

**Planning and Zoning Commission Meeting
Minutes**

June 18, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on June 18, 2025 at 300 Plaza Circle, Mundelein. Commissioner K. Garesche called the meeting to order at 7:04 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, J. Holden, S. Petti

ABSENT: T. Roswick, K. Teehan

Village Attendance

PRESENT: Senior Planner C. Malec, Senior Planner I. Guadarrama, and Recording Secretary Erin Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from May 7, 2025

Commissioner S. Petti moved, seconded by K. Anderson, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from May 7, 2025.

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

MOVER: Commissioner S. Petti

SECONDER: Commissioner K. Anderson

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

NAYS: None

ABSTAIN: None

PUBLIC COMMENTARY

K. Garesche opened the floor to general public commentary.

There was no general public commentary.

K. Garesche closed the floor to general public commentary.

OLD PZC BUSINESS

PUBLIC HEARING - PZC2025-0013 - 1345 Armour Boulevard - Outdoor Storage Special Use Permit and Variations - WITHDRAWN

Commissioner K. Garesche stated that the applicant for 1345 Armour Boulevard sent a letter requesting to withdraw the application. The commission had no further comments or questions.

Close Public Hearing

Commissioner J. Holden moved, seconded by K. Anderson a **Motion** to close Public Hearing PZC2025-0013

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZC2025-0015 - 1 Carmel Pkwy - International Student Housing - WITHDRAWN

Commissioner K. Garesche stated that the applicant for 1 Carmel Parkway sent a letter requesting to withdraw the application. The commission had no further comments or questions.

Close Public Hearing PZC2025-0015

Commissioner K. Anderson moved, seconded by J. Holden, a **Motion** to close Public Hearing PZC2025-0015

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS:	None

ABSTAIN: None

NEW PZC BUSINESS

PUBLIC HEARING – PZ2025-0012 – Text Amendment on Home Day Cares

Open Public Hearing

Commissioner J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZC2025-0012 - Home Daycare Text Amendment

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner S. Petti
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

Staff Presentation

I. Guadarrama reviewed the attached PowerPoint and gave a brief overview and history of the case. The petitioner is requesting a text amendment to change Section 20.68.040 of the Zoning Ordinance to increase the maximum number of children permitted in a home daycare from six (6) children from outside the household to sixteen (16) children from outside the household. There were no other requested changes to the text of the code other than increasing the maximum amount of children.

There were no comments received from the public regarding this petition, however the only notification that was required was published in the newspaper. As this is a text amendment and does not apply to a specific address, letters were not required to go out to residents. I. Guadarrama also noted that the plan was sent forth to all the Village departments for review and all departments responded with no support for the petition.

Petitioner Presentation

Yadira Reyes of 933 Noel Drive was sworn in and gave the attached presentation and a history of their application. Ms. Reyes also gave details on the requirements DCFS has on regulating home daycares. Ms. Reyes spoke of her history of working with the

Village of Vernon Hills on updating their code to allow for more children within home daycares. She also spoke of the DCFS requirements and educational offerings in a home daycare environment.

S. Petti requested clarification on the DCFS requirements. He wanted more information on the frequency of visits from DCFS to home daycares. Ms. Reyes stated that once established, DCFS will stop by unannounced once per year and the home daycare will need to renew their license every 3 years. DCFS checks the size of the house, the safety of the house, the size of the group of children, among other things.

S. Petti stated that according to the application presented, DCFS would only allow a maximum of 12 children in the home daycare. He inquired as to why the petitioner is asking to be changed to allow up to 16 children if this surpasses what is allowed by DCFS. Ms. Reyes stated that other counties allow for a group license which would allow for up to 16 children and additional requirements.

S. Petti inquired as to if Ms. Reyes currently has assistants. She stated that she currently has two assistants, her husband and her mother. S. Petti asked if they also need to be licensed. Ms. Reyes stated that they need to have certifications in CPR, first aid, and food handling.

I. Guadarrama stated that she spoke with representatives from DCFS and due to an internal error - the municipality code was not being checked when reviewing home daycares.

