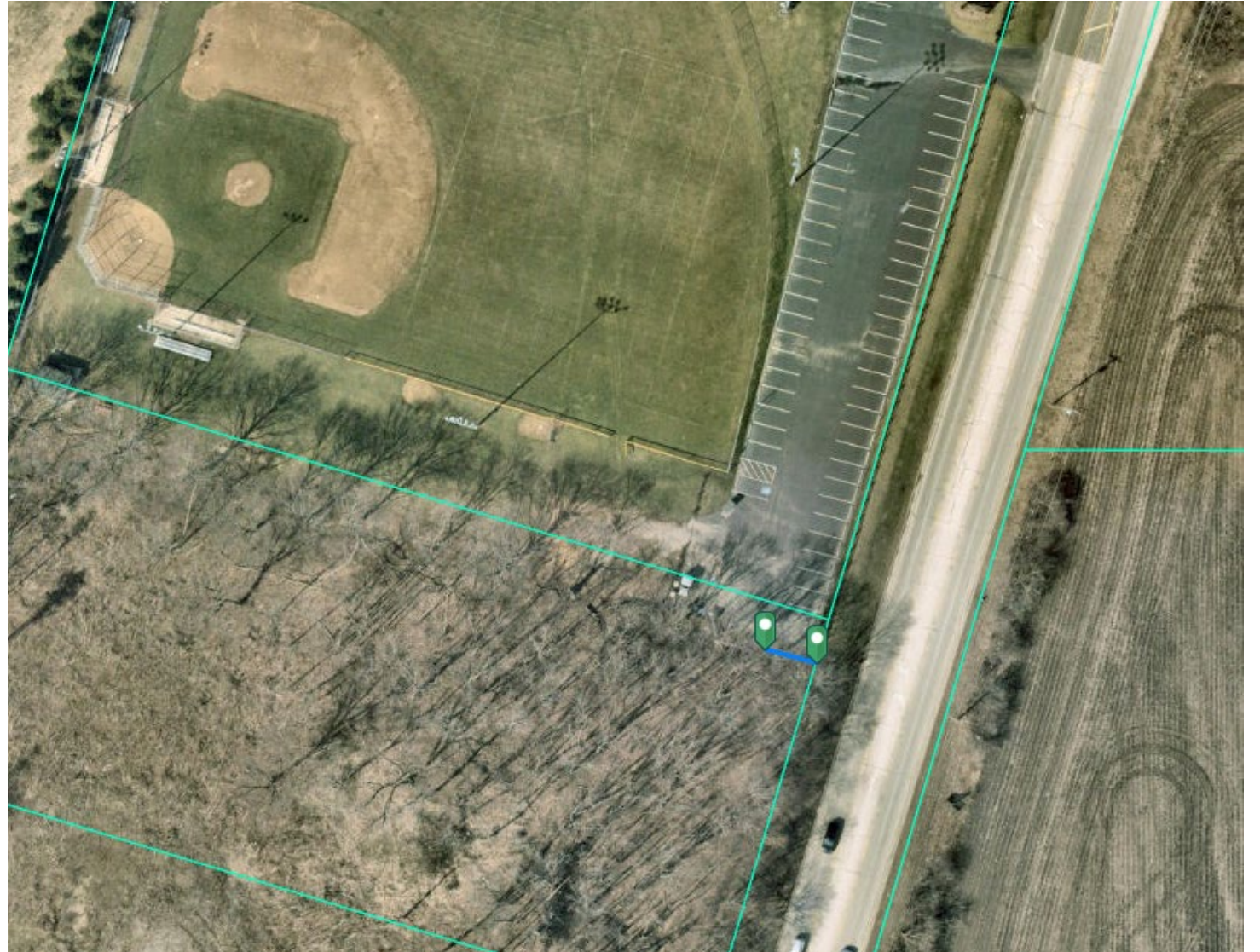
Total parking = 127



Fence

If a 6-foot fence is installed, it must meet the setback requirements.

The required front yard (first 25 feet) only allows for a 3-foot-tall open fence.



Recommendations

Motion to recommend **approval/denial** of the preliminary and final 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 from R1, Single Family Residential, to C-4, Shopping Center zoning district. **It is recommended that the following condition is considered: that a 6-foot or 8-foot fence be installed along the property line shared by Fremont Township.**

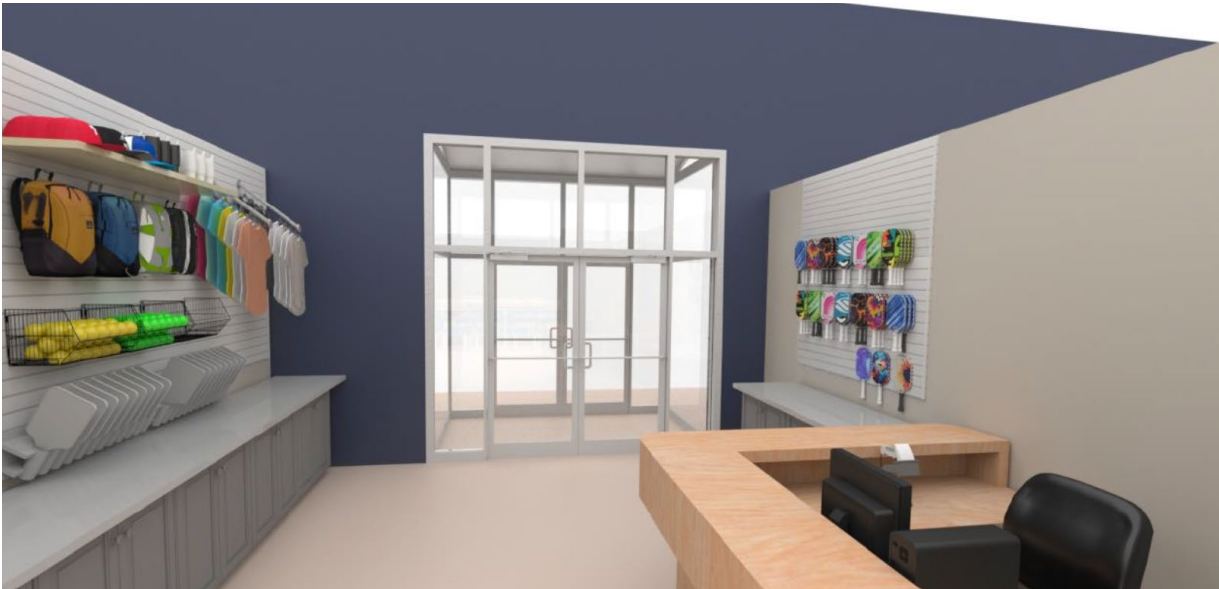
Motion to recommend **approval/denial** of a variation to Section 20.32.040 of the Zoning Ordinance, requesting a waiver to allow the use of metal wall panels, a single roofline, and a reduction in façade design elements for the proposed C-4 Shopping Center zoning district at 28884 and 28936 N. IL Route 83.

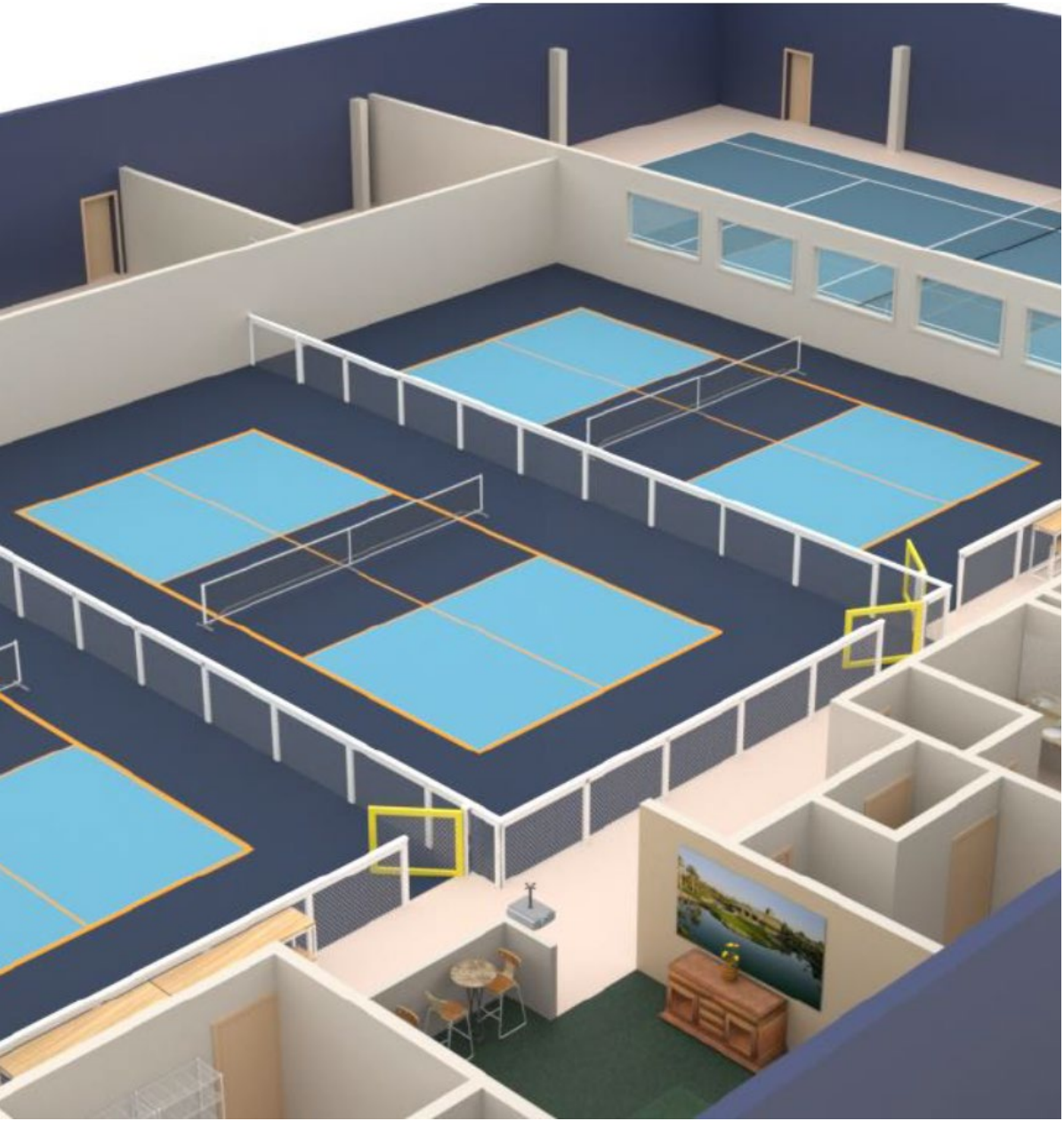
Motion to recommend **approval/denial** of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an indoor amusement facility at 28884 and 28936 N. IL Route 83.

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

Appendix







FINDINGS OF FACT – VARIATION

CASE NUMBER	PZC-22-2024
PUBLIC HEARING DATE	February 19, 2025
VARIATION	Waiver to allow the use of metal wall panels, and a single roofline
DRAFT MOTION	Motion to recommend approval or denial of a variation to Section 20.32.040 of the Zoning Ordinance, requesting a waiver to allow the use of metal wall panels, a single roofline, and a reduction in façade design elements for the proposed C-4 Shopping Center zoning district at 28884 and 28936 N. IL Route 83.
On February 19, 2025, the Planning and Zoning Commission voted __ - __ for approval or denial of a variation Section 20.32.040 of the Zoning Ordinance, requesting a waiver to allow the use of metal wall panels, a single roofline, and a reduction in façade design elements for the proposed C-4 Shopping Center zoning district at 28884 and 28936 N. IL Route 83.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
DRAFT APPROVAL	The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed zoning (C-4 Shopping Center) is designed for large strip malls, not for specialized uses such as baseball and pickleball facilities.
DRAFT DENIAL	The Commission determined that the strict application of the terms of this Ordinance would not result in undue hardship for the Petitioner. The Petitioner did not sufficiently demonstrate any hardship or unique circumstances specific to the Subject Property. The project involves new construction, and there are ample opportunities to comply with the code as written.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner.
DRAFT DENIAL	The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires design guidelines for all districts.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The requested variation will not alter the essential character of the locality, as the proposed use aligns with the recreational activities already present adjacent to the Subject Property. Additionally, to better integrate the development with its surroundings, the Petitioner has replaced the metal material on the front façade with more aesthetically pleasing alternatives, reducing the visual impact of the large building and metal panels.
DRAFT DENIAL	If the variation is granted, it would alter the essential character of the locality by increasing traffic in the area and introducing a large pole barn to a historically residential neighborhood.
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
DRAFT APPROVAL	The shape and size of the Subject Property, along with the characteristics of the surrounding area, create a hardship for the property owner, distinguishing it from a mere inconvenience, if the strict application of the regulations is enforced. Adhering strictly to the Zoning Ordinance would result in a structure more akin to a multi-unit shopping center than a sports facility. To address this, the Petitioner has replaced the metal material on the front façade with more aesthetically pleasing alternatives, aligning with the requirements of the proposed district. Additionally, a single roofline is essential for achieving the necessary high ceilings for a baseball and pickleball facility.
DRAFT DENIAL	The Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner failed to demonstrate any unique circumstances or hardships specific to the Subject Property. As the proposed project involves new construction, there are ample opportunities to comply with the code.

2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.
<i>DRAFT DENIAL</i>	The Commission finds that the Petitioner has created this hardship and could design a more aesthetically pleasing sports facility, similar to those developed by other companies across the country.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
<i>DRAFT DENIAL</i>	The granting of the requested variation will be detrimental to the public welfare in which the property is located.
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
<i>DRAFT APPROVAL</i>	The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
<i>DRAFT DENIAL</i>	The proposed variation will impair the adequate supply of light and air to adjacent properties, significantly increase congestion on public streets, and negatively impact property values within the neighborhood. The construction of a large facility that does not adhere to the required design guidelines will make it stand out from its surroundings.
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance, which outlines specific regulations for design requirements on commercial properties. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
<i>DRAFT APPROVAL</i>	The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
<i>DRAFT DENIAL</i>	The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

FINDINGS OF FACT – MAP AMENDMENT

CASE NUMBER	PZC-22-2024
PUBLIC HEARING DATE	February 19, 2025
Map Amendment	Rezone from R-1 Single Family Residential to C-4 Shopping Center
DRAFT MOTION	Motion to recommend approval or denial of a Map Amendment to rezone 28884 and 28936 N. IL Route 83 from R-1 Single Family Residential Zoning District to C-4 Shopping Center.
On February 19, 2025, the Planning and Zoning Commission voted ___-___ for approval or denial of a Map Amendment to rezone 28884 and 28936 N. IL Route 83 from R-1 Single Family Residential Zoning District to C-4 Shopping Center.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The existing use and zoning of nearby property;	
<i>DRAFT APPROVAL</i>	The Commission finds the surrounding properties within the Village of Mundelein to be zoned C-4 Shopping Center.
<i>DRAFT DENIAL</i>	The Commission determined that, although the adjacent property in the Village of Mundelein is zoned C-4 Shopping Center, the majority of the land to the north and south lies within Unincorporated Lake County, where it is zoned for Agriculture and Residential use.
2. The extent to which property values of the subject property are diminished by the existing zoning;	
<i>DRAFT APPROVAL</i>	The Commission finds that the current zoning extremely limits the permitted uses on the property and significantly decreases the value of the property.
<i>DRAFT DENIAL</i>	The Commission finds that the current zoning does not limit the permitted uses on the property and does not decrease the value of the property.
3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;	
<i>DRAFT APPROVAL</i>	The Commission finds the proposed map amendment promotes the public health, safety, and welfare of the Village as it will enable the future construction of a commercial facility to match the adjacent properties within the Village of Mundelein. Construction of a commercial facility at the property will increase the Village's tax base without placing additional strain on Village infrastructure and may positively impact the assessed values of the surrounding properties.
<i>DRAFT DENIAL</i>	The Commission finds the proposed map amendment does not promote the public health, safety, and welfare of the Village as it is in the middle of an agricultural zoning area in Unincorporated Lake County.
4. The relative gain to the public, as compared to the hardship imposed upon the applicant;	
<i>DRAFT APPROVAL</i>	The Commission finds that finds that the public gains a more off a zoned commercial piece than residential, which may lead to an earlier development and increased commercial tax base. If the rezoning were not approved, the property may continue to sit vacant.
<i>DRAFT DENIAL</i>	The Commission finds that there is no public gain, as compared to the hardship imposed upon the applicant.
5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;	
<i>DRAFT APPROVAL</i>	The Commission finds that the topography of the site, the proximity to residential properties, the close proximity to an existing baseball field, and proximity to a shopping center, this site is well suited for commercial development.
<i>DRAFT DENIAL</i>	The Commission finds that given the topography of the site, the proximity to residential properties, the mature trees located on the land, and the vicinity to an existing large shopping center, this site is not well suited for commercial development.
6. The length of time that a property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;	
<i>DRAFT APPROVAL</i>	The Commission finds that the Subject Property has remained vacant since the early 2000s. It is zoned as Agriculture in Unincorporated Lake County. Despite its potential for both residential and agricultural use, development has not progressed due to various challenges associated with the site. These challenges have deterred potential developers from pursuing projects on the property.

<i>DRAFT DENIAL</i>	The Commission finds that the Subject Properties have been vacant and zoned for Agriculture since the early 2000s, following the prior presence of a residential dwelling on the site.
7. The evidence, or lack of evidence, of community need for the use proposed by the applicant;	
<i>DRAFT APPROVAL</i>	The Commission finds that there is ample evidence to support the community's need for the proposed use by the Petitioner.
<i>DRAFT DENIAL</i>	The Commission finds that there is insufficient evidence to demonstrate a current need for the proposed use by the Petitioner. Furthermore, the Village's Comprehensive Plan designates this area as Multi-Family Residential.
8. The consistency of the proposed amendment with the Comprehensive Plan;	
<i>DRAFT APPROVAL</i>	The Commission recognizes that the land use designations in the Comprehensive Plan are flexible enough to accommodate unforeseen developments as long as they support the community's broader goals.
<i>DRAFT DENIAL</i>	The Village's Comprehensive Plan designates the Subject Properties for future development as a multi-family residential district. Therefore, the properties should continue to follow the residential use designation, as reflected in the plan.
9. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed amendment will benefit both the surrounding neighborhoods and the broader community by providing additional indoor athletic facilities to meet a high demand.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed amendment will not benefit the surrounding neighborhoods or the broader community, as it is expected to increase traffic congestion and add facilities to a use that does not currently have high demand. Furthermore, there is a greater demand for residential dwellings in the area.
10. The extent to which the proposed amendment creates nonconformities;	
<i>DRAFT APPROVAL</i>	The Commission finds the proposed amendment will not create new nonconformities.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed amendment will create new nonconformities.
11. The trend of development, if any, in the general area of the property in question; and	
<i>DRAFT APPROVAL</i>	The Commission finds the proposed amendment is in line with the overall trend of commercial development in the surrounding area.
<i>DRAFT DENIAL</i>	The Commission finds the proposed amendment not to be in line with the overall trend in the surrounding area. This area is more residential than commercial.
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	
<i>DRAFT APPROVAL</i>	The Commission finds that adequate public facilities, including water and sewer lines, police and fire protection, and roads are all available to the Subject Property. Any new on-site facilities necessary will be provided as part of the future development of the subject property.
<i>DRAFT DENIAL</i>	The Commission finds that there are no adequate public facilities, including water and sewer lines, police and fire protection, and roads available to the Subject Property.

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZC-22-2024
PUBLIC HEARING DATE	February 19, 2025
VARIATION	Reduction in the required number of parking spaces
DRAFT MOTION	Motion to recommend approval or denial of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an indoor amusement facility at 28884 and 28936 N. IL Route 83.
On February 19, 2025, the Planning and Zoning Commission voted ___-___ for approval or denial of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an indoor amusement facility at 28884 and 28936 N. IL Route 83.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
<i>DRAFT APPROVAL</i>	The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed use is of a low intensity, with the facility not operating at full capacity on a consistent basis. This is due to the limitations placed on the capacity of both the courts and the batting cages. Additionally, the majority of the facility's users are minors who do not drive, significantly reducing the need for parking spaces. As such, the application of these parking requirements is disproportionate to the actual demand.
<i>DRAFT DENIAL</i>	The Commission determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The project involves new construction, and there is sufficient space available to accommodate all required parking spaces.
2. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner. The Petitioner has successfully operated their business at a different location with fewer parking spaces, without encountering significant parking issues, further demonstrating that the demand for parking may be less than the Ordinance anticipates. Furthermore, the Petitioner has designated an area for potential future parking expansion, ensuring that the minimum parking requirements are met.
<i>DRAFT DENIAL</i>	The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking requirements for all uses.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The requested variation will not alter the essential character of the locality, as the proposed use aligns with the recreational activities already present adjacent to the Subject Property. Additionally, the proposed use will not result in an increase in traffic. To further integrate the development with its surroundings, the Petitioner plans to install landscaping throughout the property, which will help mitigate the visual impact of the asphalt.
<i>DRAFT DENIAL</i>	If the variation is granted, it will alter the essential character of the locality by increasing traffic in the area, needing sufficient parking spaces on the property.
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
<i>DRAFT APPROVAL</i>	The shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience, if the strict application of the regulations is enforced. Adhering to the letter of the Zoning Ordinance would require the removal of more greenery to accommodate additional parking, which would negatively impact the property's environmental and aesthetic quality.

<i>DRAFT DENIAL</i>	The Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The proposed project is new construction and offers ample space to accommodate the required parking.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property. The proposed use requires fewer parking spaces than those mandated by the Zoning Ordinance, which bases parking requirements on the total square footage of the building accessible to the public.
<i>DRAFT DENIAL</i>	The Commission finds that the petitioner has created this hardship, and the petitioner could build more parking spaces followed the requirements in the Zoning Ordinance.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
<i>DRAFT DENIAL</i>	The granting of the requested variation will be detrimental to the public welfare in which the property is located as it will increase occupancy and foot traffic to an existing residential and agricultural area.
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
<i>DRAFT APPROVAL</i>	The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
<i>DRAFT DENIAL</i>	The proposed variation will impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, and impair property values within the neighborhood by building a new facility with minimal parking spaces.
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance, which outlines specific regulations for minimum parking requirements on commercial properties. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
<i>DRAFT APPROVAL</i>	The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
<i>DRAFT DENIAL</i>	The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.



Village Staff Overview: 540 N. Seymour Avenue

MARCH 5, 2025

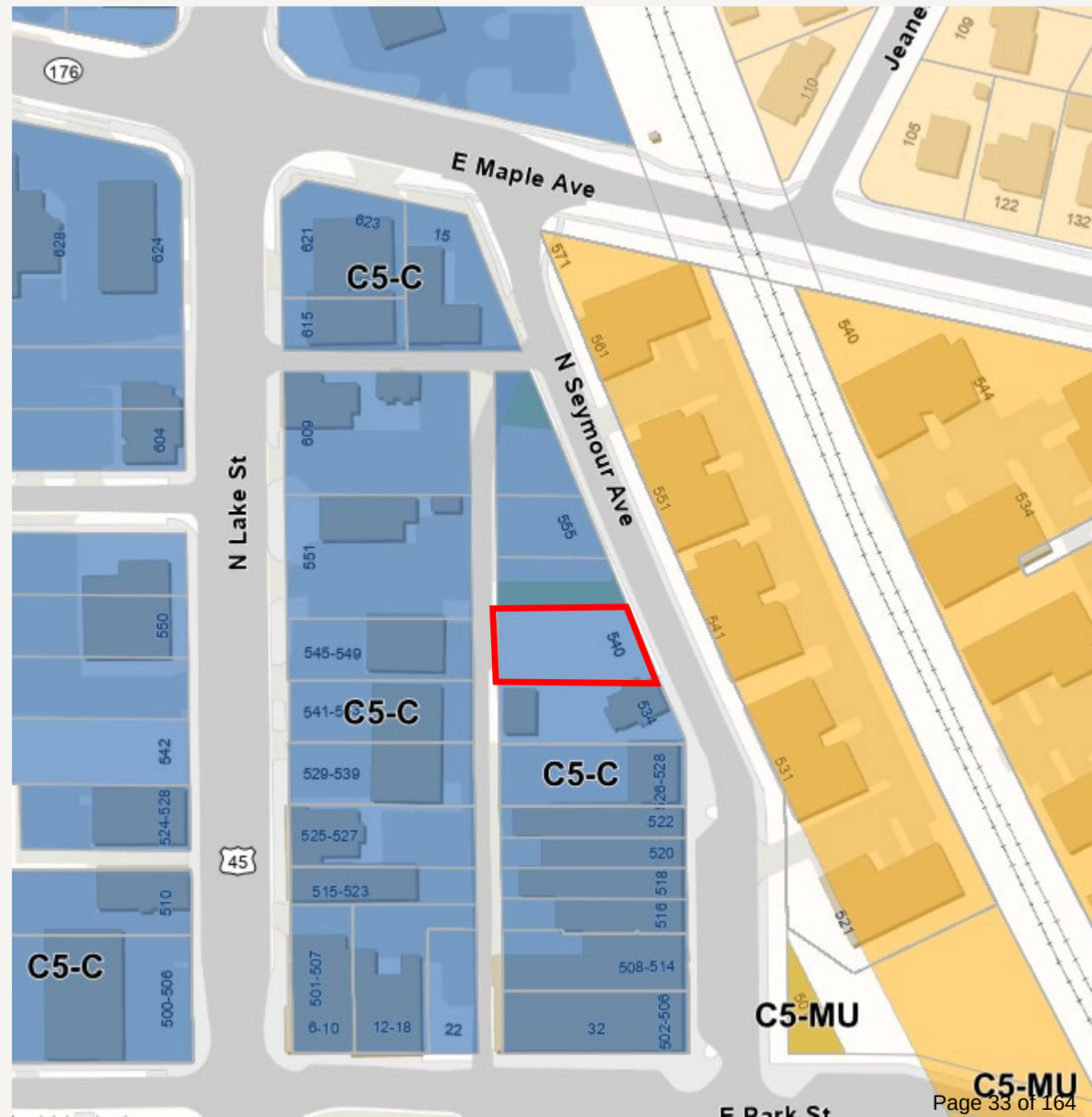
540 N. Seymour Avenue

Property Owner: Willard Strom

Current Zoning: C-5 Downtown Zoning District

Current Use: Vacant

Application: Variance to Section 20.36.050 (E)(1)(a)



