

**Planning and Zoning Commission Meeting
Minutes**

February 19, 2025

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commission Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Commission Attendance

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

ABSENT: None

Village Attendance

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

ABSENT: None

MINUTES APPROVAL

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

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

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

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

MOVER: Commissioner Jennifer Holden

SECONDER: Commissioner Steven Petti

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

	Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Chairman T. Roswick opened the floor to public commentary.

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

Chairman T. Roswick closed the floor to public commentary.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

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

Staff Presentation

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

Petitioner Presentation

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

Public Commentary

Chairman T. Roswick opened the floor to public comment.

There was no public commentary on this agenda item.

Chairman T. Roswick closed the floor to public comment.

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

Mundelein Crossing First Resubdivision.

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

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

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

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

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

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

Staff Presentation

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

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

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

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

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

Petitioner Presentation

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

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

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

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

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

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

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

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

Public Commentary

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

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

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

Commission Discussion

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

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

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

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

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

Continuation of PZC-22-2024

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

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

QUESTIONS AND COMMENTS

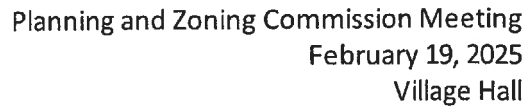
There were no further questions and comments

ADJOURNMENT

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

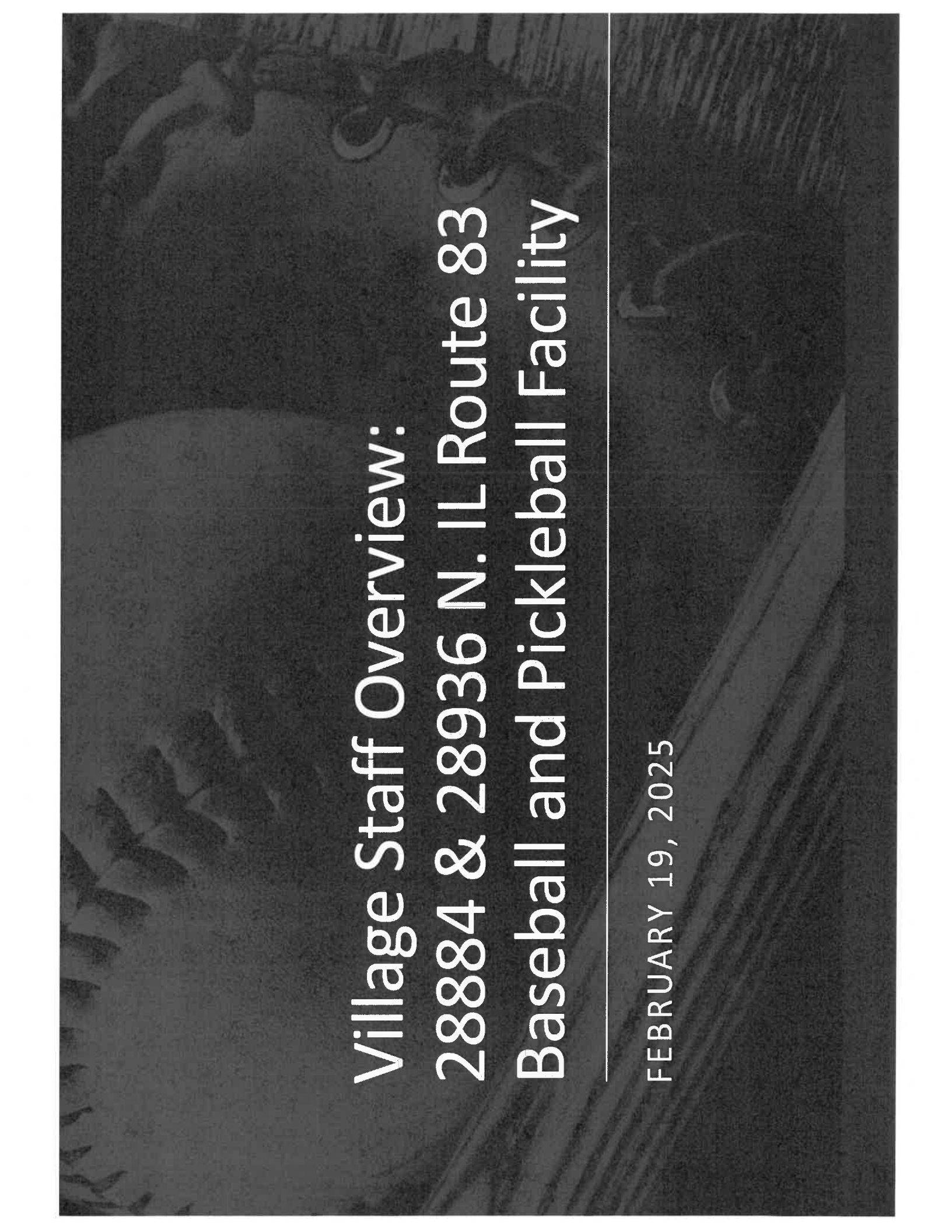
RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, S. Schneckloth, K. Teehan
NAYS:	None
ABSTAIN:	None

