

AGENDA

PLANNING AND ZONING COMMISSION MEETING

April 16, 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 19, 2025
- V. PUBLIC COMMENTARY
- VI. OLD BUSINESS
 - A. PUBLIC HEARING - PZC-01-2025 - 446 Morris Avenue - Withdrawn
- VII. NEW BUSINESS
 - A. Public Hearing - PZC2025-0013 - 1345 Armour Boulevard - Outdoor Storage Special Use Permit and Variations
- 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 19, 2025 at 300 Plaza Circle, Mundelein. Commissioner K. Garesche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner K. Garesche led the Pledge of Allegiance.

ATTENDANCE

Commissioner K. Garesche took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, S. Petti, S. Schneckloth, K. Teehan

ABSENT: J. Holden, T. Roswick

Village Attendance

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

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from March 5, 2025

Commissioner K. Garesche asked if all commissioners had a chance to review the prior meeting minutes. There were no requested changes.

S. Schneckloth moved, seconded by K. Anderson a **Motion** to Approve the Planning and Zoning Commission Regular Meeting minutes from January 15, 2025.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Commissioner K. Garesche 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.

Commissioner K. Garesche closed the floor to public commentary.

OLD BUSINESS

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

Staff Presentation

C. Malec gave a brief overview and history of the case.

Commission Discussion

The commission had no questions on the presented plat.

Request to review a Preliminary and Final Plat of Subdivision

S. Schneckloth moved, seconded by S. Petti a **Motion** to Approve a Preliminary and Final Plat of Subdivision: 275-301 Plaza Circle; 331-339 Chicago Avenue; 322-360 Chicago Avenue.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Belle Tire Plat of Consolidation: 2025 South Lake Street

Staff Presentation

C. Malec gave a brief overview and history of the case.

Commission Discussion

The commission had no questions on the presented plat.

Request to review a Preliminary and Final Plat of Subdivision

S. Petti Moved, Seconded by S. Schneckloth a **Motion** to Approve a Preliminary and Final Plat of Subdivision for the Belle Tire Mundelein Consolidation, 2025 South Lake Street, Mundelein, Illinois

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Sophia Schneckloth
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

NEW BUSINESS

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

Open Public Hearing

K. Anderson moved, seconded by S. Petti a **Motion** to Open Public Hearing PZ2025-0011.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama presented the attached powerpoint with a brief overview and history of the case. The applicant is requesting a setback variation to allow for a sunroom in the R-3 Single-Family Residential zoning district.

Petitioner Presentation

Adam King, the contractor of the project, presented the challenges of the project, including the abnormal lot. Mr. King provided images of the design of the three-season room.

Commissioner S. Petti asked some questions about the architectural style of the addition.

Richard Sitt of 1017 Concord Circle spoke of the project. He has been a Mundelein resident for 25 years and the patio is currently in need of repair. It was decided to do a three-season room to replace the patio, and he chose an architectural style that was similar to others in the area.

Public Commentary

Commissioner K. Garesche opened the floor to public commentary.

There were no members of the public with commentary on the case. Senior Planner Guadarrama presented the commission with the attached public commentary in opposition to the sunroom variation request.

Commissioner K. Garesche closed the floor to public commentary.

Commission Discussion

Commissioner K. Garesche inquired what the view of other neighbors homes would be when the three season room was in use and if it would intrude onto the neighbors privacy.

Commissioner S. Petti reiterated the unique shape of the property.

Commissioner S. Schneckloth noted that there are no additional impervious surface or lot coverage issues as the footprint of the three season room will replace the current

stone patio.

Commissioner K. Anderson stated that there are not hardships being met. Architecturally, the slope of the roof does not match the original design of the house. He stated he would not be in favor of this variation request.

Commissioner S. Petti felt that though the architecture does not match , it also does not detract from the house and will not cause an issue with the neighborhood values.

Commissioner S. Schneckloth stated that there is enough greenery along the edge of the property that architecture wouldn't interfere with the neighborhood.

Commissioner K. Garesche stated that the design is not too intrusive and the 30 foot rear setback due to the shape of the property is large. The structure would increase value from a real estate standpoint. She would be in favor of the variation request.

Request for a Variance from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance

S. Schneckloth moved, seconded by S. Petti a **Motion** to recommend Approval 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 sunroof, located in the R-3 Single-Family Residential zoning district at 1017 Concord Circle, Mundelein, Illinois.

RESULT:	Passed [Yes 4, No 1, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	Kevin Anderson
ABSTAIN:	None

Close Public Hearing

S. Schneckloth moved, seconded by S. Petti a **Motion** to Close Public Hearing PZ2025-0011.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None

ABSTAIN: None

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

Open Public Hearing

S. Petti moved, seconded by K. Anderson a **Motion** to Open Public Hearing PZC-01-2025

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Commissioner Petti
SECONDER: Commissioner Anderson
AYES: Commissioner Anderson, Commissioner Garesche, Commissioner Petti, Commissioner Schneckloth, Commissioner Teehan
NAYS: None
ABSTAIN: None

Staff Presentation

J. Marvin gave a brief overview of the case and the petitioner's request to continue the case to the April 16, 2025, meeting of the Planning and Zoning Commission. J. Marvin also shared the attached public commentary in support of the request.

Request to Continue Hearing

S. Petti moved, seconded by K. Anderson a **Motion** to Continue Case PZC-01-2025 to the meeting on April 16, 2025, at 7:00 PM at the Mundelein Village Hall.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Commissioner Petti
SECONDER: Commissioner Anderson
AYES: Commissioner Anderson, Commissioner Garesche, Commissioner Petti, Commissioner Schneckloth, Commissioner Teehan
NAYS: None
ABSTAIN: None

QUESTIONS AND COMMENTS

There were no questions or comments.

ADJOURNMENT

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Petti
SECONDER:	Commissioner Schneckloth
AYES:	Commissioner Anderson, Commissioner Garesche, Commissioner Petti, Commissioner Schneckloth, Commissioner Teehan
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 7:38 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Adam Kline	575 S. Arthur	Phone: 847-436-4822
Company: Envoy Sunrooms	Ave	Email: adam@envoyhomeservices.com
Name: Richard Sitt	1017 Concord	Phone: 847-302-3300
Company: Homeowner		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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Village Staff Overview: 1017 Concord Circle

MARCH 19, 2025

1017 Concord Circle

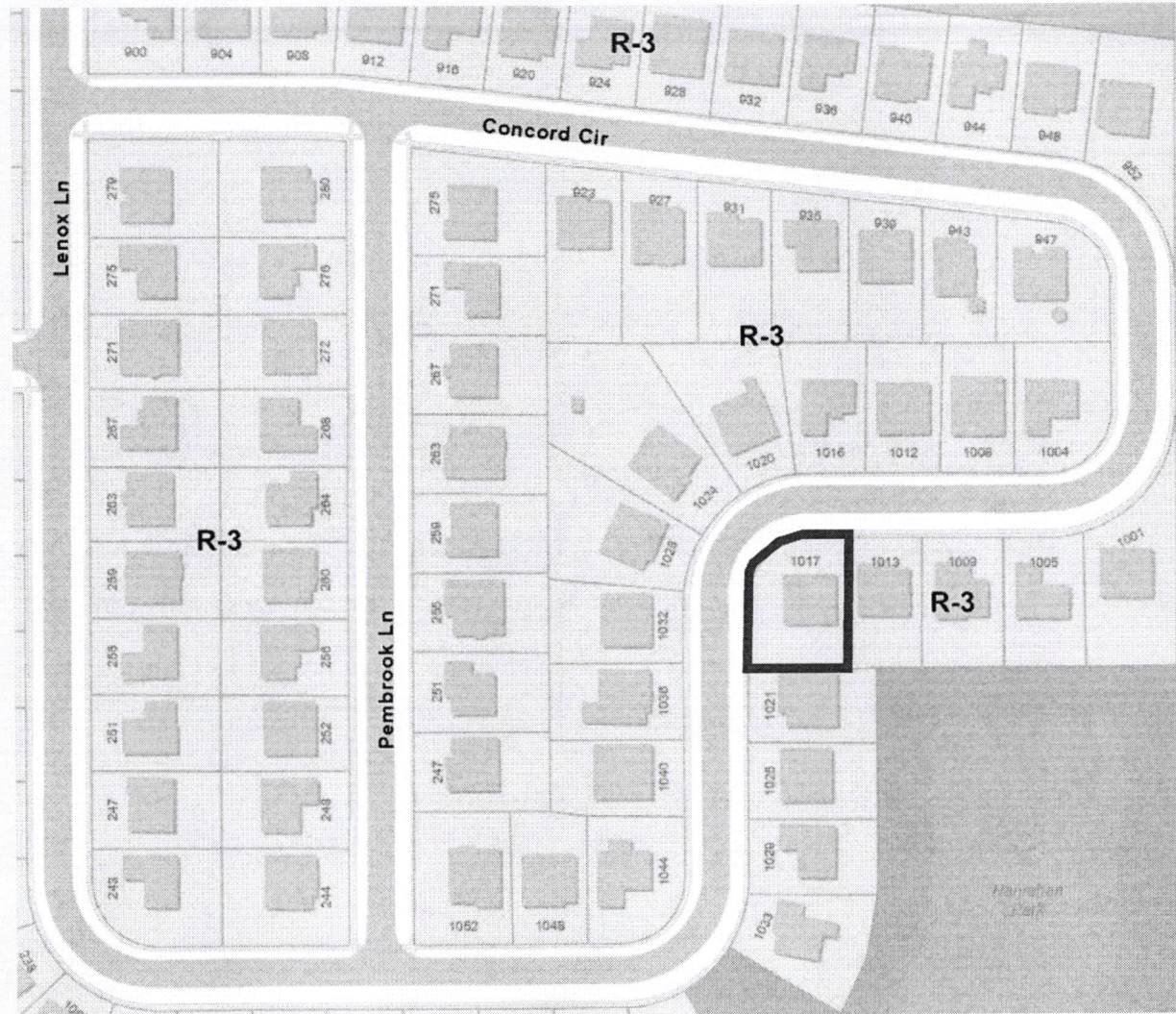
Petitioner: Zach Zielinski, Envy Home Services