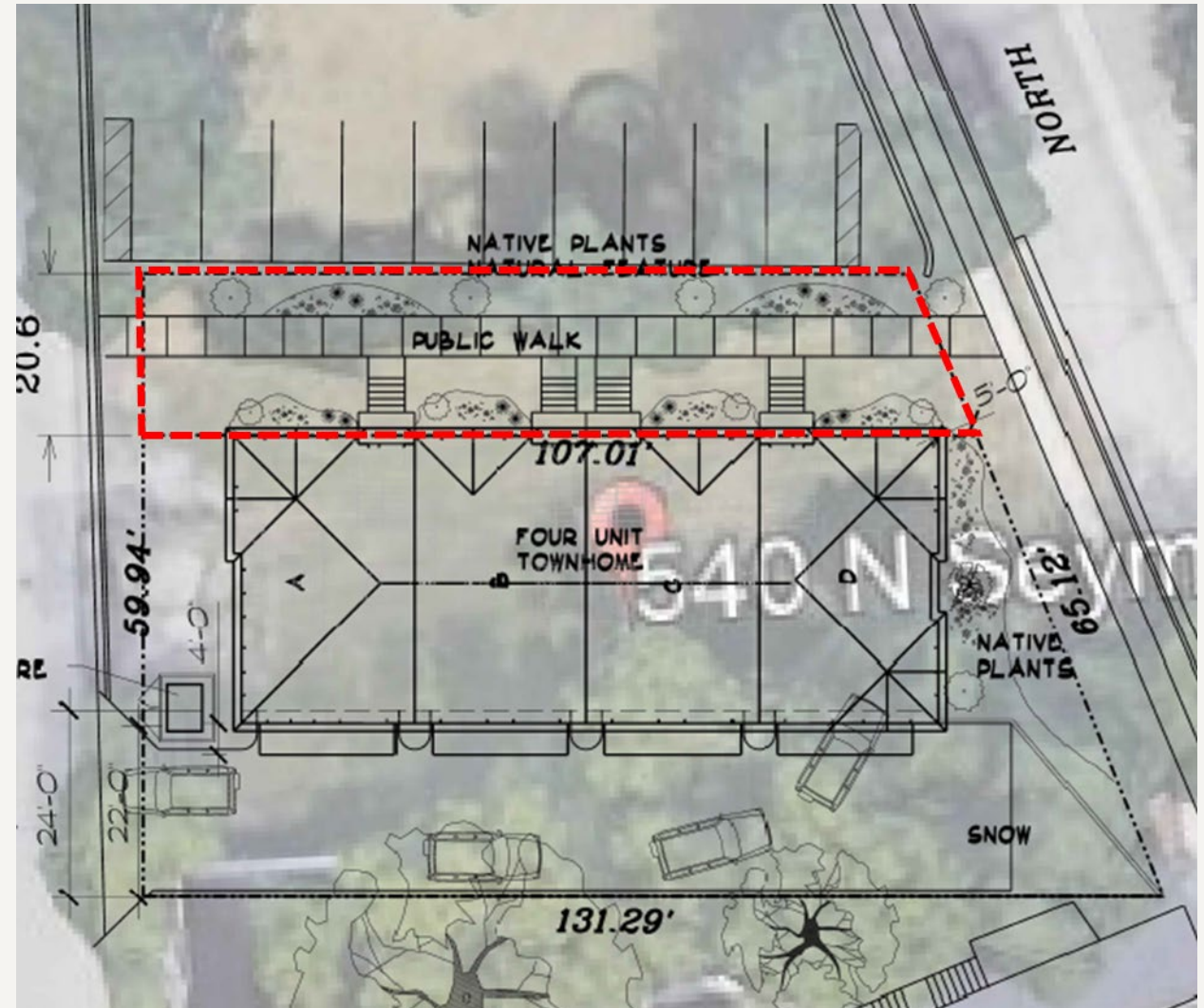
Background

Vacant Lot

Project in motion for a few years

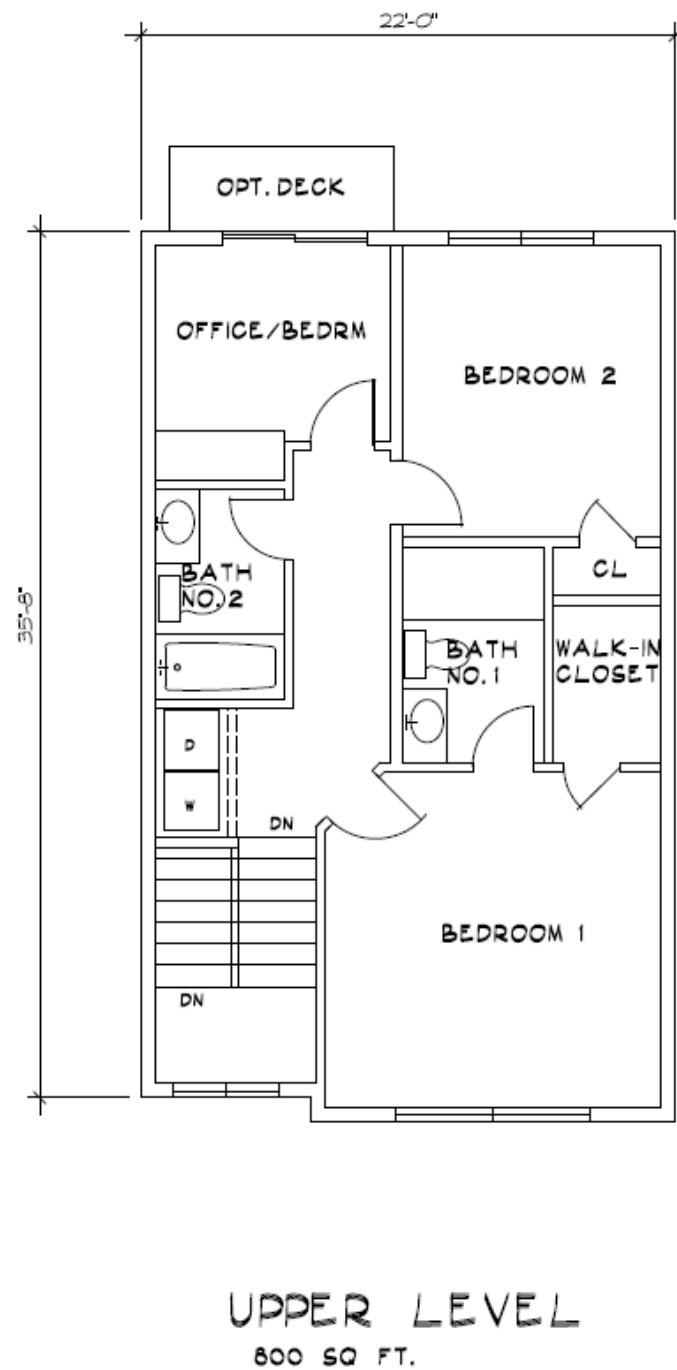
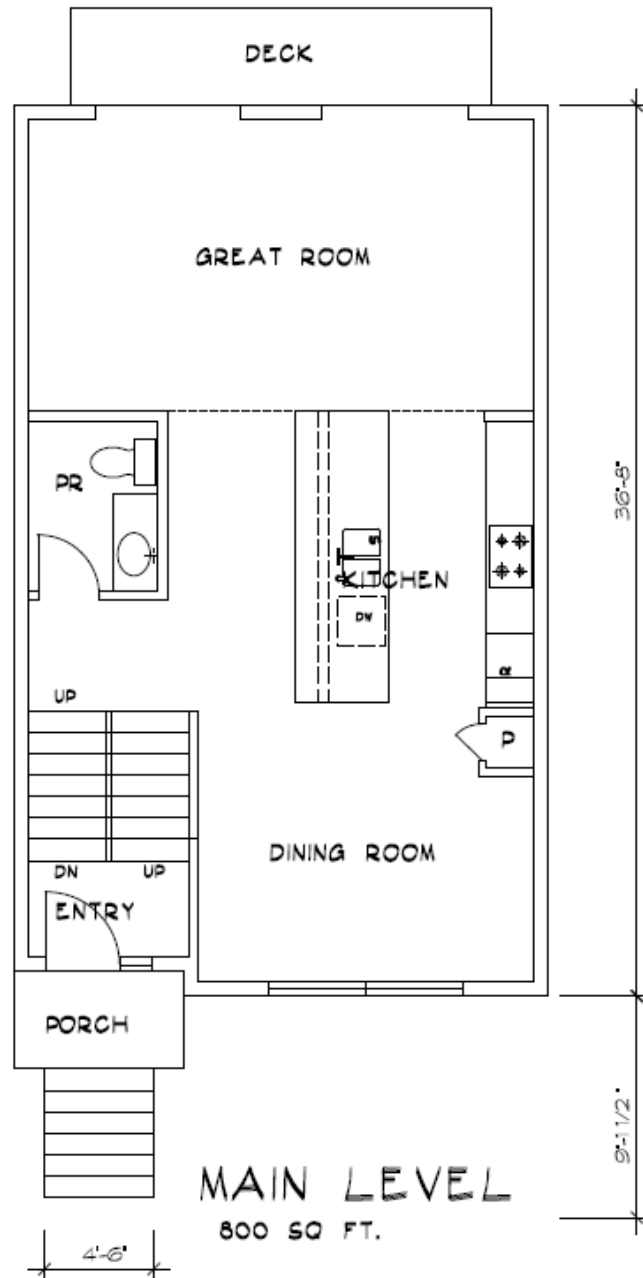
Village property (parking lot) to the north

The area in red is part of a land acquisition request to the Village Board.

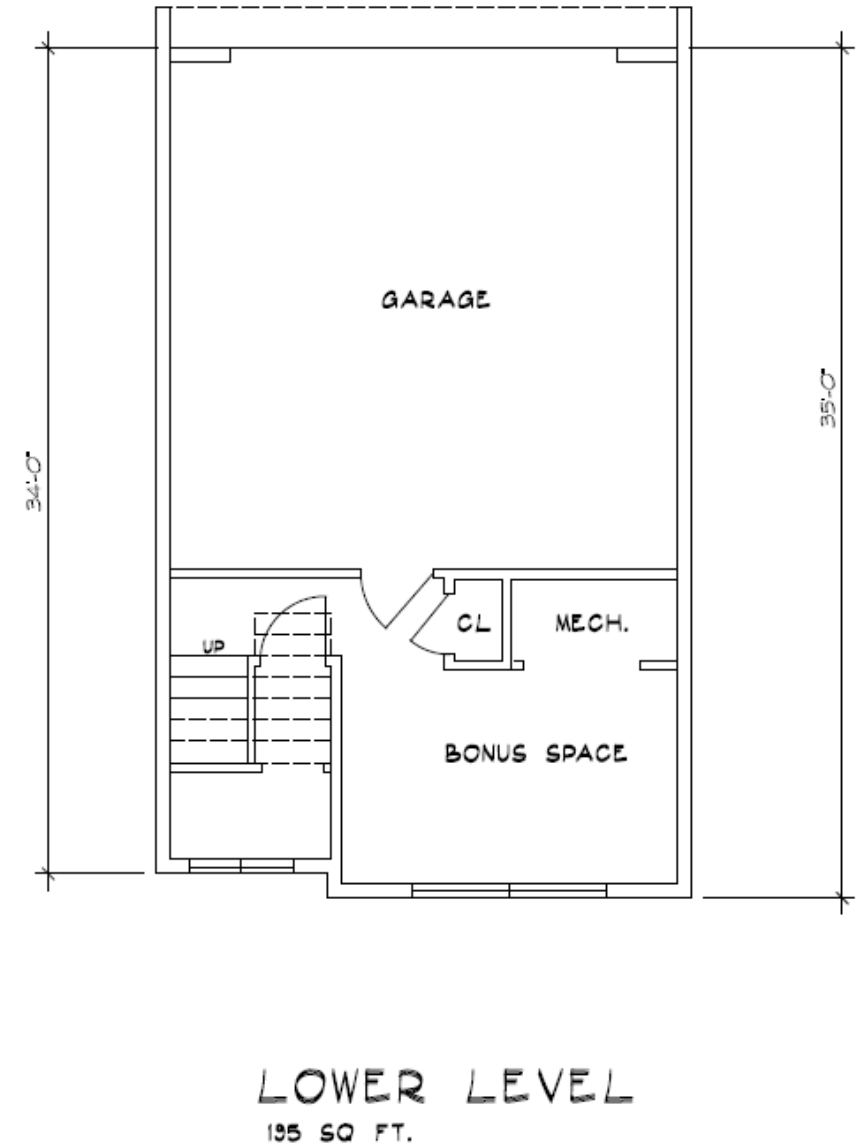


Exterior Building



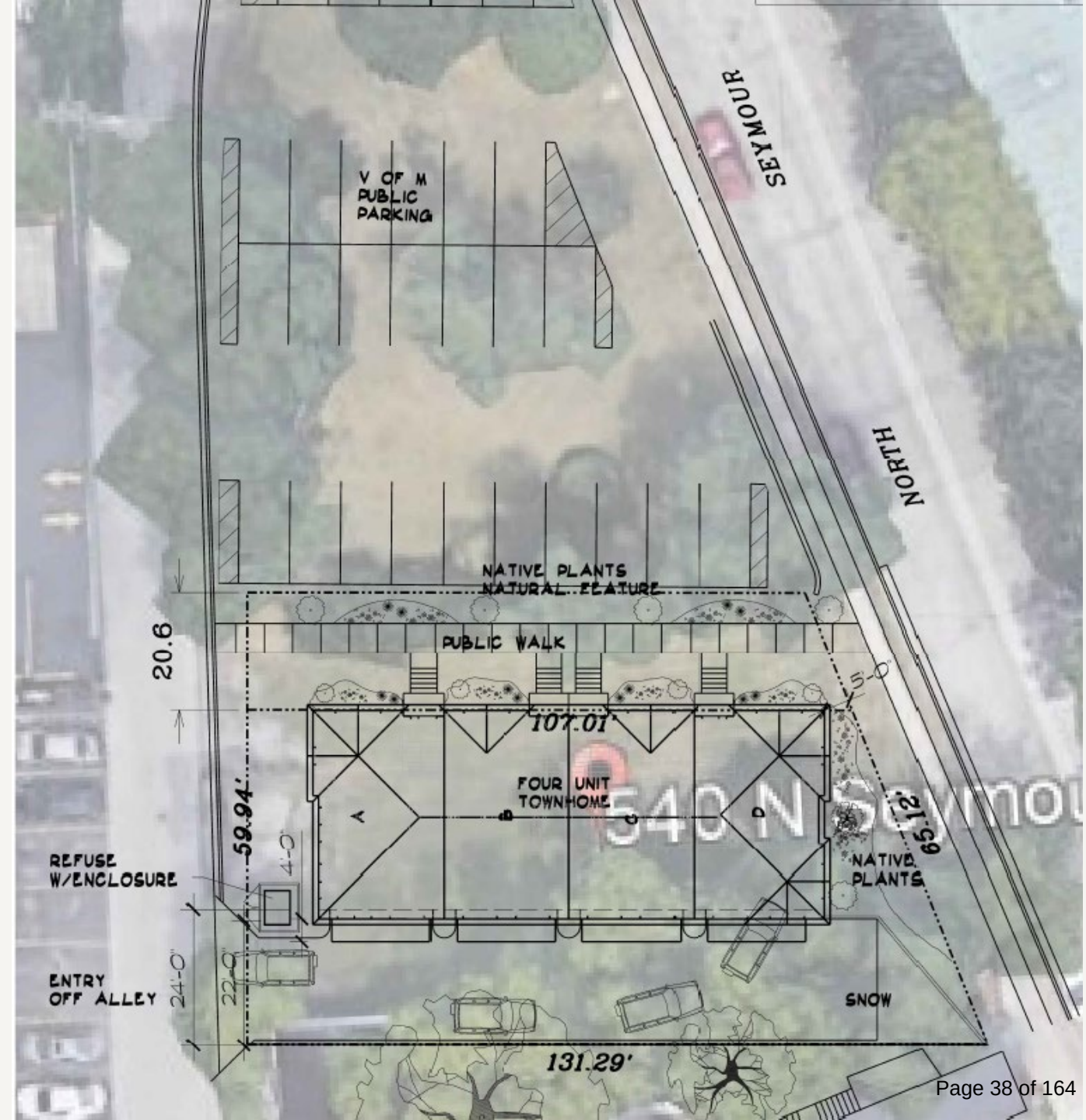


TYPICAL UNIT FLOOR PLANS



Variance Request

Section 20.36.050(E)(1)(a) of the Zoning Ordinance requires all buildings to be oriented with its primary façade towards the primary public street on which it fronts.



Analysis

- Building adheres to the zoning ordinance's aesthetic requirements
- Entrance to property from the alley aligns with Mundelein's Residential Design Guidelines – it allows for a safer and rewarding streetscape for pedestrians

Analysis



- Proposed façade along Seymour mirror characteristics of the main façade

Analysis





Options for fence



Public Comments

Concerns regarding:

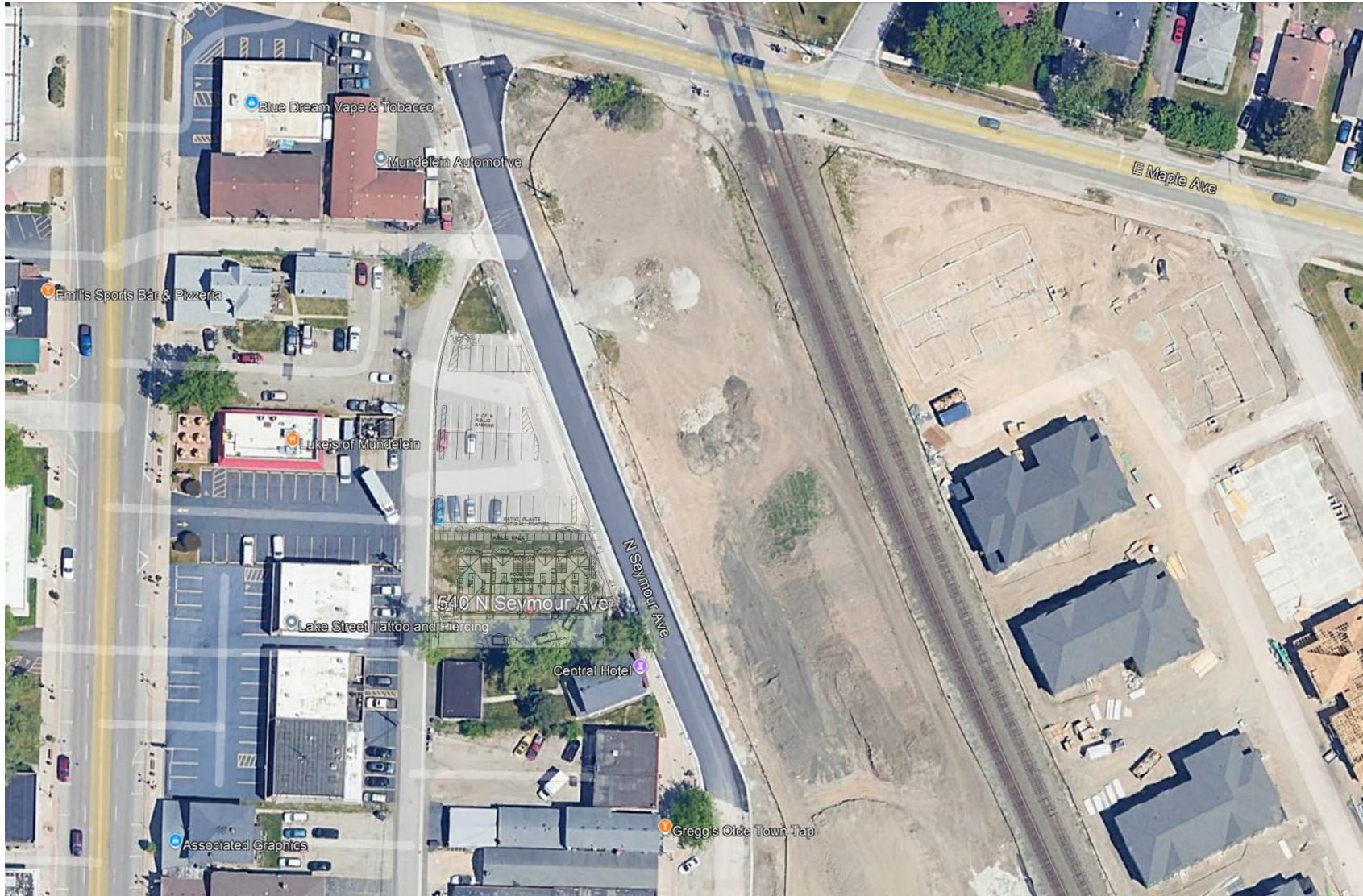
- Snow plowing
- Residents taking shortcuts through other properties to get to alley

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 C-5-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.

The new municipal parking lot just North, suggests we face all the building fronts towards the North in order to create a more inviting visual gateway into downtown Mundelein and also allows us to screen the garage entrances to the South out of public view.



From: [Isabel Guadarrama](#)
To: lukeofmundelein@aol.com
Bcc: [Amanda Orenchuk](#)
Subject: RE: EXTERNAL -Public Commentary, Case PZC-21-2024
Date: Wednesday, March 5, 2025 11:37:00 AM

Hello Mike,

Thank you for reaching out. Here are the updates regarding your inquiries:

1. **Snow Removal:** I've contacted our Public Works Director, and currently, there is no formal snow removal plan in place. However, snow will be cleared and stored within the boundaries of the property. Regarding the new development, the property owner will be responsible for managing snow within their property, just as all property owners are expected to do.
2. **Traffic Flow:** The alley is designated as two-way, so access to the alley will be available from both Seymour and Park streets.
3. **Staging Area:** At this point, there is no designated staging area, as the development has not yet been approved and no building permits have been submitted.
4. **Agenda Materials:** You can find all relevant materials under the agenda here: <https://mundeleinil.portal.civicclerk.com/event/247/files/agenda/1035>
5. **Building Access:** Access to the building will be via the alley.

Let me know if you need further clarification or have additional questions. Your questions will be forwarded to the Commissioners. Additionally, you are welcome to address any comments or concerns tonight.

-Isabel

From: lukeofmundelein@aol.com <lukeofmundelein@aol.com>
Sent: Wednesday, March 5, 2025 10:24 AM
To: Planning <planning@mundelein.org>; Isabel Guadarrama <iguadarrama@mundelein.org>; Info <info@mundelein.org>
Subject: EXTERNAL -Public Commentary, Case PZC-21-2024

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern,

This commentary is to be submitted for review by the PZC during the public hearing on 3-5-25 concerning Case PZC-21-2024.

-Please respond with the Snow Location Area for both the new development and also

the adjacent Public Parking Lot.

-Please respond with the expected traffic flow for the residents once they are moved in. Is it anticipated that they would use the alley to get to Park St (near the Mundelein mural) or Seymour Ave (near Mundelein Automotive)?

-Please respond with the route (and staging area) which all construction vehicles (and equipment) will use for the development of this lot and also the construction of this property

-Please send the plat of survey for the proposed property

-Please respond if a cut-out to Seymour has been discussed and the results of that discussion

Side note: I sent an email concerning this development to planning@mundelein.org on 2-25-25 which went unanswered. I followed up a week later and was told it was never received. I am therefore requesting confirmation that this email was received and will be submitted to the PZC for discussion.

Please confirm that this email was received and will be submitted to the PZC for discussion

Thank you,

Mike Majestic

Luke's of Mundelein
551 N. Lake St. Mundelein, IL 60060

lukesofmundelein.com

P-847-566-9798

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZC-21-2024
PUBLIC HEARING DATE	March 5, 2025
VARIATION	Waiver to allow the building to face the interior side lot line
DRAFT MOTION	Motion to recommend approval or 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 C-5 Downtown Zoning District, for the property located at 540 N. Seymour Avenue.
On March 5, 2025, the Planning and Zoning Commission voted ___-___ for approval or 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 C-5 Downtown Zoning District, for the property located at 540 N. Seymour Avenue.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
DRAFT APPROVAL	Strict enforcement of this Ordinance would create an undue hardship for the Petitioner due to the unique size and shape of the lot. Specifically, the proposed building's width would not be feasible within the lot's dimensions if oriented to face the primary street, making compliance with the Ordinance impractical.
DRAFT DENIAL	The Commission determined that the strict application of the terms of this Ordinance would not result in undue hardship for the Petitioner. The Petitioner did not sufficiently demonstrate any hardship or unique circumstances specific to the Subject Property. The project involves new construction, and there are ample opportunities to comply with the code as written.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The property is affected by unique circumstances, primarily due to the lack of development on the adjacent property, which results in increased exposure to its surroundings. These conditions are beyond the control of the Petitioner and Property Owner, and contribute to the property's distinctive characteristics.
DRAFT DENIAL	The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires building facades to face the primary street.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The requested variation will not alter the essential character of the locality, as the proposed use aligns with the residential development already present adjacent to the Subject Property. Additionally, to further integrate the development with its surroundings, the Petitioner plans to install similar architectural elements and landscaping throughout the property, which will help mitigate the visual impact of the residential building.
DRAFT DENIAL	If the variation is granted, it would change the essential character of the locality by permitting a greater number of residential units on a lot that is typically designated for fewer units.
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
DRAFT APPROVAL	The shape, size, and topographical condition of the Subject Property create a hardship for the property owner, distinguishing it from a mere inconvenience, if the strict application of the regulations is enforced. Strict adherence to the Zoning Ordinance would result in a building with fewer residential units on the property. A smaller scale than the development across the street.
DRAFT DENIAL	The Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner failed to demonstrate any unique circumstances or hardships specific to the Subject Property. As the proposed project involves new construction, there are ample opportunities to comply with the code.

2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property. The unique size and shape of the lot limits the setback, and bulk of the development.
<i>DRAFT DENIAL</i>	The Commission finds that the Petitioner has created this hardship and could build a development that follows all the zoning requirements.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
<i>DRAFT DENIAL</i>	The granting of the requested variation will be detrimental to the public welfare in which the property is located.
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
<i>DRAFT APPROVAL</i>	The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
<i>DRAFT DENIAL</i>	The proposed variation will impair the adequate supply of light and air to adjacent properties, significantly increase congestion on public streets, and negatively impact property values within the neighborhood.
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance, which outlines specific regulations for building orientation on downtown properties. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
<i>DRAFT APPROVAL</i>	The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
<i>DRAFT DENIAL</i>	The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of March 19, 2025

Subject: Flaherty & Collins Preliminary & Final Plat of Subdivision: 275-301 Plaza Cir; 331-339 Chicago Ave; 322-360 Chicago Ave

Attachments:

1. Preliminary and Final Plat of Subdivision
2. Plat Application

Background:

In 2024, the Planning and Zoning Commission approved various zoning requests related to a project proposed by Flaherty & Collins on the remaining vacant parcels in the Village Hall Subdivision. Flaherty & Collins proposes a multifamily building (225 units), an attached private parking garage (271 spaces), and 17 townhouses.

In conjunction with the project, a Plat of Subdivision is necessary to accommodate the project. The Village of Mundelein is the applicant, as the Village will still be the property owner at the time of recording. The plat takes several actions on Lots 4 and 5 of the Village Hall Subdivision:

- Rounds out the "inner corners" of the property along Plaza Circle to better wrap the property around the circle. The newly vacated "inner corners" will be conveyed to the developer to accommodate the building design, which wraps around Plaza Circle.
- Shifts property lines to better match divisions between the various product types (multifamily building, townhouses, future commercial pad).
- Carves out a new Lot 4 around the pedestrian bridge, which the Village will maintain.
- Creates a 15' wide maintenance easement around the pedestrian bridge for Village maintenance access.
- Vacates an obsolete ComEd easement.
- Grants various stormwater management easements (S.M.E.'s).

CCM

Recommendation:

Motion to approve/deny a Preliminary and Final Plat of Subdivision (Resubdivision of Lots 4 and 5 of the Village Hall Subdivision), 275-301 Plaza Cir; 331-339 Chicago Ave; and 322-360 Chicago Ave.

