

**Planning and Zoning Commission Meeting
Minutes**

April 16, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on April 16, 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

Chairman T. Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, T. Roswick, K. Teehan

ABSENT: J. Holden, S. Petti, S. Schneckloth

Village Attendance

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

MINUTES APPROVAL

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

Chairman T. Roswick asked the commission if there were any requested alterations to the minutes from the March 19, 2025 meeting of the Planning and Zoning commission. There were no requested changes.

K. Teehan moved, seconded by K. Anderson a **Motion** to Approve the Planning and Zoning Commission Meeting minutes from March 19, 2025.

RESULT: Passed [Yes 4, No 0, Abstained 0]

MOVER: Commissioner Kevin Teehan

SECONDER: Commissioner Kevin Anderson

AYES: Terry Roswick, Kevin Anderson, Kerry Garesche, Kevin Teehan

NAYS: None

ABSTAIN: None

PUBLIC COMMENTARY

J. Holden arrived at 7:03 PM

There was no public commentary.

OLD BUSINESS

PUBLIC HEARING - PZC-01-2025 - 446 Morris Avenue - Withdrawn

J. Marvin briefly reviewed the application of 446 Morris Avenue and stated that the Village received a letter requesting to withdraw the application. The commission had no comments or questions.

Close Public Hearing

K. Anderson moved, seconded by K. Teehan a **Motion** to Close Public Hearing PZC-01-2025

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Kevin Teehan
NAYS:	None
ABSTAIN:	None

NEW BUSINESS

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

Open Public Hearing

K. Garesche moved, seconded by K. Anderson a **Motion** to Open Public Hearing PZC2025-0013

RESULT:	Passed [Yes 5, No 0, Abstained 0]
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MOVER: Commissioner Kerry Garesche
SECONDER: Commissioner Kevin Anderson
AYES: Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Kevin Teehan
NAYS: None
ABSTAIN: None

Staff Presentation

J. Marvin reviewed the attached PowerPoint and gave a brief overview and history of the case. The petitioner is applying for 15 variations and a special use to permit an outdoor storage yard without a principal structure at 1345 Armour Boulevard, Mundelein, Illinois.

K. Anderson questioned the special use granted in 2007. J. Marvin stated that it pertained to a proposed building but we were unable to double check. She further clarified that the 2021 outdoor storage yard granted was the first time it was allowed at the subject property.

Chairman T. Roswick stated that he did request the minutes from the 2021 meeting granting the outdoor storage be supplied to the commissioners (they all received a copy) to refresh the commission on the specific details regarding the variation approval. C. Malec read aloud the minutes stating that the variation to allow an outdoor storage yard on lot 27 of the subject property was granted due to an undue hardship. There was a reference to COVID at the time the variation was approved. It was stated as part of the approval that paving and stormwater management would be a requirement. The 2021 approval was also approved due to a temporary parking agreement with an adjacent business as well as a building that was planned for the future on the property. The ordinance had no expiration date noted, and is still active until the property is improved further.

Petitioner Presentation

Andrew Field, Frank Dziadus Sr, and Frank Dziadus Jr of Midwest Masonry were sworn in to speak.

Mr. Field spoke of the history of Midwest Masonry and the changes of the masonry industry overall. He gave business hardships of the loss of their prior storage yard and the difficulty with finding a new location for storing their business equipment. He compared the current storage use to other storage yards with gravel lots located within the Village. He stated that moving the equipment would create a financial hardship for the business.

Mr. Dziadus Sr. spoke on his history with the Village and the multitude of projects they have done to support the Village of Mundelein.

Chairman T. Roswick asked if they had reviewed the standards for granting a variation as the hardships brought up by the petitioner were all financial hardships and not zoning hardships.

C. Malec read the standards for granting a variation out loud to refresh the petitioners on the requirements.

Chairman T. Roswick asked the petitioner if he had any land-based hardships that they are requesting relief from the zoning code as all the hardships mentioned up to this point were financial and business hardships. He further explained the process of the zoning hearings and that relief from meeting Village Codes requires specific justified land-based requirements and that the submitted application does not yet meet the criteria for relief.

J. Marvin reviewed the standards provided with the application that was submitted in August of 2024.

K. Garesche requested examples of what a land-based hardship might be to give the petitioner an idea of what might be needed for the application to move forward. C. Malec gave an example of a past case where someone wanted to build a new single-family home on a vacant parcel in a neighborhood. There is a code requirement for a two-car garage for new single-family homes, but because of the topography and a mature tree there was no feasible way to fit a two-car garage. The hardship for the subject property would need to apply to anybody trying to use that property.

Mr. Field stated that when they came for the original variation in 2021 it didn't seem to be as difficult as the current process. Chairman T. Roswick stated that the hardship presented previously was in part due to covid. The storage of vehicles was primarily on job-sites, but because of COVID there were no job sites temporarily. The framework by which the hardship was evaluated and granted is different from what it is today. He also stated that the code requirements, particularly regarding stormwater have become apparent.

C. Malec reminded the commission that we cannot grant relief from the Lake County Watershed Development Ordinance. Any conditions to variations would need to comply with the ordinance. K. Anderson stated that per the Village Engineer - Mundelein is allowed to self-regulate this ordinance. But non-compliance can risk allowing the Village to do this - which would affect all residents of Mundelein. C. Malec clarified that the existing storage yard with gravel base that was approved in 2021 is currently in violation of the Watershed Development Ordinance and needs to be

corrected. The original agreement was a temporary relief until RISE constructed the parking lot or terminated the lease. The property has been in violation of the Watershed Development Ordinance since RISE vacated.

K. Garesche inquired if the petitioner came forward of their own volition or if they are in the process of a code violation that they are looking to correct. The petitioner stated that they are here to correct the code violation brought up on the property. C. Malec noted some of the properties within the Village that the petitioner brought up as non-complying gravel storage lots. She clarified some of the details of the selected lots. One was a temporary lot being utilized by the Village, some were unincorporated, and others were known issues.