K. Anderson addressed staff and department comments. If they approved the text amendments, many of the requests by the departments have a steep financial requirement. He asked the petitioner if they would be prepared for all home based daycare would be ready to accept the financial burden of some of the requirements suggested. Ms. Reyes stated that her house has sprinklers installed, so she had no concern with meeting the requirements.

J. Holden requested to see how many individuals present represented home-based daycares. Several individuals raised their hands and stated they wished to speak further during public commentary.

Public Commentary

K. Garesche opened the floor to public commentary.

Liliana Garcia of 328 N Garfield Avenue was sworn in to speak. She stated that several other homedaycare providers were not able to make it to the hearing. She spoke on the DCFS inspections and requirements. K. Garesche asked how many children she

currently cares for in her home. Ms. Garcia stated that she currently cares for 6 children.

Alandra Guerrero stated that she is currently in the process of getting her daycare license. She stated that each daycare is different and went over all the requirements for getting a license. K. Garesche stated that it has been made clear that DCFS has rigorous requirements to comply.

Liliana Garcia stated that even if the zoning code was updated for 16 children, DCFS may still approve the home for a smaller group.

K. Garesche closed the floor to public commentary.

Commission Discussion

J. Holden asked staff to clarify why department comments related to a specific property when this is intended to be a text amendment that would not apply to any one specific property. I. Guadarrama responded that the example given by the applicant was her property and how they had provided care for the children. The departments took the example and provided feedback for that. However, all homes are different and will have unique challenges. State standards are less strict as they have to apply to the whole state and not the local municipalities.

K. Garesche asked if the current code has inspections done for home daycares. I. Guadarrama stated that the Village does not manage anything or has any list of home daycare within the Village. K. Garesche stated that she would like the Village to make a stronger ordinance for inspections for any number of children in home daycare, regardless of what DCFS currently does.

S. Petti addresses the question K. Anderson raised earlier regarding the cost of regulations. S. Petti stated that if regulations pass, all these regulations would need to apply for all home daycares. K. Anderson added that he felt that a business license should be a requirement for home daycares. S. Petti added that there are requirements for larger daycare facilities and perhaps that should be a starting point that home daycares should follow the same requirements. S. Petti and K. Garesche shared the importance of the need of daycare facilities for families.

C. Malec stated that though it is unusual, if the commission feels strongly that a committee be formed, they have the option to add a secondary motion for review by the Village Board.

J. Holden moved, seconded by S. Petti a **Motion** to recommend denial of the proposed text amendment from Section 20.68.040 of the Zoning Ordinance to increase the maximum number of children permitted in a home day care from six (6) children of

outside households to sixteen (16) with the recommended changes to the Findings of Fact.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner S. Petti
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

Request to Form Committee

There was further discussion on specific parameters and possible tiers of special use permits being allowed. I. Guadarrama let the commission know that if that route is chosen, all home-based daycare would fall under public hearings with notification of homes within 250 feet of the residence. It was also discussed how the commission may want to handle any possible concerns from neighbors of possible future cases presented.

J. Holden moved, seconded by K. Anderson, a **Motion** to authorize staff to draft specific parameters and regulatory conditions for home-based daycares, and to prepare a revised version of the text amendment that would allow for an increase in the maximum number of children permitted with the formation of a committee represented by the Board of Trustees, and optionally with the Planning and Zoning Commission with community input and working with the applicants.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner K. Anderson
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

Close Public Hearing

K. Anderson moved, seconded by S. Petti a **Motion** to close Public Hearing PZC2205-0026.

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

MOVER: Commissioner K. Anderson
SECONDER: Commissioner S. Petti
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

**PUBLIC HEARING - PZ2025-0026 - Driven Car Wash Special Use Permit Amendment,
301 Townline Road**

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to Open Public Hearing PZC2025-0026
- 301 Townline Road - Driven Car Wash - Special Use Permit

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

Staff Presentation

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

Petitioner Presentation

Chris Nero of Driven Car wash was sworn in. Mr. Nero shared the difficulty of sourcing the original proposed material. They have found a suitable substitute material that is accepted in many other municipalities. The Exterior Insulated Finishing System (EFIS) has made many improvements of the past several years. It is virtually indistinguishable from the other material previously approved. The EFIS material will create additional insulation, increasing energy efficiency. It is not the primary building material and will only be used on the ends of the building.