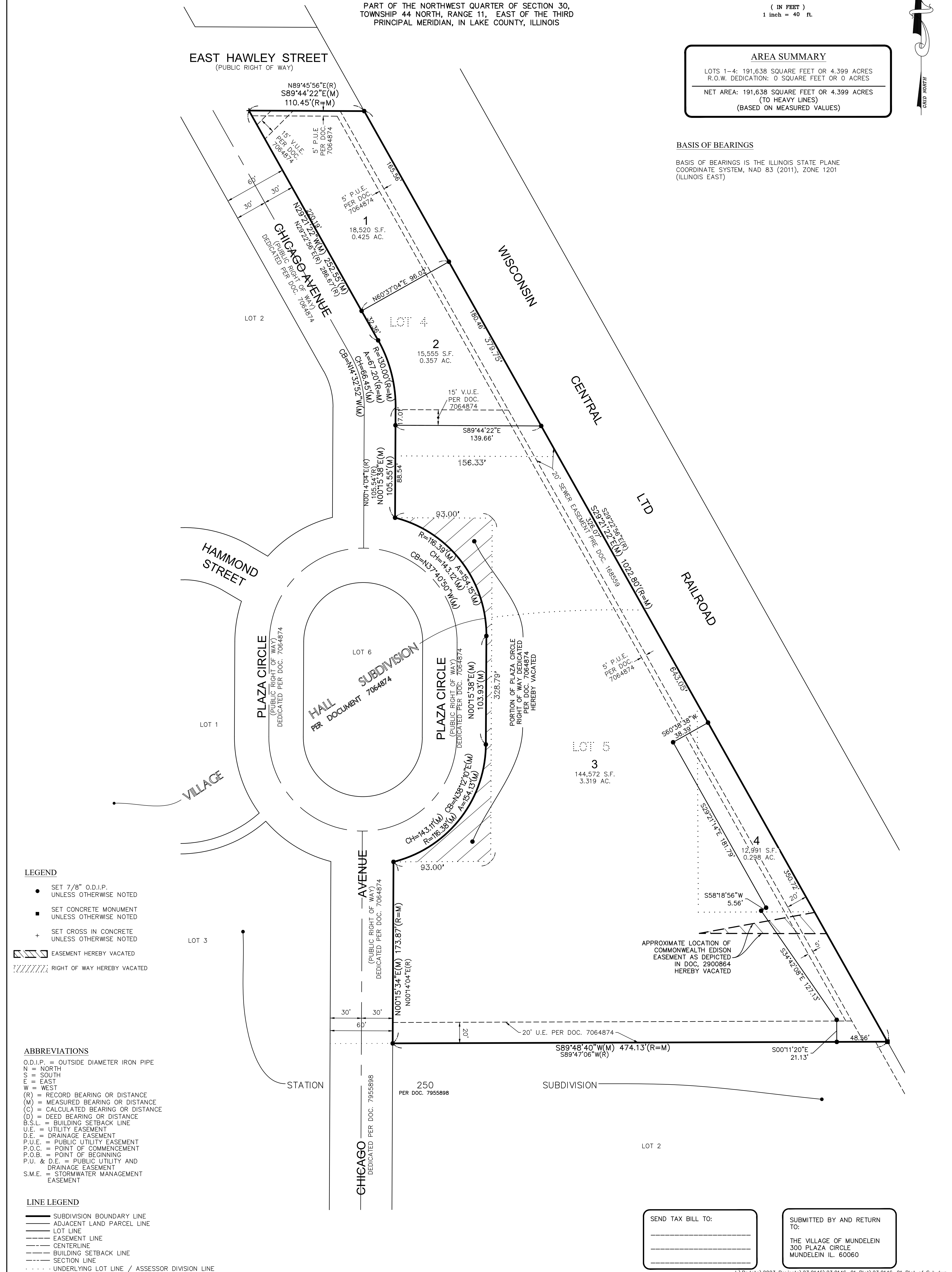
PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



LOTS 1-4: 191,638 SQUARE FEET OR 4.399 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 191,638 SQUARE FEET OR 4.399 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201
(ILLINOIS EAST)



J:\Psdata\2023 Projects\23.0146\23.0146-01 Plat\23.0146-01 Plat of Sub.dwg

PROJ. NO. 23-01-66-01

1 OF 3

SCALE: 1" = 40'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM



PROJECT

RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION

CLIENT/ENGINEER

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROPERTY OWNER/DEVELOPER:

Flaherty & Collins Properties
1 Indiana Square, Suite 300
Indianapolis, IN 46204

DATE: 2-22-24PC N/A

DRAWN BY CJC

CHECKED BY SK

BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1	PER EMAIL DATED 6/12/24	6/13/24	CJC
2	PER VILLAGE COMMENTS	10/9/24	CJC
3	PER VILLAGE COMMENTS	11/27/24	CJC
4	PER EMAIL DATED 1/6/2025	1/10/25	CJC
5	PER EMAIL DATED 2/14/2025	2/19/25	CJC
6	REVISE COMED CERTIFICATE	3/4/25	CJC
7	PER VILLAGE COMMENTS	3/7/25	CJC

LEGEND

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

- STORMWATER MANAGEMENT
EASEMENT HEREBY GRANTED
- 15' PEDESTRIAN BRIDGE
MAINTENANCE EASEMENT HEREBY
GRANTED

ABBREVIATIONS

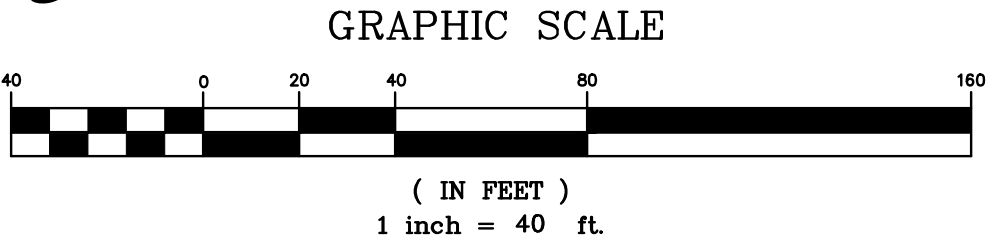
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT
S.M.E. = STORMWATER MANAGEMENT
EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- ... UNDERLYING LOT LINE / ASSESSOR DIVISION LINE

FINAL PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS



AREA SUMMARY

LOTS 1-4: 191,638 SQUARE FEET OR 4.399 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 191,638 SQUARE FEET OR 4.399 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

Parcel Line Table

Line #	Length	Direction
L1	48.56	S89°48'40"W
L2	21.13	S01°1'20"E
L3	127.13	S34°42'08"E
L4	5.56	S58°18'56"W
L5	181.79	S29°21'14"E
L6	38.39	S60°38'38"W
L7	350.72	N29°21'22"W
L8	72.38	S89°48'40"W
L9	11.99	S01°1'20"E
L10	89.58	N85°04'26"W
L11	6.40	S4°00'18"W
L12	71.55	S76°05'31"W
L13	123.75	N0°48'18"W
L14	46.29	N37°27'17"W
L15	65.23	N24°43'43"W
L16	28.80	N59°31'26"W
L17	52.87	N9°23'08"W
L18	47.15	N0°00'00"E
L19	25.74	N22°11'40"W
L20	31.91	N29°18'46"W
L21	86.54	N29°47'24"W
L22	120.17	N27°48'02"W
L23	14.20	S47°44'49"W
L24	27.86	S33°53'55"E
L25	38.68	S51°38'11"E
L26	33.02	S4°31'21"E
L27	99.90	S58°28'34"W
L28	5.00	S30°14'13"E
L29	102.81	N58°28'34"E
L30	32.63	N0°15'38"E
L31	2.46	N63°53'16"W
L32	27.97	N40°19'10"W
L33	90.68	S60°57'54"W
L34	102.58	S29°21'22"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.34	116.39	18.38	N8° 55' 51"W	37.18
C2	26.34	130.00	11.61	N5° 32' 37"W	26.29

EAST HAWLEY STREET
(PUBLIC RIGHT OF WAY)

CHICAGO AVENUE
(PUBLIC RIGHT OF WAY)
DEDICATED PER DOC. 7064874

HAMMOND STREET
(PUBLIC RIGHT OF WAY)
DEDICATED PER DOC. 7064874

LOT 6

LOT 1

LOT 3

CHICAGO AVENUE
(PUBLIC RIGHT OF WAY)
DEDICATED PER DOC. 7955898

STATION

250
PER DOC. 7955898

SUBDIVISION

LOT 2

WISCONSIN

CENTRAL

LTD

RAILROAD

GRID NORTH

J:\Pedata\2023 Projects\23.0146\23.0146-01 Plat\23.0146-01 Plat of Sub.dwg

PROJ NO.: 23.0146-01	2 OF 3	SCALE: 1" = 40'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60002 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT	CLIENT/ENGINEER	PROPERTY OWNER/DEVELOPER:	DATE: 2-22-24	PC N/A	DRAWN BY CJC	CHECKED BY SK	BOOK N/A	PG N/A
				RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60055 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM		NO.	REVISIONS	DATE	BY		
							1	PER EMAIL DATED 6/12/24	6/13/24	CJC		
							2	PER VILLAGE COMMENTS	10/9/24	CJC		
							3	PER VILLAGE COMMENTS	11/23/24	CJC		
							4	PER EMAIL DATED 1/8/2025	1/10/25	CJC		
							5	PER EMAIL DATED 2/14/2025	2/19/25	CJC		
							6	REVISE COMED CERTIFICATE	3/4/25	CJC		
							7	PER VILLAGE COMMENTS	3/7/25	CJC		

FINAL PLAT OF SUBDIVISION
RESUBDIVISION OF LOTS 4 AND 5
VILLAGE HALL SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT THE VILLAGE OF MUNDELEIN IS THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES THEREON SET FORTH, AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION" AND IS HEREBY ACKNOWLEDGED AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF MUNDELEIN ELEMENTARY SCHOOL DISTRICT 75, MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120 AND COLLEGE OF LAKE COUNTY.

DATED AT _____, THIS _____ DAY
OF _____ A.D., 20 _____.

BY: _____ ATTEST: _____
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
_____, _____ (TITLE)
AND _____, _____ (TITLE)

OF THE VILLAGE OF MUNDELEIN, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____ A.D., 20 _____.

BY: _____
NOTARY PUBLIC

COPORATE AUTHORITY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ A.D., 20 _____

BY: _____
"VILLAGE" PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE PLAN AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, CHAIRMAN OF THE VILLAGE
OF MUNDELEIN PLAN COMMISSION, DO CERTIFY THAT ON THIS _____ DAY
OF _____ 20 _____ THIS FINAL PLAT OF
SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE
VILLAGE OF MUNDELEIN.

CHARIMAN _____

SECRETARY _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

VILLAGE TREASURER _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, DATED THIS _____ DAY OF _____ 20 _____.

BY: _____
"VILLAGE" ENGINEER

STORMWATER MANAGEMENT EASEMENT (SME)

STORMWATER MANAGEMENT EASEMENT (SME)

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS WITHIN THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENT FOR THE COLLECTION CONVEYANCE AND STORAGE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS, OR ACCESSORY STRUCTURES IS PROHIBITED UNLESS THE VILLAGE ENGINEER DETERMINES SUCH AN ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER SAID EASEMENT WITH PERSONNEL AND EQUIPMENT AT ANY TIME FOR THE PURPOSE OF ACCESS OR INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES IN A REASONABLE AMOUNT OF TIME AFTER NOTICE FROM THE VILLAGE, THE NECESSARY REPAIRS MAY BE UNDERTAKEN BY THE VILLAGE, WITHOUT ANY OBLIGATION TO DO SO. THE VILLAGE MAY SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE NECESSARY REPAIRS AND/OR FILE A LIEN ON THE PROPERTY.

SURVEYOR'S AUTHORIZATION TO RECORD
CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I HEREBY DESIGNATE _____ AND/OR
REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF
WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN
MADE TO SAID PLAT.

DATED THIS _____TH DAY OF _____ MARCH _____, 2025 _____, AT
AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509

EXPIRES 11/30/2026



SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 4 AND 5 IN FINAL PLAT OF VILLAGE HALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874; TOGETHER WITH PART OF PLAZA CIRCLE DEDICATED PER DOCUMENT 7064874 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOTH 00 DEGREES 15 MINUTES 38 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 59.21 FEET TO ANGLE POINT IN SAID WEST LINE FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 44 MINUTES 22 SECONDS EAST ALONG SAID WEST LINE, 93.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 00 DEGREES 15 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 328.79 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTH 89 DEGREES 43 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE 93.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTHEASTERLY ALONG A LINE BEING A CURVE, CONCAVE NORWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 116.38 FEET, A CHORD BEARING OF NORTH 38 DEGREES 12 MINUTES 10 SECONDS EAST, A CHORD LENGTH OF 143.11 FEET, AN ARC LENGTH OF 154.13 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 38 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 103.93 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A LINE BEING A CURVE, CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DECRIBED COURSE, HAVING A RADIUS OF 116.39 FEET, A CHORD BEARING OF NORTH 37 DEGREES 40 MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 143.12 FEET, AN ANRC LENTH OF 154.15 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS WITHIN THE VILLAGE OF MUNDELEIN WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0366 J, MAP NUMBER 17031C0366J HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ 7TH _____ DAY OF _____ MARCH _____, 2025 _____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2026



COMMONWEALTH EDISON CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

COMMONWEALTH EDISON, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREES TO THE VACATION OF THE EASEMENT GRANTED PER DOCUMENT 2900864 AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20 _____

BY: _____

TITLE: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS. THIS _____ DAY OF _____, A.D. 20 _____

LAKE COUNTY CLERK _____

J:\Pedata\2023 Projects\23.0146\23.0146-01 Plat\23.0146-01 Plat of Sub.dwg

NO.	DATE: 2-22-24	PC N/A	DRAWN BY: CJC	CHECKED BY: SK	BOOK N/A	PG N/A	REVISIONS		DATE	BY
1							PER EMAIL DATED 6/12/24		6/13/24	CJC
2							PER VILLAGE COMMENTS		10/9/24	CJC
3							PER VILLAGE COMMENTS		11/22/24	CJC
4							PER EMAIL DATED 1/6/2025		1/10/25	CJC
5							PER EMAIL DATED 2/14/2025		2/19/25	CJC
6							REVISE COMED CERTIFICATE		3/4/25	CJC
7							PER VILLAGE COMMENTS		3/7/25	CJC

PROJECT	CLIENT/ENGINEER	PROPERTY OWNER/DEVELOPER:
RESUBDIVISION OF LOTS 4 AND 5 VILLAGE HALL SUBDIVISION	Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	Flaherty & Collins Properties 1 Indiana Square, Suite 300 Indianapolis, IN. 46204

COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

3 OF 3

PROJ. NO.: 23.0146-01



PLAT APPLICATION

PROPERTY INFORMATION

Address 275-301 Plaza Cir, 331-339 Chicago Ave, ☒ Preliminary Plat of Subdivision
Property Index Numbers (PIN) 322-360 Chicago Ave ☒ Final Plat of Subdivision
11-30120002, 1130123001, 1130123002, 1130123003 ☐ Preliminary and Final Plat of Subdivision
Size of Property 234,106 SF (sq. ft. /acres) ☐ Plat of Vacation
Size of Building Space N/A (sq. ft.) ☐ Plat of Consolidation
Size of Space Utilized N/A

PLAT REQUEST – Please attach plat(s)

PETITIONER INFORMATION

Business/Org. Name Village of Mundelein
Name Eric Guenther
Title Village Administrator
Address 300 Plaza Circle
City, State, Zip Mundelein, IL 60060
Phone 847-949-3289
Email cmalec@mundelein.org
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Same as owner
Name _____
Title _____
Address _____
City, State, Zip _____
Phone _____
Email _____

PLAT APPLICATION FILING FEE (Preliminary Plats Exempt)

- ☐ Five Acres or Less: \$500
☐ Over Five Acres: \$1,000

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Eric Guenther, under oath, state that I am

_____ the sole)
_____ an) owner of the property
X _____ an authorized officer of the)

commonly described as (Address) 301 Plaza Circle and that such property is owned by

(Printed Name) Village of Mundelein as of this date. As owner of the property, I do

hereby authorize N/A (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter, Plat of Subdivision

_____ (Action).

[Signature]
Signature

Subscribed and sworn to before me

this 13th day of March, 2025.

[Signature]
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) ~~300~~ 275-301 Plaza Cir, 331-339 Chicago Ave, 322-360 Chicago Ave

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

 3/12/25
Signature of Owner Date

By Eric Guenther
Village Administrator
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner):  _____
Printed Name: Eric Guenther

Date: 3/12/25
Title: Village Administrator

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of March 19, 2025

Subject: Belle Tire Plat of Consolidation: 2025 South Lake Street

Attachments:

1. Plat Application
2. Preliminary Plat of Subdivision
3. Final Plat of Subdivision

Background:

In March 2024, the Village approved plans for a proposed Belle Tire facility (Motor Vehicle Service and Repair, Minor) at 2025 S. Lake Street. The approvals included:

- Special Use
- One Variation regarding building transparency
- Plat of Consolidation

Since then, they have been continually working with the Army Corps of Engineers for approval of stormwater discharge to the creek. Because of the unanticipated delay, the Plat of Consolidation needs to be reapproved. Section 19.08.030(A)(5) of the Municipal Code requires plats to be recorded within 90 days of approval by the Village Board. There have been no changes to the previously approved plat.

CCM

Recommendation:

Motion to approve/deny a Preliminary and Final Plat of Subdivision for the Belle Tire Mundelein Consolidation, 2025 South Lake Street.



PROPERTY INFORMATION

Address 2025 S. Lake Street
Property Index Numbers (PIN) 15-06-203-003 and
15-06-200-032
Size of Property 56,051 sf / 1.287 ac (sq. ft. / acres)
Size of Building Space 9,800 (sq. ft.)
Size of Space Utilized 9,800

PETITIONER INFORMATION

Business/Org. Name Contour Land Group
Name Christopher Enright, NCARB
Title Principal Architect
Address 628 E. Parent Ave., Ste. 100
City, State, Zip Royal Oak, MI 48067
Phone 248.330.9395
Email cenright@contourlandgroup.com
Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

PLAT REQUEST – Please attach plat(s)

- ☐ Preliminary Plat of Subdivision
☐ Final Plat of Subdivision
☒ Preliminary and Final Plat of Subdivision
☐ Plat of Vacation
☐ Plat of Consolidation

PROPERTY OWNER INFORMATION

Business/Org. Name MUN-83, LLC
Name c/o Mario J. Donato
Title _____
Address 2801 Lakeside Dr
City, State, Zip Bannockburn, IL 60015
Phone _____
Email mariodonato@fgmk.com

PLAT APPLICATION FILING FEE (Preliminary Plats Exempt)

- ☒ **Five Acres or Less: \$500**
☐ **Over Five Acres: \$1,000**

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 2025 S. Lake Street

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

 3/12/25
Signature of Owner Date

By MARIO DONATO
Managing Member
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): 
Printed Name: MARIO DONATO

Date: _____

Title: _____

Signature (Owner): _____
Printed Name: _____

Date: _____

Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____

Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____
Printed Name: _____

Date: _____

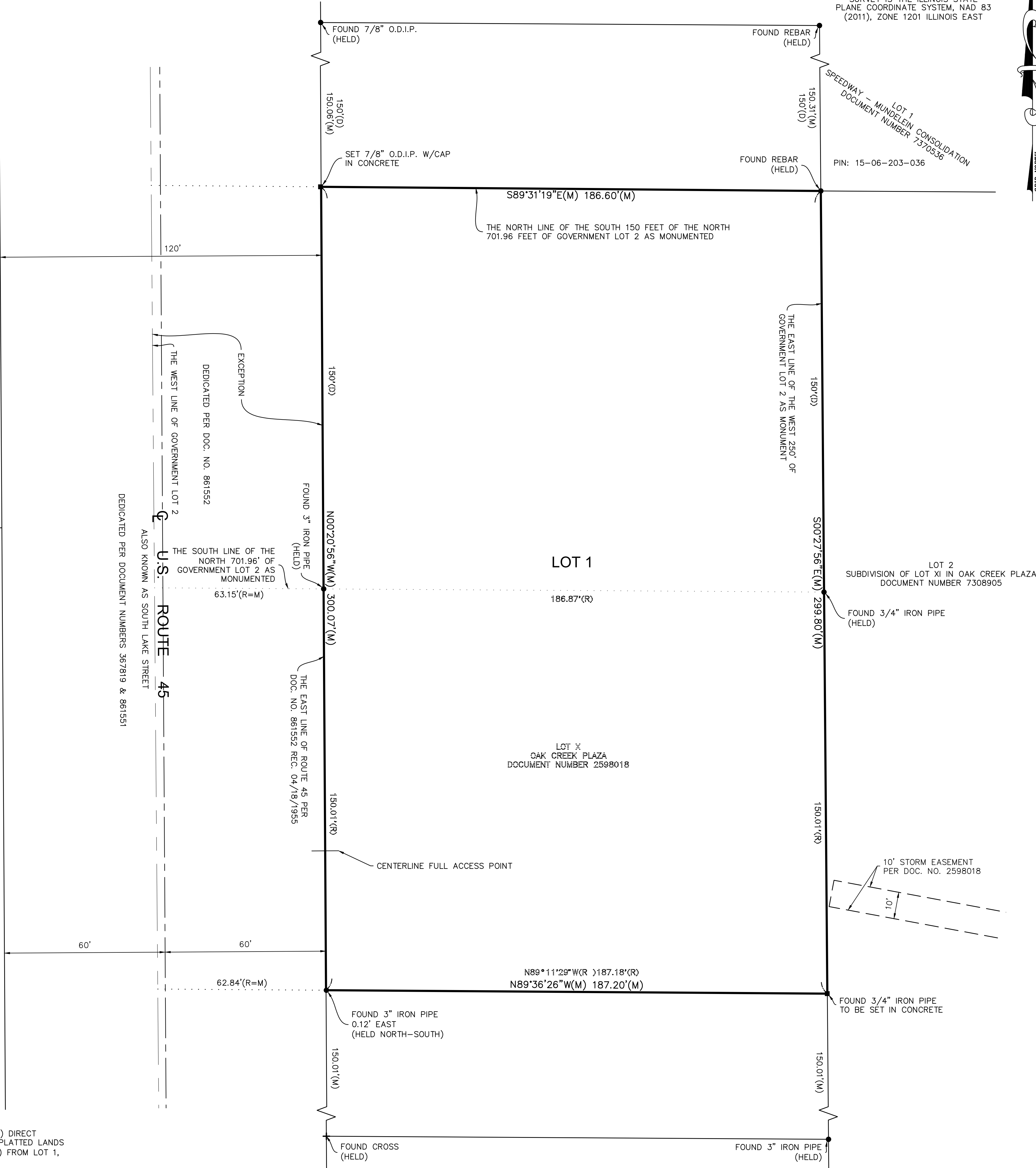
Title: _____

PRELIMINARY PLAT OF SUBDIVISION
BELLE TIRE MUNDELEIN CONSOLIDATION

IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS
SURVEY IS THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, NAD 83
(2011), ZONE 1201 ILLINOIS EAST



NOTE
THERE SHALL BE AT MOST, ONE (1) DIRECT
VEHICULAR ACCESS BETWEEN THE PLATTED LANDS
AND U.S. ROUTE 45 (LAKE STREET) FROM LOT 1,
AS DEPICTED HEREIN.

- LEGEND**
- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
 - SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

ABBREVIATIONS
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

AREA SUMMARY

GROSS: 56,051 SQUARE FEET OR 1.287 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA LOT 1: 56,051 SQUARE FEET OR 1.287 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\PSDATA\2023 PROJECTS\23.0071\23.0071-01 PLAT OF SUB\23.0071-01-SUB.DWG

PROJECT

Belle Tire - Mundelein
2025 S. Lake Street

CLIENT

Contour Land Group
628 E. Parent Avenue, Suite 100
Royal Oak MI 48067

DATE: 08-14-23

PC N/A

DRAWN BY: RHM

CHECKED BY: DW

BOOK N/A

PG N/A

NO.

1.

REVISED PER EMAIL DATED 12-14-2023

DATE

12-14-23

BY

RHM

1 OF 2

SCALE: 1" = 20'

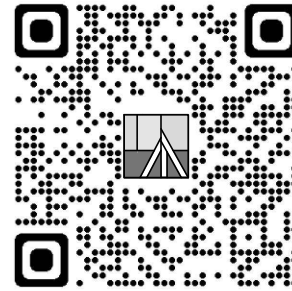
COMPASS SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SUBMITTED BY AND RETURN TO:
VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, ILLINOIS 60060



PRELIMINARY PLAT OF SUBDIVISION
BELLE TIRE MUNDELEIN CONSOLIDATION

IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS
DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO
REVISE THE LAW IN RELATION TO PLATS," AS AMENDED.
A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN
THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS
DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY
THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN
HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND
SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE
BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE
LIMITS OF DIAMOND LAKE SCHOOL DISTRICT 76, STEVENSON HIGH SCHOOL DISTRICT 125 AND
COLLEGE OF LAKE COUNTY 532.

DATED AT _____, _____, THIS _____ DAY OF _____, A.D., 20 _____.

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID
COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME)
_____, (TITLE) OF
SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
_____, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED
LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

SURFACE WATER STATEMENT

STATE OF _____)
COUNTY OF _____)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF,
OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC
AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE
WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING
PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____.

ILLINOIS PROFESSIONAL ENGINEER _____

LICENSE NUMBER _____

EXPIRATION DATE _____

OWNER OR ATTORNEY _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT
GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL
ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER
CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

LAKE COUNTY CLERK _____

PLAN COMMISSION CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, CHAIRMAN OF THE VILLAGE OF MUNDELEIN PLAN
COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, A.D. 20____,
THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE
OF MUNDELEIN.

CHAIRMAN _____

SECRETARY _____

VILLAGE TREASURER

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID ASSESSMENTS DUE AGAINST
THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, DATED THIS _____ DAY OF
_____, A.D., 20_____.

VILLAGE TREASURER _____

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY,
ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

VILLAGE ENGINEER _____

VILLAGE CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED BY THE PLAN PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED
AND SUBDIVIDED THE FOLLOWING PROPERTY:

THE SOUTH 150 FEET OF THE NORTH 701.96 FEET OF THE WEST 250 FEET OF GOVERNMENT
LOT 2 IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 43 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART
TAKEN FOR ROUTE 45), IN LAKE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT X IN OAK CREEK PLAZA, BEING A SUBDIVISION OF THE FRACTIONAL NORTHEAST 1/4 OF
SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1987 AS DOCUMENT 2598018,
AND CORRECTED BY DOCUMENTS 2666194, 2666195, 2687774 AND 2724030, IN LAKE
COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY AND
SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION
IS WITHIN THE VILLAGE OF MUNDELEIN WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE
PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS
ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS
SITE FALLS WITHIN OTHER AREAS: ZONE X*(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP
NUMBER 17097C0251K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY OF
_____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2024

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I HEREBY DESIGNATE THE VILLAGE OF MUNDELEIN, AND/OR REPRESENTATIVES THEREOF, TO
RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO
CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20_____, AT AURORA, KANE
COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2024

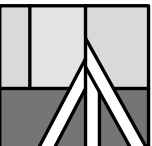
J:\PSDATA\2023 PROJECTS\23.0071\23.0071-01 PLAT OF SUB\23.0071-01-SUB.DWG

PROJ. NO.: 23.0071-01

2 OF 2

SCALE: N/A

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Belle Tire - Mundelein
2025 S. Lake Street

CLIENT

Contour Land Group
628 E. Parent Avenue, Suite 100
Royal Oak MI 48067

DATE: 08-14-23

PC N/A

DRAWN BY RHM

CHECKED BY DW

BOOK N/A

PG N/A

NO.

REVISIONS

DATE

BY

1.

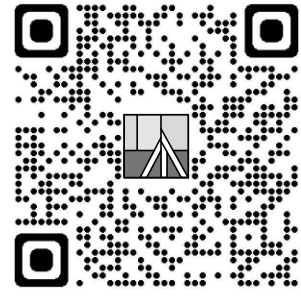
REVISED PER EMAIL DATED 12-14-2023

12-14-23

RHM

SUBMITTED BY AND RETURN TO:

VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, ILLINOIS 60060



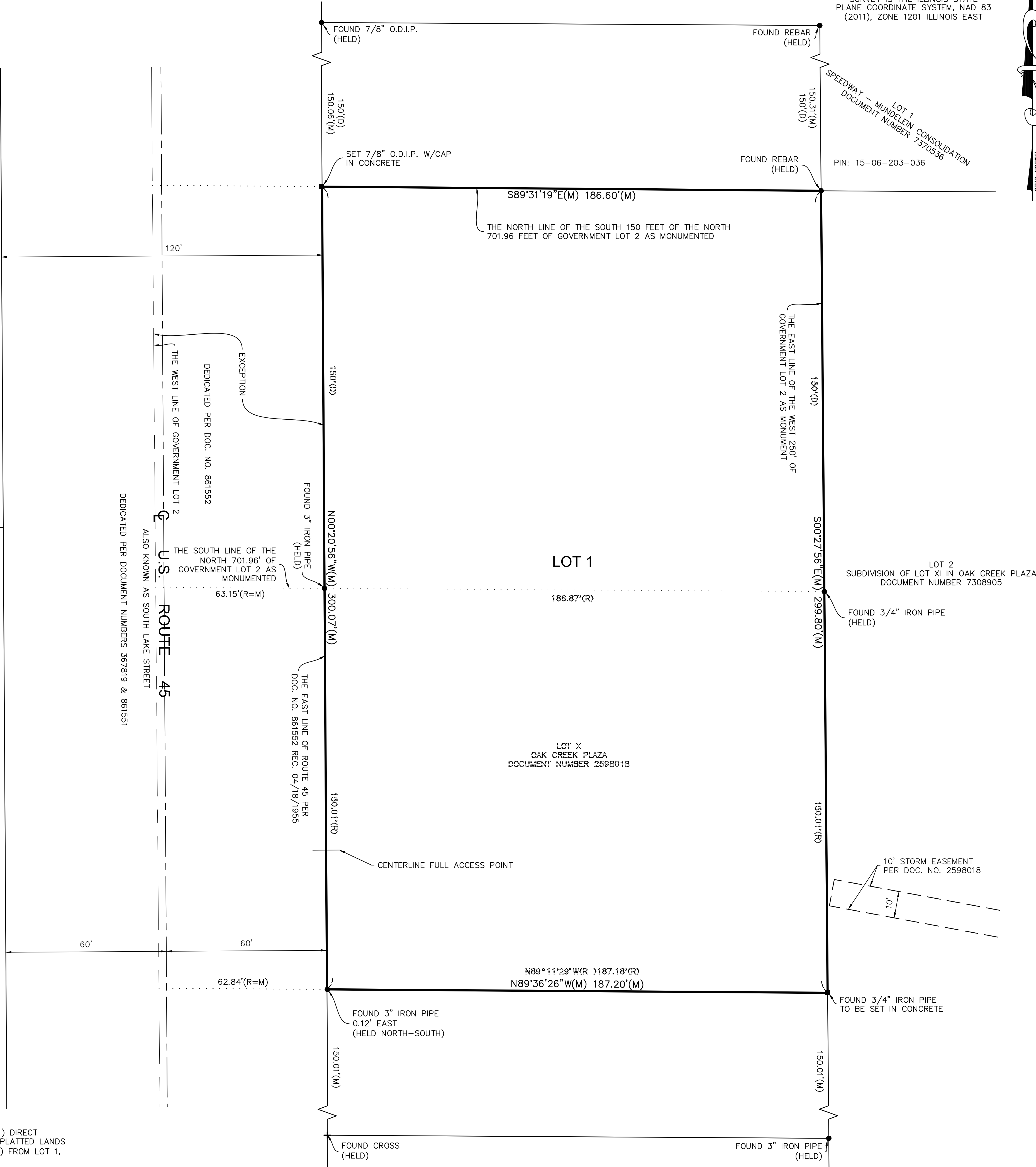
FINAL PLAT OF SUBDIVISION BELLE TIRE MUNDELEIN CONSOLIDATION

IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS
SURVEY IS THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, NAD 83
(2011), ZONE 1201 ILLINOIS EAST



NOTE

THERE SHALL BE AT MOST, ONE (1) DIRECT
VEHICULAR ACCESS BETWEEN THE PLATTED LANDS
AND U.S. ROUTE 45 (LAKE STREET) FROM LOT 1,
AS DEPICTED HEREIN.

