

**Planning and Zoning Commission Meeting
Minutes**

March 5, 2025

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



Colleen Malec, Senior Planner



NAME/COMPANY

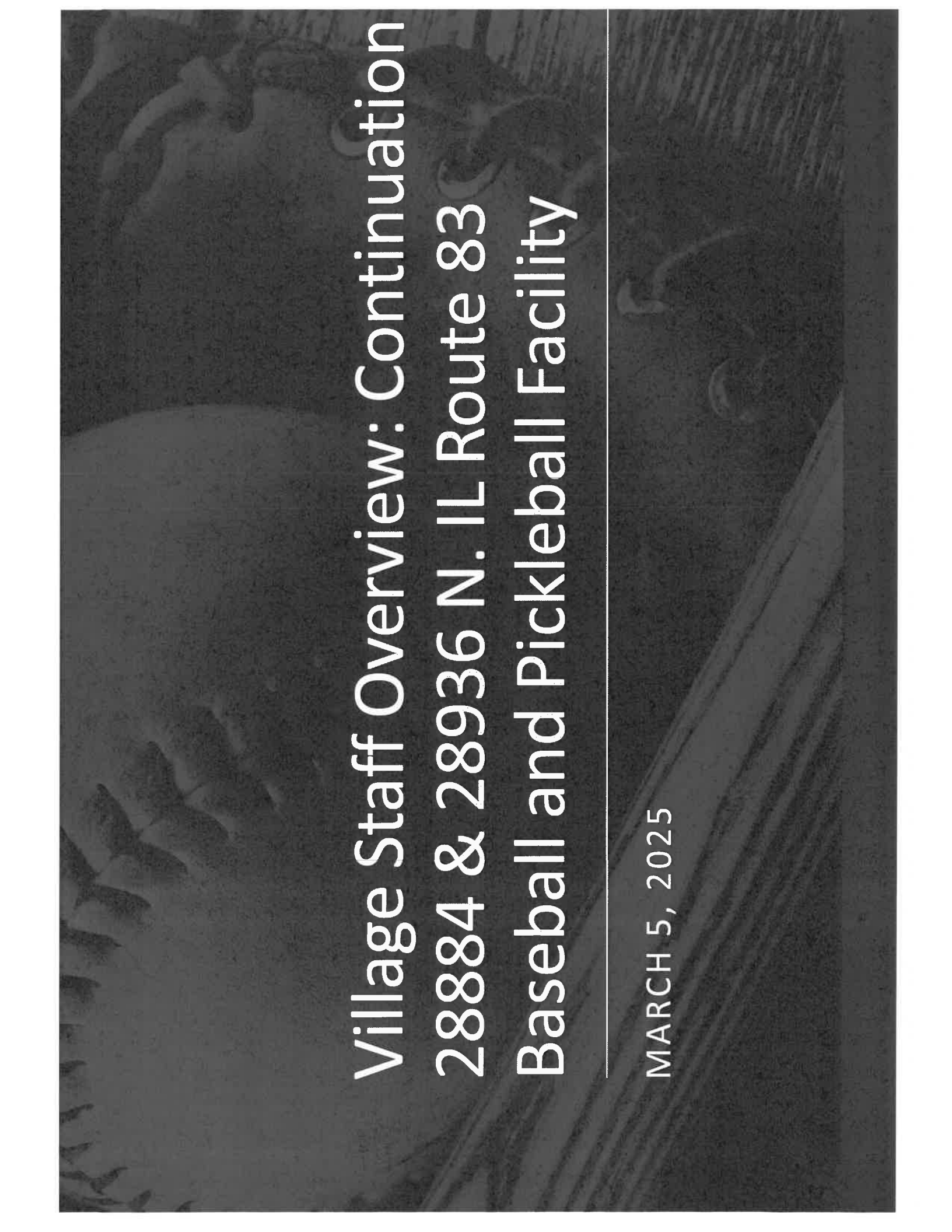
PHONE/EMAIL[illegible]



NAME/COMPANY

ADDRESS

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

MARCH 5, 2025

28884 & 2 N. IL Route

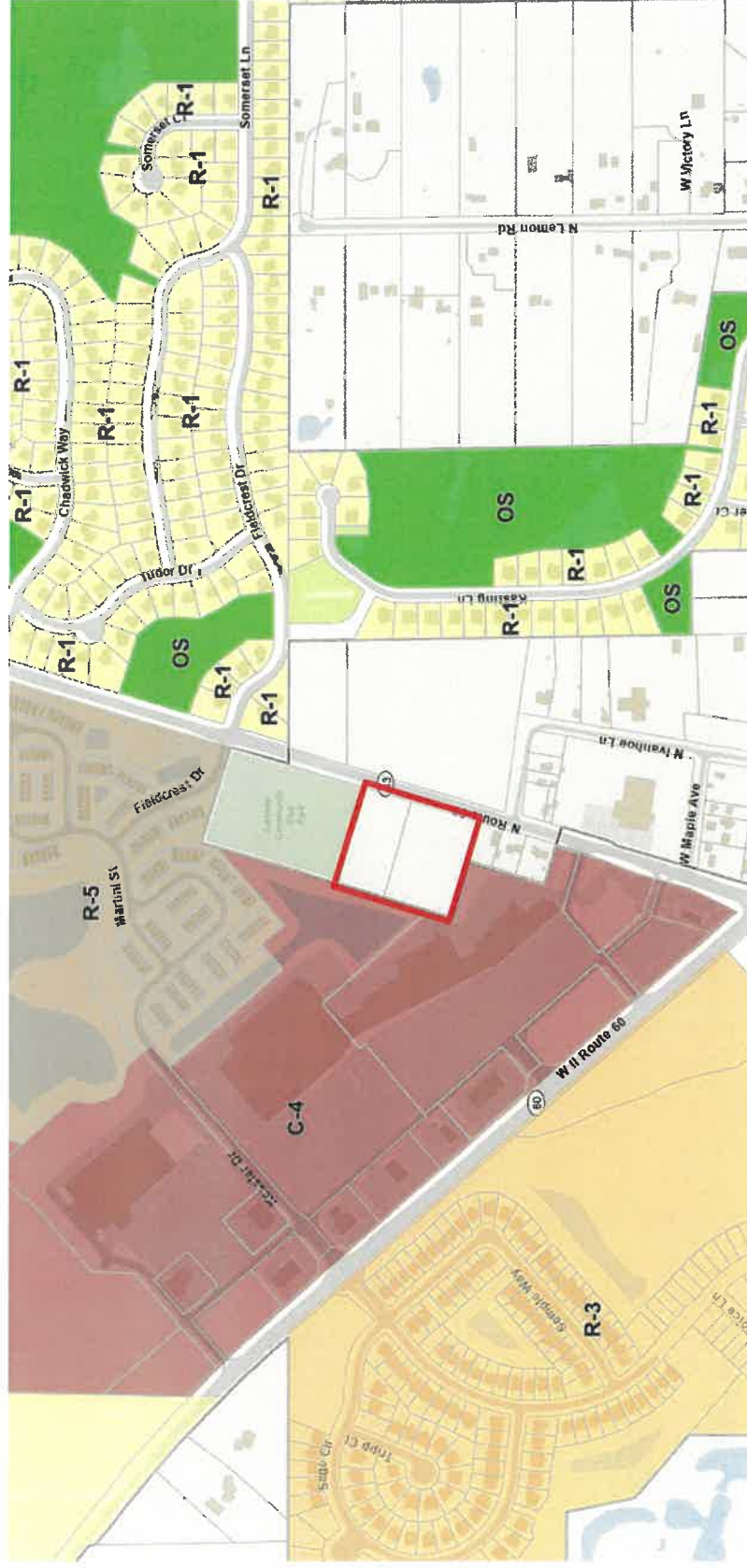
Petitioner: Jerrold Fox - JFox
Property Owner: Mark Munn