K. Anderson asked about the substrate that the EFIS will be applied to. Commissioner Anderson stated that the only issue he was aware of was installing EFIS on plywood has created water issues in coastal communities. Mr. Nero confirmed that the EFIS will not be installed on drywall.

C. Males stated that our code does not allow EFIS in large amounts, and this is due to esthetics. Most EFIS to this point simulate stucco and that product has not been found to age well. Ms. Malec stated that she can not speak to the finish of this product or if it is a different coating.

K. Anderson stated that in his experience there are many finishes now offered for the product and it has been around for a long time and can be crafted many different ways. Mr. Nero said it is his intention to make it appear as metallic as possible. Mr. Nero presented samples for review by the Commissioners.

Public Commentary

K. Garesche opened the floor to public commentary.

There was no public commentary.

K. Garesche closed the floor to public commentary.

Commission Discussion

J. Holden asked if there was any staff commentary. There were no comments received from Village Departments.

K. Anderson commented that the footprint of the used material is small, and he feels it is a positive change.

K. Garesche stated that the Village had concerns with the material, but knowing that there had been recent improvements in the quality of the materials made her comfortable accepting the change.

K. Anderson Moved, seconded by S. Petti, a **Motion** to to recommend approval of an amendment to a Special Use Permit, Ordinance No. 22-11-53, regarding changes to materials for Driven Car Wash, 301 Townline Road with the condition that the material simulates a metal finish.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0026.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner S. Petti
SECONDER: Commissioner K. Anderson
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

PUBLIC HEARING - PZC2025-0025 - Dream Clean and Dunkin - PUD Amendment

Open Public Hearing

J. Hoden moved, seconded by S. Petti a **Motion** to Open Public Hearing PZC2025-0025 - 0 IL Route 60 - Dream Clean and Dunkin - PUD Amendment

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner S. Petti
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

Staff Presentation

C. Malec gave a brief background and history of the case. The applicant is requesting an amendment to the Sheldon Woods PUD to allow for a Dream Clean carwash and drive-through Dunkin'.

K. Anderson asked why this was not omitted from the PUD. He restated that the PUD pre-dates the Sheldon Woods development. C. Malec confirmed that it did pre-date the Sheldon Woods development so this piece was originally part of the PUD and could not be omitted.

K. Garesche questioned whether this parcel is within the HOA and would be subject to their rules and bylaws. C. Malec did not have information on that at this time.

Petitioner Presentation

Dan Shapiro of Shapiro & Associates was sworn in. Mr. Shapiro stated that this parcel is excluded from the HOA of Sheldon Woods, but is part of the PUD which designated this parcel for commercial use. Mr. Shapiro stated that this project was thoughtfully designed. This project fits the zoning of the property, and is an included use in the current Comprehensive Plan. This project was previously brought forth to the Village Board for a concept presentation. He stated that the Board had been positive in response to that concept presentation but they had concerns with noise, which will be addressed during the presentation.

Mitch Zaveduk, Director of Development for Dream Clean Car Wash was sworn in. Mr. Zaveduk gave a brief summary of the history of Dream Clean. They are currently preparing to re-invest and update their current Dream Clean car wash located within the Village. The concept is an express wash where the customer will remain in the car and vacuums will be available for customer use.

Ed Kusaea of Arc America was sworn in. Mr Kusaea reviewed the architecture and site plan. He discussed the proposed traffic flow and landscaping planned for the site. He reviewed data on conceptual amounts of traffic and the proposed plan for busy days to prevent any overflow onto Schank or Route 60.

Mario Valentini of MRV Architects was sworn in. Mr. Valentini reviewed the Dunkin' site plan. He reviewed the hours of operation and cohesion with that of the operations of the proposed car wash. He shared the overall planned design as well as proposed building materials and color scheme for the building.

Dr. Tom Thunder was sworn in to review the sound studies of the proposed site. He reviewed the 24 hour study that was done to review the current ambient sound levels. According to the current ambient sounds and the proposed hours of operation of the car wash, it was found by Dr. Thunder that the sound levels anticipated from the Car Wash, taken from current car wash locations, would be within acceptable limits for the location.