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



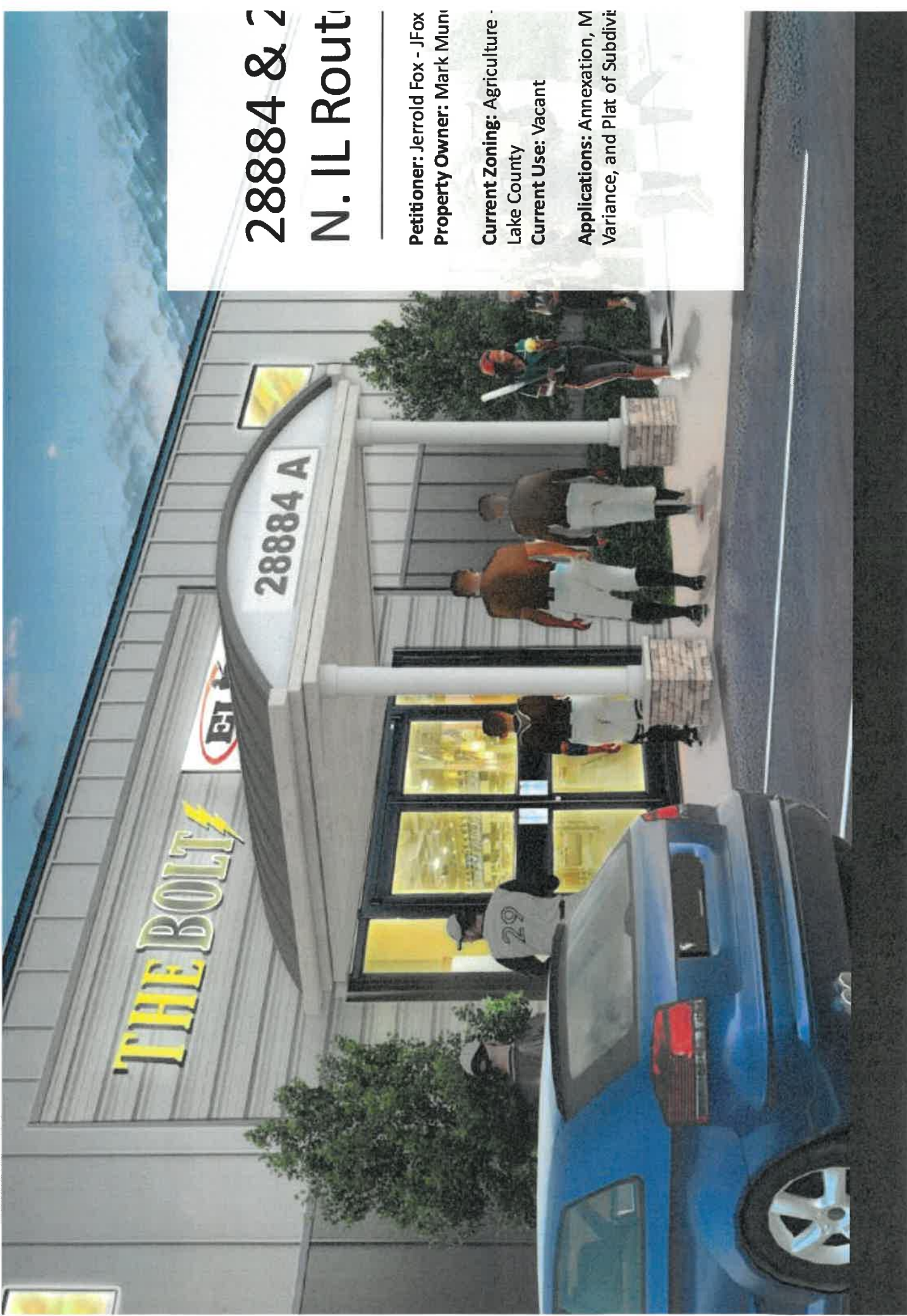
NAME/COMPANY

PHONE/EMAIL[illegible]