LEGEND

- SET 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT
UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE
UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

GROSS: 56,051 SQUARE FEET OR 1.287 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES
NET AREA LOT 1: 56,051 SQUARE FEET OR 1.287 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\PSDATA\2023 PROJECTS\23.0071\23.0071-01 PLAT OF SUB\23.0071-01-SUB.DWG

PROJ. NO.: 23.0071-01

1 OF 2

SCALE: 1" = 20'



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502

PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Belle Tire - Mundelein
2025 S. Lake Street

CLIENT

Contour Land Group
628 E. Parent Avenue, Suite 100
Royal Oak MI 48067

DATE: 08-14-23

PC N/A

DRAWN BY RHM

CHECKED BY DW

BOOK N/A

PG N/A

NO.

REVISIONS

DATE

BY

1.

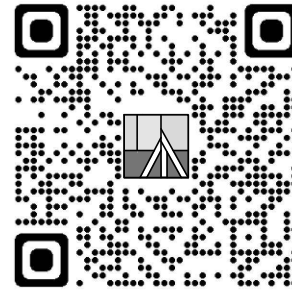
REVISED PER EMAIL DATED 12-14-2023

12-14-23

RHM

SUBMITTED BY AND RETURN TO:

VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, ILLINOIS 60060



FINAL PLAT OF SUBDIVISION
BELLE TIRE MUNDELEIN CONSOLIDATION

IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS
DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO
REVISE THE LAW IN RELATION TO PLATS," AS AMENDED.
A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN
THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS
DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY
THE DEPARTMENT.

JOSE RIOS, P.E.
REGION ONE ENGINEER

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN
HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND
SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND
AS ALLOWED AND PROVIDED BY STATUTES, AND SAID LIMITED LIABILITY COMPANY DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE
BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE
LIMITS OF DIAMOND LAKE SCHOOL DISTRICT 76, STEVENSON HIGH SCHOOL DISTRICT 125 AND
COLLEGE OF LAKE COUNTY 532.

DATED AT _____, _____, THIS _____ DAY OF _____, A.D., 20 _____.

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID
COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME)
_____, (TITLE) OF
SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
_____, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED
LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, A.D., 20_____.

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME)

SURFACE WATER STATEMENT

STATE OF _____)
COUNTY OF _____)SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL
NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF,
OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION
HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC
AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE
WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING
PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____.

ILLINOIS PROFESSIONAL ENGINEER _____

LICENSE NUMBER _____

EXPIRATION DATE _____

OWNER OR ATTORNEY _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT
GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL
ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER
CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

LAKE COUNTY CLERK _____

PLAN COMMISSION CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, CHAIRMAN OF THE VILLAGE OF MUNDELEIN PLAN
COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, A.D. 20____,
THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE
OF MUNDELEIN.

CHAIRMAN _____

SECRETARY _____

VILLAGE TREASURER

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID ASSESSMENTS DUE AGAINST
THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, DATED THIS _____ DAY OF
_____, A.D., 20_____.

VILLAGE TREASURER _____

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY,
ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

VILLAGE ENGINEER _____

VILLAGE CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

APPROVED BY THE PLAN PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585, HAVE SURVEYED
AND SUBDIVIDED THE FOLLOWING PROPERTY:

THE SOUTH 150 FEET OF THE NORTH 701.96 FEET OF THE WEST 250 FEET OF GOVERNMENT
LOT 2 IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 43 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART
TAKEN FOR ROUTE 45), IN LAKE COUNTY, ILLINOIS.

TOGETHER WITH:

LOT X IN OAK CREEK PLAZA, BEING A SUBDIVISION OF THE FRACTIONAL NORTHEAST 1/4 OF
SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1987 AS DOCUMENT 2598018,
AND CORRECTED BY DOCUMENTS 2666194, 2666195, 2687774 AND 2724030, IN LAKE
COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY AND
SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION
IS WITHIN THE VILLAGE OF MUNDELEIN WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE
PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS
ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS
SITE FALLS WITHIN OTHER AREAS: ZONE X*(AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP
NUMBER 17097C0251K, HAVING A REVISED DATE OF SEPTEMBER 18, 2013.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS THIS _____ DAY OF
_____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2024

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I HEREBY DESIGNATE THE VILLAGE OF MUNDELEIN, AND/OR REPRESENTATIVES THEREOF, TO
RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO
CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____, 20_____, AT AURORA, KANE
COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2024

J:\PSDATA\2023 PROJECTS\23.0071\23.0071-01 PLAT OF SUB\23.0071-01-SUB.DWG

PROJ. NO.: 23.0071-01

2 OF 2

SCALE: N/A

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Belle Tire - Mundelein
2025 S. Lake Street

CLIENT

Contour Land Group
628 E. Parent Avenue, Suite 100
Royal Oak MI 48067

DATE: 08-14-23

PC N/A

DRAWN BY RHM

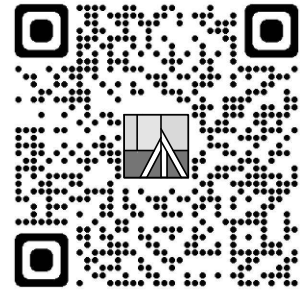
CHECKED BY DW

BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1.	REVISED PER EMAIL DATED 12-14-2023	12-14-23	RHM

SUBMITTED BY AND RETURN TO:

VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, ILLINOIS 60060



To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of March 19, 2025

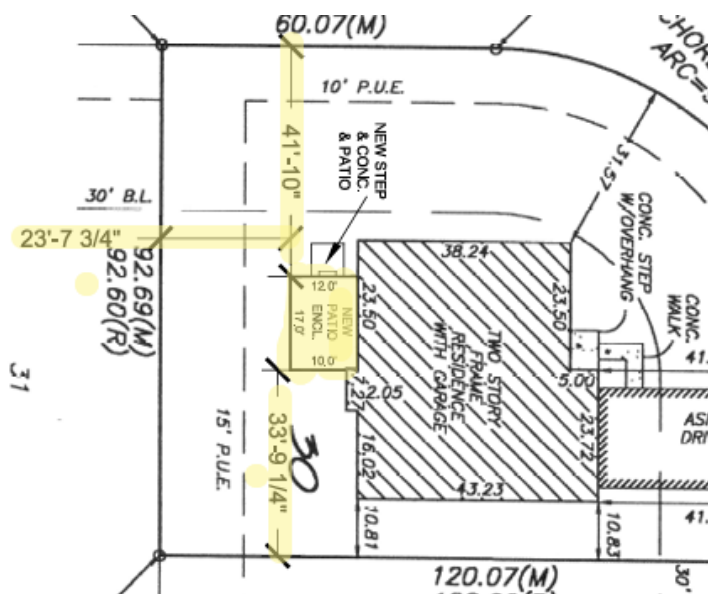
Subject: PUBLIC HEARING – PZ2025-0011 – Setback Variance: 1017 Concord Circle

Attachments:

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

Background:

The Community Development Department received a variance application from Zach Zielinski of Envoy Homes on behalf of the property owner, Richard Sitt, who plans to build a sunroom in the rear yard at 1017 Concord Circle. Located within the R3 Single Family Residential Zoning District, this zoning requires the primary building to have a 30-foot setback from the rear property line. However, due to the lot's unique shape and size, the petitioner is requesting a variance from the Zoning Ordinance to allow the sunroom to encroach into the rear yard by 6.65 feet, as shown in the site plan below.



Mr. Zielinski applied for a building permit on behalf of the property owner to remove the existing patio and replace it with the sunroom. The permit is currently awaiting variance approval in order to continue the permit review.

Variances Requested

Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance outlines the required bulk and yard regulations for single-family uses. Notably, it requires all buildings to have a rear setback of 30 feet from the rear lot line. The proposed addition would result in a setback of 23 feet, 7.75 inches from the rear lot line. All other setbacks remain in compliance with the code.

Department Comments There are no outstanding department comments; however, the following comments were provided by the Community Development Department:

In the event that a larger patio is constructed in the future, it must remain within the confines of the rear yard and may not extend into the corner side yard. If the owner wishes to connect the patio to the entrance of the sunroom, it is recommended that the entrance/exit be relocated to the opposite side or to the rear for better integration.

Public Comments

There are no public comments.

Comprehensive Plan

The Comprehensive Plan encourages homeowner investment and improvements while preserving the character of existing single-family residential neighborhoods in the Village. However, the Comprehensive Plan does not specifically address accessory structures in residential yards.

Analysis

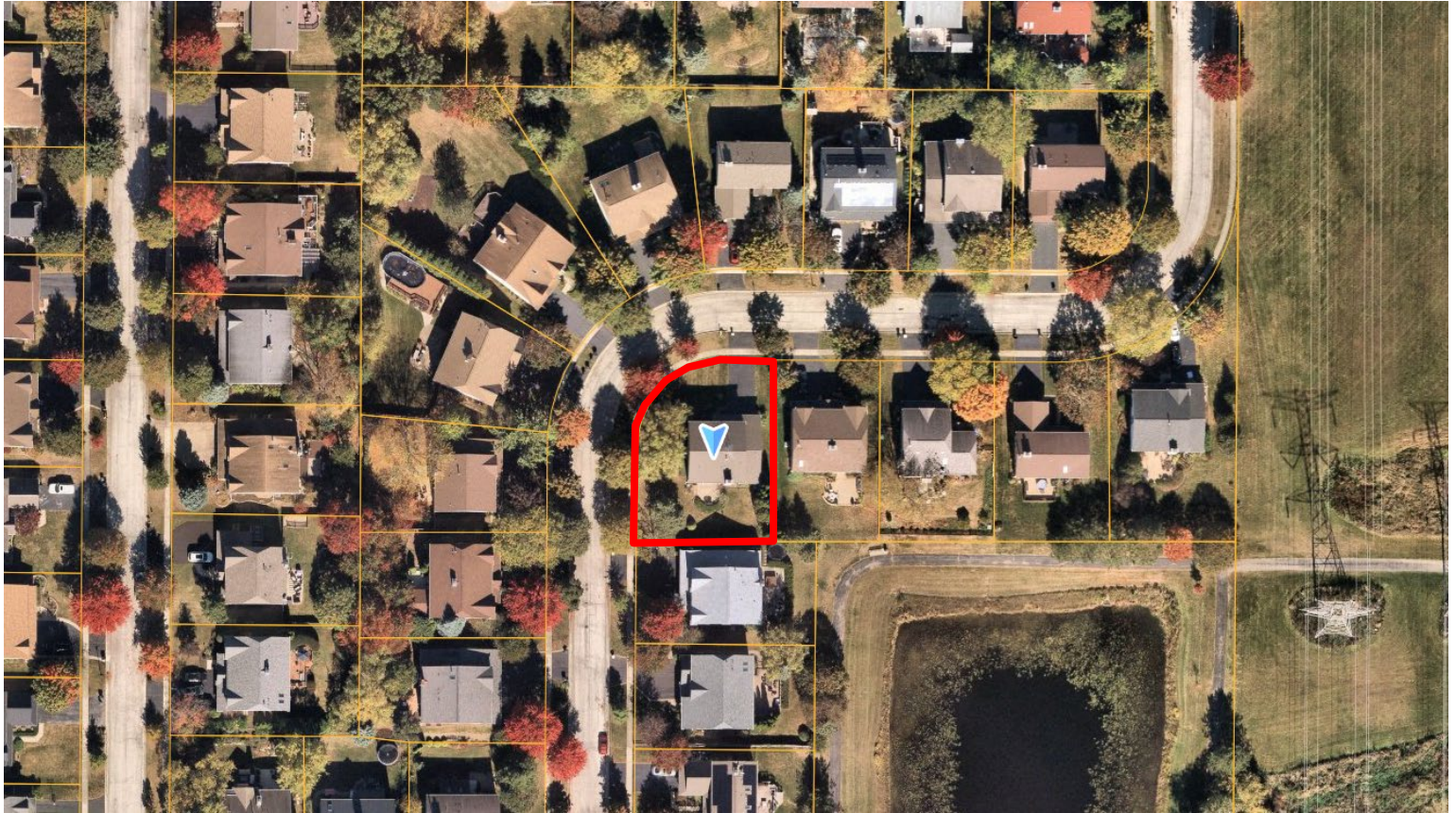
A review of nearby properties within 500 feet of the subject site identified three homes with sunrooms. These homes are located on interior lots and comply with the rear setback requirements. Additionally, these properties have smaller lot sizes compared to the subject property. The majority of homes in the neighborhood feature large patios and pools, which are permitted to encroach into the rear yard area. However, the sunroom differs from other accessory structures in that it is an attached structure, accessible from the interior of the home, and must therefore adhere to the bulk requirements of the zoning code.

A primary concern raised by staff is the potential for a patio to be added off the western side of the sunroom, should the door be placed there. If this occurs, the patio may encroach into the reverse side yard, potentially requiring an additional variance. Although the Zoning Ordinance does not specify the door's location, it does require that the materials and colors of the sunroom match or closely resemble those of the existing building to ensure the addition integrates seamlessly with the home's exterior.

Recommendation:

Motion to recommend approval/denial of a variance request from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance granting relief from the rear yard setback for a sunroom, located in the R-3 Single-Family Residential zoning district at 1017 Concord Circle.

Location Map: 28884 & 28936 N. IL Route 83



Legend:

 Subject Property

VILLAGE OF
Mundelein
Incorporated in 1909

NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on March 19, 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 Zach Zielinski of Envy Home Services on
behalf of Property Owner, Richard Sitt, who is
requesting a Variance from Table 20.28-2 of Section
20.28.030 of the Mundelein Zoning Ordinance regarding
the rear setback in the R-3 Single-Family zoning
district at 1017 Concord Circle, Mundelein, IL (PIN 11-
30-214-145), 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.: PZ2025-0011

The name and address of the Petitioner:

Zach Zielinski
Envy Home Services
575 S. Arthur Avenue
Arlington Heights, IL 60005

The name and address of the Property Owner

Richard Sitt
1017 Concord Circle
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 March 12, 2025, will be included in the meeting
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 4th day of March
2025.

Terry Roswick /s/
Chairman

Planning and Zoning Commission

Published in Daily Herald March 4, 2025 (281541)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

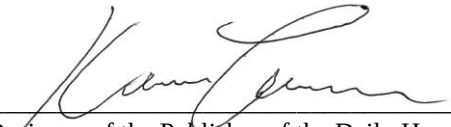
Lake County Daily Herald

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 03/04/2025

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 # 281541 *LAKE*



TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☐ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height *(if applicable)*
 - c. Preliminary Floor Plan *(if applicable)*
 - d. Tree Preservation Plan *(if applicable)*
 - e. Preliminary Engineering *(if applicable)*
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1017 Concord Cir
Property Index Numbers (PIN) 11-30-214-145

Size of Property (sq. ft./acres)
Size of Building Space 204 (sq. ft.)
Size of Space Utilized 204

ZONING

Current Zoning R3 Single Family Residential
Proposed Zoning R3 Single Family Residential
Current Use Residential single family home
Proposed Use Residential single family home

PETITIONER INFORMATION

Business/Org. Name Envy Home Services
Name Zach Zielinski
Title Permit expeditor
Address 575 S. Arthur Ave
City, State, Zip Arlington Heights, IL 60005
Phone 630-432-7510
Email zach@envyhomeservices.com

PROPERTY OWNER INFORMATION

Business/Org. Name
Name Richard Sitt
Title
Address 1017 Concord Cir
City, State, Zip Mundelien, IL 60060
Phone 847-302-3300
Email skibum1319@sbcglobal.net

Petitioner Status: ☐ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: Table 20.28-2 of Section 20.28.030

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)*

The proposed 3 season sunroom is roughly 6 and a half feet over the 30' required rear yard setback.

The variance proposed is a relief of 6 and a half feet from the rear yard setback.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Richard Sitt, under oath, state that I am

✓ the sole)
 an) owner of the property
 an authorized officer of the)

commonly described as (Address) 1017 Concord Cir and that such property is owned by
(Printed Name) Richard Sitt as of this date. As owner of the property, I do
hereby authorize Zach Zielinski (Printed Name or Not Applicable) to represent me in the following
Planning and Zoning Commission/Village Board matter, a rear yard setback variance of 6 and a half
feet. (Action).

Richard Sitt
Signature

Subscribed and sworn to before me

this 10th day of FEB., 20 25

William E Sonka
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 1017 Concord Cr

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

<u>Richard Sitt</u>	<u>02/10/25</u>
Signature of Owner	Date

By _____

Title/Full Corporate Name

If Contract Purchaser:

_____ Signature of Contract Purchaser	_____ Date
--	---------------

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

_____ Signature of Lessee	_____ Date
------------------------------	---------------

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): Richard Sitt
Printed Name: Richard Sitt

Date: 02/10/2025
Title: _____

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send.** (Please see Exhibit B for sample letter). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

**NOTICE
TO ALL INTERESTED PARTIES**

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS_____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on **DATE**, at **TIME**, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Standards of Variation for 1017 Concord Cir

- a. The strict application of the terms of this Ordinance will result in undue hardship.

Response: The particular hardship complained of was not created as a result of any action taken by the property owner. The overall intent of the zoning code will be in high esteem, beyond the variance presented.

- b. The plight of the owner is due to unique circumstances.

Response: The plight of the owner is due to unique circumstances, being that from the back wall of the house to the lot line is about 35.6 feet. That only leaves 5.6 feet of room to build a structure that meets the 30-foot required setback. Which does not leave a lot of room to make improvements to the home in the rear yard.

- c. The variation, if granted, will not alter the essential character of the locality

Response: The variance if granted will not alter the character of the neighborhood as the property will be staying as single family residential.

The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

Response: The distance from the backwall of the home to the rear lot line is 35.6 feet which only leaves 5.6 feet of room to build a structure which leaves very little room.

The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

Response: The hardship is not self-created, as how the lot is structured is the cause of the hardship.

The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

Response: Granting the variance will not be detrimental to public welfare since the proposed addition will be on private property.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Response: Granting the variance will not be detrimental to public welfare, supply of light/air, increase congestion on public streets, increase the risk of fire, endanger public safety, or impair any property values in the neighborhood. s

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

Response: The comprehensive plan will still be maintained if this specific variance is granted, and the key themes of the plan will still be in place. The addition does not interfere with other ordinances enacted by a municipal authority.

The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located

Response: If the variance is granted it would not reduce the property value of the subject property or surrounding properties.

SITT RESIDENCE 1017 CONCORD CIRCLE MUNDELEIN

THESE PLANS AND CONSTRUCTION WILL COMPLY WITH THESE
Mundelein codes with local amendments:

2018 INTERNATIONAL RESIDENTIAL CYCLE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE
MUNDELEIN CODE OF ORDINANCES

NOTE:
REMOVE EXISTING BRICK PAVERS. ALL WORK TO CONFORM TO VILLAGE
AMENDMENTS. UNCONDITIONED AND UNHABITABLE SPACE. ELECTRIC TO CODE, AS
SHOWN, WITH NEW 110 VOLT CIRCUIT, 15 AMP, 14 GAGE WIRE IN 1/2" EMT AND
APPROVED ELECTRICAL CONDUIT BOXES. RECEPTACLES SHALL BE GFCI PROTECTED
AND TAMPER RESISTANT. ALL GLASS IS SAFETY TEMPERED, INSULATED, .24
U-FACTOR, LOW-E GLASS W/SCREENS. ALL BRANCH CIRCUITS THAT SUPPLY 120
VOLTS 1PH 15 AND 20 AMP OUTLETS IN FAMILY, BED, DINING, REC, SUN, DENS,
CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A
COMBINATION ARC FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION
OF THE BRANCH CIRCUIT. BATTERY OPERATED SMOKE ALARMS WILL BE INSTALED
IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE
VICINITY OF THE BEDROOMS, ON EACH STORY OF THE DWELLING. A BATTERY
POWERED CARBON MONOXIDE DETECTOR INSTALLED WITHIN 15' OF ALL THE
SLEEPING AREAS. THE ELECTRICAL SERVICE WILL NOT INTEFERE WITH THIS
PROJECT. NO WORK WILL BE DONE INSIDE THE HOME AND WE WILL NOT BREAK
THE THERMAL BARRIER OF THE HOME. THE SLIDING DOOR WILL REMAIN
SEPARATING THE PATIO CLOSURE FROM THE HOME. ALL PERMANENTLY INSTALLED
LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL
CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.

MINIMUM DESIGN LOADS:

SNOW LOADS: GROUND SNOW LOAD 30 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

ALL CONCRETE TO BE 3000 PSI MINIMUM

LIVE LOADS:

1. ROOF: 30 PSF
2. FLOOR: 40 PSF

HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED
UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
CONFORM TO THE REQUIREMENTS OF THE ZONING AND BUILDING
ORDINANCES OF: MUNDELEIN

THE PATIO ENCLOSURE. COMPLIES WITH THE 2021 IECC SINCE IT IS
UNCONDITIONED AND UNHABITABLE SPACE AND WE ARE NOT BRAKING
THE THERMAL BARRIER OF THE HOME. THE DOOR SEPARATING THE HOME
FROM THE PATIO ENCLOSURE WILL REMAIN

DRAWING # DESCRIPTION

- 1 COVER
- 2 ELEVATIONS
- 3 FLOOR PLANS & FOUNDATION
- 4 MANUFACTURE DRAWINGS SHEET 1
- 5 MANUFACTURE DRAWINGS SHEET 2
- 6 FRAMING DETAILS SHEET 1
- 7 FRAMING DETAILS SHEET 2
- 8 PROPOSED SITE PLAN



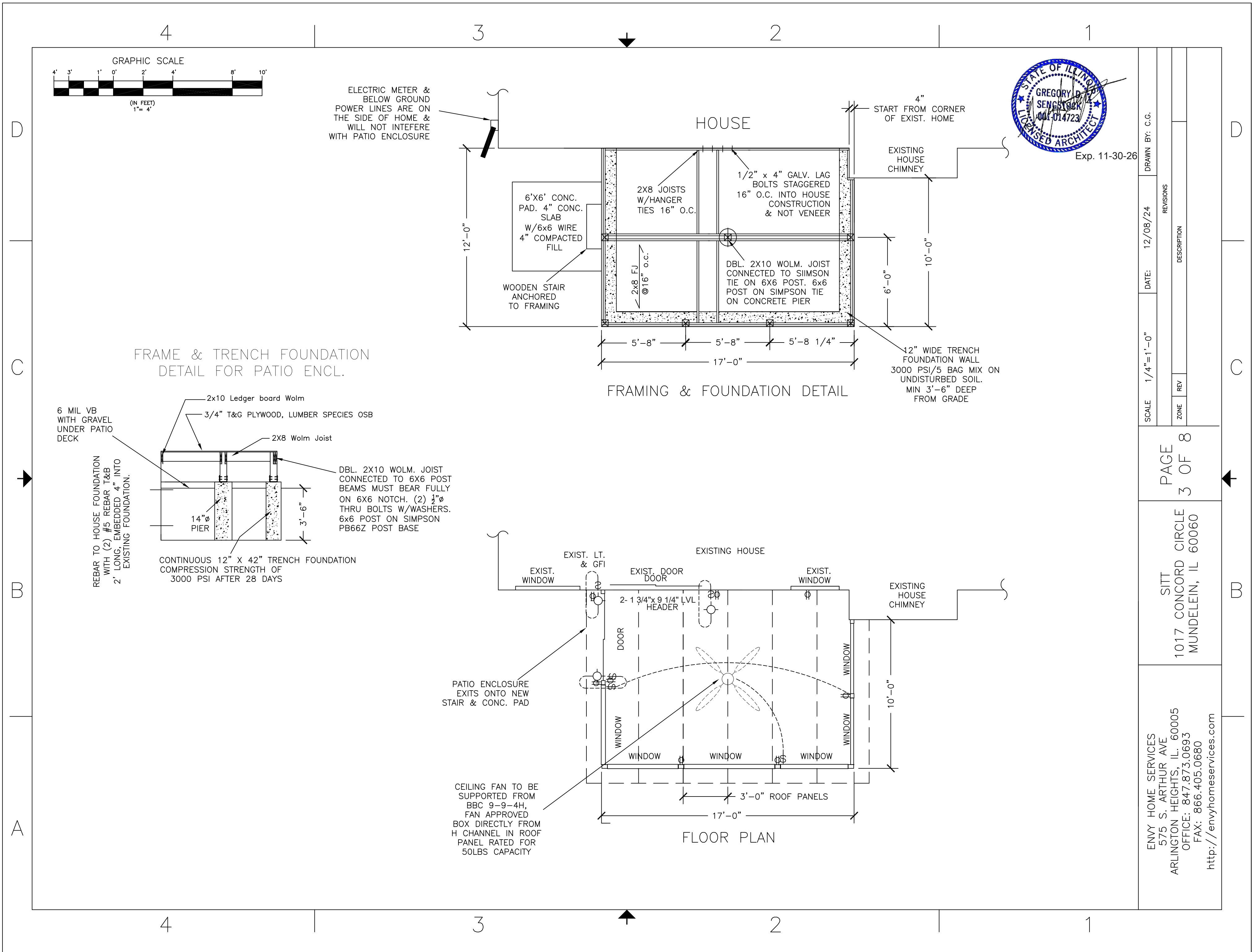
2021 IECC 404.2 INTERIOR LIGHTING CONTROLS. PERMANENTLY INSTALLED
LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN
OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR
BUILT INTO THE FIXTURE. EXCEPTION: LIGHTING CONTROLS SHALL NOT BE
REQUIRED FOR THE FOLLOWING:

2021 IECC 404.3 EXTERIOR LIGHTING CONTROLS. WHERE THE TOTAL
PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30
WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY
WITH THE FOLLOWING:
1. LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH
WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS
2. LIGHTING SHALL BE AUTOMATICALLY SHUT OFF WHEN DAYLIGHT IS
PRESENT AND SATISFIES THE LIGHTING NEEDS.
3. CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS SHALL NOT BE
ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC
CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.