K. Anderson asked about the traffic study. He inquired if there would be a full access entry from Schank. Mr. Zaveduk stated that there would be full access.

Public Commentary

K. Garesche opened the floor to public commentary.

Pete Feuhan, a representative of Ivanhoe Congregation, was sworn in. He spoke of concerns of the rear of the property where a current detention area exists and if this may affect Ivanhoe Church. Mr. Feuhan requested that the wetland remain.

S. Petti asked the developer how much water runoff there would be. Mr. Kusaea gave details on the proposed water recovery and the stormwater plan. 15-20% of the water will be reclaimed with their system, and the remaining will be filtered and go into the sewer system.

K. Garesche asked Mr. Kusaea about the impact and the public concern with the detention area. Mr. Kusaea stated that this area will be their stormwater management area and should improve the area in terms of drainage.

Ron Salski, Executive Director of the Mundelein Parks and Recreation District, was sworn in. Mr. Salski spoke of a park that is in development for Sheldon Woods that would abut the subject property. He shared concerns on the detention area and possible environmental impacts that may affect the park.

K. Garesche closed the floor to public commentary.

Commission Discussion

J. Holden discussed previous automobile uses and prior plans that had been presented for handling stormwater and water contamination concerns.

K. Garesche commented about how many car washes there seem to be within the Village. She could not recall the last time we had discussed concerns with automotive businesses. K. Garesche asked if Sheldon Woods residents had been notified. C. Malec stated all property owners within 250 feet were notified.

I. Guadarrama stated that a representative for Sheldon Woods had reached out to her asking for the proposed Site Plan and it had been provided to them.

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval of an amendment of the Final Planned Unit Development for Sheldon Woods, Ordinance No. 21-05-35, to include an accept the preliminary and final plans for a proposed car wash and drive-through restaurant on Lot 193 of the Sheldon Woods Subdivision (0 IL Route 60 or PIN: 10-22-205-030) including the Findings of Fact and following conditions:

- No video gaming shall be permitted on the subject property
- The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until:
 - a. Foundation construction or vertical construction of the Dunkin' building has commenced; and
 - b. The applicant provides sufficient evidence that Dunkin' has committed to occupying the site, such as an executed purchase or lease agreement, subject to the review and approval of the Village Administrator.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner K. Anderson
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

Close Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to Close Public Hearing PZ2025-0025

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner S. Petti
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

QUESTIONS AND COMMENTS

There were no further questions or comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

J. Holden moved, seconded by K. Anderson, a **Motion** to Adjourn the Planning and Zoning Commission meeting of June 18, 2025

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner J. Holden
SECONDER: Commissioner K. Anderson
AYES: K. Anderson, K. Garesche, J. Holden, S. Petti
NAYS: None
ABSTAIN: None

The meeting was adjourned at 10:21 PM

erin swanson

Erin Swanson, Recording Secretary

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Ron Salski	1401 N. Madison Rd	Phone: 847-388-5460
Company: Mundelein Park District	Mundelein, IL 60060	Email: rsalski@mundeleinparkdist.org
Name: MARIO VALENTINI	5105 TOLLIVER DR.	Phone: 224-318-240
Company: MRV ARCHITECTS, INC	PO BOX 15400	Email: mariov@mrvarch.com
Name: Ben Bugzman	2100 Manchester Rd. Wheel	Phone: 630-648-1620 / benb@wm
Company:		Email:
Name: Chris Niro	44 S. VAIL AVE	Phone: 312-388-9505
Company: DRIVEN CAR WASH	ARLINGTON HTS, IL 60007	Email: CNIRO@DRIVENCARWASH.COM
Name: Ed Kurzeja	34121 N US 45	Phone: 847-336-6600
Company: ArchAmerica	Grayslake IL	Email: EKurzeja@ArchAmerica.com
Name: PETE FRUEHAN	110 CHANDLER	Phone: 847-281-6386
Company: IVANHOE CHURCH	MUNDELEIN	Email: FRUEHANP@GMAIL
Name: Milen Aguilar	1107 Lawrence Dr.	Phone: (224) 778-0574
Company: Nala's Daycare	Mundelein, IL 60060	Email: milenaguilar19@gmail.com
Name: Estela Medina	722 Longfellow Ln	Phone: (224) 723-2415
Company: Treehouse Daycare	Mundelein IL 60060	Email: estela3corazon@gmail.com
Name: Honela Guerrero	57 Washington Blvd Apt 24	Phone: 847-971-9272
Company:		Email:
Name: Lilitiana Garcia	3284 Garfield Ave	Phone: 847 243 3855
Company:		Email: lilitianagarcia@ra29328@me.com
Name: Jaide Melo	1810 Thomas Blvd, Mundelein IL 60060	Phone: 847-372-3878
Company:		Email:
Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