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

FEBRUARY 19, 2025



28884 & 2 N. IL Route

Petitioner: Jerrold Fox - JFox

Property Owner: Mark Mun

Current Zoning: Agriculture -
Lake County

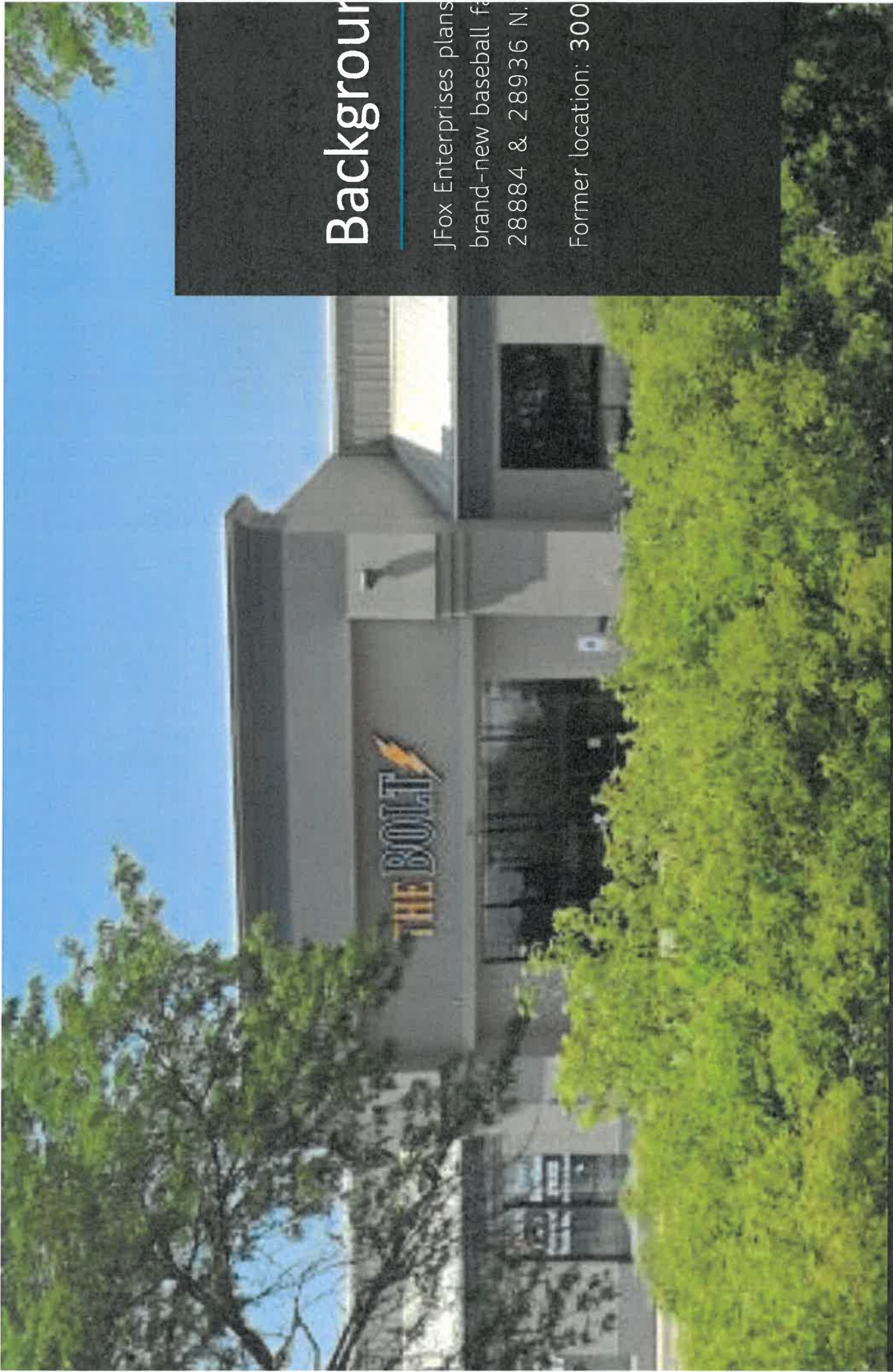
Current Use: Vacant

Applications: Annexation, M
Variance, and Plat of Subdivi



Location Map





Background

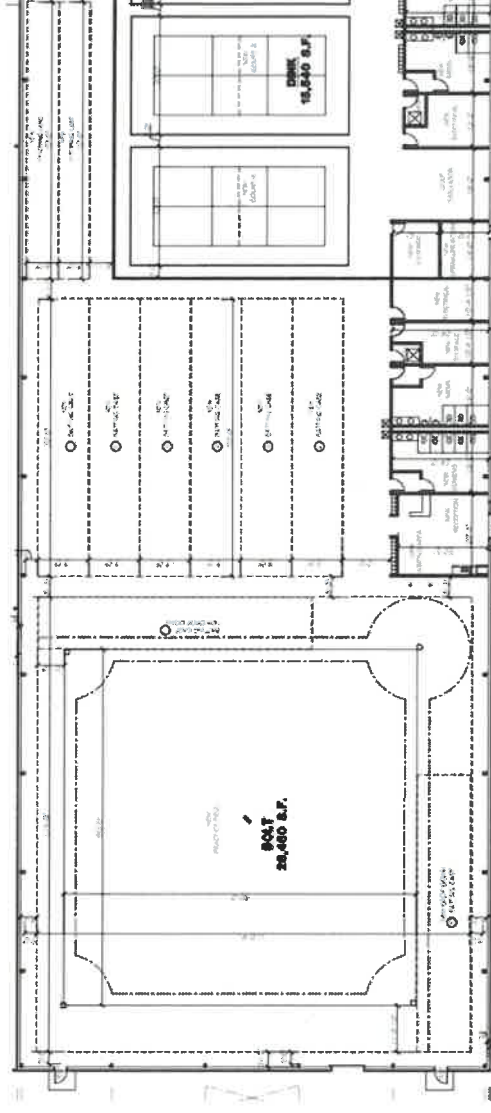
JFox Enterprises plans
brand-new baseball fa
28884 & 28936 N.