Current Zoning: Agriculture -
Lake County

Current Use: Vacant

Applications: Annexation, M
Variance, and Plat of Subdivi:



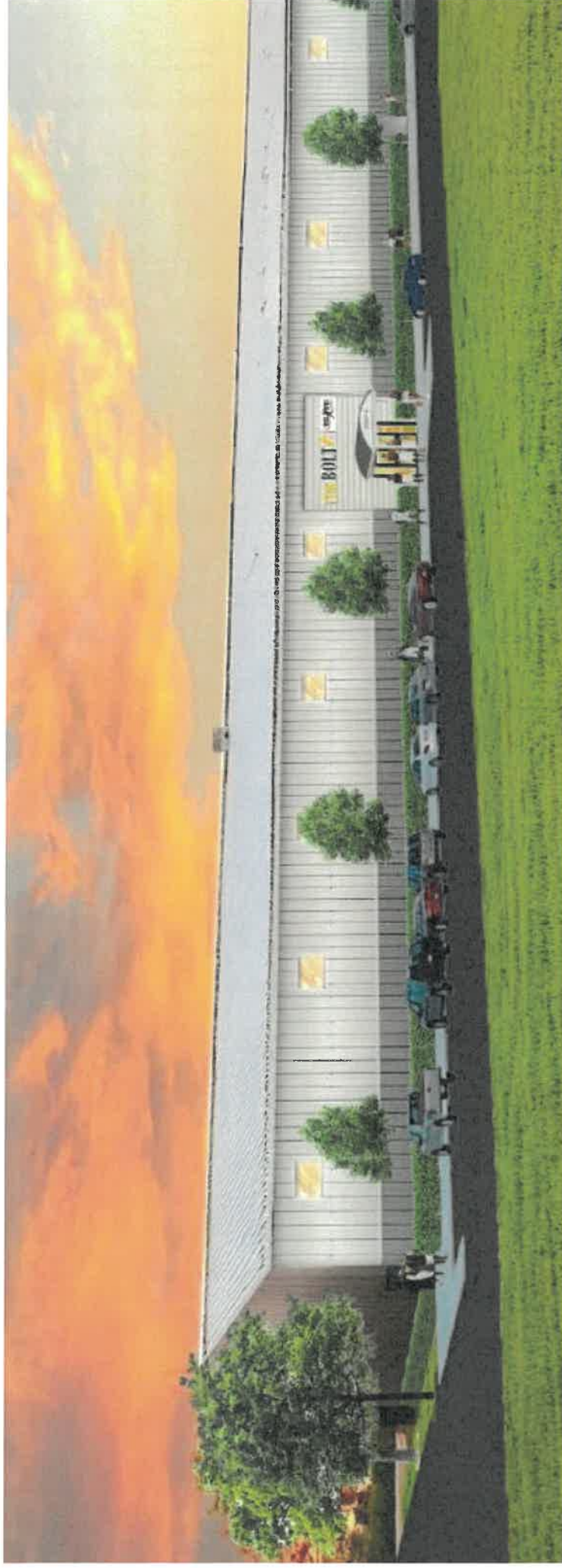


Location Map

Variance Request - Design

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

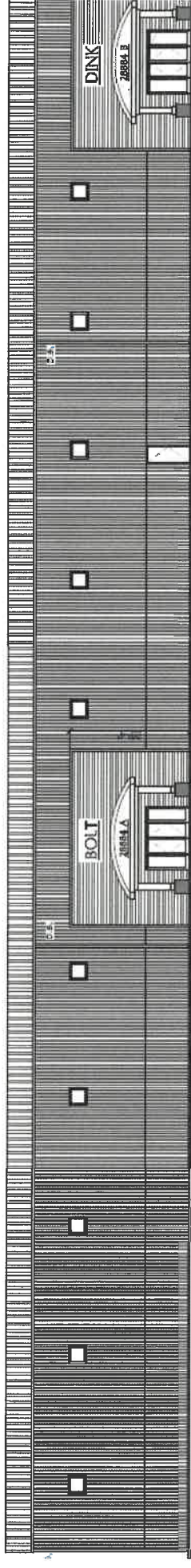
- Prohibits metal wall and roof panels
- Requires rooflines to be articulated with breaks in the façade. Structures must not run in a plane for more than 100 feet without offset of the roof plane.
- Façade visible from the public rights-of-way must incorporate design elements to reduce the scale of the 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 12 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

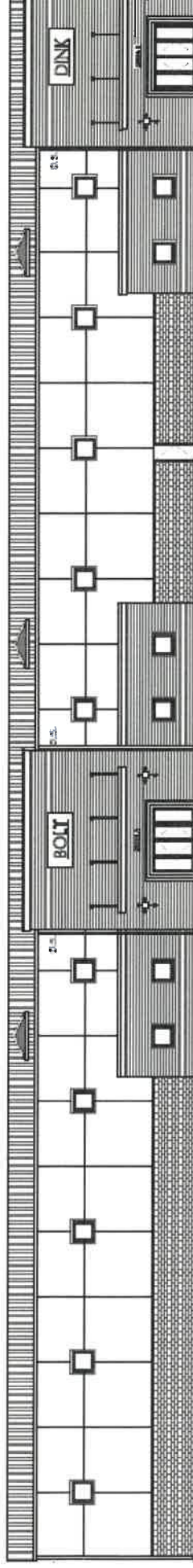
Requesting to build:

- 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.



Revised Request: Exterior Building

Stucco panels, textured CMU block, and simulated w
Metal insulated roof panels with roof vent gables
Two main entrances
Clearstory windows, and spandrel glass panels



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 facade visible from elements do not reduce the perceived scale of the building from