Mr. Field gave more details on the business hardships and the prior agreement with RISE for parking on one of the lots.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden felt there was more information needed from the petitioner in order to make a decision. K. Anderson agreed.

K. Garesche discussed the stormwater issue as this was Lake County's requirement. She stated she was in support of a continuance to allow the petitioner time to research this requirement as the zoning commission could not override this requirement.

K. Teehan stated that the petitioner could attempt to relocate all equipment to lot 27 so they can comply with the prior agreement until the application moves forward.

Continue Public Hearing

J. Holden moved, seconded by K. Garesche a **Motion** to Continue Public Hearing PZ2025-0011 to June 4, 2025 at the Mundelein Village Hall at 300 Plaza Circle at 7:00 PM.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kerry Garesche

AYES: Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Kevin Teehan
NAYS: None
ABSTAIN: None

QUESTIONS AND COMMENTS

There were no further questions and comments.

ADJOURNMENT

K. Garesche moved, seconded by K. Anderson, a **Motion** to Adjourn the Planning and Zoning Commission Meeting of April 16, 2025.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Commissioner Kerry Garesche
SECONDER: Commissioner Kevin Anderson
AYES: Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Kevin Teehan
NAYS: None
ABSTAIN: None

Meeting adjourned at 8:56 PM



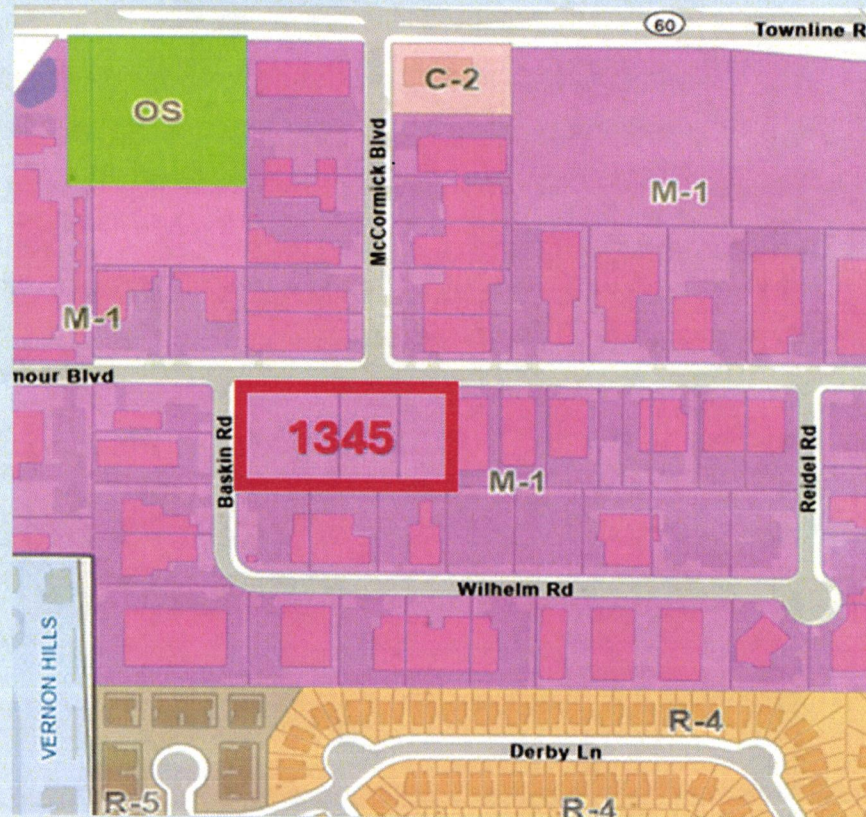
Erin Swanson, Recording Secretary

**PHONE/EMAIL**[illegible]

Village Staff Overview: 1345 Armour Blvd.