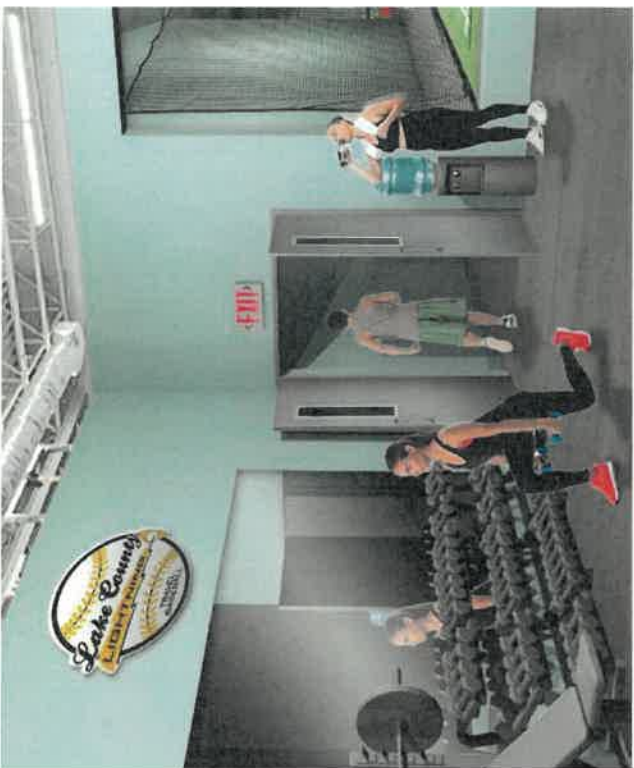
Former location: 300

Floor Plan

42,000-square-foot structure

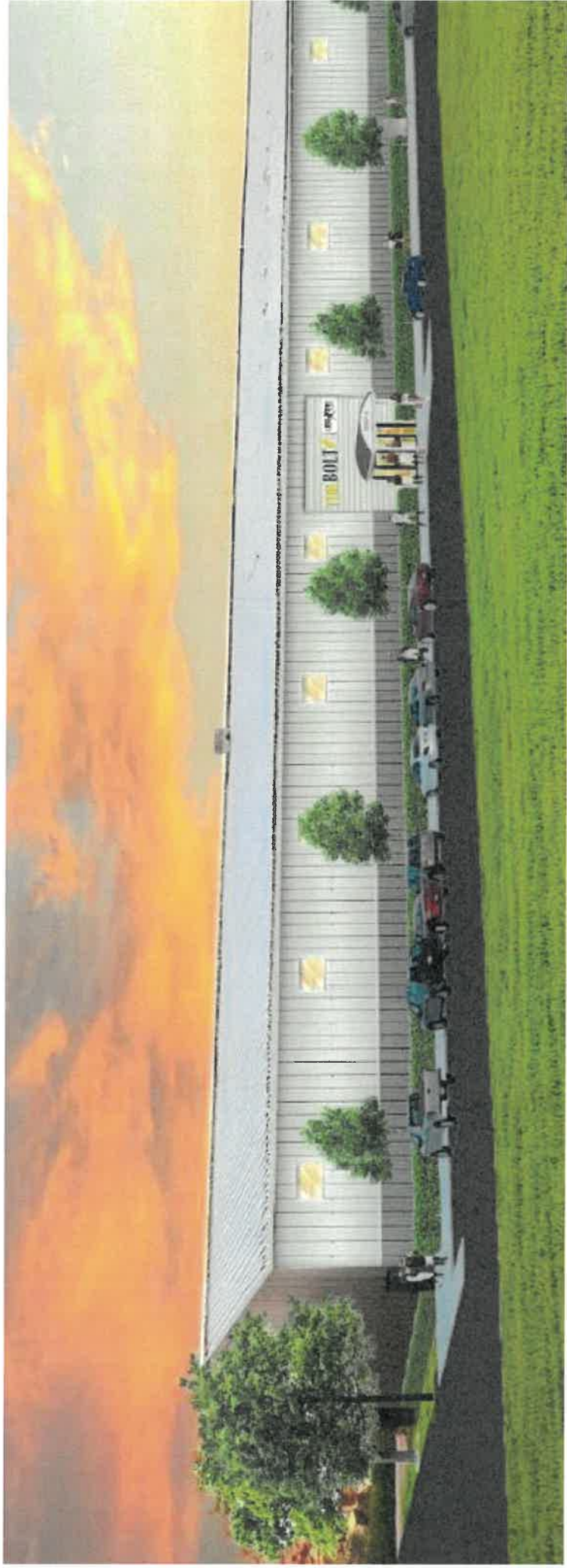
Includes: practice field, batting cages, pitching lanes, pickleball courts, practice wall, juice bar, and a golf simulator











Exterior Building

- Two different-colored metal insulated wall panels
- Metal insulated roof panels
- Two main entrances
- Clearstory windows

Plat of Subdivision Request

Combine lots

Outlines proposed property boundaries and easements for utilities and stormwater management