Property Owner: Richard Sitt

Current Zoning: R3, Single Family Zoning District

Current Use: Single Family Residential

Application: Variance to Table 20.28-2 of Section 20.28.030



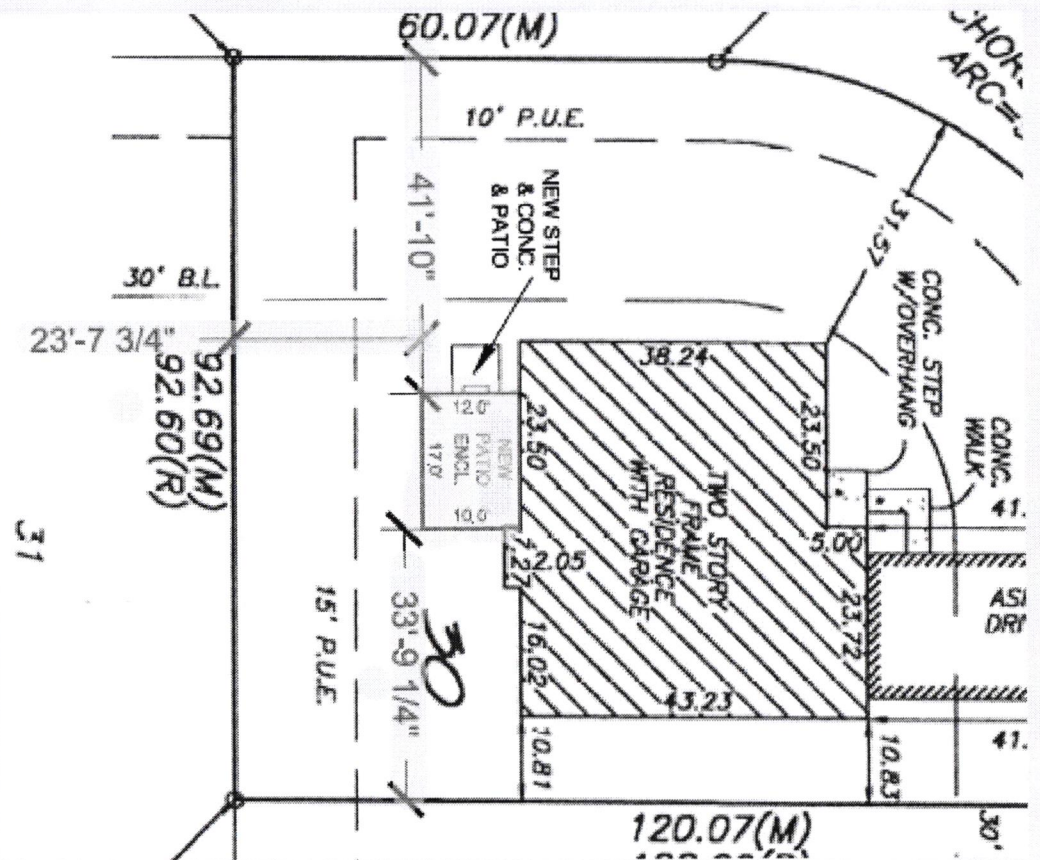
Background

Replace existing patio with enclosed sunroom

Dimensions 12'x17'

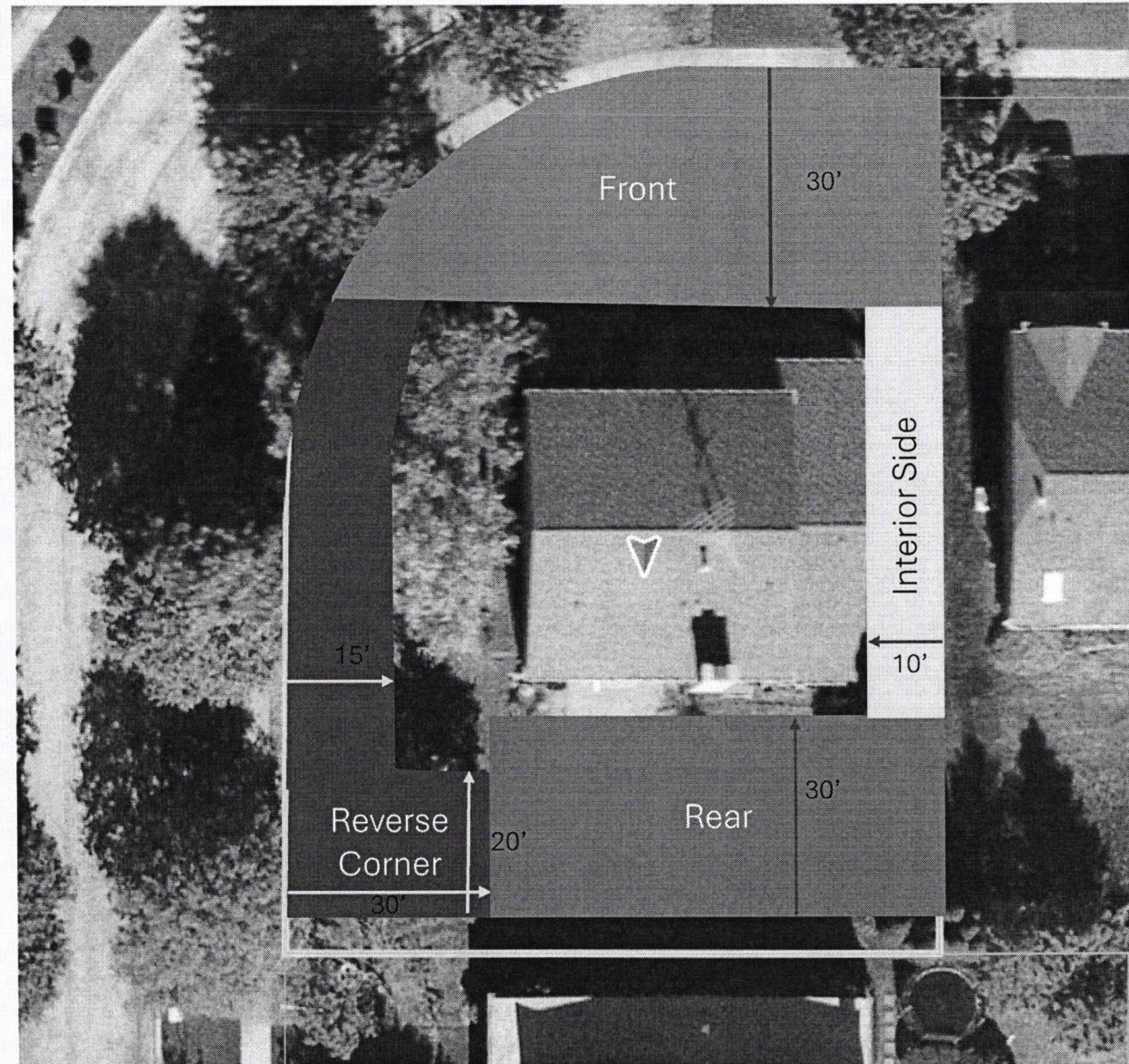
Rear yard setback is 30 feet

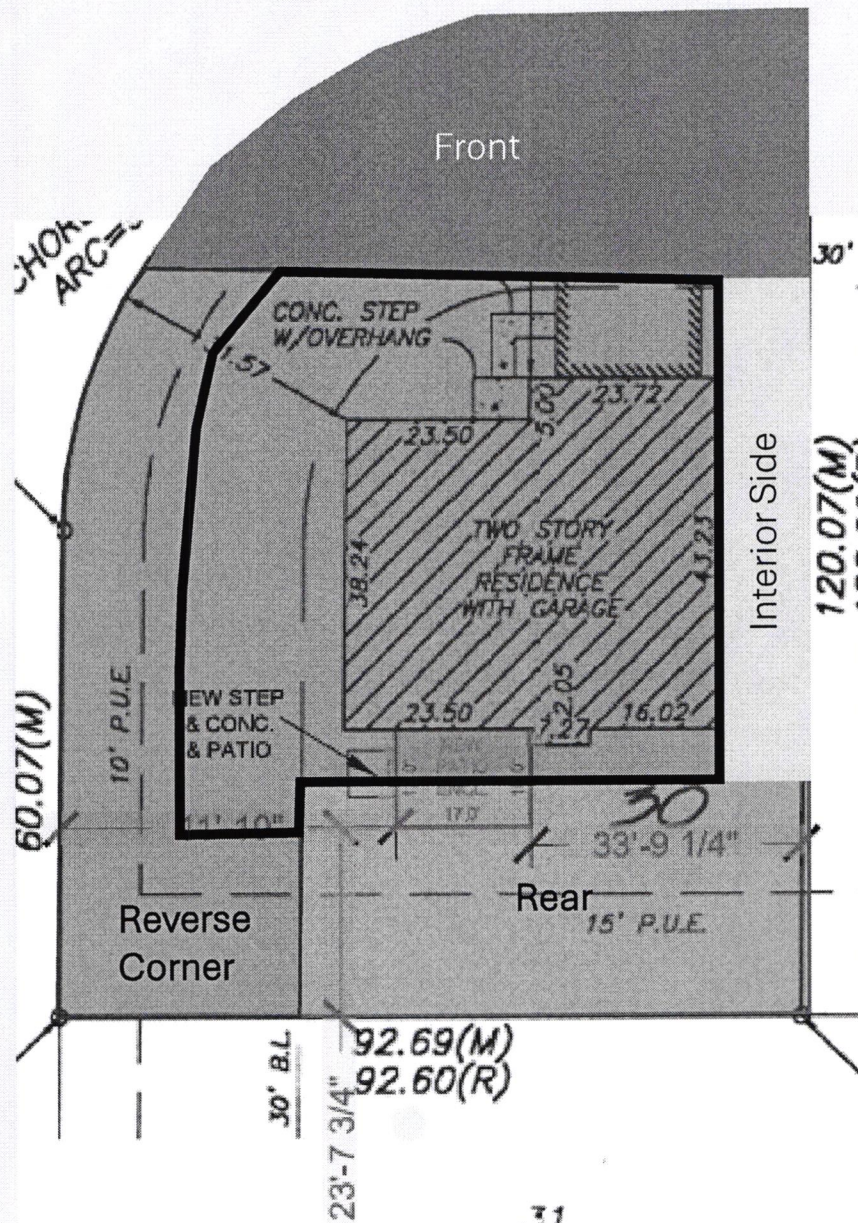
Building permit pending approval of the variance



Variance Request

Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance outlines the required bulk and yard regulations for single-family uses. All residential buildings in the R3 Zoning District need a rear setback of 30 feet from the rear lot line.