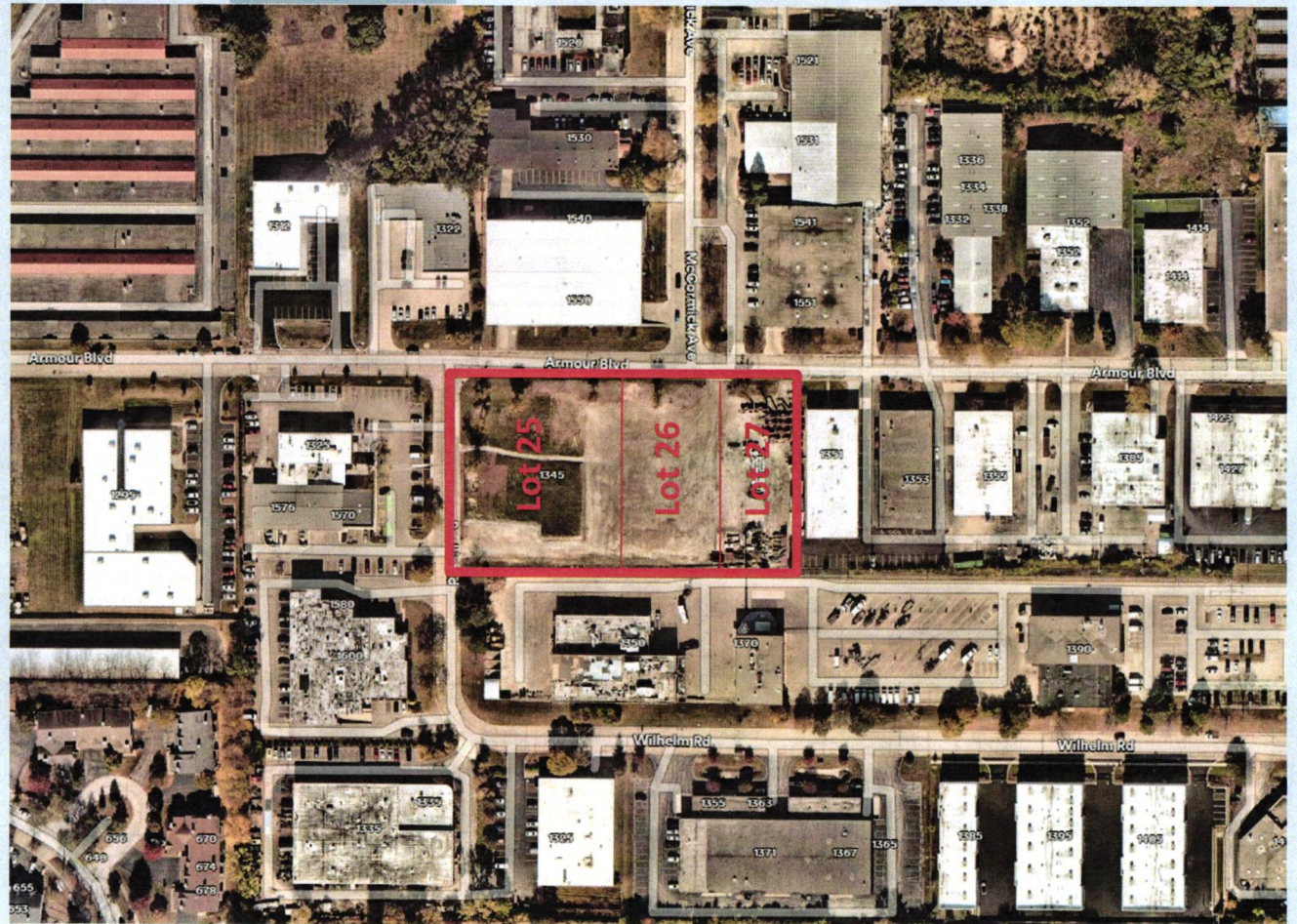
April 16, 2025

Location Map: 1345 Armour Blvd.

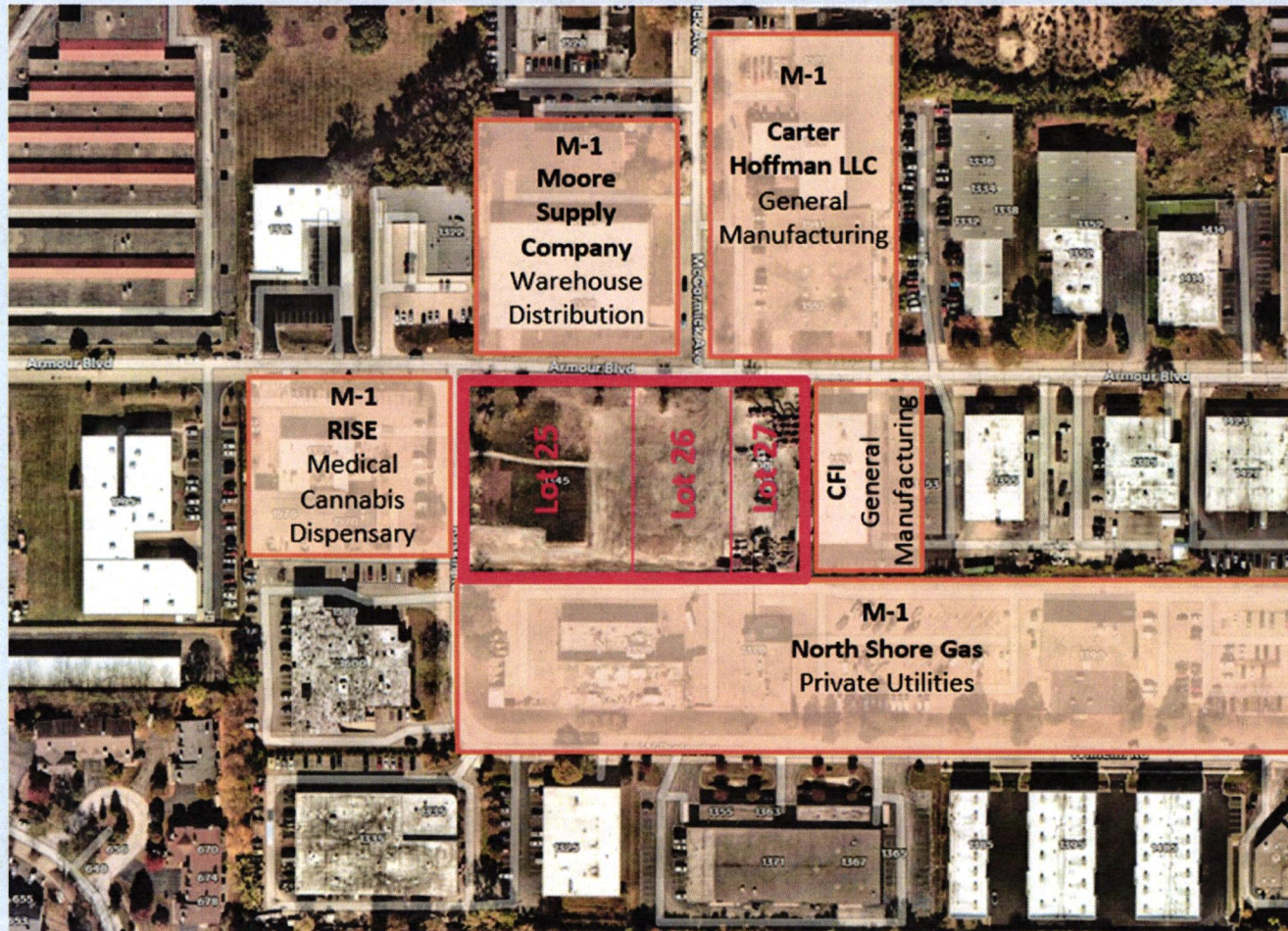


Aerial

- The subject property at 1345 Armour Boulevard consists of three separate parcels (Lot 25, 26, and 27).
- Lot 25 was excluded from the application.