Map Amendment Request

Pending approval of annexation

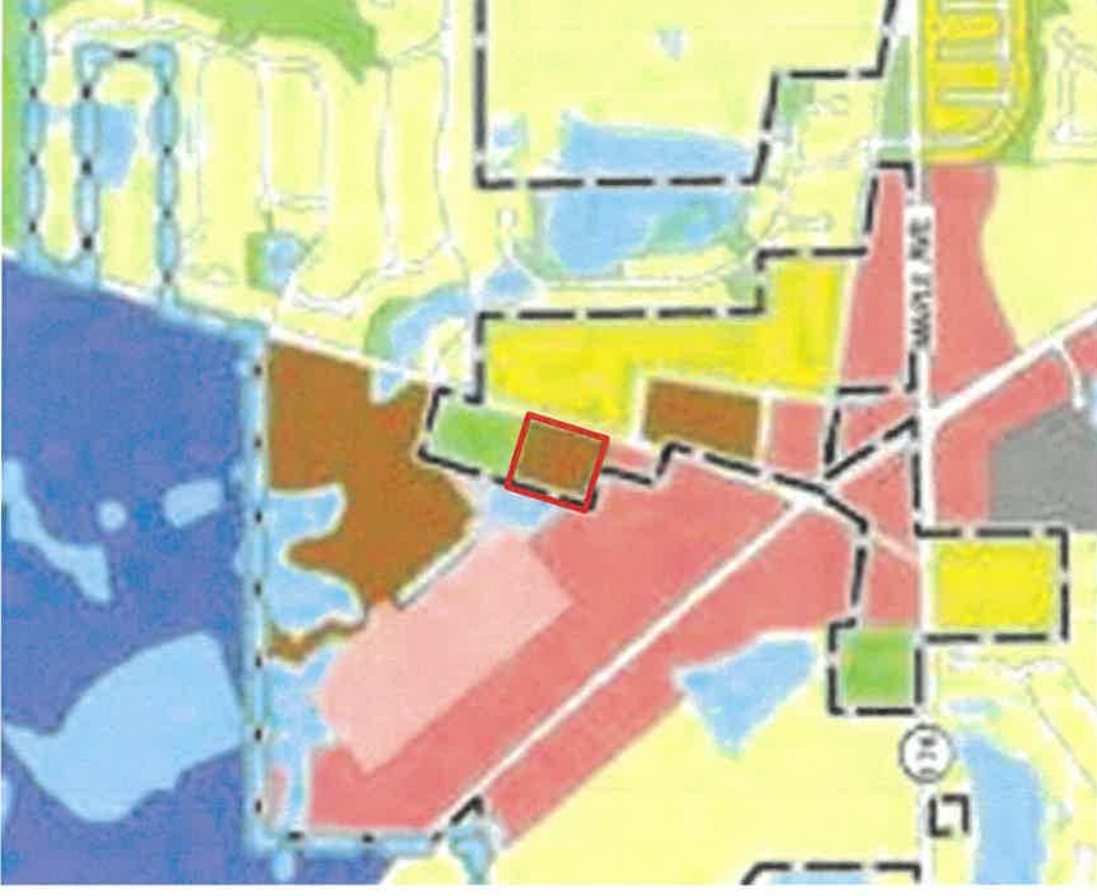
Rezone from R-1 Single Family Residential to C-4 Shopping Center