Analysis

- Many of the neighboring properties have large patios; few have sunrooms.
- Subject property is larger than most interior lots.
- A patio has not been proposed, but if they would like to keep it in the rear yard, staff recommends moving the door to the rear or opposite end.

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.

Erin Swanson

From: Maria Schneider <mariaschneider5@me.com>
Sent: Wednesday, March 19, 2025 12:48 PM
To: Planning
Subject: EXTERNAL -Public Commentary: Case PZ2025-0011

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.

Dear Planning and Zoning Commission,

As a resident of Concord Grove subdivision, We are writing to express our dissent to the above zoning proposition.

This property is on a corner lot, so the 6' easement infringement would be facing the side of the adjacent home, not the back of the adjacent home. In our opinion, this proposed structure would be too close to the adjacent home. And all this crowding would be clearly visible from the street. Six feet is a significant amount of encroachment into the easement and a significant amount of encroachment into the space separating this proposed structure and the side of the house adjacent.

Additionally, we have concerns about setting a precedent.

Unfortunately, we must contest this proposal.

Best Regards,
Maria and Bob Schneider

Ultimate Screen Printing
436 Morris ave.
Mundelein, IL 60060

Mundelein Planning and Zoning Commission,
Case No. PZC-01-2025

We are Ultimate Screen Printing at 436, 438 and 440 Morris Ave.

We have been an established business for 47 years in Mundelein. I have lived here for 64 Years. We have seen many changes to the town, some really good.

It has come to our attention that a new business owner has purchased and has started to renovate the building at 446 Morris Ave. The parking lot of their building has only 6 spaces. We have seen only a few businesses show interest in the building which I think has sat empty for more than 10 years.

Some limitations for the purchase have been the lack of parking, major repairs and overall layout, to name a few. Other limitations have come from the type of business that would or could work in that space according to the village zoning.

We have spoken with our potential new neighbors and have seen the building renderings so far, which we would welcome with open arms.

This is a very quiet street which needs much love and this newcomer could possibly pull in new potential customers to our business and the town overall as well. We would hate to see a denial which would force the sale of the building which could potentially sit empty in disrepair for another 10 years and put the buyer in a jam.

We are all for a new business and would hope that you would highly consider a nice, beautiful, quiet, clean addition to Morris Street in beautiful downtown Mundelein.

Sincerely,

Tracy and D.V. Hermestroff

Ultimate Screen Printing

To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of April 16, 2025

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

Attachments:

None

Background:

The Petitioner provided additional information, and the Village staff and legal counsel determined that the proposed use is permitted in the C-5-MU Downtown Mixed-Use Subdistrict. The Petitioner withdrew their application on April 8, 2025.

Recommendation:

To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of April 16, 2025

Subject: Public Hearing - PZC2025-0013 - 1345 Armour Boulevard - Outdoor Storage Special Use Permit and Variations

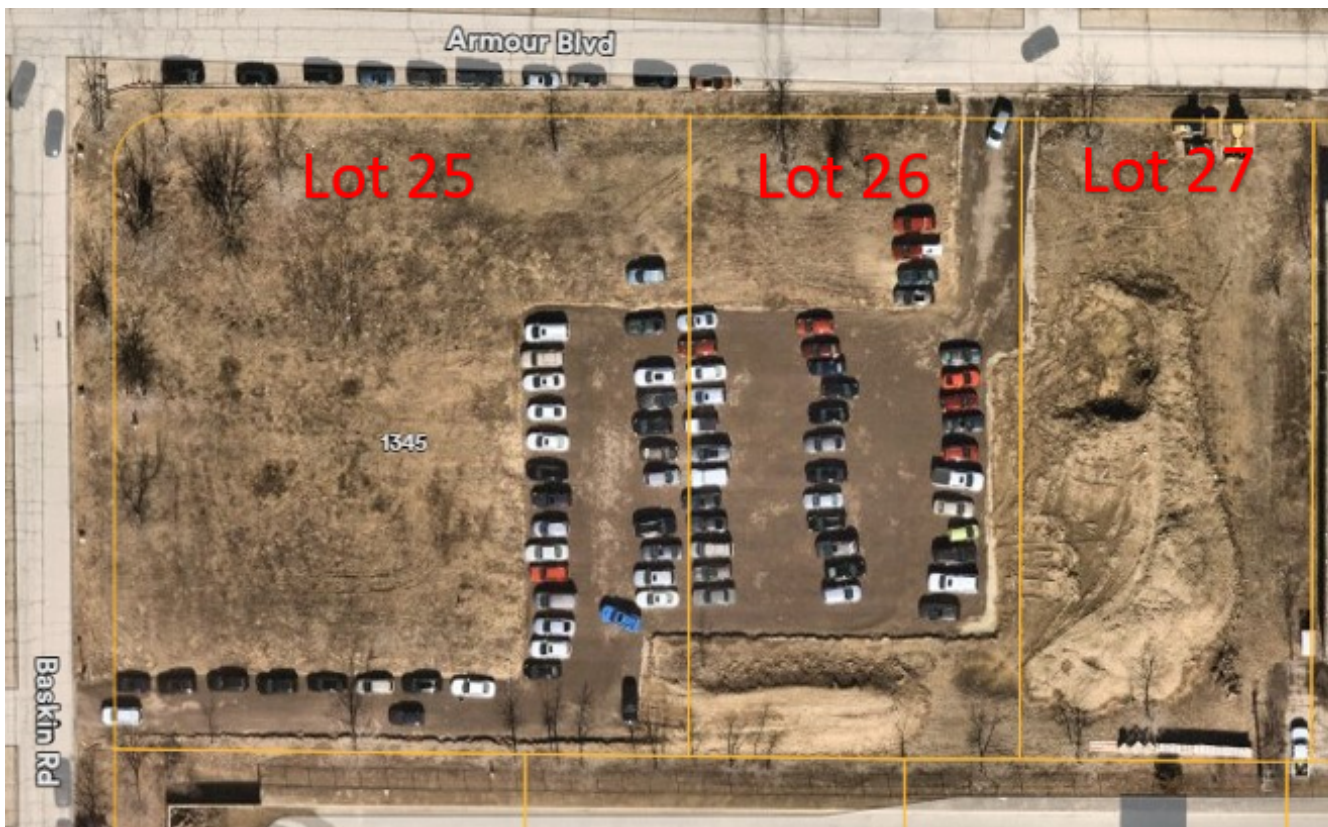
Attachments:

1. Location Map - 1345 Armour Boulevard
2. Certificate of Publication
3. Petitioner's Packet

Background:

The subject property at 1345 Armour Boulevard consists of three separate parcels (Lot 25, 26, and 27), owned by Frank A. Dziadus Jr. since 2003. The applicant states that he purchased the property in 2003 with the intention to consolidate their operations, but have not due to economic hardships. It was vacant until January 2020, when the neighboring dispensary, RISE Mundelein, opened for recreational sales. RISE generated a much greater parking demand than anticipated, requiring a quick off-site solution. As a result, RISE entered into a lease agreement with Mr. Dziadus to provide 95 additional parking spaces at the Subject Property located at 1345 Armour Blvd. (*Figure 1*). The Village Board adopted Resolution No. 20-01-05 allowing RISE to create a temporary off-site gravel parking lot until October 21, 2021, with the understanding that the gravel parking lot was to remain temporary. The parking lot did not count towards the required number of off-street parking spaces for RISE because it is not improved (i.e. paved, striped, curbs). Due to prohibitive cost and the terms of the lease with Mr. Dziadus, RISE did not improve the lot into a paved parking area. RISE's parking demands also decreased due to additional dispensaries opening in and around Lake County. RISE then purchased the property south of their business to accommodate their parking needs. As a result, the lease between RISE and Mr. Dziadus for the temporary parking lot at 1345 Armour Blvd. was terminated.

Figure 1. Aerial view of the RISE gravel parking lot at 1345 Armour Blvd. (March 2020).



In early 2021, Mr. Dziadus began storing equipment outdoors on Lot 27 (easternmost lot), which was flagged by Staff as needing zoning approval. The equipment stored at the Subject Property is off-site storage and the Petitioner's principal use is located at 1335 Wilhelm Road, Suite A. In April 2021, Mr. Dziadus applied for: (1) a Special Use to permit an Outdoor Storage Yard on Lot 27 only and (2) a Zoning Variation to store equipment on the property without meeting the required Use Standards (see Figure 2). The zoning request was approved by the Village Board in September 2021 (Ordinance No. 21-09-67). The ordinance limited the outdoor storage yard to be exclusively owned and maintained by Joint Enterprise of Illinois LLC and its affiliates on Lot 27, and required that the property be maintained free of refuse, debris, non-functioning equipment, unpackaged bulk material piles, and weeds. Additionally, no outdoor storage can be permitted within the 25-foot front yard setback unless the property has been improved to satisfy the Zoning Ordinance's applicable use standards and screening requirements. The variation shall expire if the property is improved further.