Surrounding Properties



Background

- **2003:** The Petitioner, Mr. Dziadus, purchased the property with the intention to consolidate their operations but have not due to **economic hardships**.
- **January 2020:** The Subject Property remained vacant until RISE Mundelein needed additional parking. RISE entered into a lease agreement with Mr. Dziadus to **provide 95 additional parking spaces** at the Subject Property.
- 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.**
- **April 2021:** Mr. Dziadus applied for a Special Use Permit (SUP) and a Zoning Variation to permit an outdoor storage yard on Lot 27 without paving the lot or screening the materials and equipment, with the expectation that RISE would pave the lots they were leasing from him and meet the stormwater management requirements for paved parking area.
- **September 2021:** The ordinance was approved with conditions and Mr. Dziadus started storing items on Lot 27.

Background

- Due to cost and the terms of the lease with Mr. Dziadus, RISE did not improve the lot into a paved parking area.
- 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**.
- **May 2024:** Code Enforcement Officer Kathy Kluge noticed that the equipment, which was only supposed to be stored on Lot 27, had spilled over into Lot 26 and Lot 25.
- Mr. Dziadus was informed that he would either need to comply with the existing ordinance or apply for additional zoning relief.
- **August 2024:** Mr. Dziadus submitted a Combined Zoning Application requesting to extend his outdoor storage yard on the Subject Property to Lot 26 and specifically excluded Lot 25.

Outdoor Storage Yard

- 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.



Outdoor Storage Yard

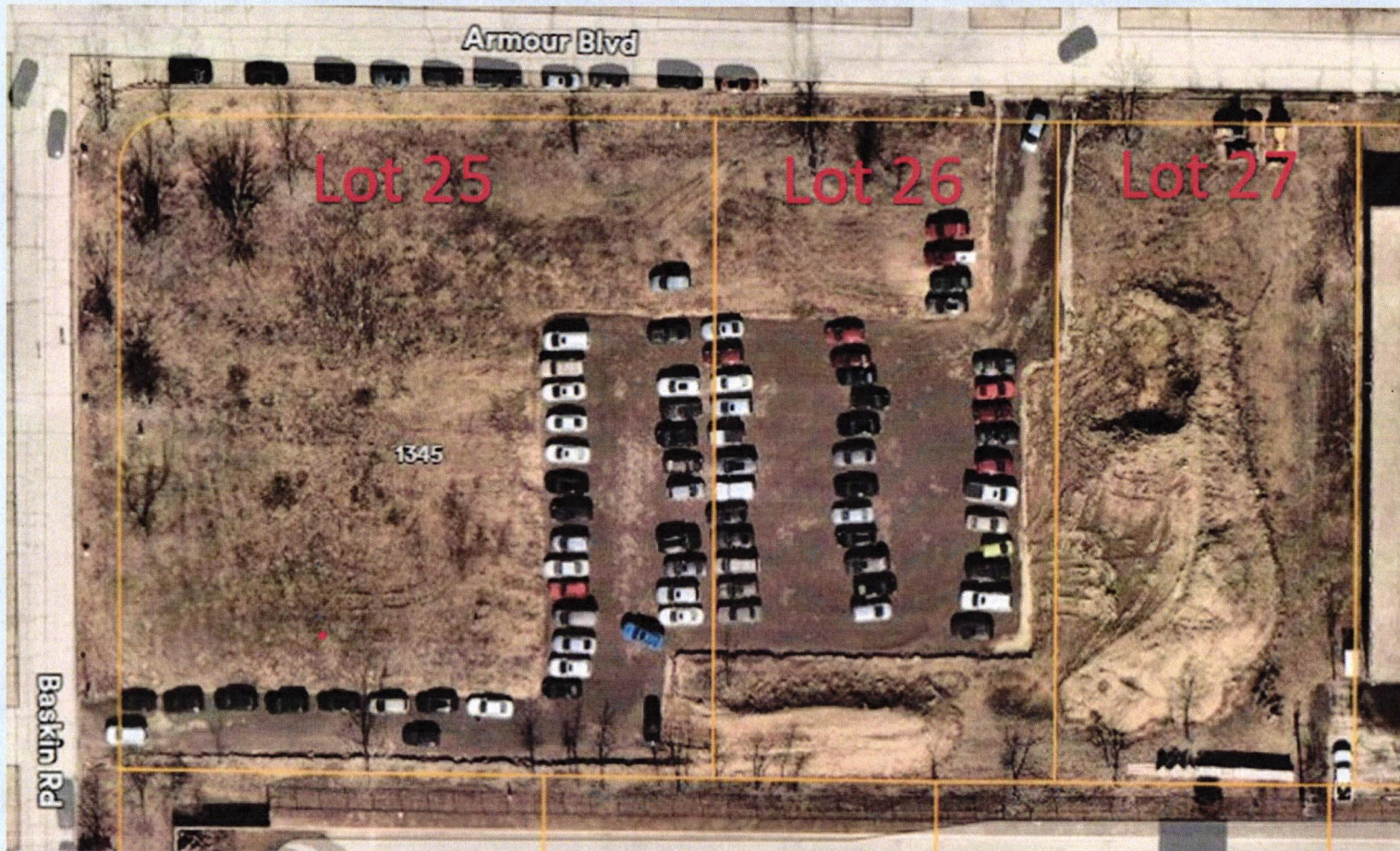
- A list of the equipment and their respective heights is provided below, with equipment ranging from 4' to 30' high.