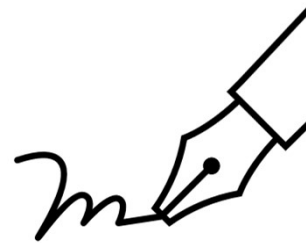
Name: <u>Mitch Zaveduk</u>	<u>2844 Floral</u>	Phone: <u>847-989-9281</u>
Company: <u>Dream Clean Car Wash</u>	<u>Northbrook, IL 60062</u>	Email: <u>mzaveduk@dreamclean.com</u>
Name: <u>Javier Millan</u>		Phone:
Company: <u>KLOA, Inc.</u>	<u>9575 W. Higgins Rd. Rosemont</u>	Email: <u>jmillan@kloa.com</u>
Name: <u>Tom Thunder</u>	<u>867 Scottsdale</u>	Phone: <u>847-518-9990</u>
Company: <u>Acoustic Assoc.</u>	<u>Pingree Grove, IL</u>	Email: <u>847-359-1068</u> <u>tom@acousticassociates.com</u>
Name: <u>Dan Shapiro</u>	<u>510 Lake Cook Rd #119</u>	Phone: <u>312.763.9640</u>
Company: <u>Shapiro & Assoc. Law</u>	<u>Deerfield, IL</u>	Email: <u>dshapiro@shapiroassociates.com</u>
Name: <u>John Gilbert</u>		Phone: <u>847-726-9434</u>
Company: <u>Evangelical UCC Church</u>	<u>25185 N Abby Glenn Dr</u> <u>Hawthorn Woods</u>	Email: <u>johng@jngilbert.com</u>
Name: <u>Martina Roche</u>	<u>2038 N Nicole Ln</u>	Phone: <u>847 630 1273</u>
Company: <u>Together for children</u>	<u>Round Lake Beach</u>	Email: <u>bestfriendsdc1@gmail.com</u>
Name: <u>Yadira Reyes</u>		Phone: <u>224 475 6521</u>
Company: <u>Charm Kids Home</u>	<u>933 Noel Dr. Mundelein</u>	Email: <u>reyes64y@gmail.com</u>
Name: <u>Bart Alif</u>		Phone:
Company:		Email:
Name: <u>Heriberto Gernach</u>	<u>1107 Lawrence Dr Mundelein</u>	Phone:
Company:		Email:
Name: <u>Virginia Aguilera</u>	<u>435 fairhew Ln Mundelein</u>	Phone: <u>224-806-9165</u>
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



Text Amendment Request

Petitioner: Yadira Reyes

Request: Amendment to Section 20.68.040 to increase the maximum number of children permitted in a home day care from 6 children from outside households to 16.*



Definition: *“a residential dwelling in which a permanent occupant of the dwelling provides care for up to **six (6)** children from outside households. The number counted includes the family’s natural or adopted children and all other persons under the age of twelve (12). “Child Day Care Home” does not include facilities that receive only children from a single household.”*

*The proposed text amendment solely increases the permitted number of children from six (6) to 16, without introducing any additional language changes or supplementary requirements.

Home Day Care Standards

Day care homes shall meet all federal, state and local requirements including, but not limited to, licensing, health, safety and building code requirements. In addition, the following criteria shall be required:

1. Adequate on-site drop-off zones, sidewalks and exterior lighting shall be provided.
2. The amount of traffic or noise to be generated shall not be excessive.
3. Open space and recreational areas shall be provided as required by the State of Illinois licensing requirements.
4. The day care home shall retain a residential character and the effect of the day care home shall not alter the residential character of the neighborhood.
5. The operation of the day care home shall not adversely impact surrounding properties.