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



Comprehensive Plan

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



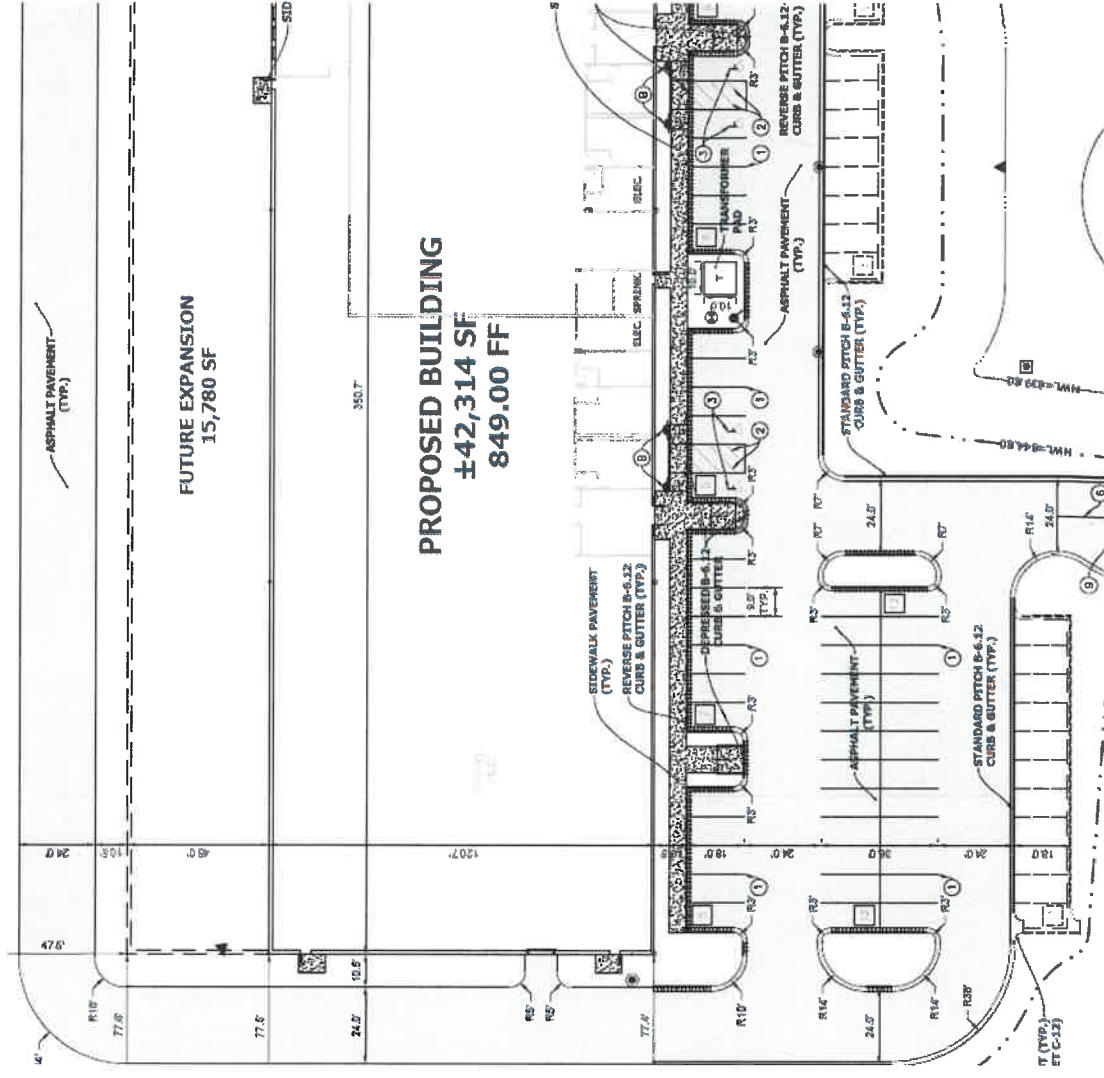
Variance Request - Parking

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

Required 127 parking spaces

Proposed 53 parking spaces

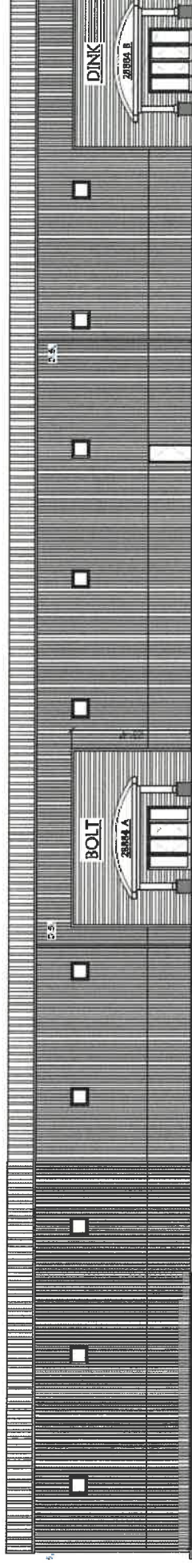
Future additional 23 parking spaces



Variance Request - Design

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

- Prohibits metal wall and roof panels
- Requires rooflines to be articulated with breaks in the façade. Structures must not run in a plane for more than 100 feet without offset of the roof plane.
- Façade visible from the public rights-of-way must incorporate design elements to reduce the scale of the building
- Blank walls are only permissible on the rear and side elevations
- Predominant façade colors must be subtle, neutral, or earth-tone colors.
- Structural bays must be 20 feet wide and articulated by columns or pilasters projecting at least 10 feet from the wall face



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 right-of-way.
- Design elements do not reduce the perceived scale of the building from the right-of-way.

Request

Analysis – Use and Parking

JFox Enterprises has established a strong reputation in the community.