Original Variance Request

Original Variance Request - Parking

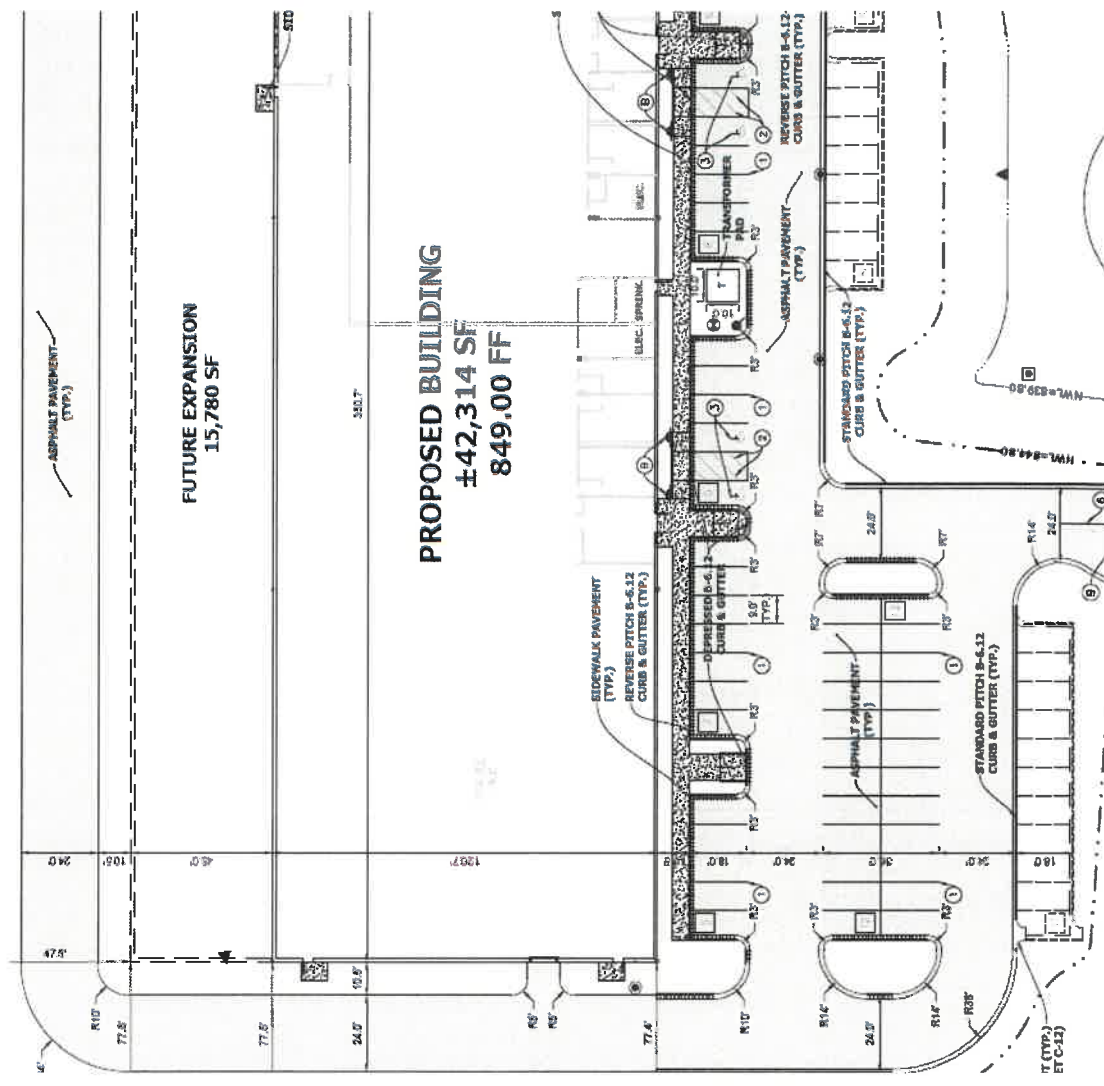
Table 20.56-1 of Section 20.56.130
requires indoor amusement
facilities to provide 3 spaces per
1,000 sq.ft. of public use area

Required 127 parking spaces

Proposed 53 parking spaces

Future additional 23 parking spaces

Total parking = 76



Revised Variance Request - Parking

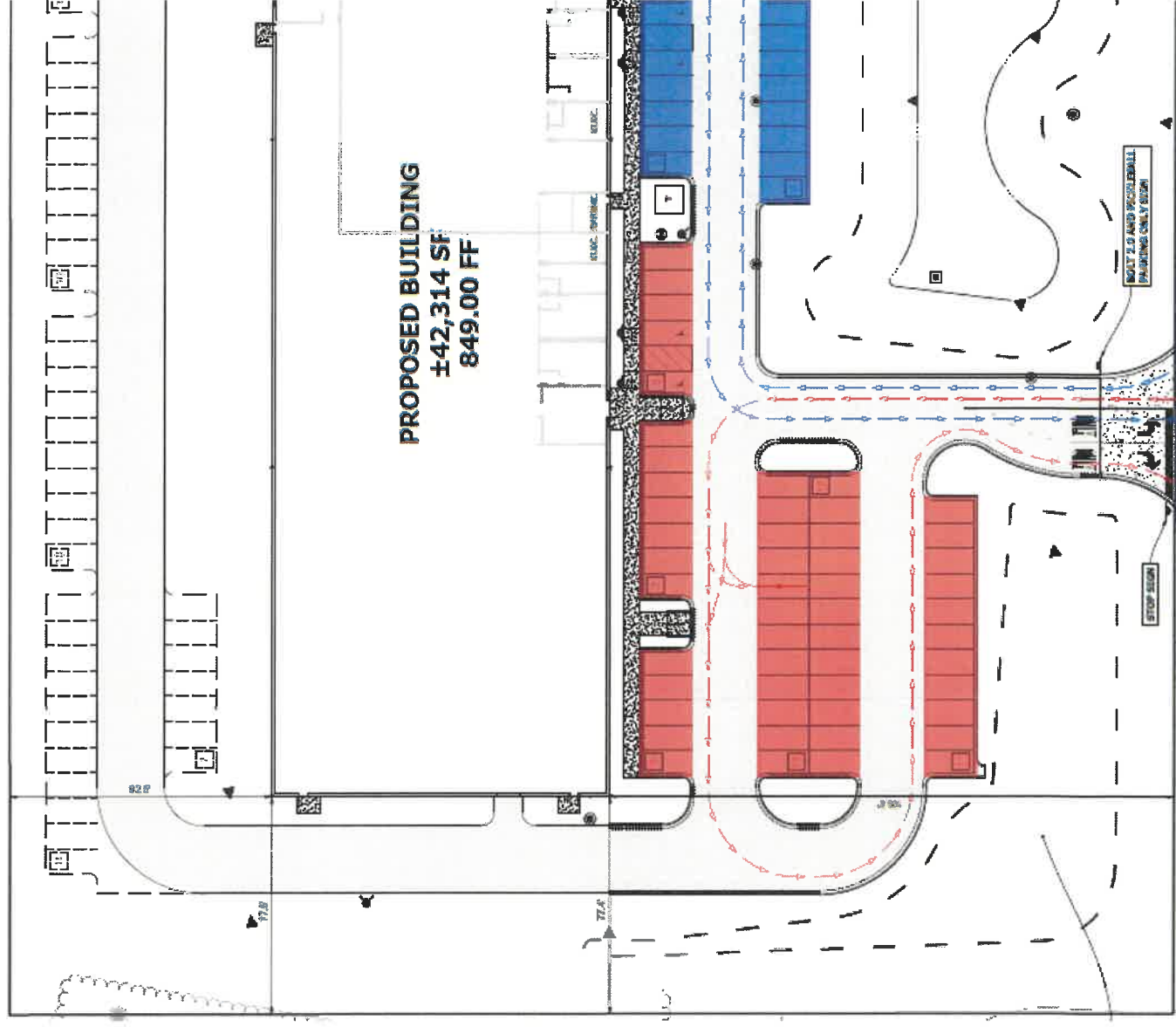
Table 20.56-1 of Section 20.56.130
requires indoor amusement
facilities to provide 3 spaces per
1,000 sq.ft. of public use area

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 IL Route 83.