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

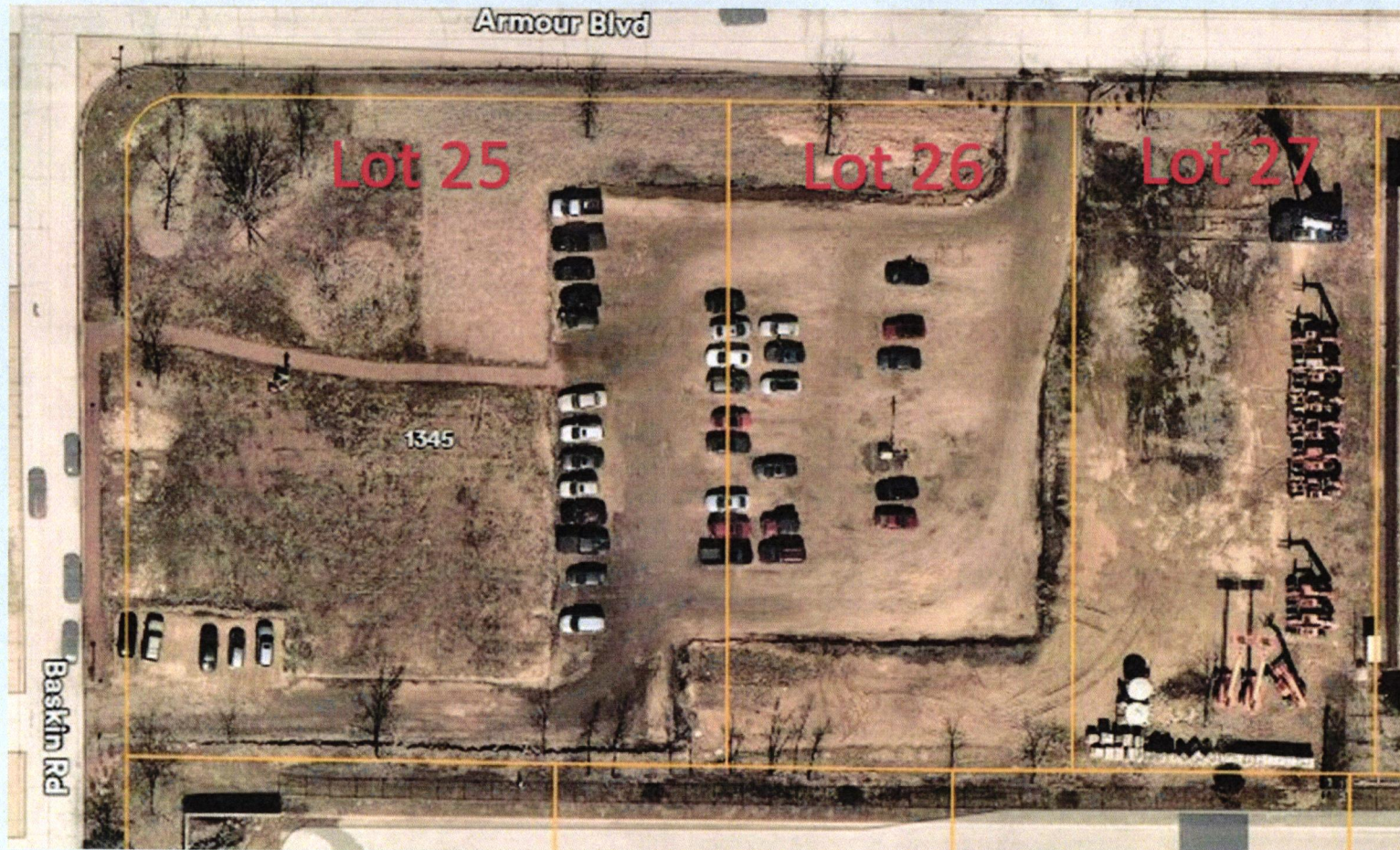
Aerial View – October 2019



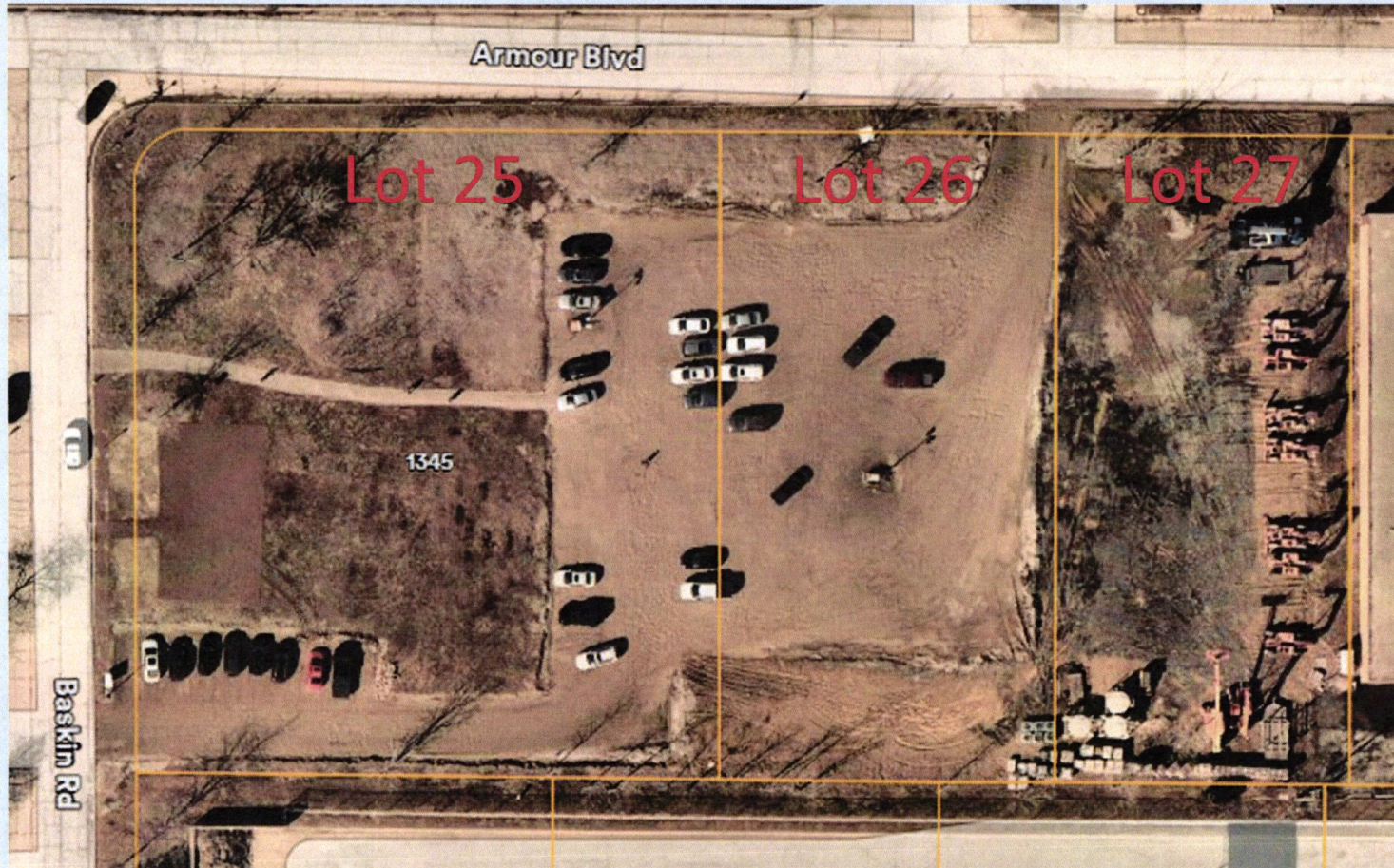
Aerial View – March 2020



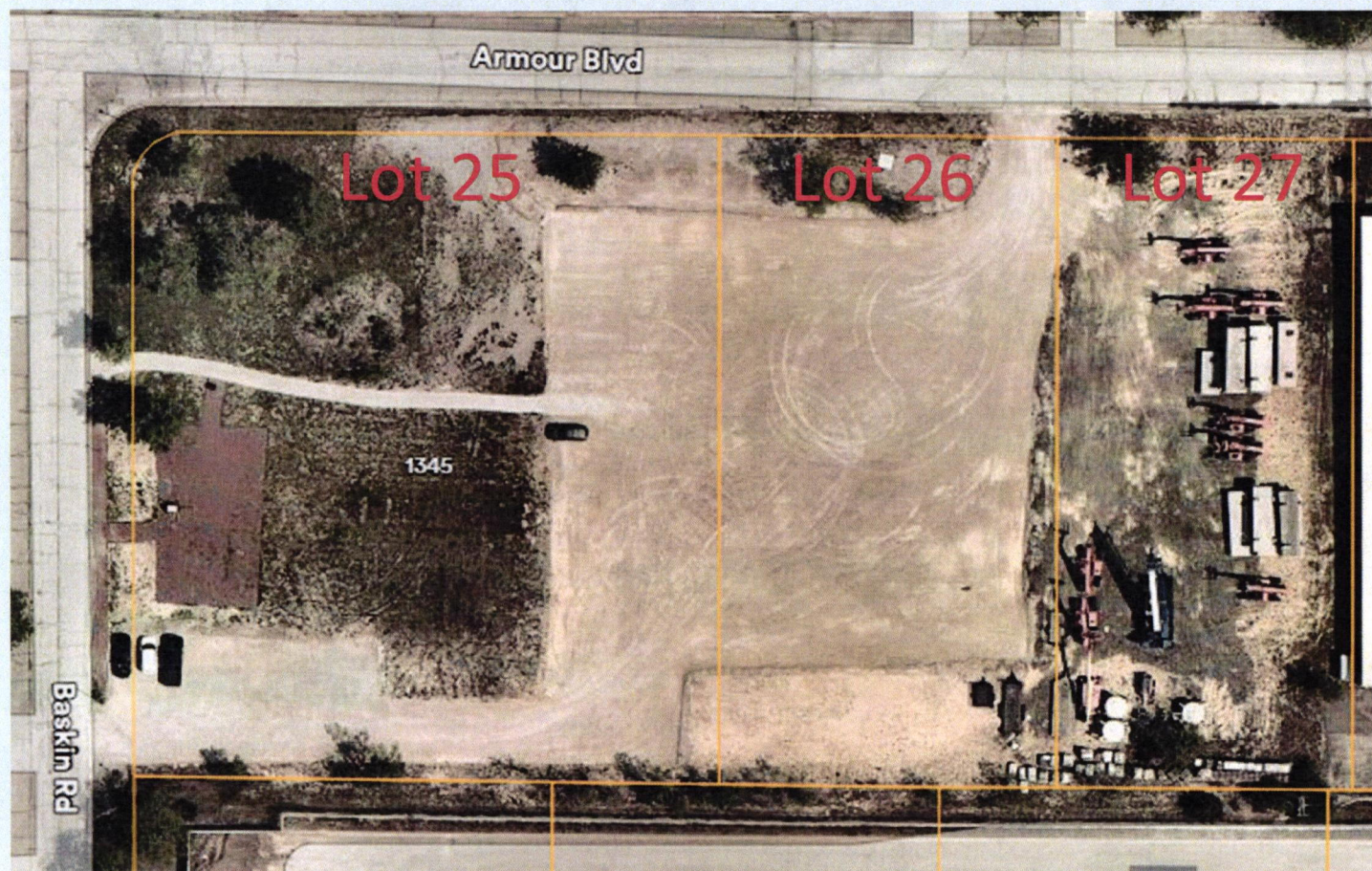
Aerial View – March 2021



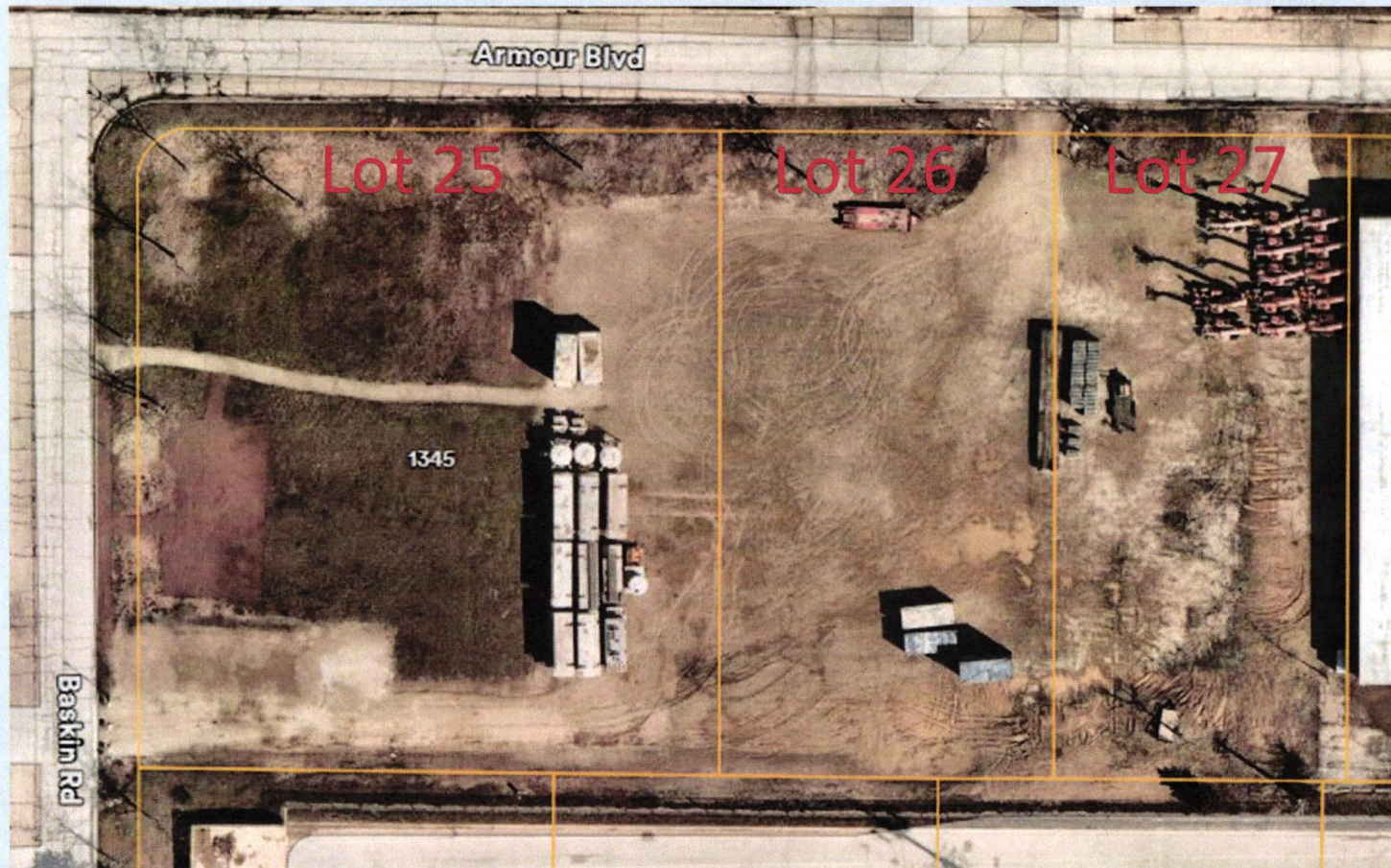
Aerial View – March 2022



Aerial View – June 2023



Aerial View – April 2024



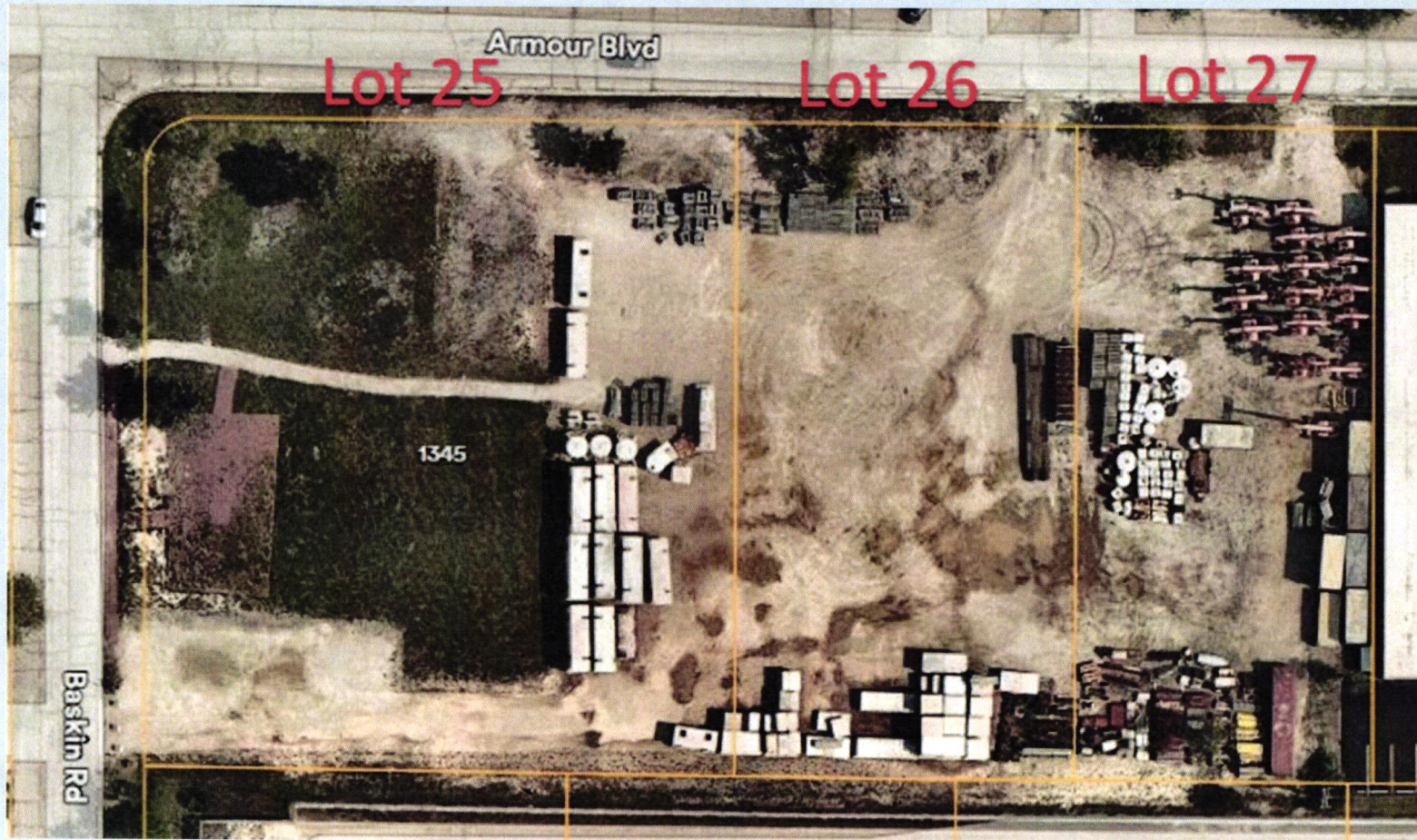
Street View – June 2024



Street View – June 2024



Aerial View – July 2024

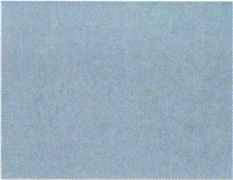


Street View – November 2024



Street View – November 2024





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.

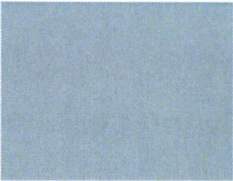
Zoning Request: SUP – Outdoor Storage Yard

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

Zoning Requests: Use Standards

2) A variation from Section 20.48.040(DD) to permit an outdoor storage yard without meeting certain required use standards.

- a. 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.
 - a. No screening or landscaping is proposed.
- b. No materials stored outdoors shall be of a greater height than that of the required fence or wall.
 - a. No fence is proposed, but the stored materials exceed the required screening height (6') regardless.
- c. 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.
 - a. The outdoor storage yard is not located to the rear of the lot (as there is no structure affiliated with the yard).
- d. Storing the materials on a paved surface with proper drainage.