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

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

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

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

Analysis – Design

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

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

May 2012 See latest date



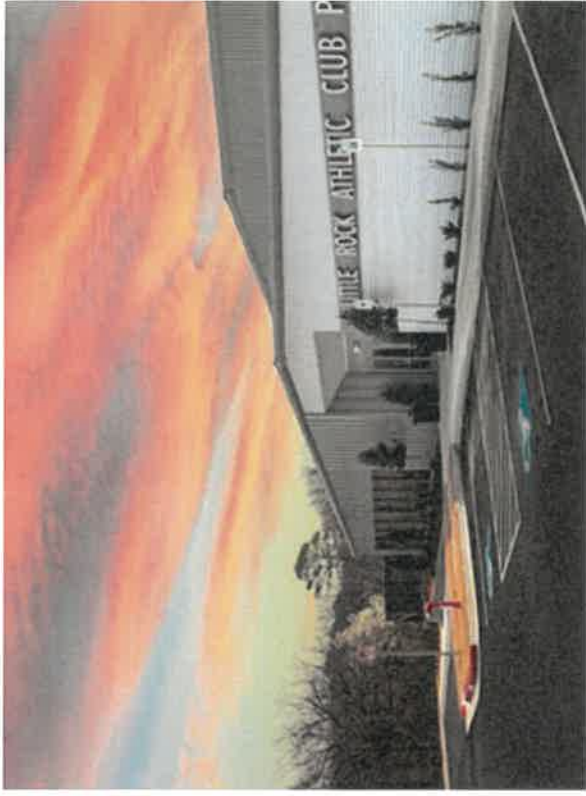
Aug 2024 See latest date

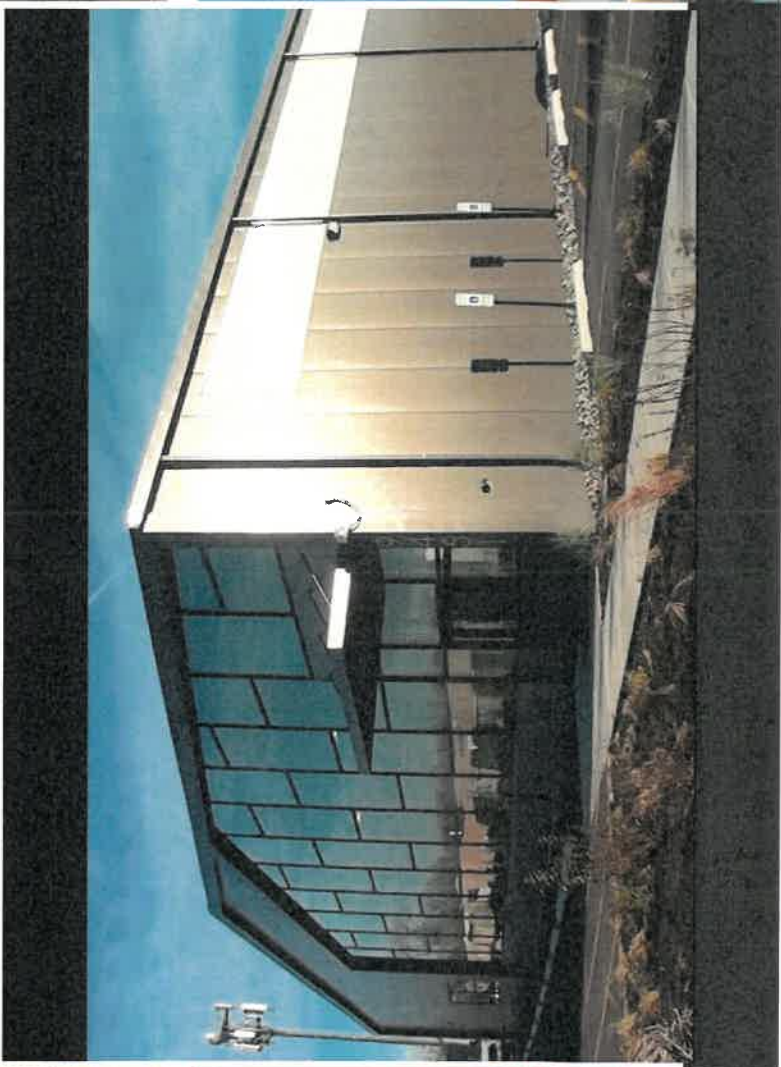


Analysis – Design

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







Analysis - Design

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

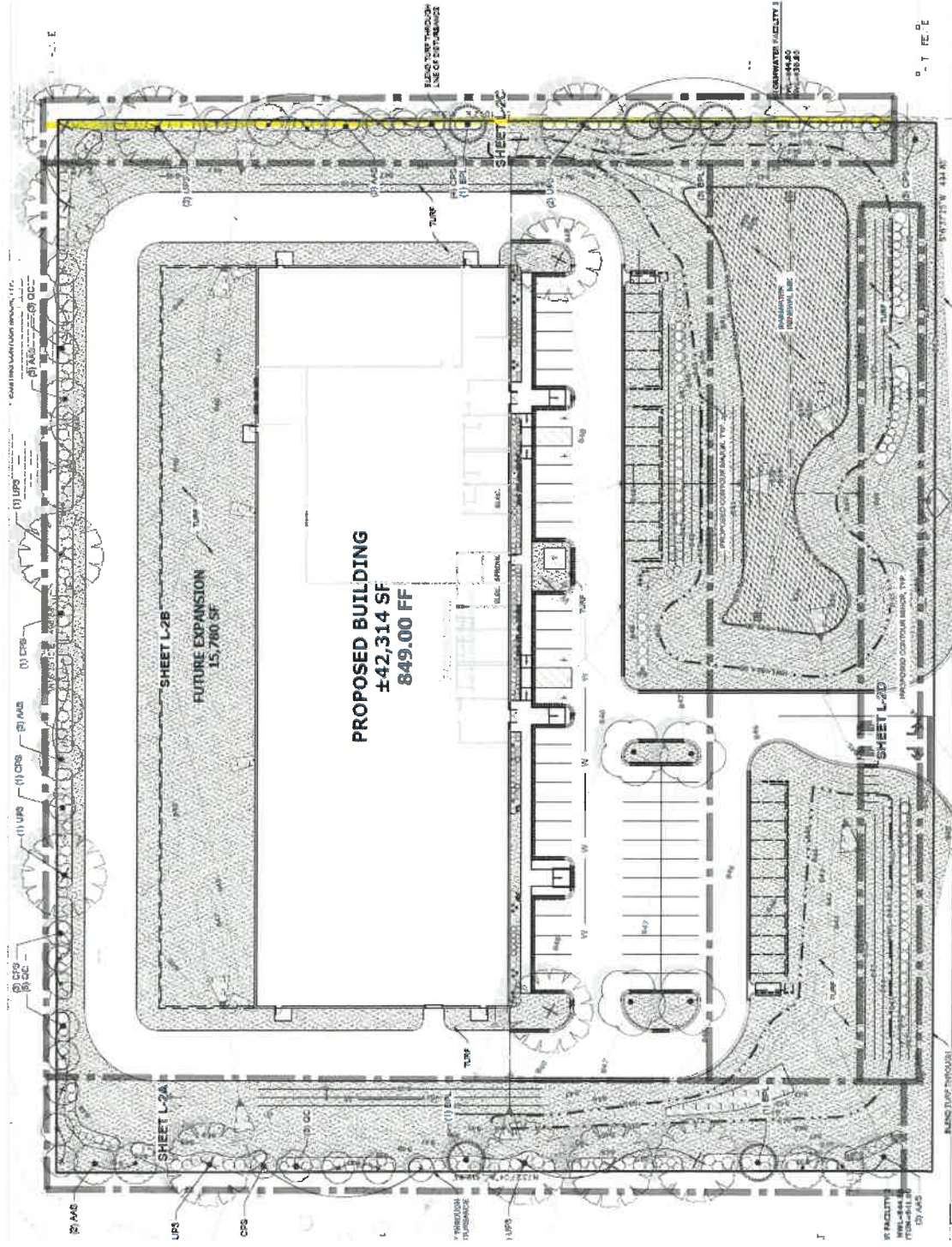


Public Commer

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