Motion to recommend **approval/denial** of a map amendment to rezone the properties located at 28884 and 28936 N. IL F R1, 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.**

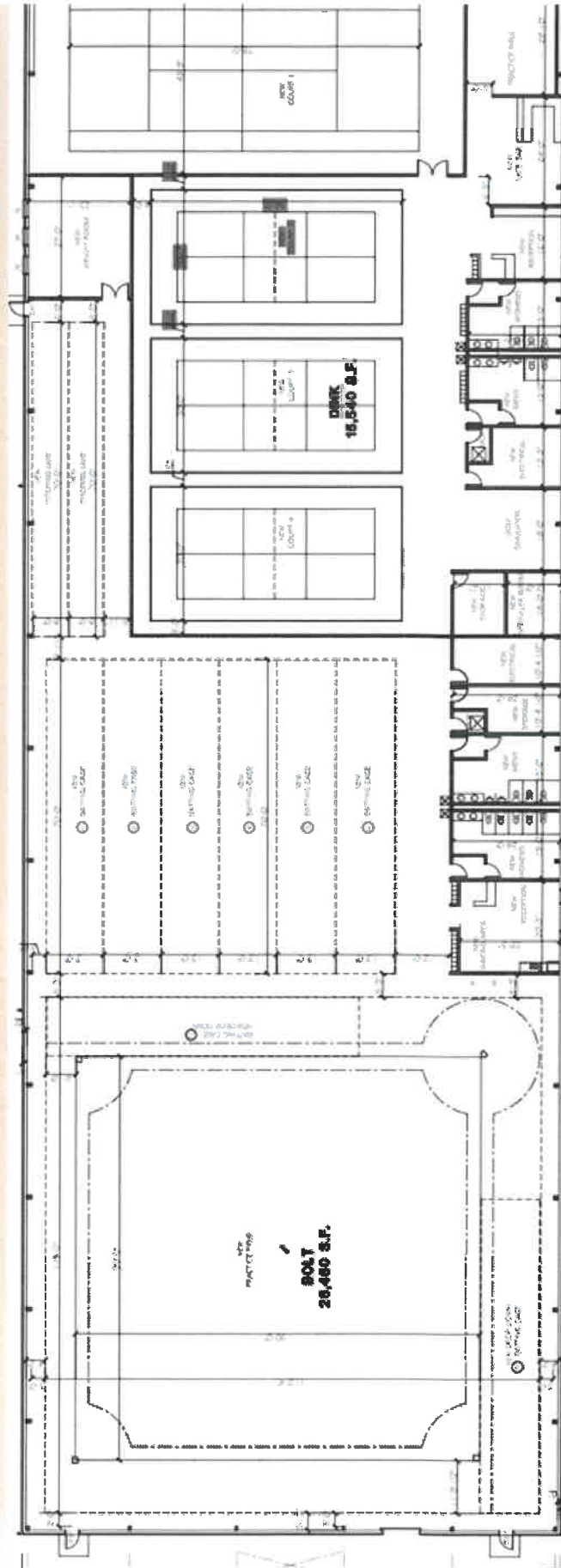
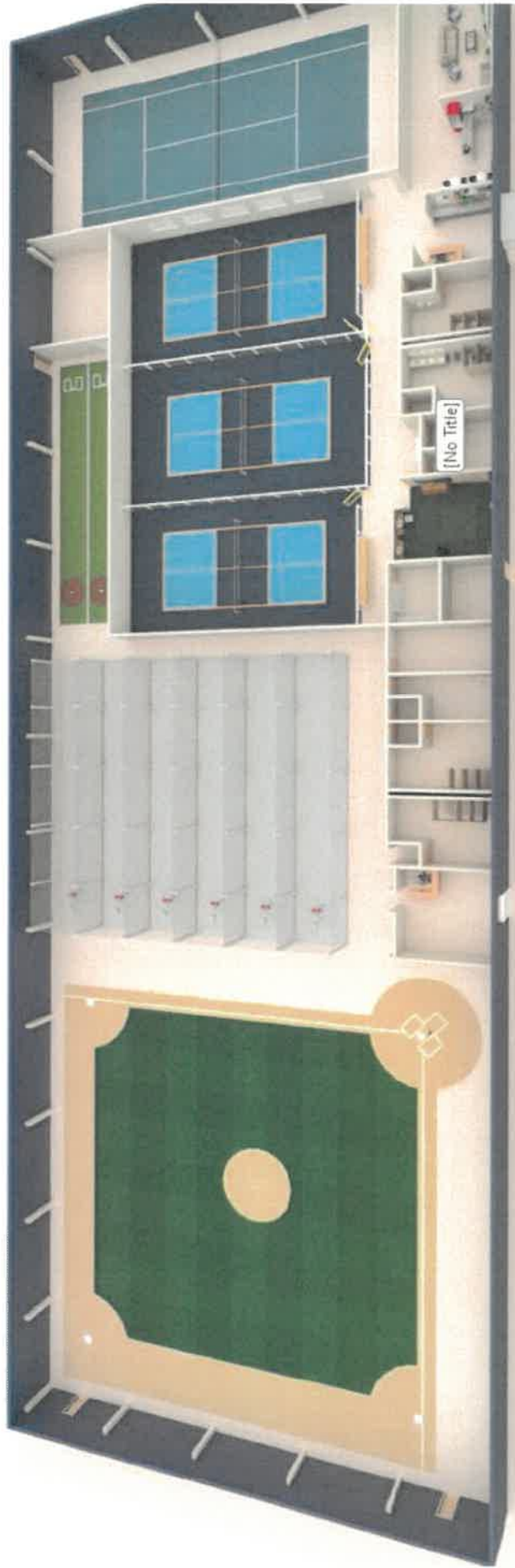
Motion to recommend **approval/denial** of a variation to Section 20.32.040 of the Zoning Ordinance, requesting a waiver t of metal wall panels, a single roofline, and a reduction in façade design elements for the proposed C-4 Shopping Center zc 28884 and 28936 N. IL Route 83.

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

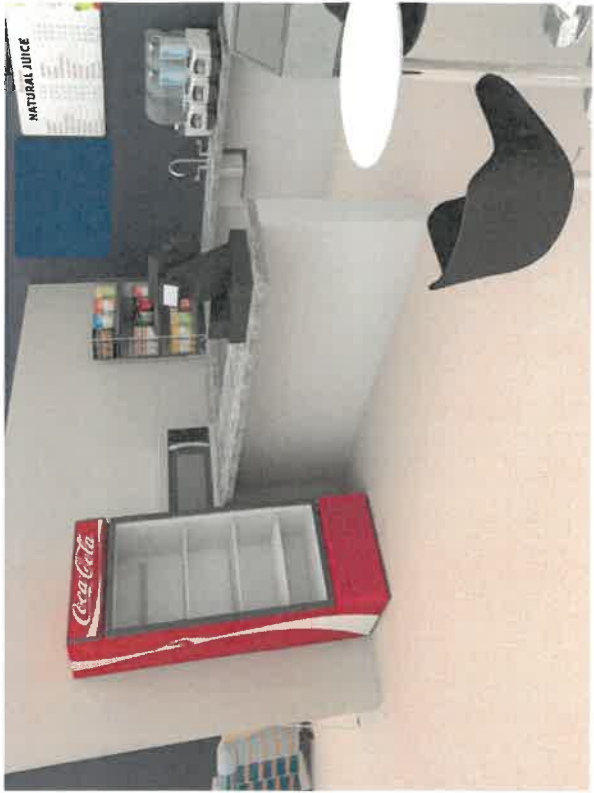
It should also be noted that these requests are part of an annexation and annexation agreement requests to be considere Board. If there are additional concerns relevant to future uses or restrictions, those may be incorporated into the annexal It would be appropriate for the PZC to pass on any of those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