SAFETY NOTE:
ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL ITEMS DURING
THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES, AS WELL AS
OTHERS. EACH REPRESENTATIVE AND THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER
WHICH THEY WELL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND WITHIN THE GOOD SAFETY
PRACTICES AND ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT AND OTHER GOVERNING
REGULATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACT AND ALL SUB CONTRACTORS TO FIELD
VERIFY EXISTING JOBSITE CONDITIONS AND TO KEEP THE JOBSITE SAFE DURING THE ENTIRE CONSTRUCTION
PERIOD.

THE ARCHITECTS RESPONSIBILITY EXTEND ONLY AND SOLELY TO THE PREPARATION OF THESE DRAWINGS. THE
ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUPERVISION OF ANY WORK NOR FOR ANY LIABILITY IN
ERECTION, INSTALLATION AND/OR CONSTRUCTION DURING THE PERFORMANCE OF ANY WORK AS MAY BE
REQUIRED BY THESE DRAWINGS. THE ARCHITECTS SCOPE OF WORK ON THIS PROJECT DOES NOT INCLUDE
JOBSITE INSPECTIONS, FIELD VISITS DURING CONSTRUCTION AND/OR APPROVAL OF PAYOUT REQUESTS

SCALE	1/4"=1'-0"	DATE	12/08/24	DRAWN BY: C.G.
PAGE		REVISIONS		
1 OF 8		DESCRIPTION		
SITT		ZONE		
1017 CONCORD CIRCLE				
MUNDELEIN, IL 60060				
ENVY HOME SERVICES				
575 S. ARTHUR AVE				
ARLINGTON HEIGHTS, IL 60005				
OFFICE: 847.873.0693				
FAX: 866.405.0680				
http://envyhomeservices.com				



GENERAL NOTES:

- PER 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC) R301.2.1.1.1 SUNROOMS, SUNROOMS SHALL COMPLY WITH AAMA/NFPA/NSA 2100. CATEGORY III: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE OPENINGS ARE ENCLOSED WITH TRANSLUCENT OR TRANSPARENT PLASTIC OR GLASS. THE SUNROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR AIR INFILTRATION RESISTANCE AND WATER PENETRATION RESISTANCE. THE SPACE IS NON-HABITABLE AND UNCONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBILT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN 2015 IRC.
- LOCAL DESIGN LOADS:
 - GROUND SNOW LOAD - 40PSF
 - WIND SPEED - 120 MPH, EXP B (TABLE 1B) 130 MPH, EXP B (TABLE 2B), 150 MPH, EXP B (TABLE 3B).
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
- CODE REFERENCES LISTED IN PROJECT NOTES BELOW ARE PER 2015 IRC.
- ALLOWABLE DEFLECTION NOT TO EXCEED L/120 PER IRC TABLE R301.7, NOTE c.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (A/HJ).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER).
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#SDS @6"oc/PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 98'-3/4" (ALUMINUM ENCLOSURES) OR 111'-3/4" (VINYL ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ-C, ACQ-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A153 OR BETTER.
- HOT-DIPPED GALVANIZED COATED CONNECTORS TO CONFORM TO ASTM A653 (CLASS G-185) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5" $\pm$ G $\pm$ 0.6") TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #14 WOOD SCREWS / 0.25" DIA. LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5xNOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5xNOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B18.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H374 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6"OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 6-INCHES.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS IRC R308.

ABBREVIATIONS:

CBM = CRAFT-BILT MANUFACTURING COMPANY
D = DOOR, M = MULLION, W = WINDOW, P = PANEL,
HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS,
AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER,
PT = PRESSURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT,
IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ. FOOT
IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE,
SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER,
SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERS
NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

CONNECTION DRAWING LIST

- SHEET 1 OF 2 - ALUMINUM STUDIO ENCLOSURE CONNECTION NOTES
SHEET 2 OF 2 - TYPICAL ALUMINUM STUDIO ENCLOSURE CONNECTION DETAILS

ALUMINUM STUDIO FASTENER TABLES

TABLE 1B - FASTENERS FOR 120 MPH WIND, EXPOSURE B & 40 PSF SNOW**									
Detail	ID	Type	Fastener Quantity / Spacing (in)						
			Panel Span						
			10'	12'	14'	16'	18'		
115A	F1	1/2" Lag Screw into Stud	1	1	1	1	1		
115B	F1*	1/4" Lag+3x3x0.1"Washer							
115C	F1*	1/4" Lag Screw thru Al H's	2@36"	2@36"	2@36"	2@36"	2@36"		
115C	F2	#8x3/4" SDS@3x3 Post	1x5	2x3	2x4	2x4	2x5		
115C	F2	#8x3/4" SDS@Mullion/H	2x3	2x3	2x4	2x4	2x5		
115D	F1	#8x3/4" SDS@3x3 Post	2x3	2x3	2x4	2x4	2x5		
115D	F1	#8x3/4" SDS@Mullion/H	2x3	2x3	2x4	2x4	2x5		
115D	F2	1/4" Lag+1x1x0.1"Washer	1x3	1x3	2x3	2x3	2x3		
115D	F2	1/4" Tapcon+1x1x0.1"Wash	1x3	1x3	2x3	2x3	2x3		
115F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5		

Note: * Lag thread to fully engage Al H flanges and Header top flange
** Table valid for enclosed structures

TABLE 2B - FASTENERS FOR 130 MPH WIND, EXPOSURE B & 40 PSF SNOW**									
Detail	ID	Type	Fastener Quantity / Spacing (in)						
			Panel Span						
			10'	12'	14'	16'	18'		
115A	F1	1/2" Lag Screw into Stud	1	1	1	1	1		
115B	F1*	1/4" Lag+3x3x0.1"Washer	-	-	-	-	-		
115C	F1*	1/4" Lag Screw thru Al H's	2@36"	2@36"	2@36"	2@36"	2@36"	2@36"	
115C	F2	#8x3/4" SDS@3x3 Post	1x5	2x3	2x4	2x4	2x5		
115C	F2	#8x3/4" SDS@Mullion/H	2x4	2x4	2x4	2x4	2x5		
115D	F1	#8x3/4" SDS@3x3 Post	2x4	2x4	2x4	2x4	2x5		
115D	F1	#8x3/4" SDS@Mullion/H	2x4	2x4	2x4	2x4	2x5		
115D	F2	1/4" Lag+1x1x0.1"Washer	2x3	2x3	2x3	2x4	2x4		
115D	F2	1/4" Tapcon+1x1x0.1"Wash	2x3	2x3	2x3	2x4	2x4		
115F	F1	#8x3/4" SDS@Post	2x4	2x4	2x4	2x4	2x5		

Note: * Lag thread to fully engage Al H flanges and Header top flange
** Table valid for enclosed structures

TABLE 3B - FASTENERS FOR 150 MPH WIND, EXPOSURE B & 40 PSF SNOW**									
Detail	ID	Type	Fastener Quantity / Spacing (in)						
			Panel Span						
			10'	12'	14'	16'	18'		
115A	F1	1/2" Lag Screw into Stud	1	-	-	1	1	1	2
115B	F1*	1/4" Lag+3x3x0.1"Washer	-	-	-	-	1@36"	1@36"	1@36"
115C	F1*	1/4" Lag Screw thru Al H's	2@36"	2@36"	2@36"	2@36"	2@36"	2@36"	2@36"
115C	F2	#8x3/4" SDS@3x3 Post	2x4	2x4	2x4	2x5	2x5		
115C	F2	#8x3/4" SDS@Mullion/H	2x6	2x6	2x6	2x6	2x6		
115D	F1	#8x3/4" SDS@3x3 Post	2x6	2x6	2x6	2x6	2x6	2x6	
115D	F1	#8x3/4" SDS@Mullion/H	2x6	2x6	2x6	2x6	2x6	2x6	
115D	F2	1/4" Lag+1x1x0.1"Washer	2x3	2x4	2x4	2x5	2x6		
115D	F2	1/4" Tapcon+1x1x0.1"Wash	2x3	2x4	2x4	2x5	2x6		
115F	F1	#8x3/4" SDS@Post	2x6	2x6	2x6	2x6	2x6	2x6	

Note: * Lag thread to fully engage Al H flanges and Header top flange
** Table valid for enclosed structures



Maximum Spans for 3"-Thick Expanded Polystyrene Panels w/ Aluminum H-Stiffeners @ 36" o.c.

	Applied Pressure ^(1,2)												
	10 psf	15 psf	20 psf	25 psf	30 psf	35 psf	40 psf	45 psf	50 psf	55 psf	60 psf	65 psf	70 psf
Uplift	14' - 0"	14' - 0"	13' - 10"	13' - 0"	12' - 1"	11' - 2"	10' - 3"	9' - 4"	8' - 5"	7' - 6"	6' - 7"	5' - 8"	4' - 9"
Down	14' - 0"	14' - 0"	13' - 9"	12' - 8"	11' - 8"	10' - 8"	9' - 8"	8' - 7"	7' - 7"	6' - 7"	5' - 6"	4' - 6"	3' - 6"

ALUMINUM
STUDIO ENCLOSURE
CONNECTION DETAILS
115, 130 & 150 MPH
EXP B & 40 PSF SNOW

1ST MANUFACT. SHEET

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PAGE
4 OF 8

DRAWN BY: C.G.

DATE: 12/08/24

SCALE 1/4"=1'-0"

REVISIONS

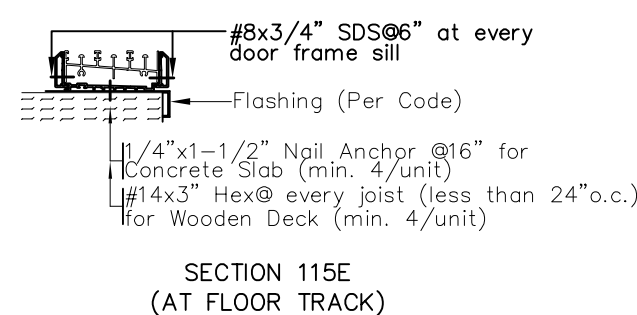
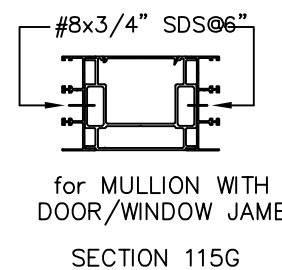
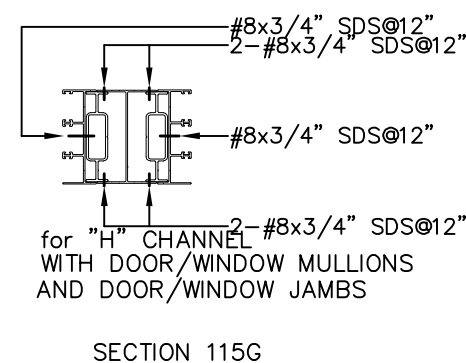
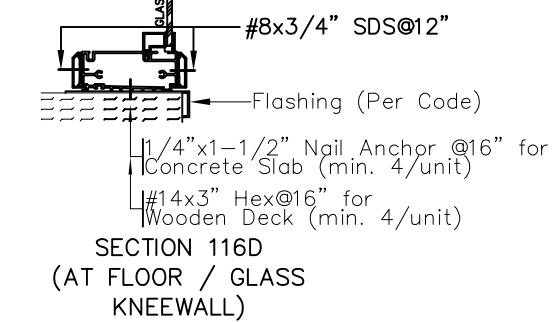
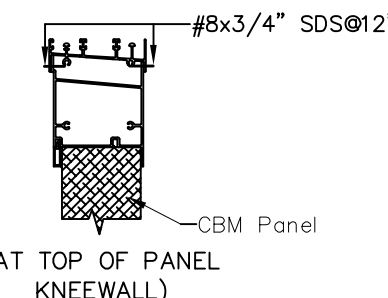
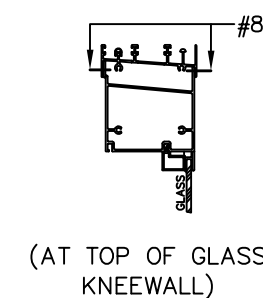
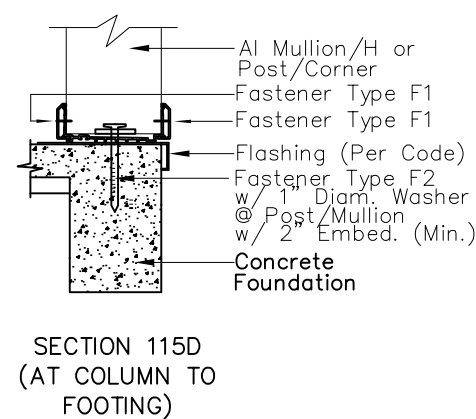
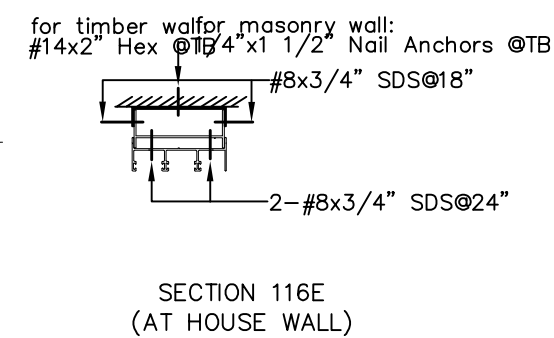
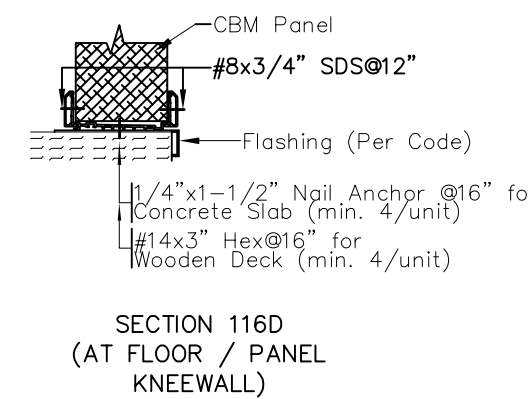
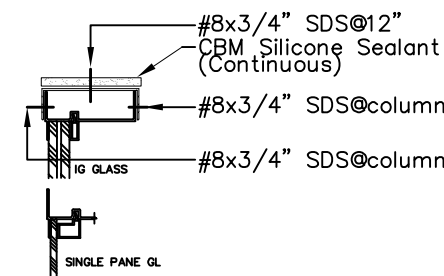
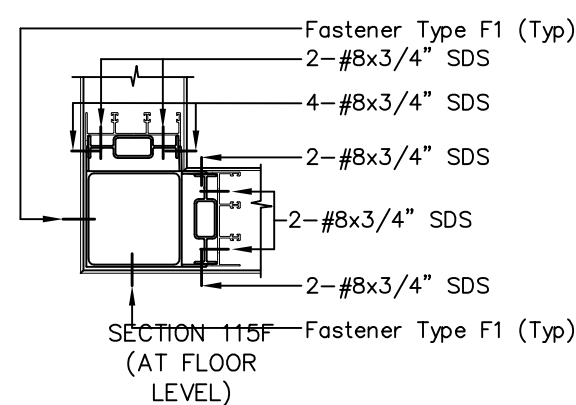
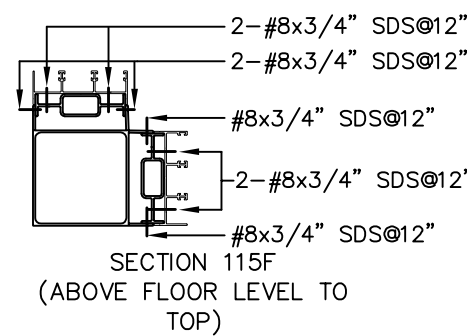
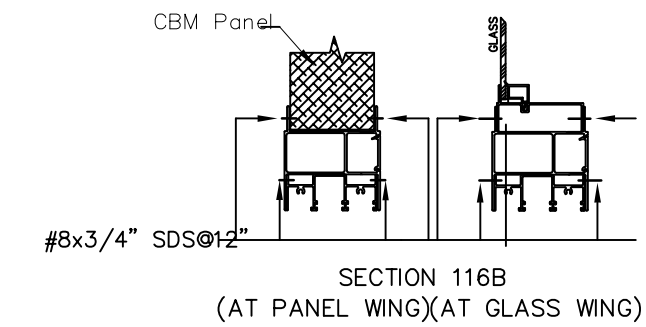
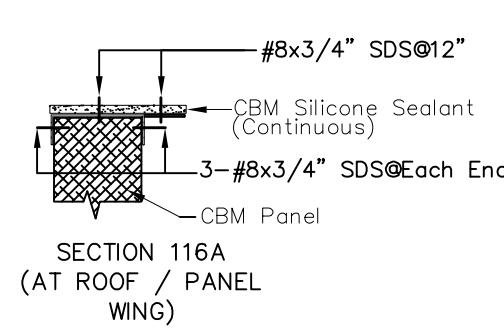
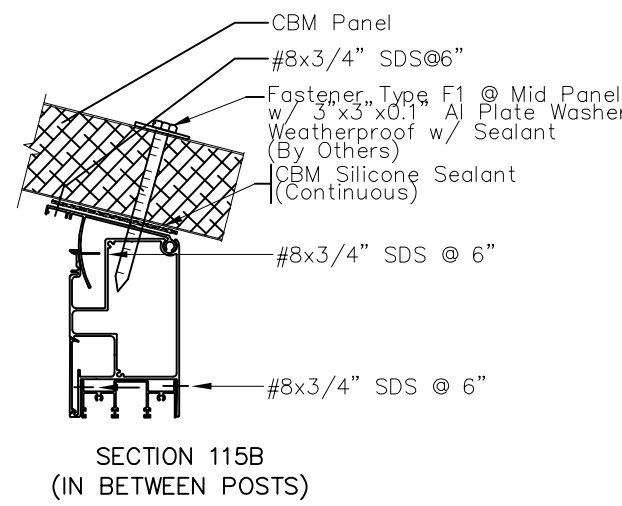
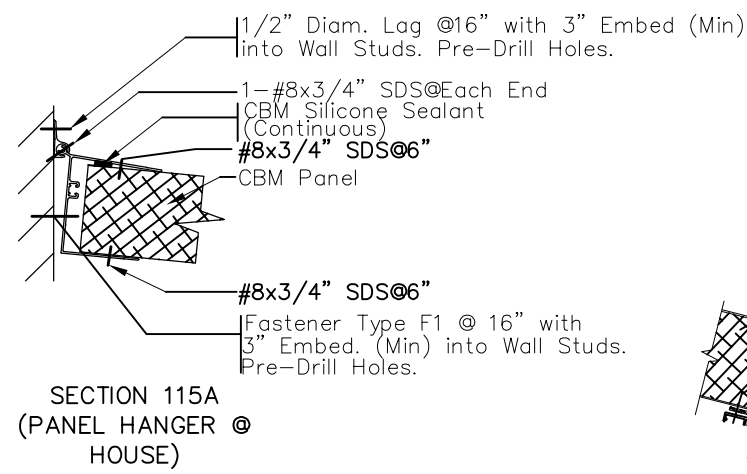
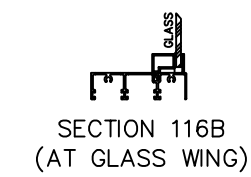
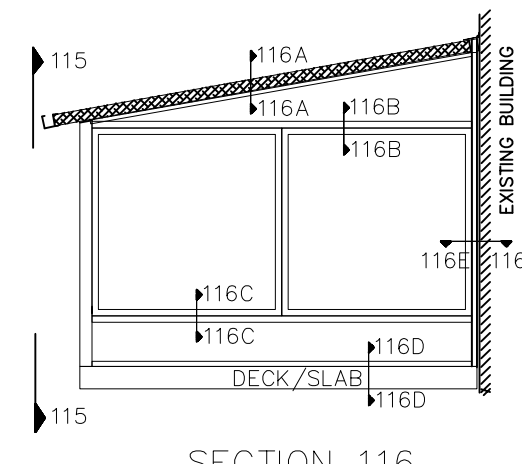
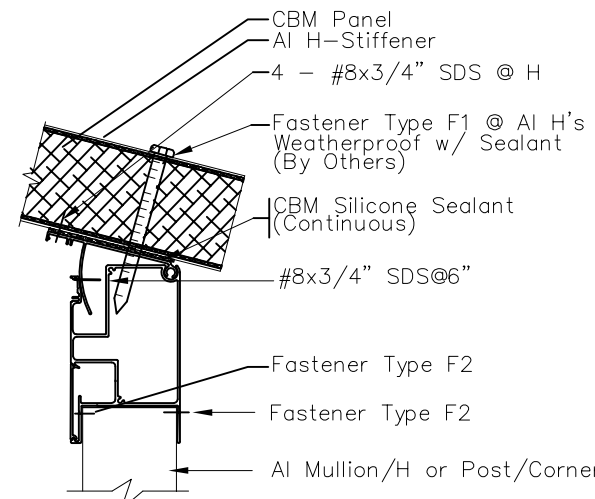
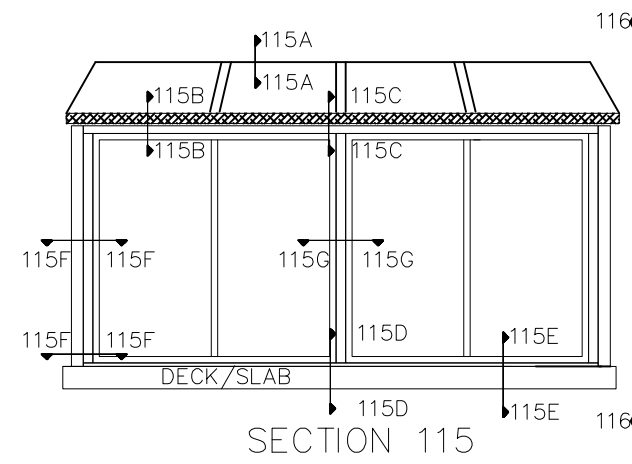
DESCRIPTION

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TYPICAL FRONT WALL CONNECTION DETAILS

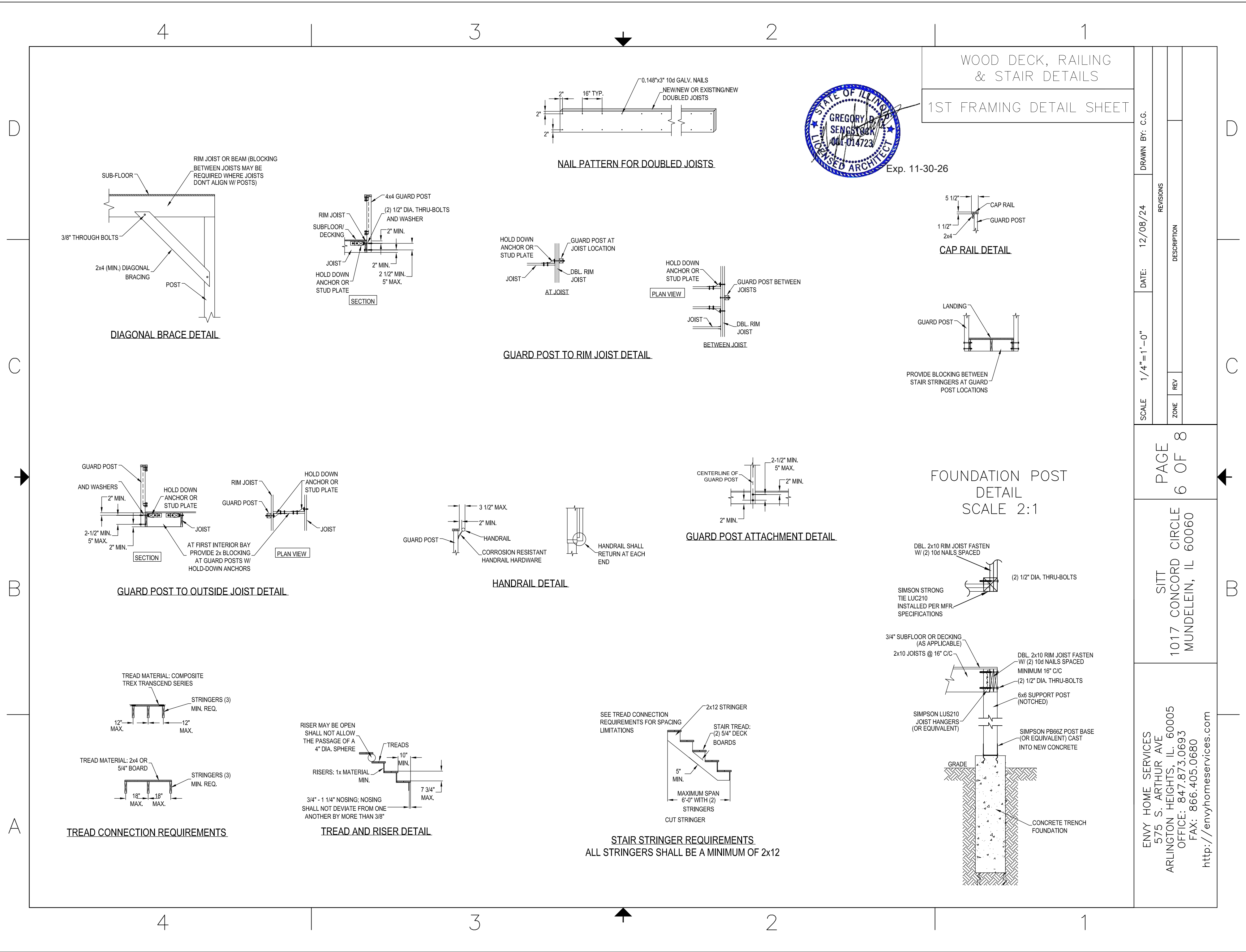
TYPICAL SIDE WALL CONNECTION DETAILS

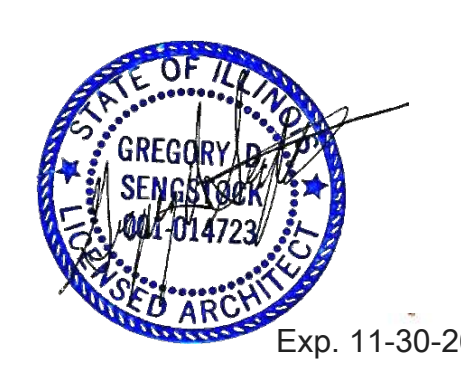
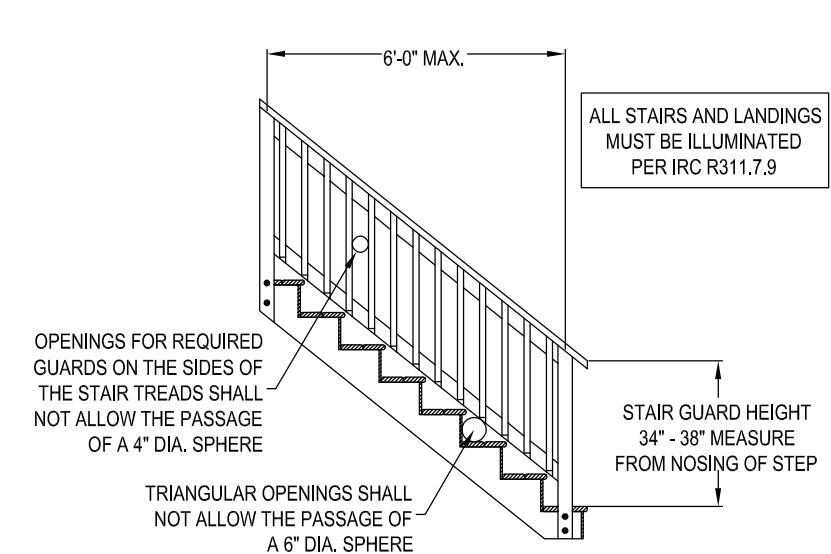
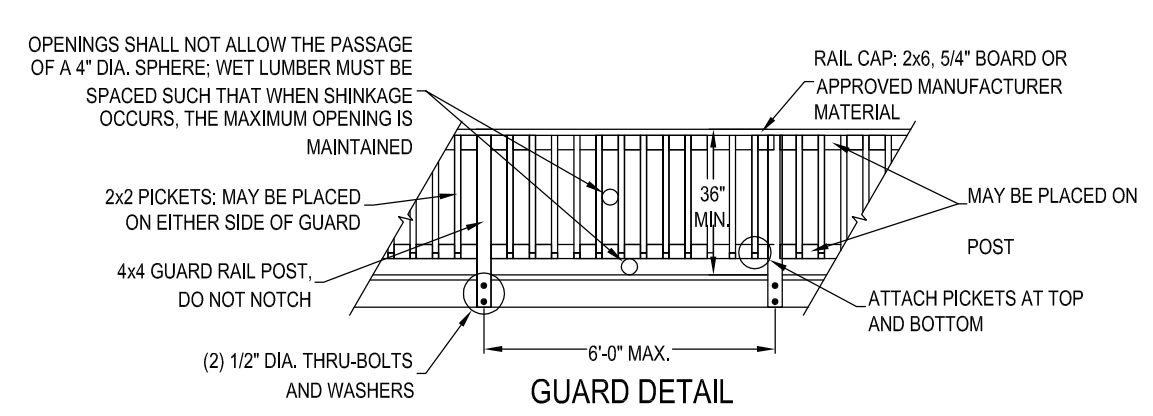