 - a. The applicant proposes to keep the storage yard unpaved (gravel only). Gravel is not a permitted surface.
- e. Any lighting used to illuminate an outdoor storage area shall be directed and shielded as to not illuminate any adjacent residential areas.
 - a. No lighting is proposed.
- f. Storing materials that are related to the on-site business.
 - a. There is no business located on this site. The applicant's business is located at 1335 Wilhelm Road, Suite A.



Zoning Requests: Accessory Structure

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

3) 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.

a. The principal use is located at 1335 Wilhelm Road, Suite A.

4) A variation to **Section 20.52.050(A)(1)** to permit an accessory structure prior to the construction of a principal building.

b. No principal building is proposed on this zoning lot.

5) 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.

6) 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.

Zoning Requests: Parking Requirements

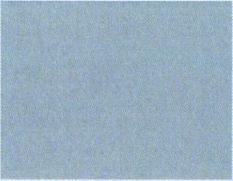
7) A variation to **Table 20.56-1** of **Section 20.56.130** to permit an outdoor storage yard without meeting the required parking requirements. An Outdoor Storage Yard requires 2 parking stalls per 1,000 SF of GFA.

- a. Lot 27 and 26 is 56,400 SF which would require 113 parking stalls. No parking spaces are proposed.

8) A variation to **Section 20.40.040(C)(4)** to permit the parking lot to be the dominant visual element along the primary roadway.