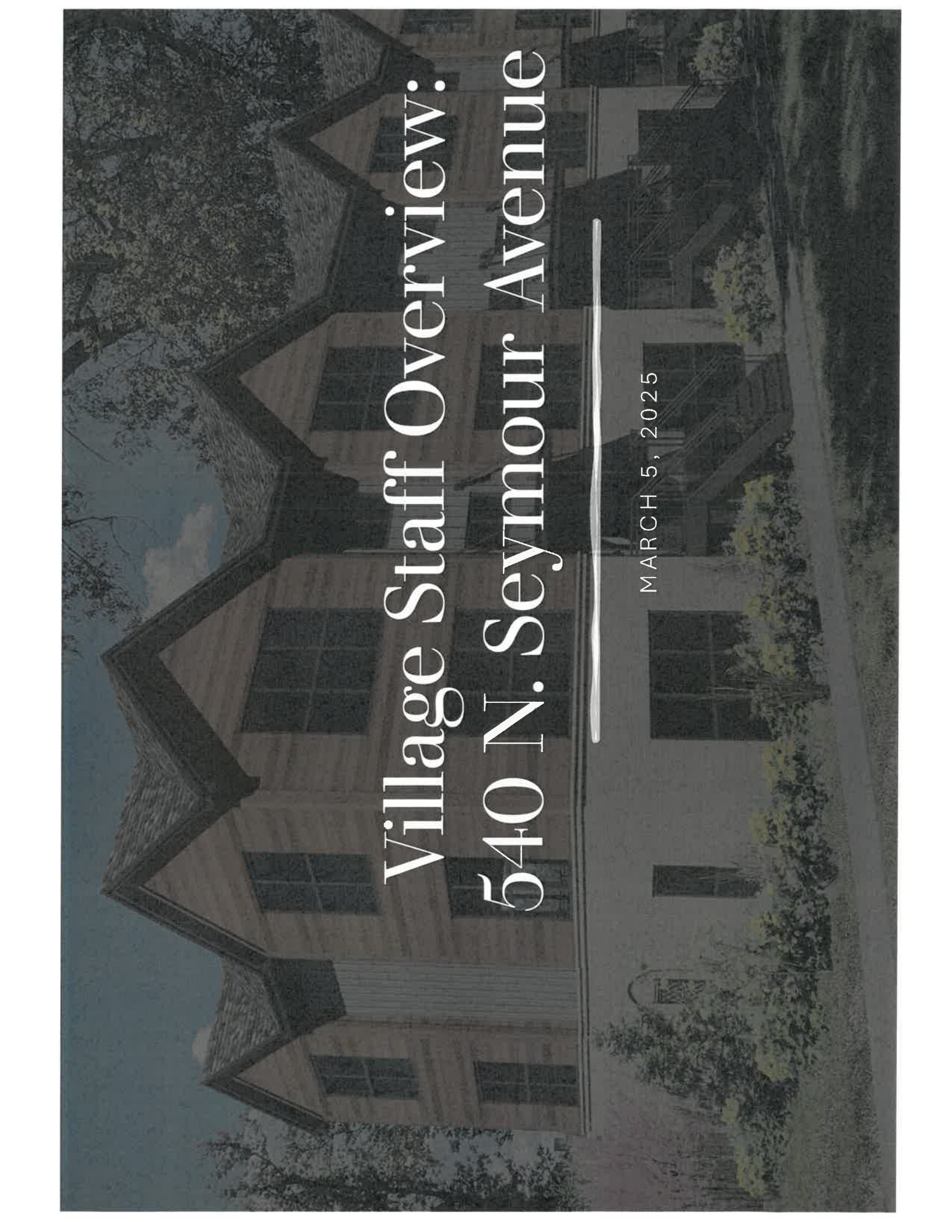
CASE NUMBER	PZC-22-2024
PUBLIC HEARING DATE	February 19, 2025
Map Amendment	Rezone from R-1 Single Family Residential to C-4 Shopping Center
DRAFT MOTION	Motion to recommend approval or denial of a Map Amendment to rezone 28884 and 28936 N. IL Route 83 from R-1 Single Family Residential Zoning District 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;	
DRAFT APPROVAL	The Commission finds the surrounding properties within the Village of Mundelein to be zoned C-4 Shopping Center.
DRAFT DENIAL	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;	
DRAFT APPROVAL	The Commission finds that the current zoning extremely limits the permitted uses on the property and significantly decreases the value of the property.
DRAFT DENIAL	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;	
DRAFT APPROVAL	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.
DRAFT DENIAL	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;	
DRAFT APPROVAL	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.
DRAFT DENIAL	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;	
DRAFT APPROVAL	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.
DRAFT DENIAL	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;	
DRAFT APPROVAL	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;	
DRAFT APPROVAL	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.
DRAFT DENIAL	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;	
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. 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.
DRAFT DENIAL	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;	
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, 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.
DRAFT DENIAL	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.	
DRAFT APPROVAL	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