ALUMINUM
STUDIO ENCLOSURE
CONNECTION DETAILS
115, 130 & 150 MPH
EXP B & 40 PSF SNOW

2ND MANUFACT. SHEET

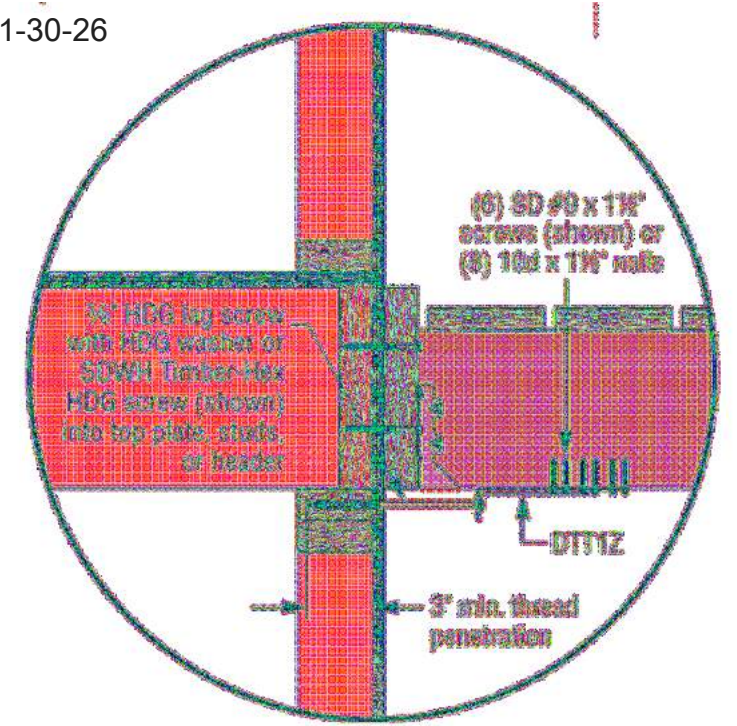
ENVY HOME SERVICES 575 S. ARTHUR AVE ARLINGTON HEIGHTS, IL. 60005 OFFICE: 847.873.0693 FAX: 866.405.0680 http://envyhomeservices.com		1017 CONCORD CIRCLE MUNDELEIN, IL 60060		PAGE 5 OF 8		SCALE 1/4"=1'-0"	DATE: 12/08/24	DRAWN BY: C.G.
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WOOD DECK, RAILING & STAIR DETAILS

2ND FRAMING DETAIL SHEET

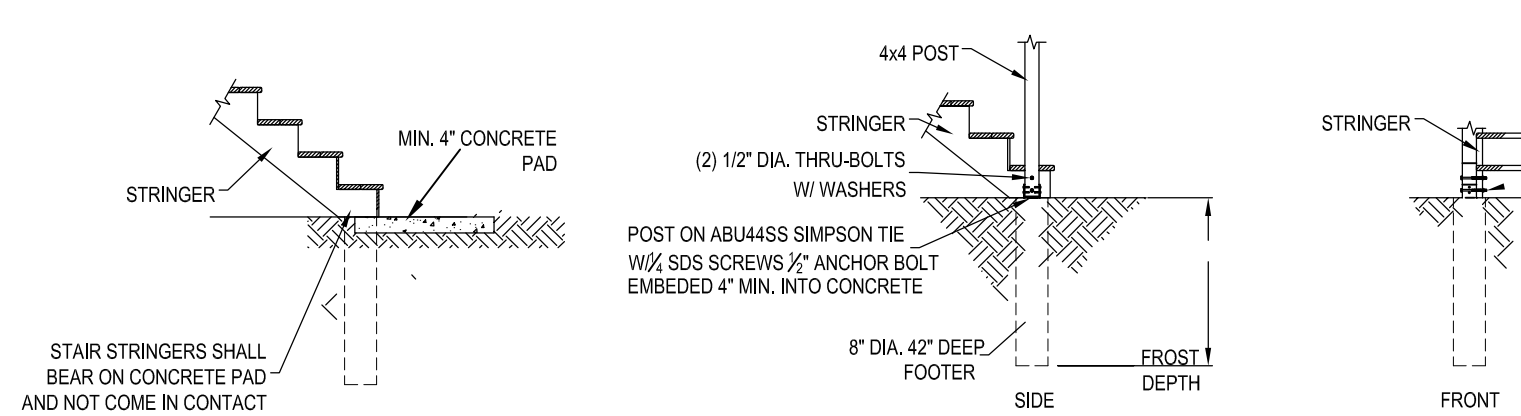


Typical DTT1Z Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-C-DECKLAT at strongtie.com

THESE DETAILS WERE TAKEN FROM THE PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE BY THE AMERICAN WOOD COUNCIL

ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL

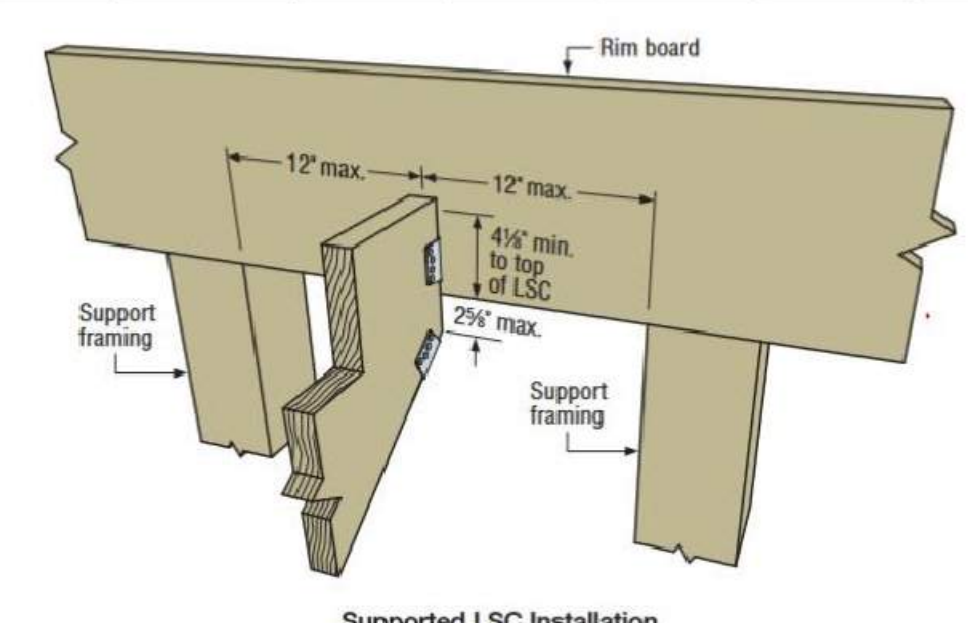
NOTE: THIS PLANS WERE DESIGNED WITH AND REQUIRED THAT ALL LUMBER MUST BE MINIMUM RATED SPF #2 OR BETTER PRESSURE TREATED PER AWPA (AMERICAN WOOD PROTECTION ASSOCIATION) STANDARDS



STAIR STRINGER BEARING AT GRADE DETAIL

Model No.	Rim Board Installation	Fastener Schedule			DF/SP Allowable Loads		SPF/HF Allowable Loads		Code Ref.
		Rim Board	Stringer Wide Face	Stringer Narrow Face	Floor (100)	Snow (115)	Floor (100)	Snow (115)	
LSCZ LSCSS	Supported	(8) 0.148 x 1 1/2	(8) 0.148 x 1 1/2	(1) 0.148 x 1 1/2	945	960	815	825	IBC, FL, LA
	Supported	(8) #9 x 1 1/2" SD	(8) #9 x 1 1/2" SD	—	865	865	670	670	
	Standard	(8) 0.148 x 1 1/2	(8) 0.148 x 1 1/2	(1) 0.148 x 1 1/2	755	755	650	650	
	Standard	(8) #9 x 1 1/2" SD	(8) #9 x 1 1/2" SD	(1) #9 x 1 1/2" SD	755	755	650	650	
	Cantilever	(8) 0.148 x 1 1/2	(8) 0.148 x 1 1/2	(1) 0.148 x 1 1/2	460	460	395	395	
	Cantilever	(8) #9 x 1 1/2" SD	(8) #9 x 1 1/2" SD	—	545	545	445	445	

- When installed on minimum 1 1/4 inch LVL or minimum 1 1/4 inch LSL stringers, allowable loads for DF/SP shall apply.
- When cross-grain bending or cross-grain tension cannot be avoided in the members, mechanical reinforcement to resist such forces shall be considered by the designer.
- #9 x 1 1/2 inch Strong-Drive SD Connector screws may be substituted for 0.148 inch x 1 1/2 inch nails to achieve published nail values if the extra screw is installed in the narrow face of the stringer.
- Fasteners:** Nail dimensions are listed diameter by length. SD screws are Simpson Strong-Tie SD Connector screws. See pp. 21-22 for fastener information.



Supported LSC Installation

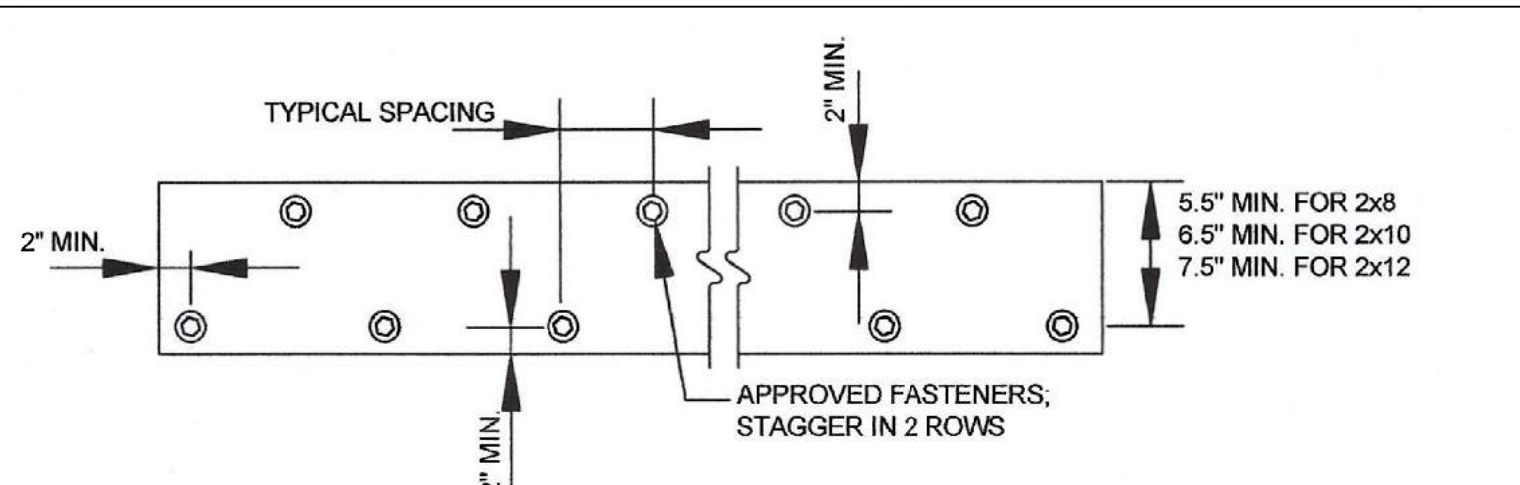


FIGURE R507.9.1.4 LEDGER BOARD FASTENER PLACEMENT

FASTENER	BAND BOARD	JOIST SPAN						
		≤6'	6'-8'	8'-10'	10'-12'	12'-14'	14'-16'	16'-18'
Lag screws ^a	1" min. engineered wood product	24"	18"	14"	12"	10"	9"	8"
	2x lumber	30"	23"	18"	15"	13"	11"	10"
Through bolts	1" min. engineered wood product	24"	18"	14"	12"	10"	9"	8"
	2x lumber	36"	36"	34"	29"	24"	21"	19"
Expansion anchors	-	36"	36"	34"	29"	24"	21"	19"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm
a. The tip of the lag screw shall fully extend beyond the inside face of the band board.

DRAWN BY: C.G.

DATE: 12/08/24

SCALE: 1/4" = 1'-0"

REVISIONS

DESCRIPTION

REV

ZONE

PAGE 7 OF 8

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To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of March 19, 2025

Subject: PUBLIC HEARING - PZC-01-2025 - 446 Morris Avenue

Attachments:

1. Property Location Map
2. Certificate of Publication
3. Petitioner's Packet

Background:

The building at 446 Morris Avenue was constructed in 1986 and is located within the Town of Holcomb Subdivision. It was previously occupied by Graham Enterprises, Inc. corporate offices until the company vacated the premises in 2018, and the building has remained vacant since. On June 12, 2024, Graham Enterprises sold the building at 446 Morris Avenue to James Groth without first obtaining approval from the Community Development Department regarding whether the proposed use was permitted in the C-5-MU Downtown Mixed-Use Subdistrict.

In September 2024, Brian Waszak, a contractor representing Clubhouse Motors LLC, applied for a building permit to perform exterior and interior renovations at 446 Morris Avenue. However, staff denied the permit because garage condominiums are not allowed within the C-5-MU Downtown Mixed-Use Subdistrict.

In November 2024, Mr. James Babowice, the attorney representing the property owner, James Groth, met with village staff to discuss the proposed use and obtain information about the zoning variation process. Shortly thereafter, the property owner submitted an application for two zoning variations.

A garage condominium is defined as a structure with overhead doors and individually owned or rented units used for storing automobiles, recreational vehicles, boats, trailers, and other personal property. These units may also include shared facilities. Permitted activities may involve routine vehicle and equipment maintenance, inventory turnover, basement storage of personal or business records, and office use.

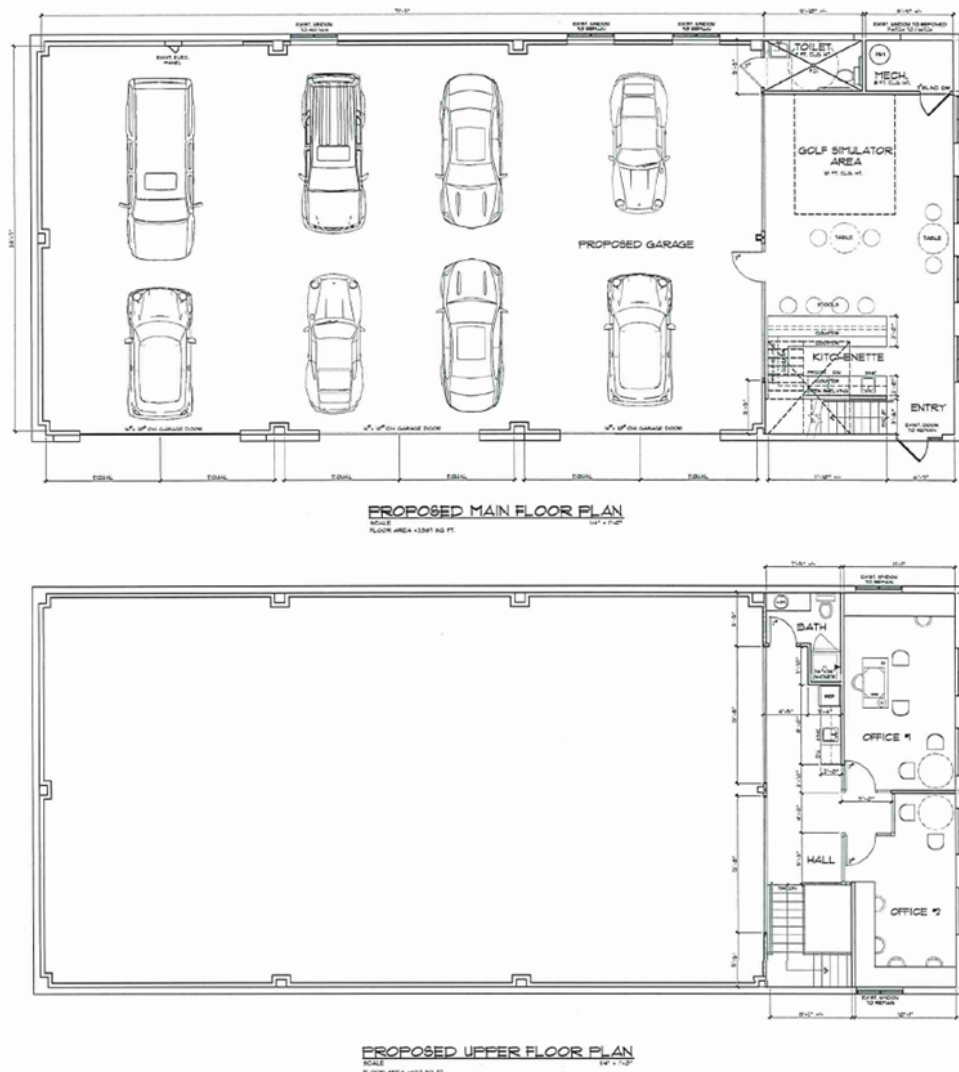


Figure 1. The proposed floor plan for 446 Morris Avenue.

The subject property is currently zoned C-5-MU (Downtown Mixed-Use Subdistrict), a district intended to facilitate development oriented toward the commuter rail station. The subdistrict regulations focus on the appropriate mix of uses, building scale, and design to create an active, attractive, transit-oriented district that provides a variety of commuting options for entertainment, attractions, commercial, office, urban public space, and residential uses.

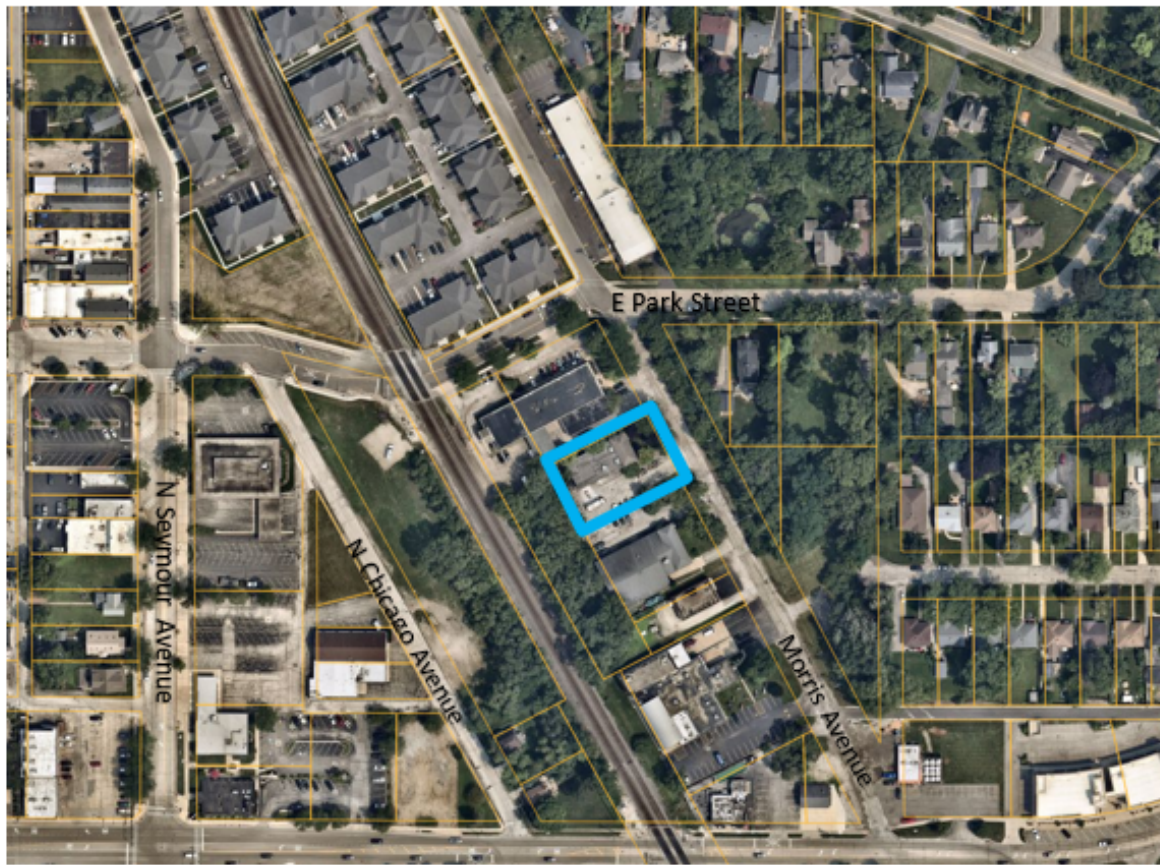


Figure 2. Aerial view of the surrounding properties.

Neighboring Properties (Figure 2):

- North: C-5-MU, Office (Multi-Tenant Building)
- South: C-5-MU, Office (Ultimate Screen Printing)
- East: C-5-MU, Residential and Vacant Land
- West: C-5-MU, Railroad and Vacant Land

The petitioner applied for two variations: 1) to permit the proposed garage condominium in the C-5-MU Downtown Mixed-Use Subdistrict; and 2) to permit a garage condominium without the required security screening. The petitioner proposes a private garage condominium called Clubhouse Motors, which will offer a lounge, golf simulator, and offices, in addition to an indoor parking garage for members' private collection of automobiles (Figure 3). Additionally, the petitioner plans to renovate the exterior facades (Figure 4) of the building by adding three overhead doors on the south side, incorporating an accent feature to define the entrance, and painting the exterior walls (Figure 5).

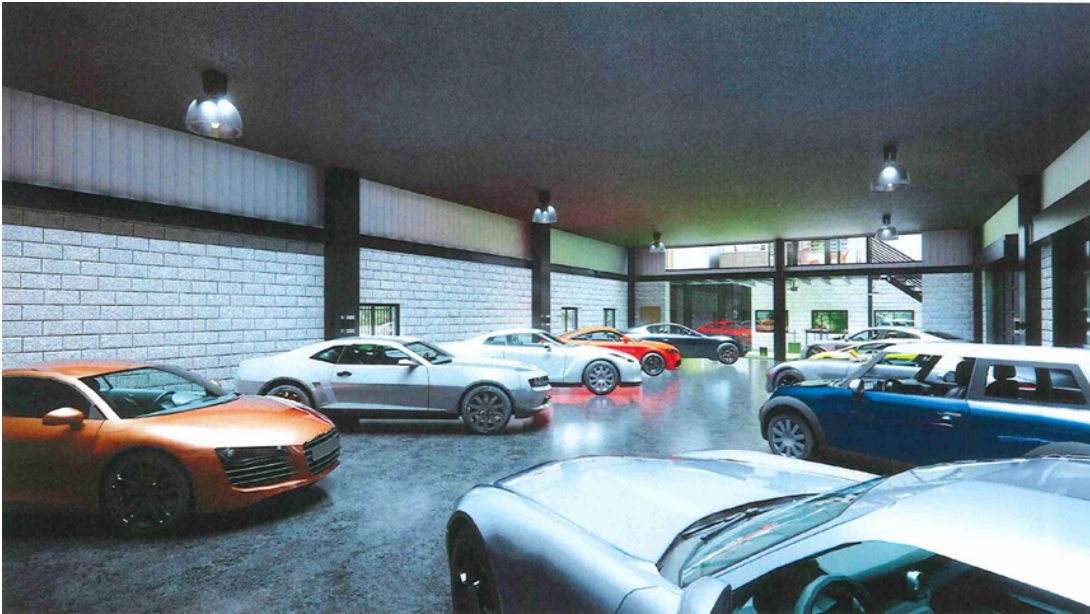


Figure 3. The proposed interior layout of 446 Morris Avenue.



Figure 4. The existing condition of the exterior at 446 Morris Avenue.



Figure 5. The proposed exterior renovations for 446 Morris Avenue.

Variation Requested

1. A variation from Table 20.36-1 of Section 20.36.020 to **permit a Garage Condominium in the C-5-MU Downtown Mixed-Use Subdistrict.**
2. A variation from Section 20.48.040(S)(6) to **permit a Garage Condominium without the required security screening in the C-5-MU Downtown Mixed-Use Subdistrict**

Staff Comments

Community Development Department:

Below are the Use Standards relevant to Garage Condominiums at the subject property:

1. When adjacent to residential uses, overhead doors shall be oriented so as to face away from residential dwelling units.
2. Outdoor storage of any materials or vehicles is prohibited.
3. Overnight parking is prohibited outside of enclosed structures.
4. All commercial and industrial activities must occur within the enclosed building.
5. A common restroom must be provided for every forty thousand square feet or as required by the Illinois Plumbing Code.
6. Garage condominiums shall be enclosed by a security wall or fence.
7. Garage condominiums may include other industrial or commercial uses, as permitted within the zoning district. Additional uses within a garage condominium shall conform to all applicable use standards as required by Section 20.48.
8. Garage condominiums may not be used as a temporary or permanent dwelling unit.

9. Permitted ancillary uses include arts studio, mini-warehouse, motor vehicle aftermarket enhancements, motor vehicle dealership, motor vehicle service and repair, office, off-street parking lot, contractor storage yard-fully enclosed, manufacturing light, research and development facilities, and warehouse. (Staff does not support several of these uses in the Downtown Zoning District).

Public Comments

No public comments were received by Staff at the time of this report.

Comprehensive Plan

The Comprehensive Plan has various goals and objectives for the downtown area, some excerpts from the comprehensive plan are below:

- Create a vibrant, urban space.
- Attract new businesses and create employment opportunities.
- Reuse buildings where possible.
- Residential density is encouraged as it will help support the desired retail environment.

The subject property is identified as a long-term opportunity for development. The Comprehensive Plan identifies the potential for a mix of residential development, including small lot single-family townhomes and walk-up apartments to replace industrial sites to the east of the downtown. Land use planning should account for flexibility and allow for mixed uses so that the vision for the downtown area can be achieved. No development proposal has been received by staff for this property or area.

The Downtown North Implementation Plan

The Downtown North Implementation Plan envisions the Downtown East Redevelopment as a long-term opportunity to create a walkable neighborhood with family-orientated amenities (Figure 6). The Downtown East Redevelopment will play an important role in revitalizing downtown with supportive residents and services. As industrial uses leave the downtown and parcels are redeveloped, an opportunity exists to create unique housing developments.

The Downtown North Implementation Plan envisions downtown Mundelein building on the existing assets and suggests land use changes from industrial to a mix of residential and commercial uses. Additionally, the Plan mentions in the near-term emphasis should be placed on redevelopment or adaptive reuse of vacant buildings and parcels or properties that are in need of substantial improvements.



Figure 6. A map of the Downtown East Redevelopment Area.

Analysis

The Commission should utilize the standards for granting a Variation in making its determination. Staff recommends denial for the following reason:

1. **Long-Term Goals of Downtown:** The Downtown is a focus area in the Village, and the Zoning Ordinance overhaul in 2012 intentionally removed industrial uses and certain automotive uses as a permitted use in an effort to phase those uses out of the Downtown as those types of businesses closed or were redeveloped. The Commission should carefully consider any applications to permit an automotive/industrial use into the Downtown, weighing the unique challenges and existing conditions of the subject property with the overall goals of the Downtown.
2. **Land Use:** Staff recommends denial of the requested variations for automotive/industrial use in the C-5-MU Downtown Mixed-Use Subdistrict. The proposed use does not align with the vision set forth in the Comprehensive Plan and the Downtown North Implementation Plan. Both plans designate the Downtown East Redevelopment Area as a location for future, higher-density residential development. Such redevelopment would support the revitalization of the downtown by increasing residential density within a walkable range. Furthermore, the petitioner's proposed use—a private automobile collection and social lounge business requiring a membership—is not consistent with the intended character of the area. The petitioner could have considered locating the business within the M-1 General Manufacturing

Zoning District or the M-MU Manufacturing Mixed-Use Zoning District, where garage condominiums would be allowed with a special use permit.