Figure 2. Aerial view of the gravel parking lot and outdoor storage at 1345 Armour Blvd. (March 2021).



In May 2024, Code Enforcement Officer Kathy Kluge noticed that the equipment (*Figure 3*), which was only supposed to be stored on Lot 27, had spilled over into Lot 26 and Lot 25 (*Figure 4*). RISE had since ceased use of the gravel parking lot. Ms. Kluge informed Mr. Dziadus that he would either need to comply with the existing ordinance or apply for additional zoning relief. In 2024, Mr. Dziadus submitted a Combined Zoning Application requesting to extend his outdoor storage yard to the subject property (Lot 26), and specifically excluded Lot 25. The applicant has also applied for relief to allow the storage of materials without meeting the required Use Standards, which include:

1. All outdoor storage must comply with the screening requirements of Section 20.60.150 (Screening Requirements).
 - a. Section 20.60.150(C)(1): All outdoor storage areas, whether as a principal use or accessory to a principal use, shall be completely screened by an opaque masonry wall (stone, stucco or brick) or a solid wood or simulated wood screen fence no less than six feet in height. Where feasible, plant materials shall be installed along the fence or wall located along the public right-of-way to provide a softening effect. No materials stored outdoors shall be of a greater height than that of the required fence or wall.
2. When there is a structure affiliated with the storage yard, the structure shall be oriented toward the front of the lot and the storage area shall be located to the rear of the lot. The outdoor storage area should be located to the rear of the lot where possible. All structures must be located towards the front of the lot, in compliance with the front yard of the underlying zoning district.

3. Outdoor storage areas shall be surfaced, and graded and drain all surface water. Outdoor storage areas may be surfaced with pervious paving, if adequate drainage and erosion and dust control are provided. However, gravel is prohibited.
4. Any lighting used to illuminate an outdoor storage area shall be directed and shielded as to not illuminate any adjacent residential areas.
5. All items stored outdoors must be related to the on-site business and its operation.

Figure 3. Street view of the outdoor storage yard at 1345 Armour Blvd. (November 2024).

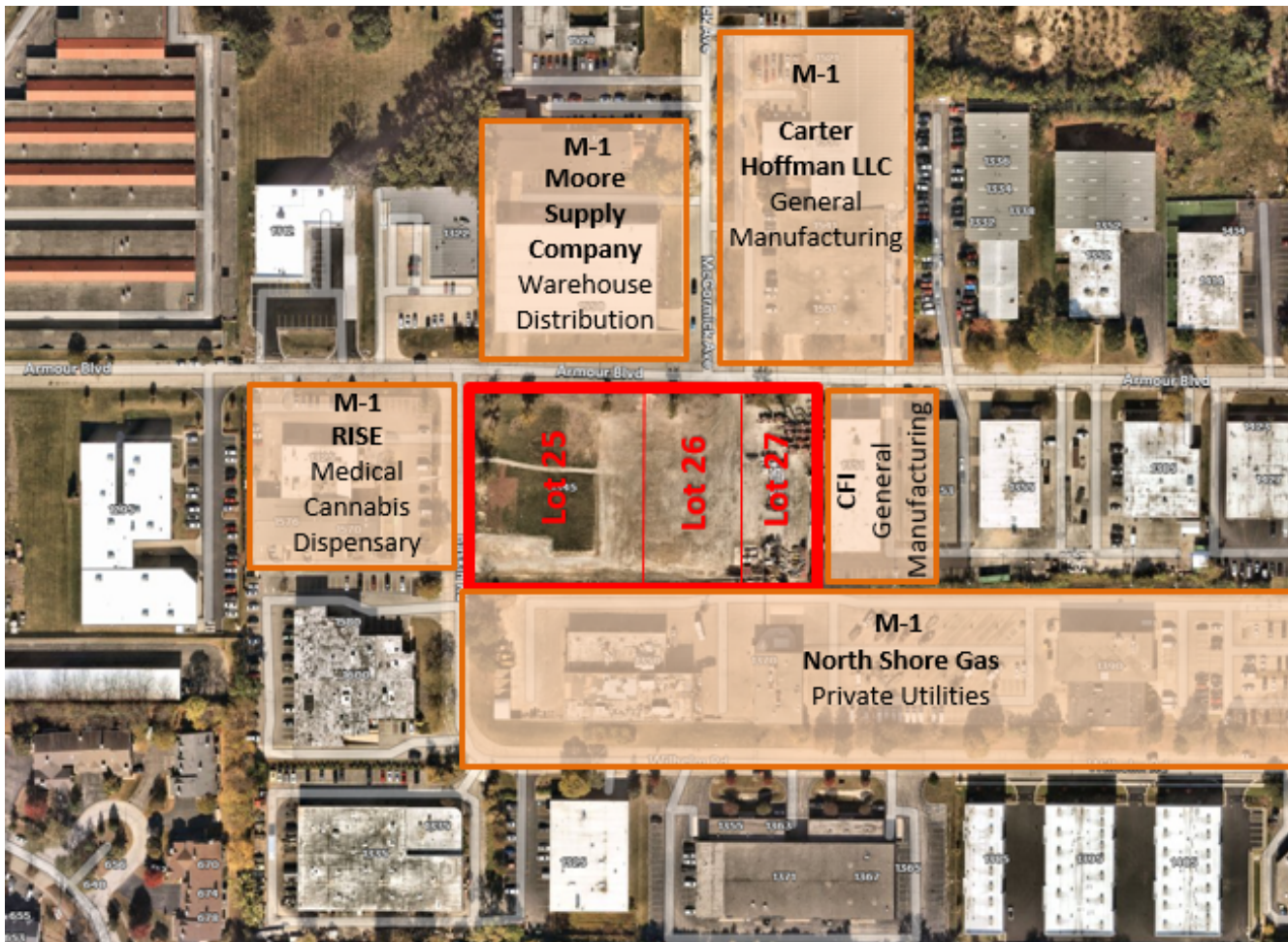


Figure 4. Aerial view of the outdoor storage yard at 1345 Armour Blvd. (July 2024).



The subject property is currently zoned M-1 General Manufacturing: a district intended to accommodate “research and developmental facilities, general industrial, warehousing, storage, and office uses (Figure 5).”

Figure 5. Aerial view of the surrounding properties all located in the M-1 General Manufacturing Zoning District.



The Petitioner is requesting to continue and expand their existing off-site outdoor storage yard from Lot 27 (the easternmost lot) to Lot 26 (the middle lot). Lot 25 was excluded from the application. A list of the equipment and their respective heights is provided below, with equipment ranging from 4' to 30' high.

Equipment	Height of Equipment
Telehandlers: Lull 644, Lull 944, Lull 1044, Genie and JLG 5K	15 Feet
Boom lifts: JLG 600S and JLG 800AJ	15-20 Feet
Tadano 800XXL Crane	20-30 Feet
Mortar/grout silos, collapsed	10 Feet
Scaffold mast climber power units 7' x 24', 7' x 16'	10-15 Feet
Conex Boxes 20' & 40'	8-16 Feet
Jobsite Trailer	10 Feet
5', 20' steel masts for power scaffolding	8-10 Feet
3', 4', 6', 8' bridges for power scaffolding	10-15 Feet
4', 6' gates for power scaffolding	8-10 Feet
53' step deck semi-trailer	6 Feet
20' Equipment trailer	6 Feet

Miller Edge overhead safety units	8 Feet
Empty 300-gallon water totes	8-10 Feet
Precast poles braces	10 Feet
Winter enclosure brackets and uprights for Waco scaffolding	6 Feet
Concrete cubes for wall bracing	4 Feet
2', 3', 4', 5', 6' Shoring frames, beams, screw jacks	4 Feet

Zoning Requests

The applicant was advised that the outdoor storage yard as proposed would require a special use permit and 15 variations, as it does not meet a number of standards for outdoor storage yards:

Special Use: Outdoor Storage Yard

- A special use request pursuant to **Section 20.40.020** to operate an outdoor storage yard in the M-1 General Manufacturing Zoning District.

Use Standards

- A variation from **Section 20.48.040(DD)** to permit an outdoor storage yard without meeting certain required use standards.
 - Storage yards must be screened with a 6' fence or opaque masonry wall, and plant materials shall be installed along the fence or wall along the public right-of-way where possible to provide a softening effect.
 - *No screening or landscaping is proposed.*
 - No materials stored outdoors shall be of a greater height than that of the required fence or wall.
 - *No fence is proposed, but the stored materials exceed the required screening height (6') regardless.*
 - When there is a structure affiliated with the storage yard, the structure shall be oriented toward the front of the lot and the storage area shall be located to the rear of the lot. The outdoor storage area should be located to the rear of the lot where possible.
 - *The outdoor storage yard is not located to the rear of the lot (as there is no structure affiliated with the yard).*
 - Storing the materials on a paved surface with proper drainage.
 - *The applicant proposes to keep the storage yard unpaved (gravel only). Gravel is not a permitted surface.*
 - Any lighting used to illuminate an outdoor storage area shall be directed and shielded as to not illuminate any adjacent residential areas.

- *No lighting is proposed.*
- Storing materials that are related to the on-site business.
 - *There is no business located on this site. The applicant's business is located at 1335 Wilhelm Road, Suite A.*

Accessory Structure

The Petitioner is requesting variations from the following sections to permit an accessory structure, the gravel parking lot, without a principal building.