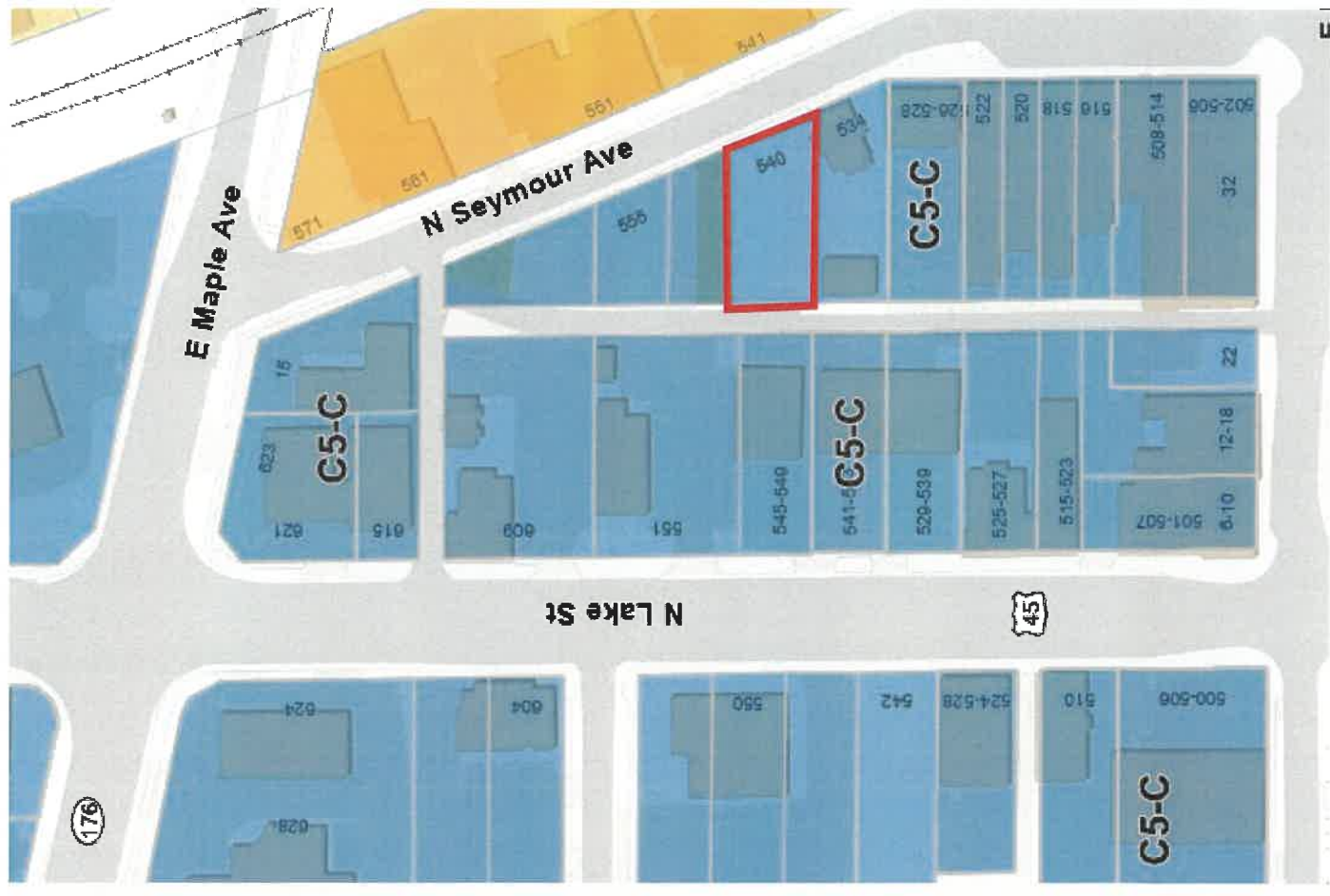
540 N. Seymour Avenue

Property Owner: Willard Strom

Current Zoning: C-5 Downtown Zoning District

Current Use: Vacant

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



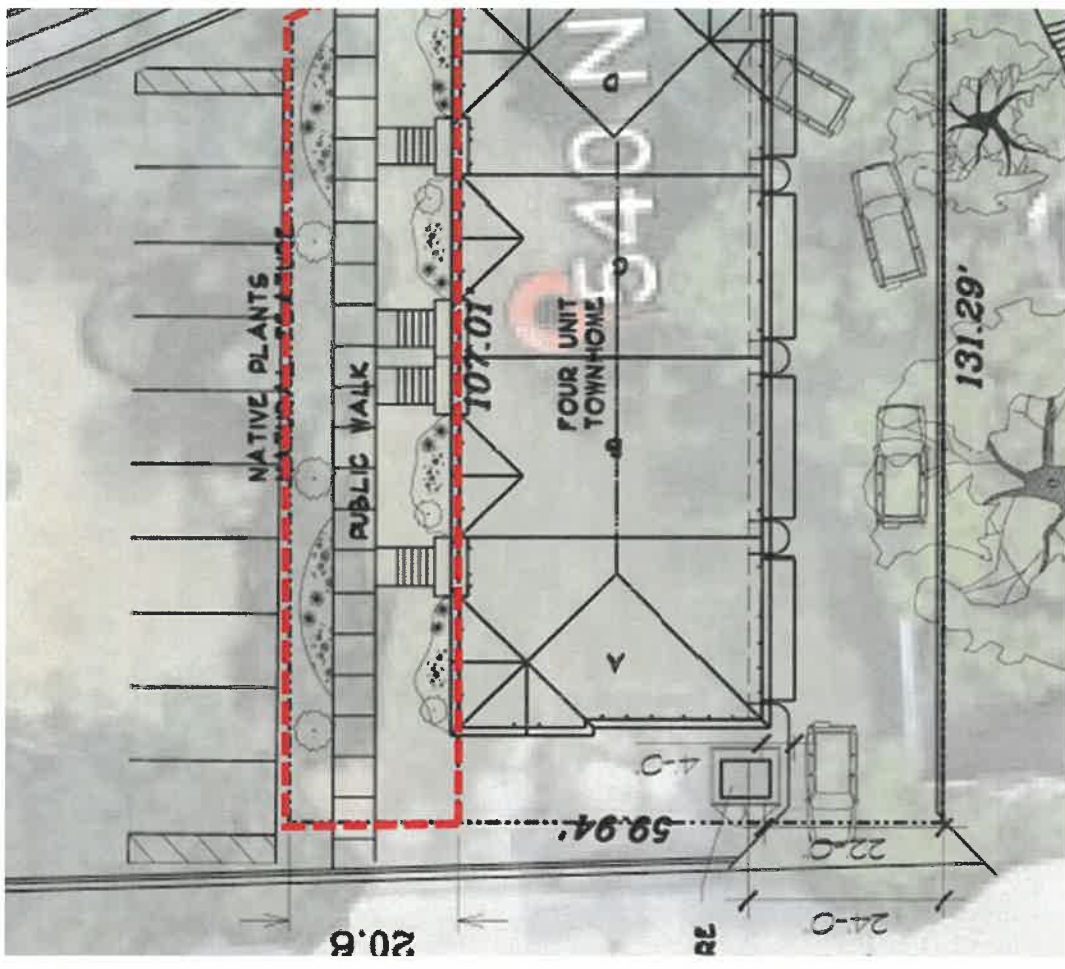
Background

Vacant Lot

Project in motion for a few years

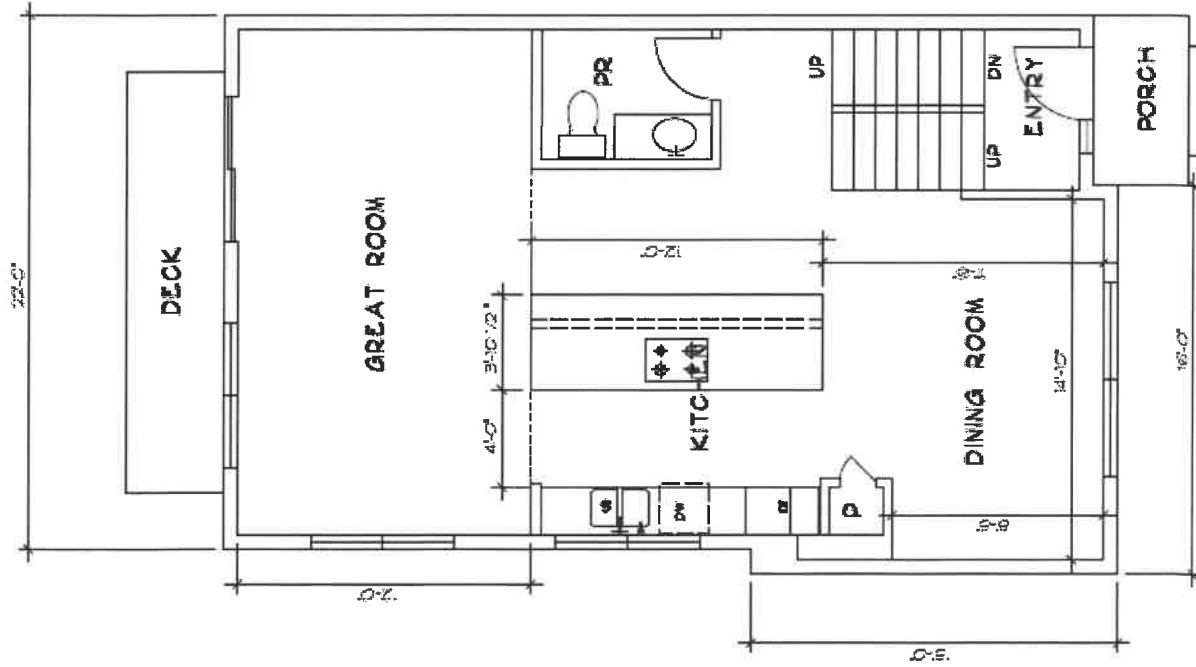
Village property (parking lot) to the north