3. **Nearby Uses:** While the Zoning Ordinance's goal is to phase automotive related uses out of the Downtown, the PZC should note existing automotive related uses in the vicinity:
 - a. Mundelein Automotive - (15 E. Maple Avenue) - Not permitted, grandfathered in
 - b. BP Gas Station - (628 N. Lake Street) - Permitted Use
 - c. Thornton's Gas Station - (739 N. Lake Street) - Permitted Use
 - d. Gustafson Body Shop – (23-35 E. Maple Avenue) - Not permitted, grandfathered in
 - e. Auto Land Group – (822 N. Lake Street) – Permitted Use (Obtained a SUP)
 - f. Mundelein Tire and Service – (900 N. Lake Street Unit 104) - Not permitted, grandfathered in
 - g. Turbo Armory PPF – (615 N. Lake Street) – Not permitted Use (Obtained a Variation)

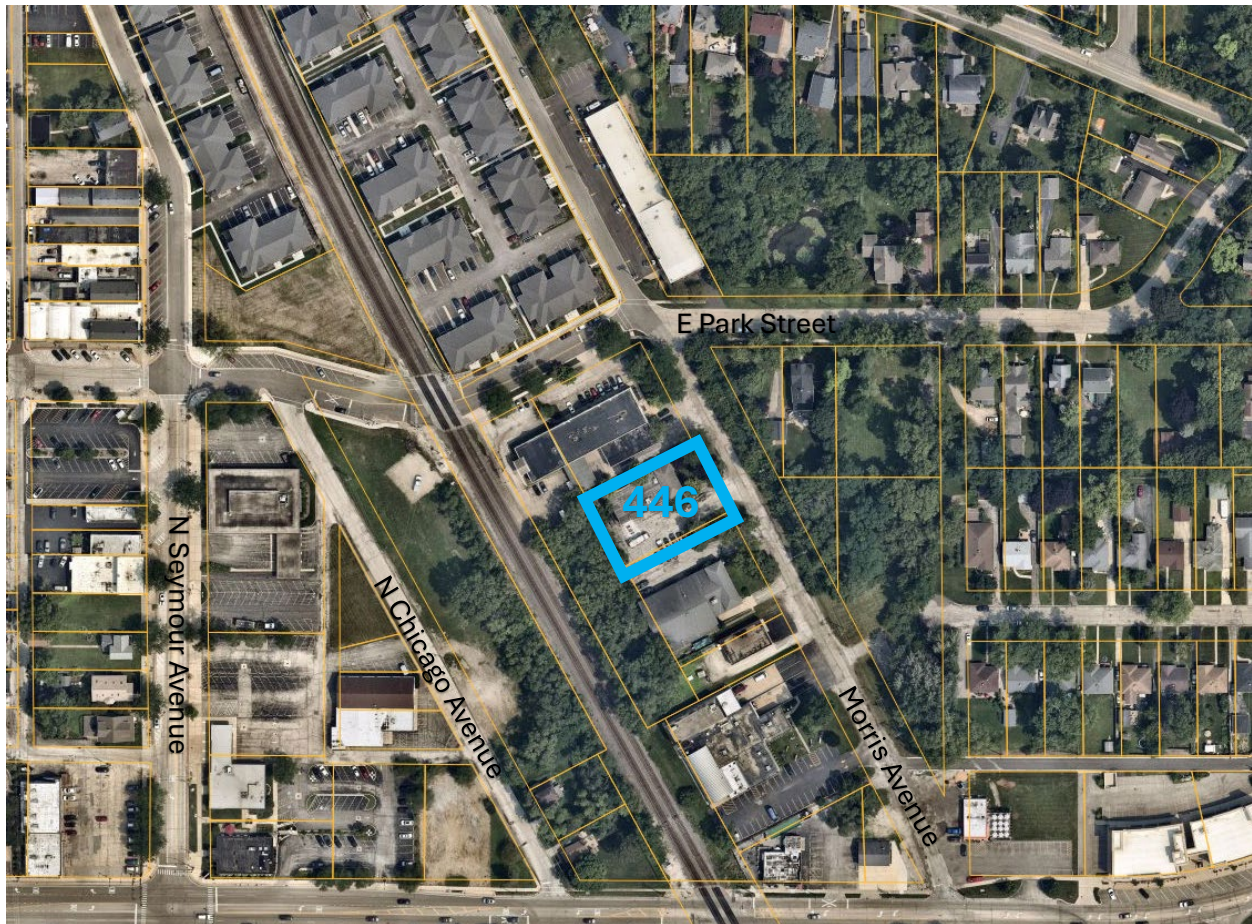
The Commission should utilize the standards for granting a variation in making its determination.

Recommendation:

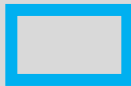
Staff provides the following motions for the Planning and Zoning Commission's consideration. If the commission does not agree with staff's recommendation for denial, the PZC may recommend alternative conditions or modifications to those provided by staff.

1. **Motion** to recommend **approval/denial** of a variation to Table 20.36-1 of Section 20.36.020 to permit a Garage Condominium in the C-5-MU Downtown Mixed-Use Subdistrict at 446 Morris Avenue; and
 - a. No social events may be held outside the building without an approved special events permit.
 - b. Overnight parking of automobiles is prohibited outside of enclosed structures.
 - c. The hours of operation should be between the hours of 7:00 AM to 10:00 PM.
 - d. Ancillary uses for the garage condominium are limited to art studios and offices only; otherwise, the petitioner will need to apply for zoning relief to permit the ancillary use(s).
2. **Motion** to recommend **approval/denial** of a variation to Section 20.48.040(S)(6) to permit a Garage Condominium without the required security screening in the C-5-MU Downtown Mixed-Use Subdistrict all at the property located at 446 Morris Avenue, Mundelein, Illinois.

Location Map: 446 Morris Avenue



Legend:

 : Proposed Property



NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on March 19, 2025,
at the hour of 7:00 p.m., there will be a public hearing
before the Village of Mundelein Planning and Zoning
Commission at the Mundelein Village Hall, 300 Plaza
Circle, Mundelein, Illinois, concerning a petition by
James Groth requesting variations from: 1) Table
20.36-1 of Section 20.36.020 to permit a Garage Condo-
minium in the Downtown Mixed-Use Subdistrict (C-5-
MU); and 2) Section 20.48.040(S)(6) to permit a
Garage Condominium without the required security
screening in the Downtown Mixed-Use (C-5-MU)
Subdistrict at 446 Morris Avenue, in accordance with
the applications 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 [plan-
ning@mundelein.org](mailto:plan-
ning@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-01-2025
The name and address of the Petitioner and Property
Owner:

James Groth
On behalf of Clubhouse Motors, LLC
446 Morris Avenue
Mundelein, IL 60060

This Notice is an invitation to all interested persons to
submit oral or written testimony or other evidence
concerning the above case to the Village of Mundelein
Planning and Zoning Commission to [plan-
ning@mundelein.org](mailto:plan-
ning@mundelein.org). Comments received by 5:00p.m.
CT on March 12, 2025, will be included in the meeting
agenda packet. Comments received after this date will
be provided to the Commissioners on the day of the
public hearing. Persons with questions are encouraged
to call 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 4th day of March
2025.

Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald March 4, 2025 (281540)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

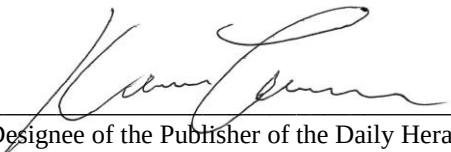
Lake County Daily Herald

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 03/04/2025

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 # 281540 *LAKE*





TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☐ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 446 Morris Ave, Mundelein IL 60060
Property Index Numbers (PIN) 11-19- 323-021

Size of Property 15,679 sq.ft (sq. ft./acres)
Size of Building Space See Plans (sq. ft.)
Size of Space Utilized

ZONING

Current Zoning C-5 MU
Proposed Zoning C-5 MU
Current Use vacant commercial building
Proposed Use Garage Storage Facility

PETITIONER INFORMATION

Business/Org. Name Clubhouse Motors,LLC
Name James Groth
Title Manager
Address 446 Morris Ave.
City, State, Zip Mundelein, IL 60060
Phone
Email jghawkeye77@gmail.com
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Clubhouse Motors,LLC
Name James Groth
Title Manager
Address 446 Morris Ave.
City, State, Zip Mundelein, IL 60060
Phone
Email jghawkeye77@gmail.com

SECTION OF ZONING ORDINANCE: 20.32.020 and 20.48.040S.6

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)*

Petitioner seek a variation from the Permitted and Special Uses in the C-5 MU District to allow an office facility with indoor parking, for the Petitioner member's collectible automobiles. Petitioner's representative met with Mundelein Planning Staff which recommended the Garage Storage Facility, which is a special use in the M-1 and M-MU Zoning Districts. Please see narrative attached hereto as Exhibit B and made a part hereof.

STANDARDS FOR GRANTING A VARIATION Please see Exhibit B

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 446 Morris Ave., Mundelein, IL 60060

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Clubhouse Motors, LLC

12/6/24

Signature of Owner

Date

By James Groth, Manager

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser

Date

By

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee

Date

By

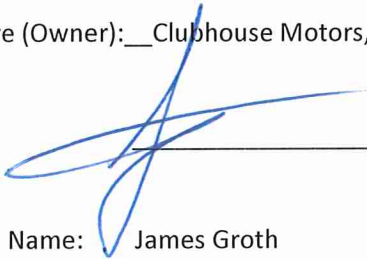
Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): Clubhouse Motors, LLC

Date: 12/16/24



Title: Manager

Printed Name: James Groth

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____

Date: _____

Printed Name: _____

Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____

Date: _____

Printed Name: _____

Title: _____

EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send.** (Please see Exhibit B for sample letter). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE

PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

**NOTICE
TO ALL INTERESTED PARTIES**

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS _____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on DATE, at TIME, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, _____, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ an authorized officer of the)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this _____ day of _____, 20_____.

Signature

Subscribed and sworn to before me

this ____ day of _____, 20_____.

Notary Public

VARIANCE APPLICATION EXHIBIT LIST
446 Morris Avenue, Mundelein, IL 60060

Exhibit "A": Warranty Deed

Exhibit "B": Narrative

Exhibit "C": Plat of Survey

Exhibit "D": Site Plan

Group Exhibit "E": Renderings

Group Exhibit "F": Photographs

Exhibit "G" : Aerial Photograph

VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

EXHIBIT A
WARRANTY DEED

THIS INSTRUMENT
PREPARED BY:
Jeffrey P. Gray
Barnes & Thornburg LLP
One N. Wacker Dr #4400
Chicago, Illinois 60606

AFTER RECORDING
RETURN TO:
David Maloney
Maloney Law, LLC
1880 W. Winchester Rd, Suite 205
Libertyville, IL 60048

MAIL TAX BILLS TO:
Clubhouse Motors, LLC
~~446 Morris Avenue~~
~~Mundelein, IL 60060~~
217 2nd Street
Libertyville, IL 60048

Type: DW
Recorded: 6/18/2024 9:46:49 AM
Fee Amt: \$832.50 Page 1 of 4
Receipt#: 202400025389
IL Rental Housing Fund: \$18.00
State Stamp Fee: \$375.00
County Stamp Fee: \$187.50
Lake County IL
Anthony Vega Lake County Clerk

File# 8040141

REAL ESTATE TRANSFER TAX

County:	\$187.50
Illinois:	\$375.00
Total:	\$562.50
Stamp No:	D-547-320-089
Declaration ID:	20240616492873
Instrument No:	8040141
Date:	18-Jun-2024

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 12 day of June, 2024, is given by **ROADMASTER INVESTMENT, LLC - 777**, an Illinois series limited liability having an office at 750 Bunker Court, Suite 100, Vernon Hills, IL 60061 ("**Grantor**") to **CLUBHOUSE MOTORS, LLC**, an Illinois limited liability company, having an address of 446 Morris Avenue, Mundelein, IL 60060 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does CONVEY and WARRANT unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the City of Mundelein, County of Lake and State of Illinois, legally described on Exhibit "A" attached hereto (the "**Property**"), subject only to those items, matters and things described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantor hereby covenants that Grantor and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to those items, matters and things described on Exhibit B attached hereto.

[signature page follows next]

[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative the day and year first above written.

Grantor:

ROADMASTER INVESTMENT, LLC -777,
an Illinois series limited liability company

By: _____

Name: John C. Graham
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT John C. Graham, personally known to me to be the Manager of Roadmaster Investment, LLC -777, an Illinois series limited liability company, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of June, 2024.

Melissa Quirke
Notary Public

My Commission Expires:

9/23/26



Exhibit A

REAL PROPERTY DESCRIPTION

LOTS 4 AND 5 IN THE TOWN OF HOLCOMB (NOW VILLAGE OF MUNDELEIN), BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1886, AS DOCUMENT 33999, IN BOOK "A" OF PLATS, PAGE 58, IN LAKE COUNTY, ILLINOIS.

Commonly Known As: 446 Morris Avenue, Mundelein, IL 60060

Permanent Index No: 11-19-323-021

A-1

Exhibit B

PERMITTED EXCEPTIONS

- 1) Real estate taxes and assessments for 2023 (second installment only) and subsequent years;
- 2) Environmental Disclosure Document for Transfer of Real Property, dated February 22, 1996 and recorded March 11, 1996 as document 3795300.
- 3) An Ordinance of the Village of Mundelein, Lake County, Illinois, approving a Tax Incremental Redevelopment Plan and Redevelopment Project for the Downtown TIF Redevelopment Project Area, dated January 12, 2005 and recorded January 28, 2005 as document 5726140.
- 4) An Ordinance of the Village of Mundelein, Lake County, Illinois, designating the Downtown TIF Redevelopment Project Area pursuant to the Tax Increment Allocation Redevelopment Act, dated January 12, 2005 and recorded January 28, 2005 as document 5726141.
- 5) An Ordinance of the Village of Mundelein, Lake County, Illinois, adopting Tax Increment Allocation Financing for the Downtown TIF Redevelopment Project Area, dated January 12, 2005 and recorded January 28, 2005 as document 5726142.

VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

EXHIBIT B
NARRATIVE

EXHIBIT B
VILLAGE OF MUNDELEIN
PETITION FOR ZONING VARIATION
NARRATIVE STATEMENT
446 MORRIS AVENUE, MUNDELEIN, IL 60060

Background

Clubhouse Motors, LLC, an Illinois limited liability company, (“**Petitioner**”) is the owner of record of the property located at 446 Morris Avenue, Mundelein, Illinois 60060, (the “**Property**”) legally described in the Deed dated June 12, 2024, and recorded June 18, 2024. See **Exhibit A** attached to Petitioner’s Application for Zoning Variance (the “**Application**”). A Survey of the Property is attached as **Exhibit C** to the Application.

Prior to Petitioner’s purchase of the Property, the Property remained vacant for over 5 years. Prior to closing on the purchase of the Property, Petitioner’s real estate agent Dan Graham contacted the Village Community Development Department regarding Petitioner’s proposed use of the Property for office space with indoor parking of vehicles and golf simulator. The Petitioner understands that Mr. Graham was advised that the Property would need a triple catch basin installed, however that he was not advised of any zoning change requirements. Mr. Graham believes the gentleman he spoke to was Tim Verbeke. Thereafter, Petitioner closed on the Property. Subsequent to closing on the Property, Petitioner’s contractor applied for permits and was then informed that Petitioner must apply for a zoning change. The Petition for Zoning Variation process then followed.

The zoning classification for Petitioners’ Property is C-5 MU Commercial Downtown Mixed Use District. The properties surrounding the Property are all zoned C-5 MU as well. The Property is bounded on the north and south by commercial properties with small business uses. The Property is bounded on the west by the railroad tracks and other commercial businesses. It is bounded on the east by residences facing East Park Street.

Petitioner plans to use a portion of the existing building located on the Property for business offices for its members. The offices will be located on the second floor of the building. Petitioner plans to use the first floor area for a lounge area in conjunction with office use and indoor parking for Petitioner member’s collection of automobiles.

Zoning Relief Requested

Petitioner hereby requests a Zoning Variation to operate a business office for its members and a private Garage Storage Facility for the automobile collection. Petitioner plans a complete interior renovation of the building pursuant to the plans set forth in **Exhibit D** to the Application together with certain exterior improvements to the building as shown in the Renderings attached hereto as **Group Exhibit E** to the Application. Photographs of the current interior and exterior of the building are attached as **Group Exhibit F** to the Application and an aerial photograph of the Property and surrounding area I attached as **Exhibit G** to the Application. Petitioner does not plan any landscape alterations at the Property.

Petitioners request a variation from the Permitted and Special Uses in Section 20.32.020 to allow for parking for Petitioner member's private collection of automobiles, in conjunction with the permitted office lounge area facilities and offices. Petitioner further requests a variation from the security fencing requirement in Section 20.48.040 S.6. of the Zoning Code.

STANDARDS FOR GRANTING A VARIATION

Petitioners respond to the following variance and use standards as noted below:

1. Approval Standards for Variance pursuant to Section 20.16.030F1:

(a) The strict application of the terms of this Ordinance will result in undue hardship.

The Owner acquired the Property in 2024 for member business offices and indoor parking of Petitioner member's collection of automobiles .

(b) The plight of the owner is due to unique circumstances.

Petitioner's proposed use at the Property is unique and will resolve a long term vacancy in the building located on the Property.

(c) The variation, if granted, will not alter the essential character of the locality.

The requested variation in use will not alter the essential character of the locality. The property is within the commercial downtown mixed use section. It is surrounded by small businesses on a limited use street (Morris) in the Village. Various uses have included a butcher, auto glass repair, graphic printing and tax services, municipal building and buildings used for club activities along with multi-unit residences to the north and east. Because the Petitioner's use will be private and completely enclosed, it will not interfere with or disturb any neighboring properties.

2. Evidentiary Issues pursuant to Section 20.16.030F2:

(a) The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Due to the Property's condition, long term vacancy, and configuration of the building, the proposed use as business offices with lounge facilities for Petitioner's members with a parking area for Petitioner member's car collection offer the best configuration of the property building.

(b) The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

Petitioner offers a way to occupy a long vacant building , upgrade and renovate the building so that it is occupied and presents a valuable improvement to the community.

(c) The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

The variation in use at the Property will not endanger public health or safety or general welfare of the community. Because the Petitioner's use will be private and completely enclosed, it will not interfere with or disturb any neighboring properties. Petitioner will address all concerns of the Village in order to minimize disruptions to neighbors.

(d) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.

Petitioner's building alterations are to an existing building . All business operations are internal. Invited visitors and guests will not affect traffic congestion. There are no structures that will impact light and air. Petitioner's use will have no substantial impact on traffic congestion or increase the danger of fire or impact public safety. Activities within the building will not be visible and will have no substantial impact on property values.

(e) The proposed variation is consistent with the spirit and intent of this Ordinance and village land use policies.

The variation in use to allow business offices and Garage Storage Facility is consistent with and complementary to existing mixed use land policies for that area which consists of several commercial properties. Petitioner's property taxes will benefit and support Village services provided to the community. The Village has an interest in having occupied, well maintained properties in the Commercial Downtown Mixed Use District. As the current building is and has been vacant for an extended period and is in need of renovation, the Petitioner's' improvement will add value to the Property.

(f) The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

If the variation in use is not allowed, it will reduce the value of the long term vacant Property and render the majority of the Premises unusable by the Petitioner.

3. Use Standards for a Garage Storage Facility pursuant to Section 20.48.040 (S):

1. When adjacent to residential uses, overhead doors shall be oriented so as to face away from residential dwelling units.

Petitioner's building complies with this requirement.

2. Outdoor storage of any materials or vehicles is prohibited.

All materials will be stored inside. Vehicles for the office use will utilize outdoor parking, however the collectible vehicles will be parked inside.

3. Overnight parking is prohibited outside of enclosed structures.

Petitioner will comply with this requirement.

4. All commercial and industrial activities must occur within the enclosed building.

Petitioner will not be conducting commercial or industrial activities. All business activities will be conducted inside the building.

5. A common restroom must be provided for every forty thousand square feet or as required by the Illinois plumbing code.

As shown on the Plans, common restrooms will be provided and will comply with the Illinois Plumbing Code.

6. Garage condominiums shall be enclosed by a security wall or fence.

Petitioner seeks a variation from this requirement. There is currently no fence around the building at the property. All collectible vehicles and will be parked inside the building. The property layout will not change from the current layout for which there is no fence. If the Village of Mundelein deems it necessary, the Petitioner will install a fence.

7. Garage condominiums may include other industrial or commercial uses as permitted within the zoning district. Additional uses shall conform to all applicable use standards as required by Section 20.48.

Petitioner will comply with this requirement.

8. Garage condominiums may not be used as a temporary or permanent dwelling unit.

Petitioner will not allow the building to be used as a dwelling unit.

9. Permitted ancillary uses include arts studio, mini warehouse, motor vehicle aftermarket enhancements, motor vehicle dealership, motor vehicle service and repair, office, off street parking lot, contractor storage yard fully enclosed, manufacturing light, research and development facilities and warehouse.

Petitioner has a parking lot on site with 8 spaces and as noted in the plans, the renovations will include business office space and lounge area and the car collection parking.

VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

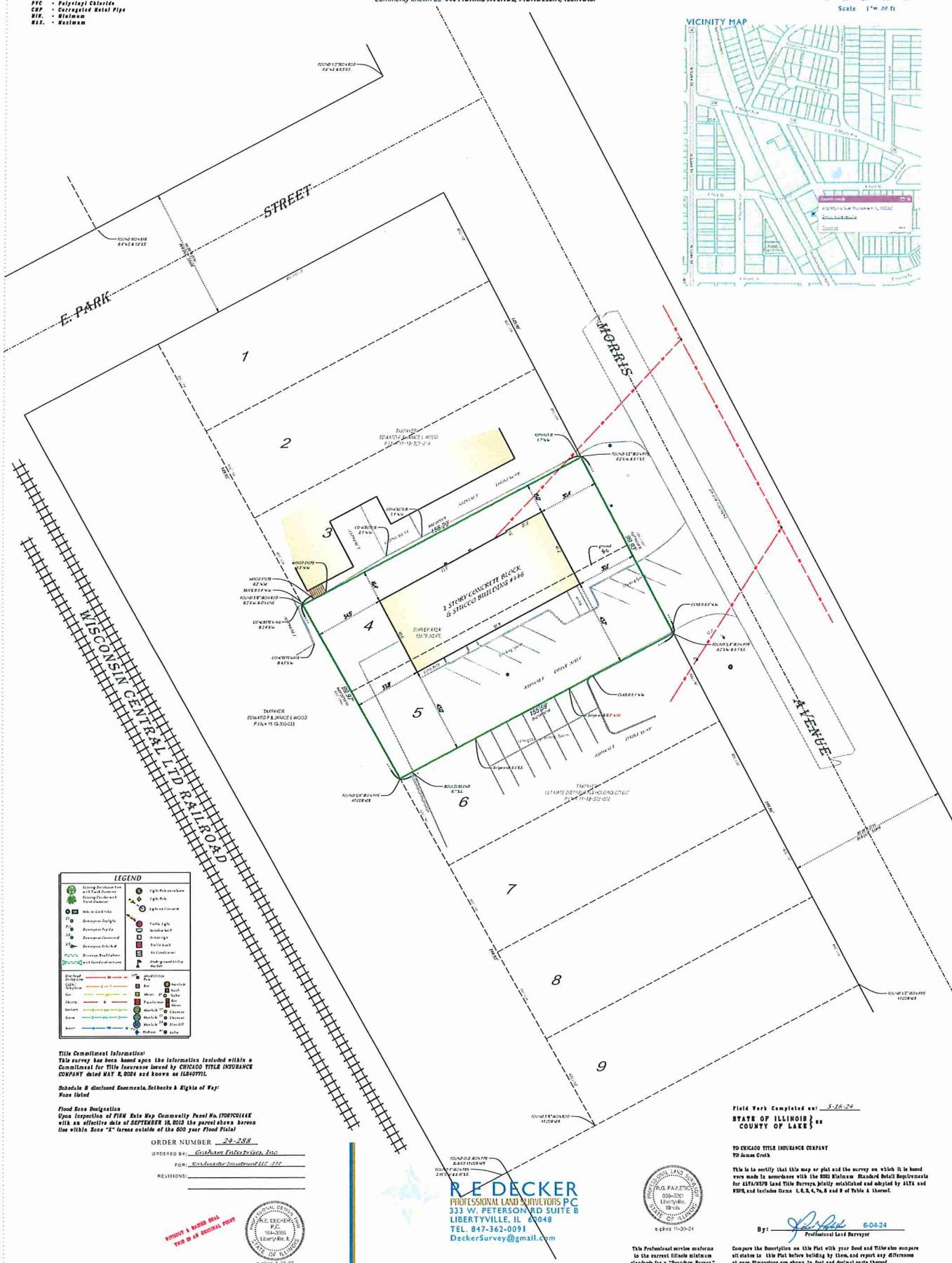
EXHIBIT C
PLAT OF SURVEY

N.	North
S.	South
E.	East
W.	West
N.W.	Northwest
N.E.	Northeast
S.E.	Southeast
S.W.	Southwest
P.O.B.	Point of Beginning
S.Q.F.	Square Feet
R.O.T.	Right of Way
Acc.	Accumulated
Exc.	Excavated as
Meas.	Measured
T.F.	Top of Foundation
Inv.	Invert
PVC	Polyvinyl Chloride
CMP	Corrugated Metal Pipe
Min.	Minimum
Max.	Maximum

R. E. DECKER
(1923-1999)R.G. PAVLETIC
P.L.S. 932-3261

Lots 4 and 5 in Block 4 in the Town of Holcomb (now Village of Mundelein) being a subdivision of parts of Sections 19 and 30, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 19th, 1886 as Document 33999 in Book "A" of Plats page 58, in Lake County, Illinois

Commonly known as: 446 MORRIS AVENUE, MUNDELEIN, ILLINOIS.



Field Work Completed on: 5-16-24
STATE OF ILLINOIS }
COUNTY OF LAKE } ss

TO CHICAGO TITLE INSURANCE COMPANY
 RE James Cook

This is to certify that this map or plan and the survey on which it is based were made in accordance with the NSRI Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8 and 9 of Table A thereof.