Background

Vernon Hills

- Yadira Reyes, owner of Charm Kidz Home Daycare, Inc.
- Previously operated her home day care business in Vernon Hills.
 - In **violation** – caring for more than 6 children
 - Received temporary approval to operate with 12 children through June 15, 2025
 - Vernon Hills approved new ordinance allowing to care for up to 12 children through a **special use** permit. The new ordinance required further review of the following:
 - Drop-off and pick-up procedures
 - Proximity to other home day care facilities
 - Availability of outdoor play space
 - Additional fire safety inspections

Mundelein

- Ms. Reyes moved to Mundelein and was denied her request for the **12** children she currently cared for.
- Ms. Reyes organized a group of fellow home day care providers who shared similar concerns about the Village's zoning regulations. Many of the providers expressed the belief that Mundelein's current code is outdated and does not adequately support or reflect the needs of home day care operators.

The Village of Mundelein currently does not regulate home day cares. The Village limits the number of children to allow for DCFS to regulate and monitor home day cares.

Public Comments

No public comments, either in support of or opposition to this request, have been received since the application was submitted.

The legal notice was only published in the local newspaper.
Individual notices were not sent to surrounding property owners.

Department Comments

This request has **not** received support from any Village departments due to concerns related to building codes, safety, and a potential change in use.

Administration

1. The current limit of six (6) children in home day cares remains appropriate and should be held.
2. Additional **training** and certifications should be required.
3. Federal law mandates that child care programs meet minimum health and safety standards to operate legally.
4. A larger number of children require more indoor and outdoor **space**.



Building

Every address will need to be **inspected** and verified for code compliance.

933 Noel Dr.

- No permits for deck and patio mentioned
- Should consider installing a fence
- Need a very detailed layout of the basement (inspected by building and fire)
- Plans say that a stroller will be used on steps. Details of the steps will be required to safely use strollers.



Community Development

Use changes from residential to commercial.

- more traffic
- more noise



Fire

- It is difficult to put a hard number on the amount of people that will be in this home daily.
- There could be **more than 20 people** in less than 1,600 square-foot residence.
- DCFS standards require using the youngest child's age to determine staff/child ration when mixed-age groups are present.
 - Infants: 4:1
 - Toddlers: 5:1
 - Two-year-olds: 8:1

Group size and staffing must follow the strictest (youngest age) ratio **(4:1)**.

- Windows will need to be approved as a secondary means of egress.
- Residence will need to be **fully sprinkled**.



Police



PD **strongly** opposes any modification to the current ordinance and **disagrees** with the following claims made by the petitioner:

- *“The positive impact an expansion would have on the community.”*

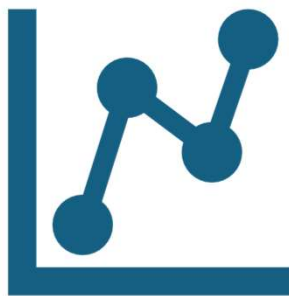
PD contends that the additional **noise and vehicular traffic** created by the expansion would **negatively** affect the residents in the neighborhood.

- *“Adding up to 10 additional children to the household affords a safe, educational, and nurturing environment for the children.”*

PD contends that the **size of the residence**, less than 1600 square feet, is **insufficient** to provide a safe and nurturing environment.

- *“Petitioner will be able to meet all of the terms outlined in the safety plan to adequately ensure the well-being, safety, and health of the children.”*

PD contends that even with additional staffing, the petitioner will **not be able to satisfy** all the terms outlined.



Analysis

Municipality	Permitted or Special Use/Conditional	Number Allowed	Additional Children	Add. Parking Requirement	Business License Needed?	Cost	Notes
Antioch	P and S/C	12	4				
Grayslake	S/C	5					
Gurnee	P	8					
Lake Villa	S/C	7		Loading Area none, but single family dwellings require 3 per unit (one more than VoM)			
Lake Zurich	P	8		2 per 1,000 sq ft of floor area	Y	\$70	
Libertyville	P and S/C	7	Y		Y		
Waukegan	P	8			Y		
Vernon Hills	P and S/C	6	Y				
Lake Bluff	P	6					
Long Grove	Only Centers	8+					
Village of Round Lake	P	set by DCFS			Y	\$50	Max 25% of gross floor area of dwelling unit
North Chicago	P and S/C	8	4		Y	\$200+	
Lindenhurst	P	set by DCFS		additional 1 space for any business vehicle			
Mundelein	P	6	N	N	N	\$0	