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

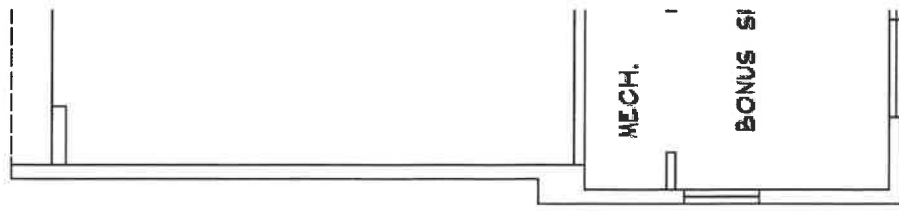
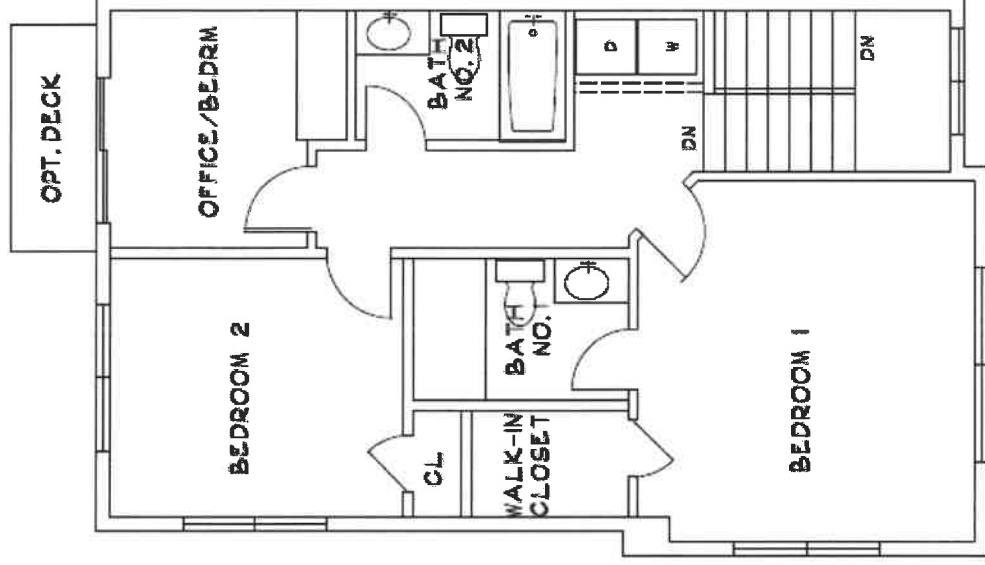