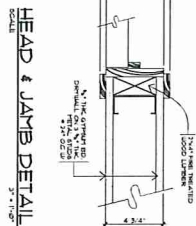
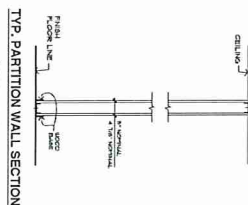
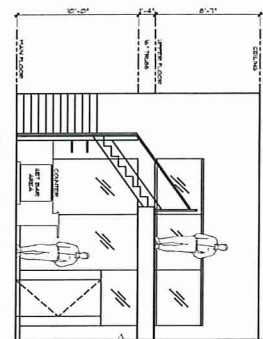
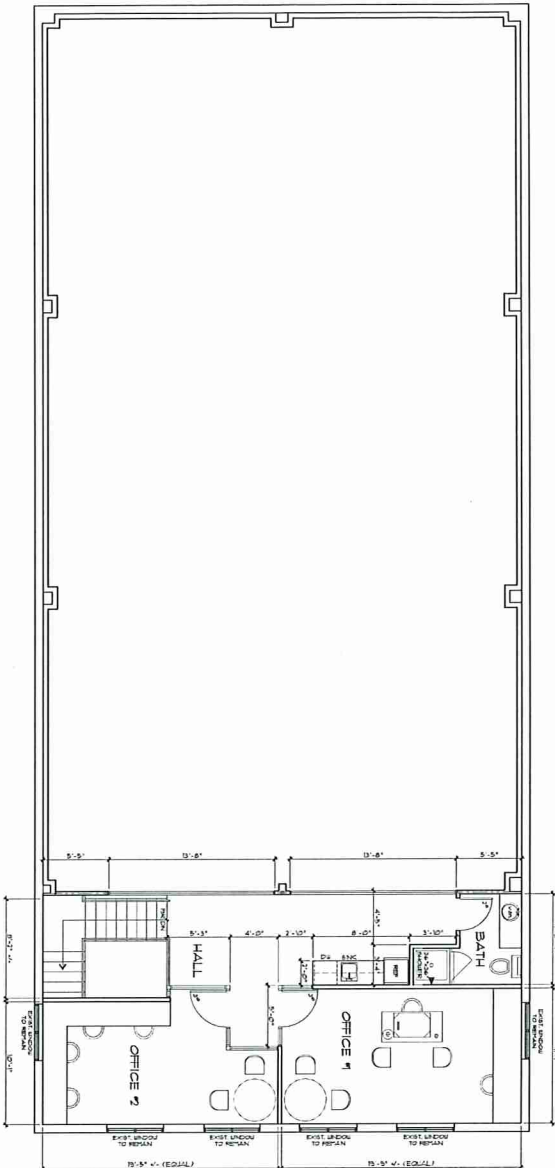
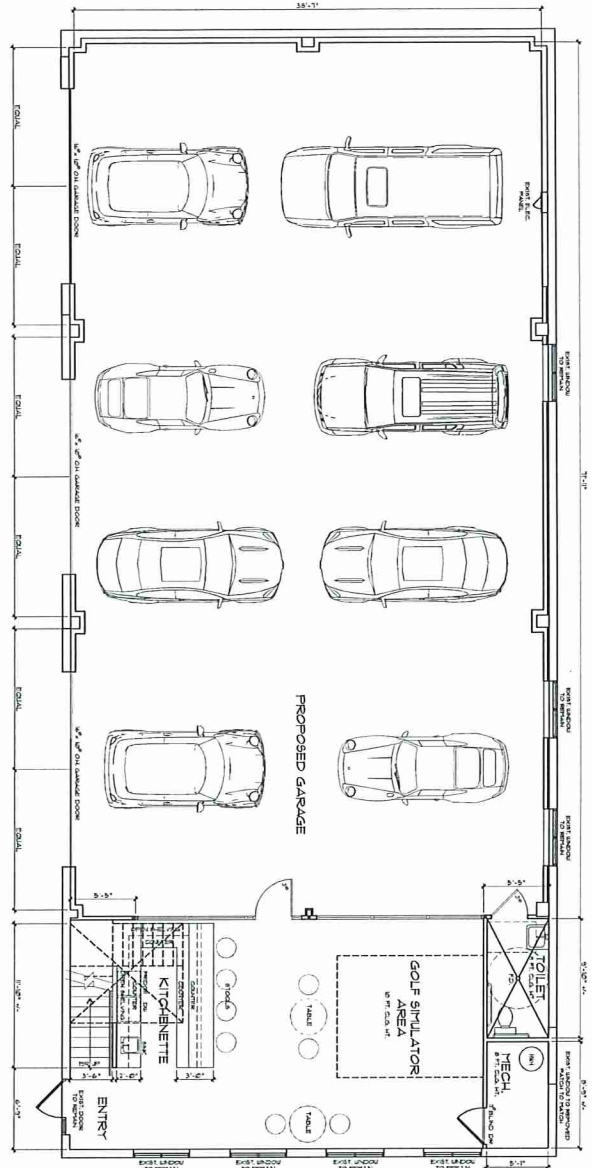
By: Kate Folsom 6-04-24
Professional Land Surveyor

This Professional service conforms to the current BLSA minimum standards for a "Boundary Survey."

Compare the Description on this Plat with your Deed and Title also compare all states to the Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof.

VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

EXHIBIT D
SITE PLAN



LEGEND

---	EXISTING 8" CONC. BLOCK WALL, TO REMAIN
---	EXISTING 8" CONC. BLOCK WALL, TO BE DEMOLISHED
---	NEW WALL, 1/2" GYP. BOARD OVER 2x4 STUDS

VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

GROUP EXHIBIT E
RENDERINGS

















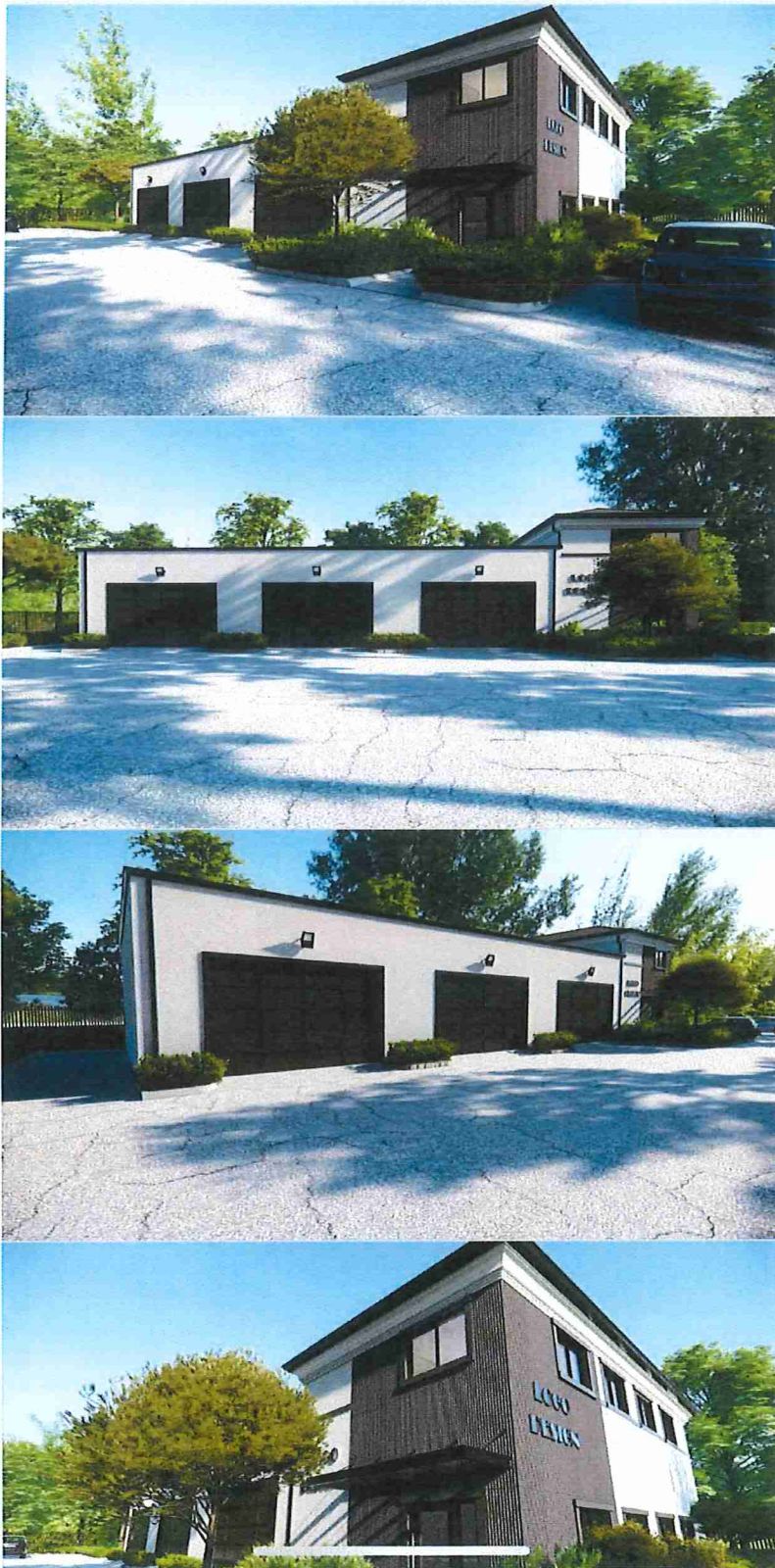








Exterior Renderings of 446 Morris Avenue, Mundelein, Illinois



VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

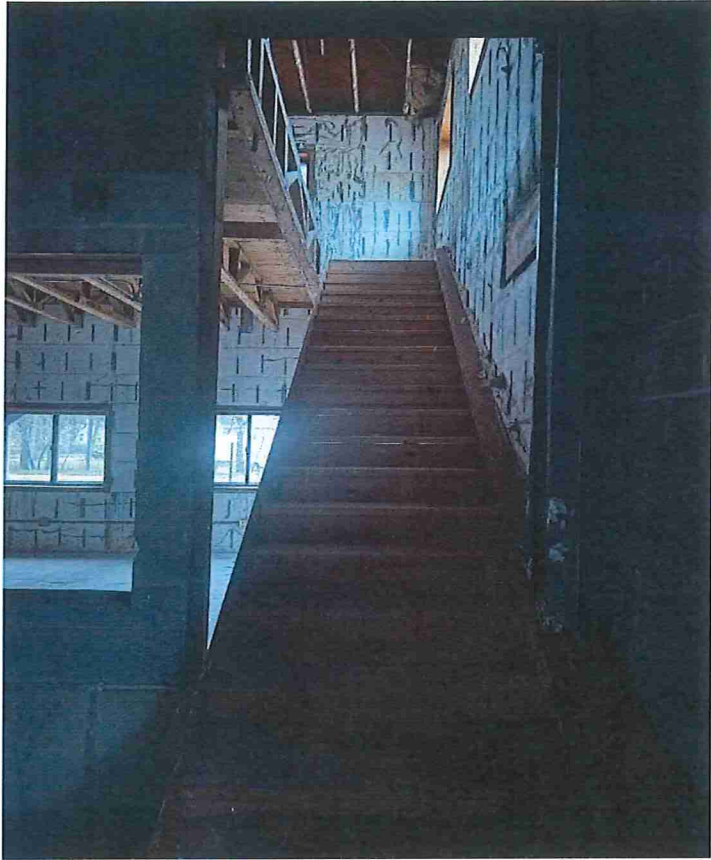
GROUP EXHIBIT F
PHOTOGRAPHS OF THE PROPERTY

Photographs of 446 Morris Avenue, Mundelein, Illinois

Interior

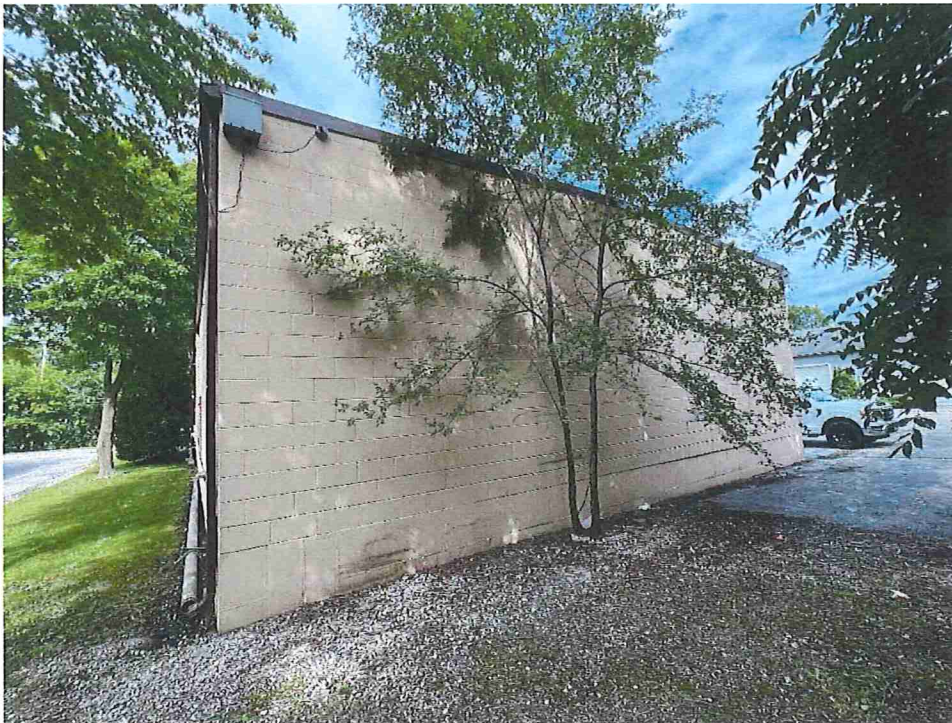






Exterior





VARIANCE APPLICATION
446 Morris Avenue, Mundelein, IL 60060

EXHIBIT F
AERIAL PHOTOGRAPH



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft

February 11, 2025

James Babowice
On Behalf of:
Clubhouse Motors, LLC
446 Morris Avenue
Mundelein, IL 60060
(Via: jghawkeye77@gmail.com and jbabowice@grayslakelaw.com)

Re: 446 Morris Avenue – Zoning Variation Application

Dear Mr. Babowice:

The Community Development Department, Public Works & Engineering Department, Fire Department, Police Department, Finance Department, and Building Department have reviewed the plans and petition submitted on December 6, 2024.

The following comments have been received from Staff.

Community Development:

- 1) Zoning Application: The first variation request is for Section 20.32.020 (Commercial Zoning District) in the petition you submitted. However, the variation request should be from Section 20.36.020, Table 20.36-1 (Downtown Zoning District - C-5 District Permitted & Special Uses Table), since the property is located within our Downtown Subdistrict C5-MU.
 - a. Please let us know if you would like to revise the sections of the Zoning Variation petition to reflect the correct section or proceed without corrections.
- 2) Payment: I provided the check to our Finance Department to cash the check, and the check bounced. The check was for \$350 but was written "three fifty dollars and no cents". Please provide us with a new check at your earliest convenience.
- 3) Comments:
 - a. Group Exhibit E – Exterior Rendering
 - i. Lighting
 1. The lighting above the bay doors must be shielded. The use of unshielded lighting, including incandescent light bulbs hung or strung on poles, wires, or any other type of support, are prohibited.

2. Building-mounted fixtures shall not exceed sixteen feet in height or one foot below the roof line or eave line, whichever is less.
- ii. Signage
 1. Please note the signage was not reviewed and the applicant will need to submit a sign permit.
 - iii. Building Materials
 1. Please provide the building materials for the proposed exterior renovations. The building materials permitted within the C-5 district are listed in Table 20.36.9 of Section 20.36.050(J).
 - iv. Floor Plan
 1. Will the offices on the second floor be used in conjunction with the proposed business, or will they be separated from Clubhouse Motors, LLC?
- b. Parking Lot
- i. The parking lot striping must match existing conditions, and there shall be no reduction in the total number of parking stalls.
 - ii. The trash enclosure must either match or complement the proposed exterior elevations.
- c. Use Standards for Garage Condominiums (Section 20.48.040(S)):
- i. The applicant must always adhere to the use standards for Garage Condominiums which are outlined below.
 1. When adjacent to residential uses, overhead doors shall be oriented so as to face away from residential dwelling units.
 2. Outdoor storage of any materials or vehicles is prohibited.
 3. Overnight parking is prohibited outside of enclosed structures.
 4. All commercial and industrial activities must occur within the enclosed building.
 5. A common restroom must be provided for every forty thousand square feet or as required by the Illinois Plumbing Code.
 6. Garage condominiums shall be enclosed by a security wall or fence.
 7. Garage condominiums may include other industrial or commercial uses, as permitted within the zoning district. Additional uses within a garage condominium shall conform to all applicable use standards as required by Section 20.48.
 8. Garage condominiums may not be used as a temporary or permanent dwelling unit.
 9. Permitted ancillary uses include arts studio, mini-warehouse, motor vehicle aftermarket enhancements, motor vehicle dealership, motor vehicle service and repair, office, off-street parking lot, contractor storage yard-fully enclosed, manufacturing light, research and development facilities, and warehouse.

Please review Staff Comments and let me know if you have any questions. Feel free to contact me at (847) 949-3247 or by email at jmarvin@mundelein.org. Also, if you wish to set up a meeting to discuss these comments, please let me know.

Sincerely,

Jessica Marvin
Associate Planner



**Churchill
Quinn
Hamilton &
Van Donselaar** LTD
ATTORNEYS AT LAW

2 S. WHITNEY ST., GRAYSLAKE, IL 60030
(847) 223-1500, FAX (847) 223-1700
WWW.GRAYSLAKELAW.COM

February 26, 2025

Via Hand Delivery

Jessica Marvin
Associate Planner
Village of Mundelein
300 Plaza Circ.
Mundelein, IL 60060

Re: 446 Morris Ave, Mundelein, Illinois

Dear Jessica,

We greatly appreciate your assistance with the zoning application for the property at 446 Morris Ave, Mundelein.

In this folder, we have enclosed the initial application plan and petition submitted on December 6, 2024; your February 11, 2025 letter outlining the Staff's specific comments, requirements, and revision suggestions; and finally our Supplemental Narrative Statement with exhibits addressing Staff's comments.

We are hopeful that this matter will be on the Plan Commission meeting on March 19, 2025. We are sincerely grateful for your help in arranging this.

Sincerely,



James Babowice

FOUNDED IN 1903
R.W. CHURCHILL (1875-1963)
GEORGE O. CHURCHILL (1914-1985)

ROBERT W. CHURCHILL
JOHN W. QUINN
MARK VAN DONSELAAR
JOHN L. QUINN
AMBER L. DESSELLES
MARY LEE BERRESHEIM
JAMES J. BABOWICE
SUSAN M. BRADLEY
NICOLE L. O'CONNOR

RETIRED:
WILLIAM A. CHURCHILL
MARK T. HAMILTON

EXHIBIT B
VILLAGE OF MUNDELEIN
PETITION FOR ZONING VARIATION
SUPPLEMENTAL NARRATIVE STATEMENT
446 MORRIS AVENUE, MUNDELEIN, IL 60060

Petitioner and Owner, Clubhouse Motors, LLC, submits this Supplemental Narrative in response to Village of Mundelein Community Development Staff comments dated February 11, 2025.

The zoning classification for Petitioners' Property at 446 Morris Avenue, Mundelein, Illinois, 60060 is C-5 MU Commercial Downtown Mixed Use District.

1. Zoning Relief Requested

Petitioners request a variation from Section 20.36.020, Table 20.36-1 (Downtown Zoning District – C-5 District Permitted & Special Uses Table) to allow for parking for Petitioner member's private collection of automobiles, in conjunction with the permitted office lounge area facilities and offices. Petitioner further requests a variation from the security fencing requirement in Section 20.48.040 S.6. of the Zoning Code.

2. Payment

Petitioner has reissued and mailed its check payable to the Village in the amount of \$350.00 and the Village has acknowledged receipt of same.

3. Comments

a. Group Exhibit E Exterior Rendering

- i. **Lighting.** The lighting above the bay doors will be shielded. The building mounted fixtures will not exceed sixteen feet in height or one foot below the roof line or eave line whichever is less. Please see updated Exterior Rendering attached hereto as Exhibit 1.
- ii. **Signage.** Petitioner does not plan to install any business signage other than address identification and parking signage which will be submitted separately.
- iii. **Building Materials.** For the exterior renovations, Petitioner plans to replace the dry vit with dry vit and paint to blend in with the area. Petitioner will comply with the list of building materials permitted in the C-5 district as set forth in Table 20.36.9 of Section 20.36.050(J).
- iv. **Floor Plan.** The offices on the second floor will be utilized for the permitted office use which will not be used in conjunction with the collectible automobile display.

b. Parking Lot

- i. As shown on Petitioner's site plan, the number of parking spaces will not be reduced and the parking lot striping will match existing conditions. Please see updated Survey attached as Exhibit 2.
- ii. Petitioner will ensure that the trash enclosure matches or complements the proposed exterior elevations.
- c. **Use Standards for Garage Condominiums (Section 20.48.040(S)).** Petitioner's incorporates that portion of its Narrative which addresses these standards which is set forth below.

Use Standards for a Garage Storage Facility pursuant to Section 20.48.040 (S):

1. When adjacent to residential uses, overhead doors shall be oriented so as to face away from residential dwelling units.

Petitioner's building complies with this requirement.

2. Outdoor storage of any materials or vehicles is prohibited.

All materials will be stored inside. Vehicles for the office use will utilize outdoor parking, however the collectible vehicles will be parked inside.

3. Overnight parking is prohibited outside of enclosed structures.

Petitioner will comply with this requirement.

4. All commercial and industrial activities must occur within the enclosed building.

Petitioner will not be conducting commercial or industrial activities. All business activities will be conducted inside the building.

5. A common restroom must be provided for every forty thousand square feet or as required by the Illinois plumbing code.

As shown on the Plans, common restrooms will be provided and will comply with the Illinois Plumbing Code.

6. Garage condominiums shall be enclosed by a security wall or fence.

Petitioner seeks a variation from this requirement. There is currently no fence around the building at the property. All collectible vehicles and will be parked inside the building. The property layout will not change from the current layout for which there is no fence. If the Village of Mundelein deems it necessary, the Petitioner will install a fence.

7. Garage condominiums may include other industrial or commercial uses as permitted within the zoning district. Additional uses shall conform to all applicable use standards as required by Section 20.48.

Petitioner will comply with this requirement.

8. Garage condominiums may not be used as a temporary or permanent dwelling unit.

Petitioner will not allow the building to be used as a dwelling unit.

9. Permitted ancillary uses include arts studio, mini warehouse, motor vehicle aftermarket enhancements, motor vehicle dealership, motor vehicle service and repair, office, off street parking lot, contractor storage yard fully enclosed, manufacturing light, research and development facilities and warehouse.

Petitioner has a parking lot on site with 8 spaces and as noted in the plans, the renovations will include business office space and lounge area and the car collection parking.

SUPPLEMENTAL NARRATIVE STATEMENT

Exhibit 1

Exterior Rendering







SUPPLEMENTAL NARRATIVE STATEMENT

Exhibit 2

Survey

ABBREVIATION LEGEND

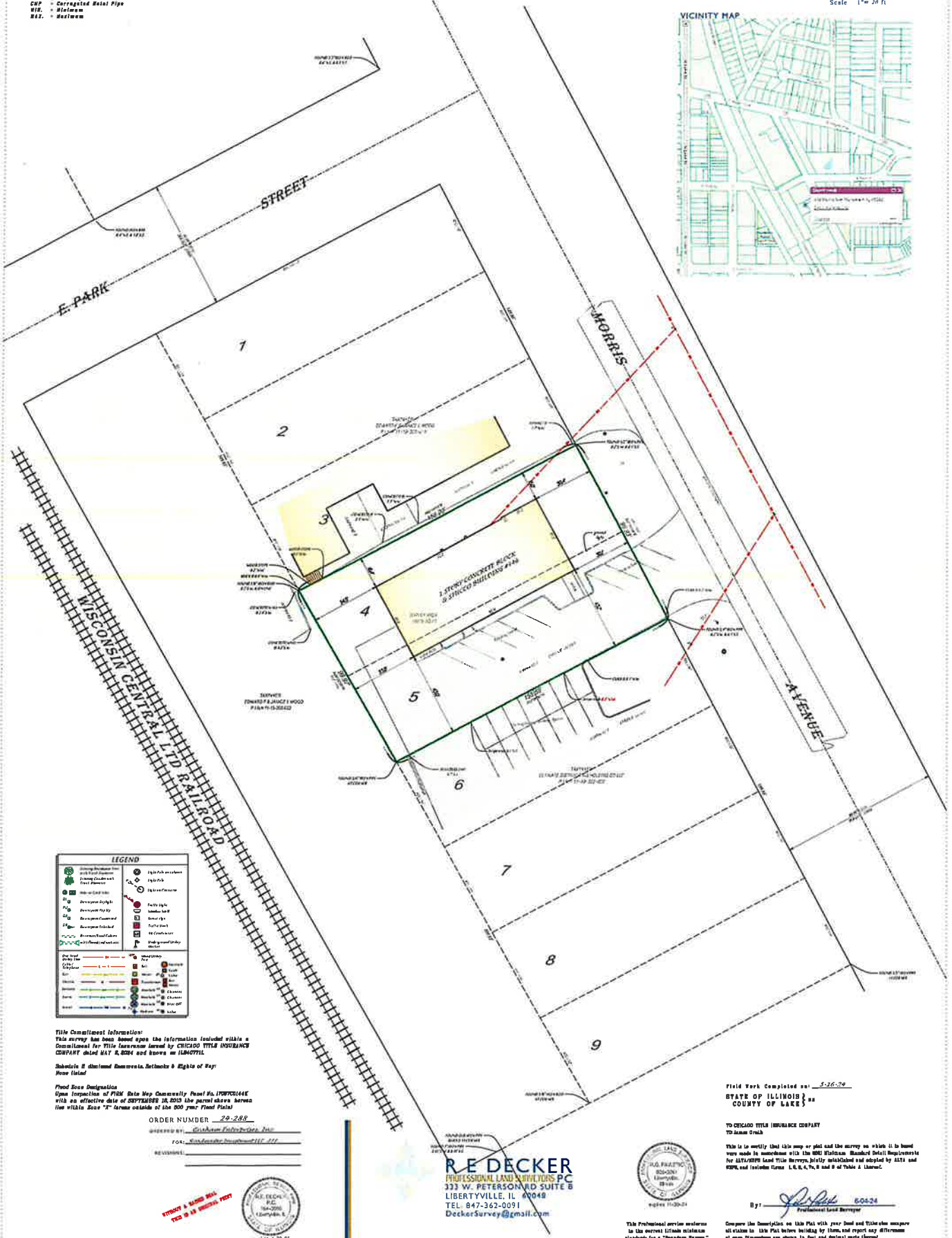
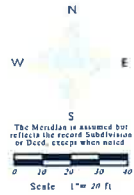
A. - Acre
 B. - Bush
 C. - Chain
 D. - Day
 E. - East
 F. - Feet
 G. - Gable
 H. - Half
 I. - Inch
 J. - Joint
 K. - Kilobit
 L. - Line
 M. - Meter
 N. - North
 O. - One
 P. - Point
 Q. - Quarter
 R. - Right
 S. - Square
 T. - Ten
 U. - Unit
 V. - Volume
 W. - West
 X. - X-ray
 Y. - Year
 Z. - Zone

A.L.T.A.-N.S.P.S. Land Title
 R.E. DECKER
 11922-15991
 R.G. PYLEVIC
 R.U. 8. 851-3201

Plat of Survey

Lots 4 and 5 in Block 4 in the Town of Holcomb (now Village of Mundelein) being a subdivision of parts of Sections 19 and 30, Township 44 North, Range 11 East of the Third Principal Meridian, according to the plan thereof recorded June 10th, 1886 as Document 22999 in Book "A" of Plans page 58 in Lake County, Illinois.

Commonly known as: 446 MORRIS AVENUE, MUNDELEIN, ILLINOIS.



LEGEND	
	Survey Boundary
	Easement
	Right of Way
	Utility
	Fenced Area
	Water
	Road
	Building
	Tree
	Rock
	Iron Pin
	Concrete Monument
	Steel Monument
	Wood Monument
	Survey Station
	Survey Line
	Survey Point
	Survey Boundary
	Easement
	Right of Way
	Utility
	Fenced Area
	Water
	Road
	Building
	Tree
	Rock
	Iron Pin
	Concrete Monument
	Steel Monument
	Wood Monument
	Survey Station
	Survey Line
	Survey Point

Title Commitment Information:
 This survey has been based upon the information included within a
 Commitment for Title Insurance issued by CHICAGO TITLE INSURANCE
 COMPANY dated MAY 5, 2024 and known as 18407711.

Schedule B described Easements, Easements & Rights of Way
 have been noted.

Flood Zone Designation:
 Upon inspection of FIRM Data Map Community Panel No. 170901444E
 with an effective date of 08/17/2015 the parcel above, shown
 lies within Zone "X" (area outside of the 100 year Flood Plain)

ORDER NUMBER 20-288

ORDERED BY: Grassman Properties, Inc.

FOR: Grassman Properties, Inc.

REVISIONS: _____

PROPERTY & SURVEY MAP
 THIS IS AN UNOFFICIAL COPY



R.E. DECKER
 PROFESSIONAL LAND SURVEYOR P.C.
 333 W. PETERSON RD SUITE B
 LIBERTYVILLE, IL 60448
 TEL 847-362-0091
 DeckerSurvey@gmail.com



Field Work Completed on: 5-26-24

STATE OF ILLINOIS

COUNTY OF LAKE

TO CHICAGO TITLE INSURANCE COMPANY

TO ASSURE TITLE

This is to certify that this map or plat and the survey on which it is based
 were made in accordance with the 1960 Uniform Standard Detail Requirements
 for ALTA/ACSM Land Title Surveys, jointly published and adopted by ALTA and
 ACSM, and include items 1, 2, 3, 4, 5, 6 and 8 of Table A, item 10.

By: R.E. Decker 000000000
 Professional Land Surveyor

This Professional service conforms
 to the current Illinois minimum
 standards for a "Boundary Survey."

Compare the description on this Plat with your deed and title when compare
 all claims to this Plat before building or other, and report any differences
 or omissions thereon to the State and Federal courts thereof.