- A variation to **Section 20.52.050(A)(4)** to permit an accessory structure located on a different zoning lot from the principal building, structure, or use it serves.
 - *The principal use is located at 1335 Wilhelm Road, Suite A.*
- A variation to **Section 20.52.050(A)(1)** to permit an accessory structure prior to the construction of a principal building.
 - *No principal building is proposed on this zoning lot.*
- A variation to **Section 20.52.050(A)(2)** to permit an accessory structure that is not customarily incidental and subordinate to and serves a principal use established on the same zoning lot.
- A variation to **Section 20.52.050(A)(3)** to permit an accessory structure that is not subordinate in area, floor area, intensity, extent, or purpose to the principal building, structure, or use.

Parking Requirements

- A variation to **Table 20.56-1 of Section 20.56.130** to permit an outdoor storage yard without meeting the required parking requirements. An Outdoor Storage Yard requires 2 parking stalls per 1,000 SF of GFA.
 - *Lot 27 and 26 is 56,400 SF which would require 113 parking stalls. No parking spaces are proposed.*
- A variation to **Section 20.40.040(C)(4)** to permit the parking lot to be the dominant visual element along the primary roadway.
- A variation to **Section 20.56.080** granting relief from the required design standards for parking.
 - Dimensions
 - Access
 - Surfacing
 - Striping
 - Curbing and Bumper Stops
 - Lighting
 - Landscape and Screening

- Use of Loading Spaces
- A variation to **Section 20.56.090** to permit a parking lot without meeting the required accessible parking requirements.
 - *No accessible parking is provided.*
- A variation to **Section 20.56.160** to granting relief in the required design of off-street loading spaces:
 - Location
 - Dimensions
 - Surfacing
 - Access Control and Signs
 - Lighting
 - Landscape and Screening

Landscape Requirements

- A variation to **Section 20.60.070** to permit an outdoor storage yard without the required on-lot landscaping, which includes:
 - All yards within the village shall be landscaped primarily with live groundcover and/or turf (seed or sod). Artificial turf is not permitted.
 - Four shade trees per non-residential developments.

The variations below are to waive the parking lot landscaping requirements for an outdoor storage yard.

- A variation to **Section 20.60.090** to permit an outdoor storage yard without the required parking lot landscaping.
- A variation to **Section 20.60.100** to permit an outdoor storage yard without the required parking lot perimeter landscaping.
- A variation to **Section 20.60.110** to permit an outdoor storage yard without the required interior parking lot landscaping.
 - The code requires parking lot islands that include a shade tree and live groundcover.

Staff Comments

1. Public Works and Engineering Department: No further activity can be granted by PW&E on this property until the stormwater management work that was supposed to be done five years ago is complete. The gravel parking lot installed is considered impervious and Mr. Frank Dziadus originally agreed to install the detention as part of that project. It has been in violation of the Watershed Development Ordinance since that time.

Public Comments

No public comments were received by Staff at the time of this report. The applicant included letters of recommendation in their submittal.

Comprehensive Plan

The Comprehensive Plan contains an objective to ensure that designed industrial areas are prioritized for appropriate industrial and businesses uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.

The subject property is identified as a developable land zoned business park/industrial. Areas within the business park are intended to accommodate a variety of uses ranging from office, light assembly, storage and distribution, low-intensity fabrication operations, research and “tech” industries applications, intense commercial services uses, and more. The outdoor storage of equipment and bulk materials of an off-site business, and without meeting the use standards, does not align with the vision set forth in the Comprehensive Plan.

Analysis

The Commission should utilize the Standards for Granting a Variation in making its determination. **Staff recommends denial** and offers the following points for consideration:

1. **Standards for Granting a Variation:**

1. The strict application of the terms of this Ordinance will result in undue hardship.
 - a. Staff does not believe that the zoning requests will result in undue hardship as the Petitioner has created these hardships by purchasing the Subject Property and not being able to use for financial reasons, which is not a land-based hardship.
2. The plight of the owner is due to unique circumstances.
 - a. Staff does not believe that the zoning requests are due to unique circumstances because the property is a sizable, flat, corner lot without any obstructions or wetlands.
3. The variation, if granted, will not alter the essential character of the locality.
 - a. Staff does believe that the zoning requests will alter the essential character of the locality by negatively impacting the site's visual appearance and may be inconsistent with the aesthetic standards of the surrounding industrial area.

2. **Off-Site Storage:** Based on the Village's experience, outdoor storage yards, particularly those established without building permits or a principal structure often to expand over time and may be poorly maintained. Furthermore, off-site outdoor storage yards generally lack the level of oversight and maintenance typically associated with on-site facilities, which could also pose potential security issues due to the absence of on-site employees.

3. **Stormwater Management Issues:** As previously noted by the Village Engineer in his department review comment, the Petitioner has been in violation of Lake County's Watershed Development Ordinance for the past five years. This information is relevant

because if the Commission approves this proposed use, it would empower the Petitioner to continue violating the ordinance. Additionally, the Village Engineer is unlikely to approve any building permit submitted by the Petitioner until they comply with the Watershed Development Ordinance.

The applicant states that bringing the Subject Property into compliance with the Watershed Development Ordinance has been a financial barrier. The Village has provided some leniency on the Countywide Watershed Development Ordinance (WDO) to allow for the gravel parking lot the property owner installed because RISE was working on a final design and time was of the essence to get off-street parking completed. Now there is no longer a foreseeable timetable for any onsite improvements. Public Works and Engineering will have to mandate that detention be implemented to account for the existing impervious. The Village risks its status as a certified community with Lake County Stormwater Management Commission if the condition persists. This certification allows us to review all development (excluding wetlands) in-house.

4. **Nearby Uses:** The PZC should note other existing outdoor storage yards in the M-1 Zoning Districts throughout Mundelein:
 1. **Don Beto Lawn Service - 909 Tower Road:** Permitted Use – Obtained a SUP in 2019
 2. **1290 Townline Road:** Permitted Use – Obtained a SUP in 2024
 3. **Former Advantage Material Handling – 900 Tower Road:** Grandfathered in
 4. **Medline – 1 Medline Place:** Grandfathered in
 5. **Action Fence – 945 Tower Road:** Grandfathered in

All outdoor storage yards listed are in conjunction with an on-site principal business, and all are fenced or screened (except Medline).

Recommendation:

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

Special Use: Outdoor Storage Yard

1. **Motion** to recommend **approval/denial** of a special use request pursuant to Section 20.40.020 to operate an outdoor storage yard at 1345 Armour Blvd.
 - a. **Recommended Condition:** The Petitioner must adhere to Section 20.25.040 Exterior Lighting Standards and Section 20.52.080 Environmental Performance Standards at all times otherwise additional zoning relief may be required.
 - b. **Recommended Condition:** If this application is approved, staff will repeal and void Ordinance No. 21-09-67, which previously permitted the storage of materials on Lot 27 without meeting the required use standards. It would be replaced by a new ordinance covering Lots 26 and 27.

Use Standards

2. **Motion** to recommend **approval/denial** of a variation from Section 20.48.040(DD) to permit an outdoor storage yard without meeting the required use standards at 1345 Armour Blvd.

Parking Requirements

3. **Motion** to recommend **approval/denial** of a variation to Section 20.40.040(C)(4) to permit the parking lot to be the dominant visual element along the primary roadway at 1345 Armour Blvd.
4. **Motion** to recommend **approval/denial** of a variation to Section 20.56.080 to permit a parking lot without meeting the required design standards at 1345 1345 Armour Blvd.
5. **Motion** to recommend **approval/denial** of a variation to Section 20.56.090 to permit a parking lot without meeting the required accessible parking requirements at 1345 Armour Blvd.
6. **Motion** to recommend **approval/denial** of a variation to Table 20.56-1 of Section 20.56.130 to permit an outdoor storage yard without meeting the required parking requirements at 1345 Armour Blvd.
7. **Motion** to recommend **approval/denial** of a variation to Section 20.56.160 to permit a parking lot without meeting the required design of off street loading spaces at 1345 Armour Blvd.

Accessory Structure

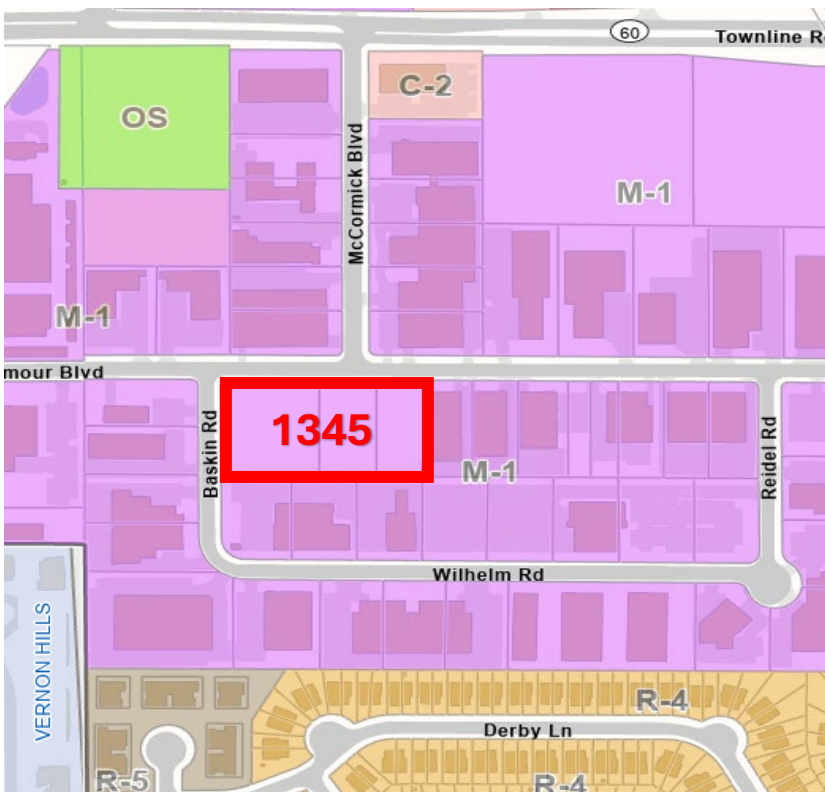
8. **Motion** to recommend **approval/denial** of a variation to Section 20.52.050(A)(1) to permit an accessory structure prior to the construction of a principal building at 1345 Armour Blvd.
 1. Recommended Condition: The Petitioner must apply for a Building Permit to permit the gravel parking lot.
9. **Motion** to recommend **approval/denial** of a variation to Section 20.52.050(A)(2) to permit an accessory structure that is not customarily incidental and subordinate to and serves a principal use established on the same zoning lot at 1345 Armour Blvd.
10. **Motion** to recommend **approval/denial** of a variation to Section 20.52.050(A)(3) to permit an accessory structure that is not subordinate in area, floor area, intensity, extent, or purpose to the principal building, structure, or use at 1345 Armour Blvd.
11. **Motion** to recommend **approval/denial** of a variation to Section 20.52.050(A)(4) to permit an accessory structure located on a different zoning lot from the principal building, structure, or use it serves at 1345 Armour Blvd.