9) A variation to **Section 20.56.080** to granting relief from the required design standards for parking:

- a. Dimensions
- b. Access
- c. Surfacing
- d. Striping
- e. Curbing and Bumper Stops
- f. Lighting
- g. Landscape and Screening
- h. Use of Loading Spaces



Zoning Requests: Parking Requirements (continued)

10) A variation to **Section 20.56.090** to permit a parking lot without meeting the required accessible parking requirements.

- a. No accessible parking is provided.

11) A variation to **Section 20.56.160** to granting relief in the required design of off-street loading spaces:

- a. Location
- b. Dimensions
- c. Surfacing
- d. Access Control and Signs
- e. Lighting
- f. Landscape and Screening

Zoning Requests: Landscaping Requirements

12) A variation to **Section 20.60.070** to permit an outdoor storage yard without the required on-lot landscaping, which includes:

- a. All yards within the village shall be landscaped primarily with live groundcover and/or turf (seed or sod). Artificial turf is not permitted.
- b. Four shade trees per non-residential developments.

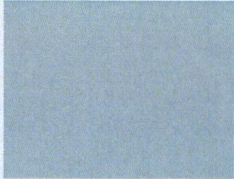
The variations below are to waive the parking lot landscaping requirements for an outdoor storage yard.

13) A variation to **Section 20.60.090** to permit an outdoor storage yard without the required parking lot landscaping.

14) A variation to **Section 20.60.100** to permit an outdoor storage yard without the required parking lot perimeter landscaping.

15) A variation to **Section 20.60.110** to permit an outdoor storage yard without the required interior parking lot landscaping.

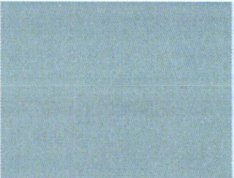
- a. The code requires parking lot islands that include a shade tree and live groundcover.



Staff Comment

Public Works and Engineering Department

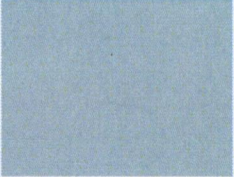
No further activity can be granted by PW&E on this property until the stormwater management work that was supposed to be done five years ago is complete. The gravel parking lot installed is considered impervious and Mr. Frank Dziadus originally agreed to install the detention as part of that project.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



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.**



Standards for Granting a Special Use

1. 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.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

Standards for Granting a Variation

1. 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. These standards are as follows:
 1. The strict application of the terms of this Ordinance will result in undue hardship.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
2. 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:
 1. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
 2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
 3. The granting of the variation will not be detrimental to the public welfare in the neighborhood 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.
 5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
 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.

Questions?