Exterior Building

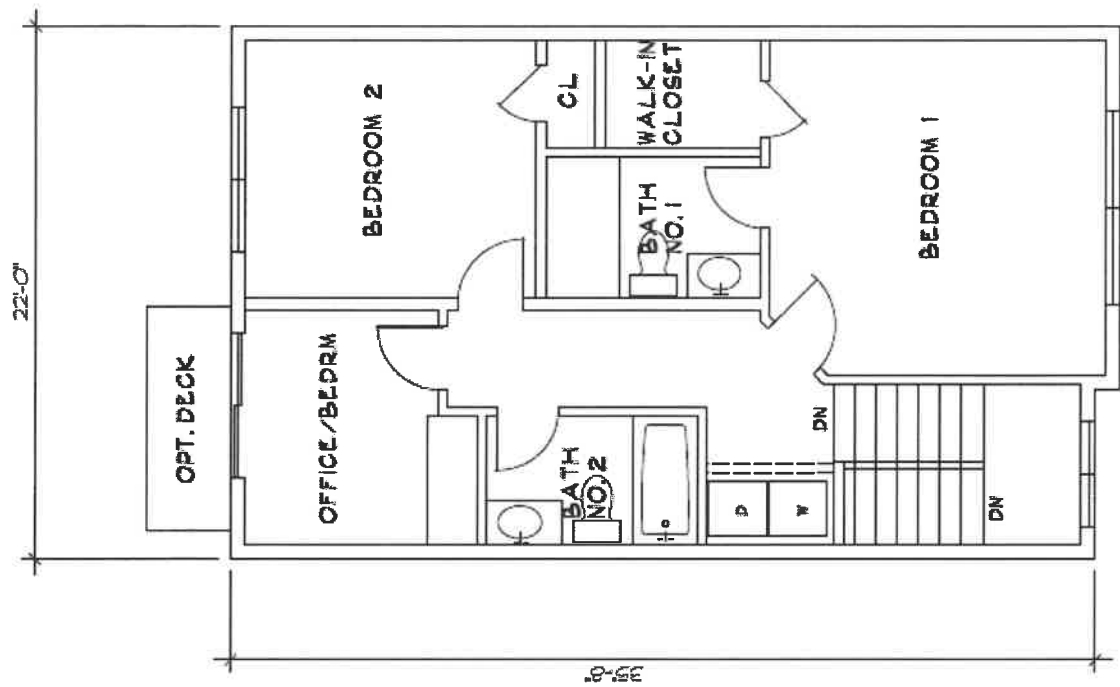




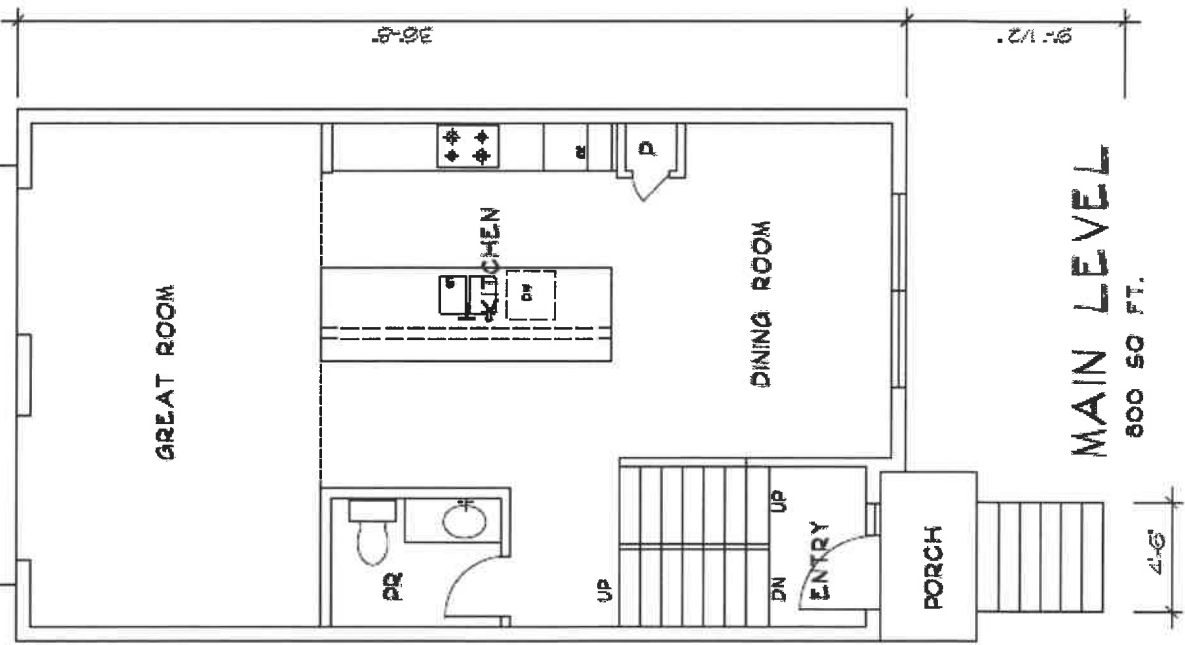
CORNER UNIT F



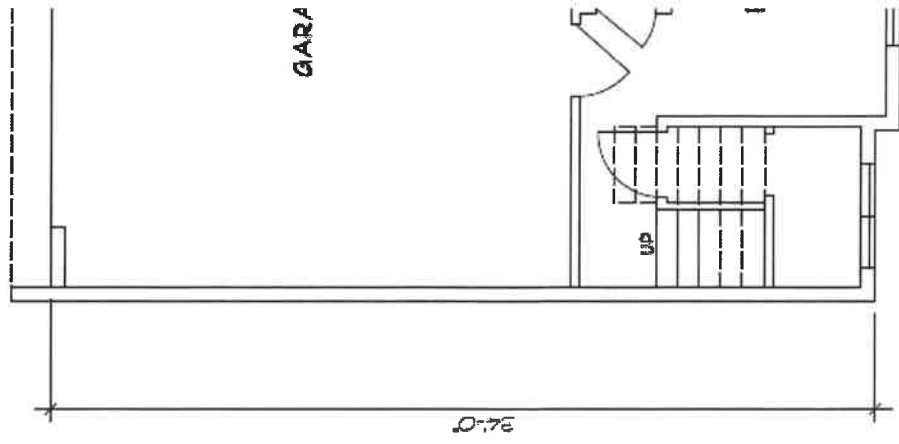
TYPICAL UNIT FLOOR PLAN



UPPER LEVEL
800 SQ. FT.



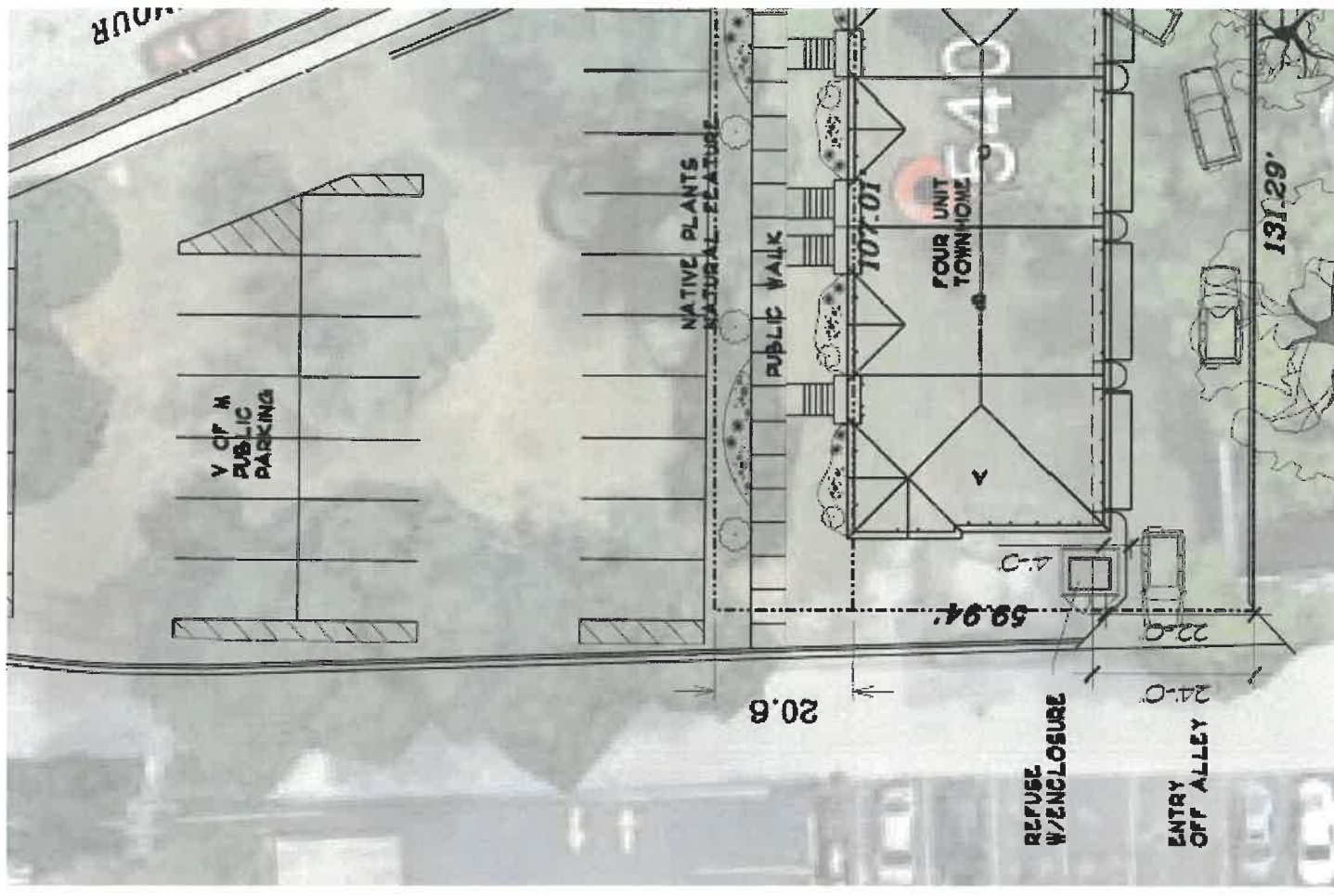
MAIN LEVEL
800 SQ. FT.



LOWER
195 SQ. FT.

Variance Request

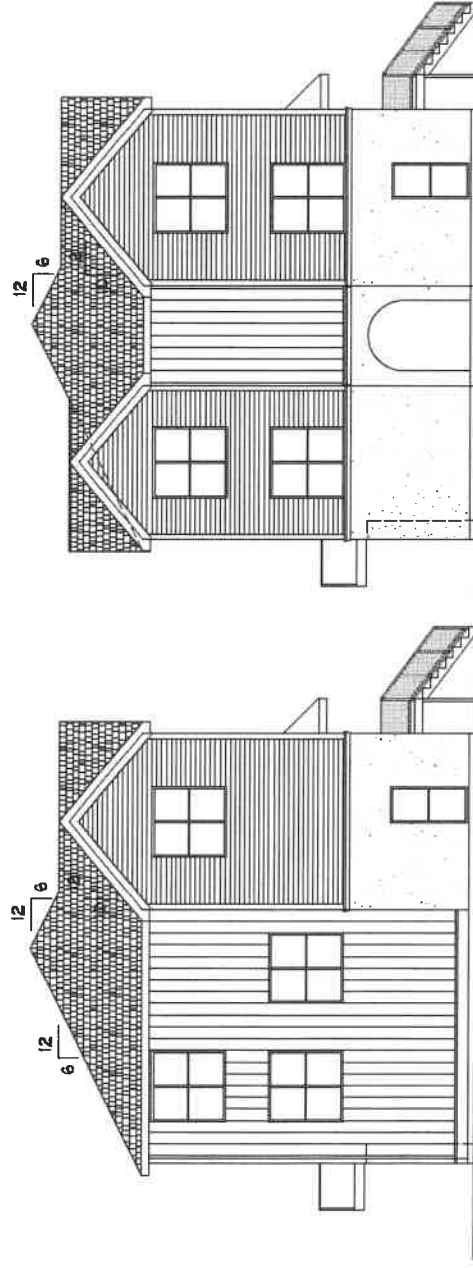
Section 20.36.050(E)(1)(a) of the Zoning Ordinance requires all buildings to be oriented with its primary façade towards the primary public street on which it fronts.



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 rewarding streetscape for pedestrians

Analysis



- Proposed façade alone mirror characteristics 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 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 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.