Landscape Requirements

12. **Motion** to recommend **approval/denial** of a variation to Section 20.60.070 to permit an outdoor storage yard without the required on-lot landscaping at 1345 Armour Blvd.
13. **Motion** to recommend **approval/denial** of a variation to Section 20.60.090 to permit an outdoor storage yard without the required parking lot landscaping at 1345 Armour Blvd.
14. **Motion** to recommend **approval/denial** of a variation to Section 20.60.100 to permit an outdoor storage yard without the required parking lot perimeter landscaping at 1345 Armour Blvd.
15. **Motion** to recommend **approval/denial** of a variation to Section 20.60.110 to permit an outdoor storage yard without the required interior parking lot landscaping at 1345 Armour Blvd.

JNM/ccm/amo

Location Map: 1345 Armour Boulevard



Legend:

 : Proposed Property



NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN PLANNING & ZONING
COMMISSION

NOTICE IS HEREBY GIVEN that on April 16, 2025, at the hour of 7:00 p.m., a public hearing will be held before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois. The hearing will concern a petition by Frank A. Dziadus Jr. requesting a special use pursuant to Section 20.40.020 to operate an outdoor storage yard in the M-1 General Manufacturing Zoning District, with the following variations: 1) Parking requirements from Section 20.40.040(C)(4), Section 20.56.080, Section 20.56.090, Table 20.56-1 of Section 20.56.130, and Section 20.56.160; 2) Use standards from Section 20.48.040(DD); 3) Accessory structures from Section 20.52.050(A)(1-4); and 4) Landscape requirements from Section 20.60.070, Section 20.60.090, Section 20.60.100, and Section 20.60.110. The location of the property in question is 1345 Armour Blvd, Mundelein, IL (PINs 15-05-104-003, 15-05-104-028, and 15-05-104-027), 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 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.: PZC2025-0013

The name and address of the Petitioner and Property Owner:

Frank A. Dziadus Jr.
On behalf of Joint Enterprises of Illinois, LLC
1335 Wilhelm Road, Suite A
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 planning@mundelein.org. Comments received by 5:00p.m. CT on April 9, 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 Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

Dated at Mundelein, Illinois, this 1st day of April 2025.

Terry Roswick /s/

Chairman

Planning and Zoning Commission

Published in Daily Herald April 1, 2025 (285378)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

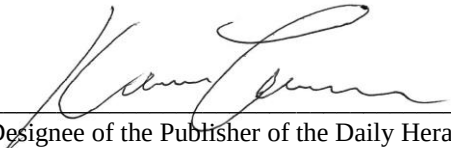
Lake County
Daily Herald

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 04/01/2025

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 # 285378 *LAKE*



MIDWEST MASONRY, Inc.

MASON CONTRACTORS

1335 WILHELM ROAD • SUITE A
MUNDELEIN, ILLINOIS 60060-4488
(847) 362-2211 FAX (847) 362-9672
WWW.MIDWESTMASONRYINC.COM

August 30, 2024

Community Development

Village of Mundelein

300 Plaza Circle

Mundelein, IL 60060

RE: Planning and Zoning Commission Application

1345 Armour Blvd., Mundelein, IL 60060

Dear Sir or Madam,

We would like a special use and variance to store equipment on 2 of 3 lots at 1345 Armour Blvd., Mundelein, IL. Installing storm sewer and paving the lot at this time would hinder the possible construction of a new office building and warehouse that has been planned. Please see preliminary drawings completed by professional architects.

I have enclosed a plat of survey that shows lots 26 & 27 that we would like to use for equipment storage pertaining to our in-town business of 37 years, Midwest Masonry Inc. located at 1335 Wilhelm Rd.

For the past 20+ years the storage of our equipment was in Lincolnshire approximately 6 miles southeast. The owner of the property has expanded his business and asked Midwest Masonry to vacate the property. We spent several days searching for a new location to store our equipment, we also engaged a realtor for help in the search. With the growing population in the areas surrounding the suburbs there is no space for equipment we need to store when not in use.

I have enclosed the balance of paperwork minus the notification of people within 250' of the property. Please let me know if there is anything else needed to proceed with the process.

Thank you in advance.

Respectfully,

Frank A. Dziadosz

PROPERTY INFORMATION

Address 1345 Armour Blvd, Mundelein, IL 60060
Property Index Numbers (PIN) 15-05-104-003, 15-05-104-028
15-05-104-027
Size of Property 107,784 sf - 2.47 acres (sq. ft./acres)
Size of Building Space 0 (sq. ft.)
Size of Space Utilized 56,400 sq.ft. LOT 26 and 27

ZONING

Current Zoning M-1
Proposed Zoning M-1
Current Use Vacant
Proposed Use Outdoor Contractor Storage

PETITIONER INFORMATION

Business/Org. Name Joint Enterprises of Illinois, LLC
Name Frank A. Dziadus Jr.
Title Manager
Address 1335 Wilhelm Rd, Suite A
City, State, Zip Mundelein, IL 60060
Phone 847-362-2211 x115
Email Frank@midwestmasonryinc.com
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Joint Enterprises of Illinois, LLC
Name Frank A. Dziadus Jr.
Title Manager
Address 1335 Wilhelm Rd, Suite A
City, State, Zip Mundelein, IL 60060
Phone 847-362-2211 x115
Email Frank@midwestmasonryinc.com

SECTION(S) OF ZONING ORDINANCE: 20.40.020, Table 20.40-1 and Section 20.48.040(DD)

SECTION(S) OF COMPREHENSIVE PLAN (IF APPLICABLE): Community Vision

DESCRIPTION OF PROPOSED VARIATION(S) *(Attach sheet if additional space is needed)*
See attached additional page for variation requests

DESCRIPTION OF PROPOSED SPECIAL USE(S) *(Attach sheet if additional space is needed)*
Outdoor contractor storage yard

DESCRIPTION OF PROPOSED MAP AMENDMENT(S) *(Attach sheet if additional space is needed)*
N/A

PLAT REQUEST N/A

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

Additional Variation Requests:

1. Section 20.48.040(DD)(5)

- a. To permit an outdoor storage yard without an on-site business.

2. Section 20.60.150(C)(1)

- a. To permit an outdoor storage yard with stored outdoor material that exceeds six feet in height.

3. Section 20.52.050(A)(1)

- a. To permit an accessory structure prior to the construction of a principal building.

4. Section 20.52.050(A)(2)

- a. To permit an accessory structure that is not customarily incidental and subordinate to and serves a principal use established on the same zoning lot.

5. Section 20.52.050(A)(3)

- a. To permit an accessory structure that is not subordinate in area, floor area, intensity, extent, or purpose to the principal building, structure, or use.

6. Section 20.52.050(A)(4)

- a. To permit an accessory structure located on a different zoning lot from the principal building, structure, or use it serves.

7. Section 20.40.040(C)(4)

- a. To permit the parking lot to be the dominant visual element along the primary roadway.

8. Section 20.56.080(C)

- a. To permit an off-street parking lot to be constructed out of gravel.

9. Table 20.56-1 Section 20.56.130

- a. To permit an outdoor storage yard without meeting the required parking requirements.

10. Section 20.60.070(B)(2)

- a. To permit an outdoor storage yard without the required on-lot landscaping.

11. Section 20.60.090(A)

- a. To permit an outdoor storage yard without the required parking lot landscaping.

12. Section 20.60.100(A-C)

- a. To permit an outdoor storage yard without the required parking lot perimeter landscaping.

13. Section 20.60.110(A-E)

- a. To permit an outdoor contractor storage yard without the required interior parking lot landscaping.

14. Section 20.56.090

15. Section 20.56.160

STANDARDS FOR GRANTING A VARIATION

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. **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 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.

Standards for Granting a Variation-

1A- The current portion of lot 26 & 27 was used for parking for several previous years by Rise Mundelein, it is currently in good condition for contractor storage.

1B- Midwest Masonry has been in business in the village for 37 years, this property was purchased for the site of a new office building for operations to condense several locations into 1. Unfortunately, economic hardships have put those plans on hold.

1C- The variation if granted will not alter the essential character of the locality, the grounds would be maintained to become a usable space for our equipment in efforts to reduce the funds spent for storage at a more distant location.

2A- Hardship becomes difficult if a new office/warehouse building were to be constructed in the future. It would cost an absorbent amount of capital to carry out the strict letter of regulations whether temporary or longer term if it is needed to remove infrastructure that would no longer fit the plans previously completed.