Plans propose trees along the property



Recommendations

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

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

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

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

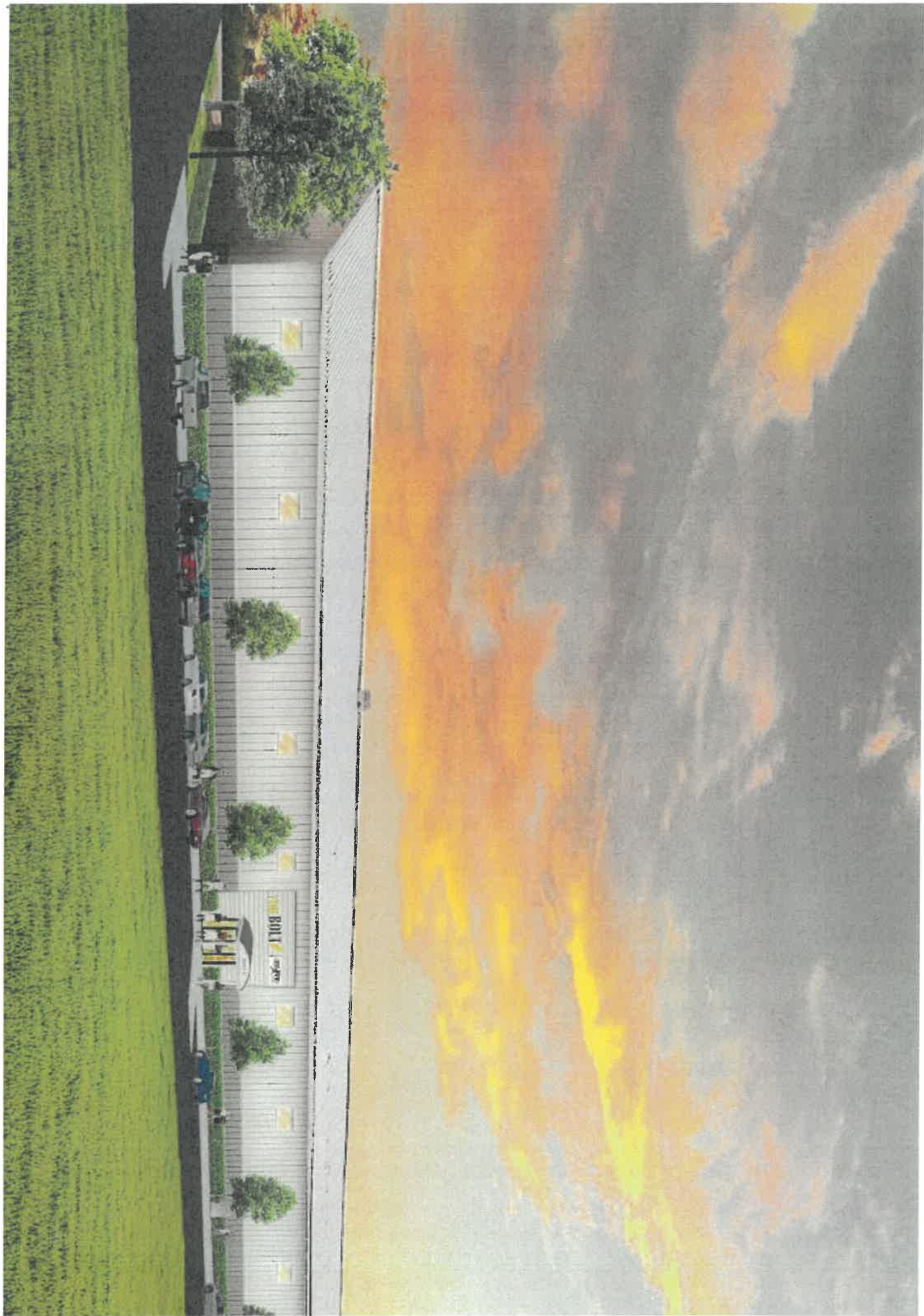
It should also be noted that these requests are part of an annexation and annexation agreement requests to be considered by the Board. If there are additional concerns relevant to future uses or restrictions, those may be incorporated into the annexation. It would be appropriate for the PZC to pass on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















28884 B









EXIT