2B- No difficulty or hardship has been created by any person presently having a proprietary interest in the property.

2C- Granting of the variation cannot be detrimental to the public welfare in the neighborhood as it is an industrial based community where all businesses have a certain goal in common and all work together as a community.

2D- The proposed variation will not impair an adequate supply of light and air to adjacent property, nor substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the industrial subdivision.

2E- The proposed variation is consistent with other properties within the village and is consistent with the spirit and intent of the ordinance and village land use policies.

2F- The value of the property cannot be substantially reduced if permitted to be used under the conditions allowed. It will allow for our business's overhead to be reduced in anticipation of building a stronger future for upcoming generations.

STANDARDS FOR GRANTING A SPECIAL USE

No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
- b. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.
- d. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

Standards for Granting a Special Use-

- a. When evaluating the impact of establishing, maintaining, and operating a special use in a specific location, these activities do not pose risks to public health, safety, or general welfare of any portion of the community.
- b. We ensure that a proposed special use is compatible with adjacent properties and other properties within its immediate vicinity such as NorthShore Gas, Crestwood Industries, Rubens Insulation, Carter-Hoffman
- c. The specific location is in an industrial subdivision with businesses operating 7 days a week 24 hours a day. It is consistent with the spirit and intent of this ordinance.
- d. The special use conforms to the M1 zoning district in which it is located.

Storage of the following equipment and items related to business needs-

Telehandlers- Lull 644, Lull 944, Lull 1044, Genie and JLG 5K- 15' Height

Boom lifts- JLG 600S and JLG 800AJ- 15-20' Height

Tadano 800XXL Crane 20'-30' Height

Mortar/grout silos, collapsed- 10' Height

Scaffold mast climber power units 7' x 24', 7' x 16'- 10'-15' Height

Conex Boxes 20' & 40' – 8'-16' Height

Jobsite trailer 10' Height

5', 20' steel masts for power scaffolding- 8'-10' Height

3', 4', 6', 8' bridges for power scaffolding 10'-15' Height

4', 6' gates for power scaffolding 8'-10' Height

53' step deck semi-trailer- 6' Height

20' Equipment trailer- 6' Height

Miller Edge overhead safety units- 8' Height

Empty 300-gallon water totes- 8'-10' Height

Precast poles braces- 10' Height

Winter enclosure brackets and uprights for Waco scaffolding 6' Height

Concrete cubes for wall bracing- 4' Height

2', 3', 4', 5', 6' Shoring frames, beams, screw jacks- 4' Height

Page 43 of 60

(Address) 1345 Armour Blvd, Mundelein, IL

Frank A. Dziadosz

By Frank A. Dziadus

Manager / Joint Enterprises of IL, LLC

Signature of Contract Purchaser

By _____

Signature of Lessee

By

Page 44 of 60

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): Frank A. Dziadus
Printed Name: Frank A. Dziadus

Date: 3/28/25
Title: Manager

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: _____

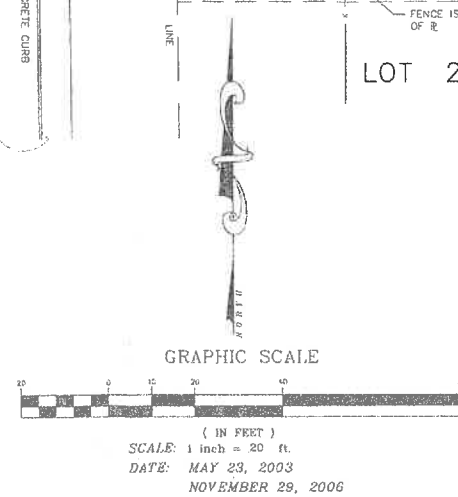
The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____



- NOTES:
1. INFORMATION SHOWN HEREON IS AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY POLICY NUMBER 1409 000688175 NSC, EFFECTIVE DATE AUGUST 8, 2003.
 2. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 251 OF 295, MAP NUMBER 17097C0251 F, EFFECTIVE DATE: SEPTEMBER 3, 1997, NO PORTION OF THE ABOVE CAPTIONED PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
 3. TOTAL AREA OF THE ABOVE CAPTIONED PROPERTY IS 2.47 ACRES OR 107,730 SQUARE FEET.
 4. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°27' 24" WEST ALONG THE EAST LINE OF THE ABOVE CAPTIONED PARCEL.
 5. DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO 62 F. AND ARE NOT TO BE ASSUMED BY SCALING.
 6. THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.



ALTA / ACSM
LAND TITLE SURVEY

OF

PARCEL 1:
LOTS 25 AND 26 IN BUTTERFIELD "60" UNIT 3A, BEING A RESUBDIVISION OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985, AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOT 27 IN BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1970 AS DOCUMENT 1473371, IN BOOK 48 OF PLATSS, PAGES 20 AND 21, IN LAKE COUNTY, ILLINOIS.

- LEGEND
- ⊗ WATER VALVE VAULT
 - ⊙ FIRE HYDRANT
 - ⊙ STORM MANHOLE
 - ⊙ INLET
 - ⊙ SANITARY MANHOLE
 - ⊙ UTILITY POLE
 - ⊙ LIGHT STANDARD
 - ⊙ CONCRETE CURB
 - ⊙ PEDESTAL
 - TRAFFIC SIGN

STATE OF ILLINOIS
COUNTY OF LAKE) SS
TO: FRANK A. OZIADUS,
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10 & 11g OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

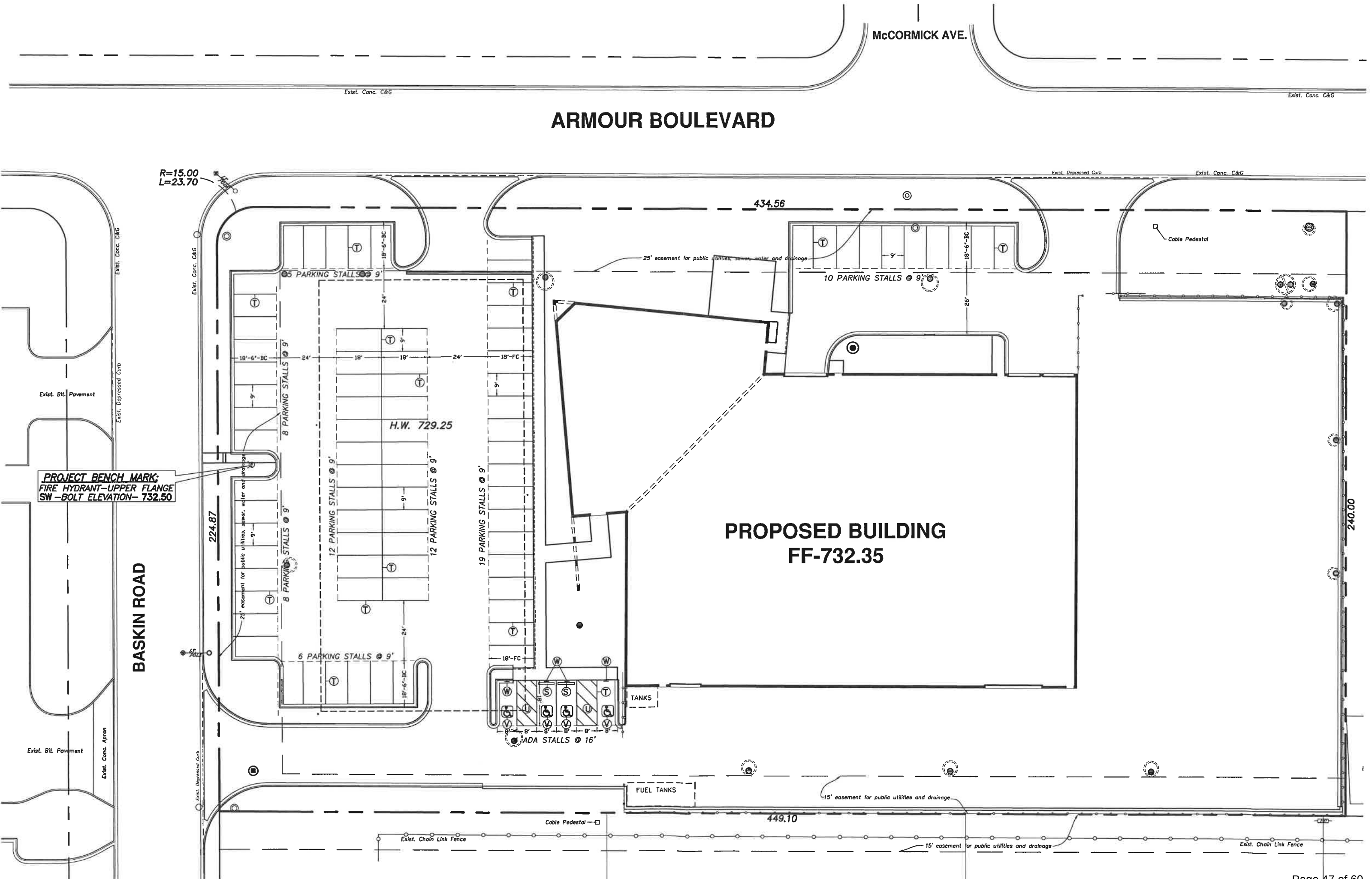
DATED THIS 29TH DAY OF NOVEMBER, 2006.

VINCENT J. MASSE
REGISTERED ILLINOIS LAND SURVEYOR # 2854

CHAMBERLIN / MASSE ENGINEERING
LAND SURVEYORS ~ PLANNERS ~ ENGINEERS
1111 WEST PARK AVENUE
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444 FAX 362-9350

DRAWN BY: D.B.	JOB # 38320	DRAWING #
CHECKED BY: V.J.M.	F.B. 7-V PG. 46	1. OF 1.

LICENSE EXPIRES 11/30/09



PROJECT BENCH MARK:
FIRE HYDRANT-UPPER FLANGE
SW-BOLT ELEVATION-732.50

BASKIN ROAD

ARMOUR BOULEVARD

MCCORMICK AVE.

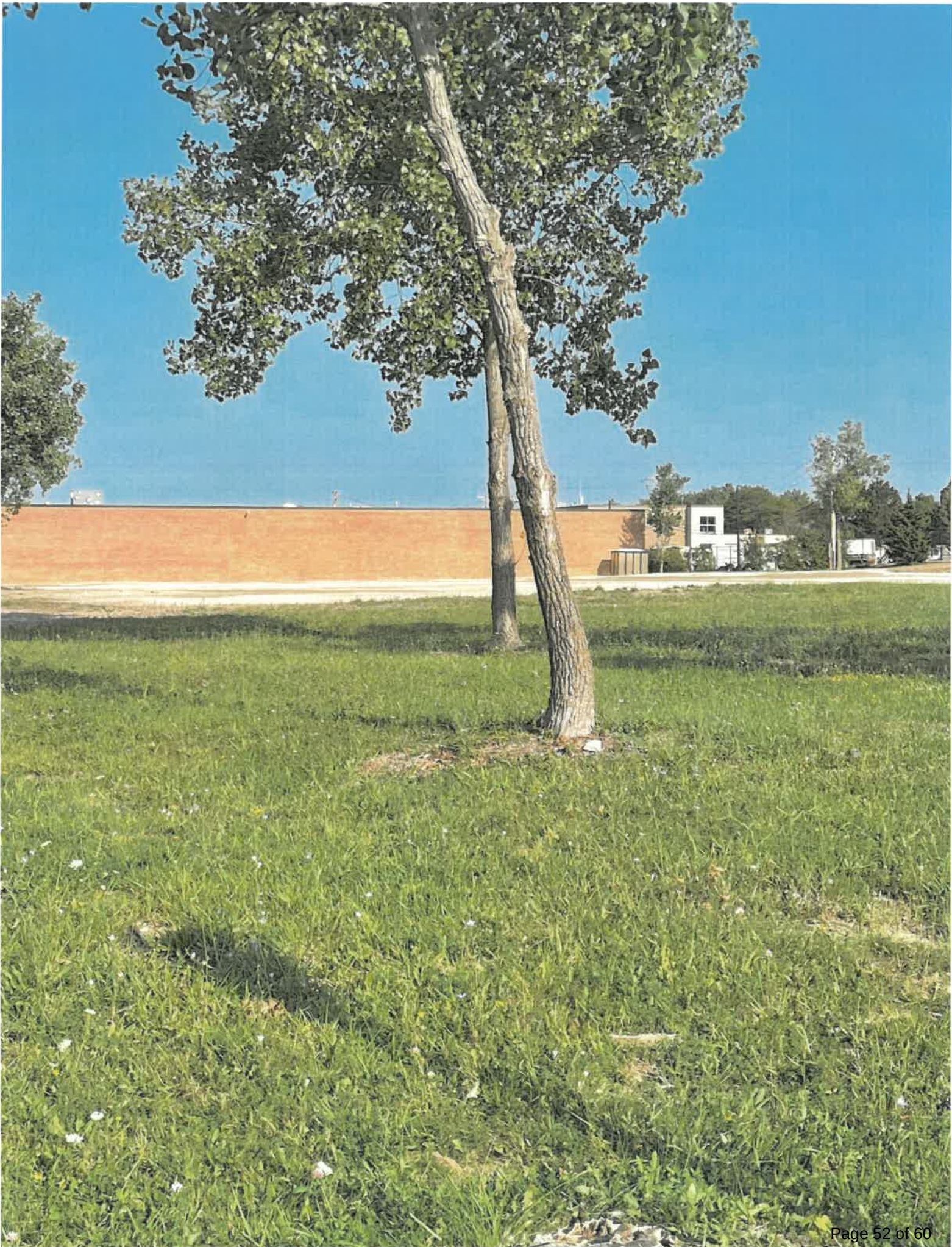
PROPOSED BUILDING
FF-732.35















March 25, 2025

Mundelein Village Staff-

I am writing on behalf of my neighbor of eight years, Midwest Masonry. I am the owner of Crestwood Industries, 1345 Wilhelm Road.

Frank Dziadus, Andy Field, and their team have been great neighbors, assisting us many times with challenges where we utilized their expertise and equipment.

In addition, the equipment and yard of Midwest Masonry add to the ambiance of our M1 Manufacturing Zone, and by no way is it a hindrance to our business, suppliers, or customers.

Please feel free to contact me directly for further information, c:224-240-0101.

Respectfully submitted-



Des Paden
President



ISO 9001:2015



1352 Armour Blvd.
Mundelein, IL 60060
(847) 367-9100
Fax: (847) 816-6333
E-mail: mhercek@designationprinting.com

March 25, 2025

Dear Village of Mundelein,

I am writing to express my strong support for Midwest Masonry's continuation of their equipment storage at 1345 Armour Blvd. As a neighboring business, I can confidently state that there has been no negative impact on our operations due to the presence of Midwest Masonry's storage yard. In fact, I have found Midwest Masonry to be an ideal business neighbor. They are consistently friendly, helpful, and actively engaged within our community. Their professionalism and commitment to maintaining a clean and organized area contributes positively to our local environment. Moreover, I appreciate the promptness with which they address any inquiries or concerns that may arise, ensuring open lines of communication between our businesses. This level of cooperation enhances our neighborhood's collaborative spirit and fosters a sense of community. I respectfully urge you to support Midwest Masonry's request to continue utilizing the storage space at 1345 Armour Blvd. Their presence is a valuable asset to our area, and I believe they will continue to uphold the standards that benefit all local businesses. Thank you for considering my perspective.

Sincerely,

A handwritten signature in black ink that reads "Margaret Hercek". The signature is written in a cursive, flowing style.

Margaret Hercek, President
DesignNation, Inc.
1352 Armour Blvd.
Mundelein, IL 60060



JQL TECHNOLOGIES CORPORATION

1255 Armour Blvd, Mundelein, IL 60060

March 25, 2025

To Whom It May Concern:

I am writing a support letter for Midwest Masonry, Inc. to allow them to gain a special use permit on the property at 1345 Armour Blvd. in Mundelein which is located in proximity of our business location. We confirm that Midwest Masonry's equipment and yard are not affecting our business.

We have worked with Midwest Masonry in the past and find them as a very supportive business in the neighborhood. They helped us unloaded and moved some heavy equipment many times in a timely manner. We truly appreciate their support and don't see any harm in allowing them to use that lot as an equipment storage yard.

Thank you and best regards,

Jack Zhu
President
JQL Technologies Corp.
1255 Armour Blvd
Mundelein IL 60060
Tel: 1(847) 714-6211
Dir: 1(630) 246-7814
Fax: (630) 823-2902
Visit us at www.jqltechnologies.com



March 27, 2025

To Whom It May Concern,

I am writing on behalf of Midwest Masonry to express our support for their ongoing contributions to our business community. They have consistently demonstrated exemplary neighborly conduct and a willingness to assist during times of need. Frank and Andy are generous in sharing their equipment, imparting their extensive knowledge of the building industry, and exhibiting an overall positive demeanor.

As fellow business owners within the industrial park, we recognize the essential role of their storage equipment yard in facilitating the efficient and effective operation of their business. Midwest Masonry maintains their property meticulously, ensuring the area is clean, the grass is well-kept, and the overall organization is commendable. In contrast to other outdoor storage sites in Mundelein, their facility is visually appealing and professionally managed.

We respectfully request that they be allowed to continue utilizing their property for their business needs, as we value their presence in our community and hope to see them remain a vital part of it. Thank you for your consideration.

Thank you,

A handwritten signature in blue ink that reads 'Annie Patrick'.

Annie Patrick

CFO

To Village of Mundelein,

I am writing on behalf of Midwest Masonry to show support for them as a business and known to me personally. They have been an important business in the neighborhood and have been great neighbors. I cannot say enough how much they help and assist us with various items around our property. Frank and Andy are always willing to lend a hand whether it was unloading trucks, repairing the masonry at broken windows from a break in or allowing us to use their parking lot for times of overflow customers. Midwest Masonry was involved in our expansion as well as finding specialty installers for items unknown to our general contractor. Had it not been for this lot RISE would have not had the overflow parking it needed in a critical time. And working with the village and the owner to make it work.

Please take their kind nature into consideration when discussing the equipment storage at 1345 Armour Blvd. We do not see this contractor yard as a nuisance or against the industrial park feel. They keep the property neat, clean and landscaped professionally. Midwest Masonry is a vital part of our community and hope they remain in this village.

Brendan Blume



Brendan Blume
c | 773.706.7517



Revel Taste LLC • 1355 Armour Blvd., Mundelein, IL 60060 www.reveltastes.com

March 26, 2025

Dear Village of Mundelein,

As a new business in Mundelein, I have reached out to Midwest Masonry for several reasons for assistance in unloading heavy equipment, lifting HVAC units onto my roof and referrals for sub-contractors in my new facility. They have always been kind and happy to assist with anything, I see them helping other businesses in the area as well. They are a good company to have in the community with a lot of knowledge and connections in the Chicagoland area. The outdoor storage of their equipment at 1345 Armour is consistent with the industrial neighborhood where I chose to open me business. It does not harm the look of the property or neighboring businesses. I ask that the village please allow Midwest Masonry to continue using for their construction equipment without forcing them to spend money on paving and sewers.

Respectfully,

Dimitri Mazia

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