Staff has identified several concerns related to the proposed increase in the number of children permitted in home day cares. The primary concerns include:

1. Safety
2. Traffic
3. Noise

Safety

- State Fire Marshal conducts safety inspections at the time of the application and during the renewal process every three years. No inspections or oversight are conducted at the local level by the Village.
- Dwellings are to be maintained in “good repair.” The Village Building Department does not conduct any inspections and therefore cannot verify if the building is to Village Code.
- Assistance can be provided by individuals as young as 14 years of age and do not require training.

Traffic

- Business brings regular traffic and activity throughout the majority of the day. This may negatively affect the residential nature of the surrounding neighborhoods.
- It could provide less street parking available for the residents living in the area.
- Caring for 16 children requires at least 2 additional employees, which requires more daily parking spaces.
 - Not all dwellings have their own driveway. Some properties have shared driveways.

Noise

- Children playing naturally generate noise through talking, yelling, and other activities, potentially disrupting the quiet and residential character of the neighborhood.
 - An increase in the number of children may elevate overall noise levels.
 - Home day cares could be in a townhome or multi-family building.

Recommendation

- Administration, Building, Community Development, Fire, and Police are not in support of the proposed text amendment as presented.
- If the Planning and Zoning Commission is considering increasing the number of children allowed in a home day care, the Commissioners should direct staff to take on the Text Amendment with established parameters on the **number** of children allowed and regulatory conditions.

Code Change

Presented by Mundelein Home Day Care Providers



[This Photo](#) by Unknown Author is licensed under [CC BY](#)

Expansion Plan

In Mundelein, the growing demand for childcare has become an increasingly pressing challenge for families who struggle to find available and suitable spaces for their children's care.

Despite the population continuing to rise, the availability of childcare centers remain limited, leaving families with no viable options.

This creates significant distress on parents, who are often forced to seek alternatives that may not meet their expectations in terms of quality or accessibility.

The lack of sufficient childcare facilities is an urgent issue that impacts both the workforce stability of parents and the development and well-being of children in our community.

For this reason, at home childcare providers in Mundelein, are here to support families by offering an alternative that prioritizes high-quality care for children.

Unlike traditional childcare centers, which often have larger and more rigid groups, our programs consist of small groups that are designed to be more flexible and better suited to each family's specific needs.

We strive to create a more personalized environment where each child receives individualized attention, giving parents a peace of mind knowing their children are in a safe, stimulating and developmentally appropriate setting.

This more tailored and flexible approach makes it easier to accommodate families' schedules and specific requirements, providing a solution that better fits their lifestyle and daily needs.

Space for home childcare

We have a designated area within the home dedicated exclusively to childcare, ensuring a safe and appropriate environment for children's development

We strictly follow the protocols established by DCFS (Department of Children and Family Services) to ensure that each child receives the best care possible.

The spaces are organized and adapted to meet the children's needs, with age-appropriate and alphabetized areas. Additionally, we implement a structured daily routine, ensuring that children are always engaged in activities that promote their cognitive and physical development, while minimizing the risk of accidents.

We also have play areas designed to enhance their gross motor skills, providing a setting where children can actively explore and learn. Despite caring for up to 12 children, the quality of service remains unaffected, thanks to the presence of an assistant who provides continuous support, ensuring that each child receives timely attention with respect and affection.

Safety

We strictly follow the safety protocols established by the DCFS to ensure a safe and healthy environment for the children.

Every day, we conduct a routine check where we verify that hazardous products, such as cleaning supplies or medications, are not within children's reach.

We also make sure that evacuation areas are clear and that electrical outlets are covered, among many other safety measures.

Each of us has a detailed evacuation plan in case of a fire or tornado, and we conduct monthly drills to establish an efficient response in case of an emergency.

This proactive and organized approach allows us to always be prepared to act quickly, always ensuring the safety and well-being of the children.

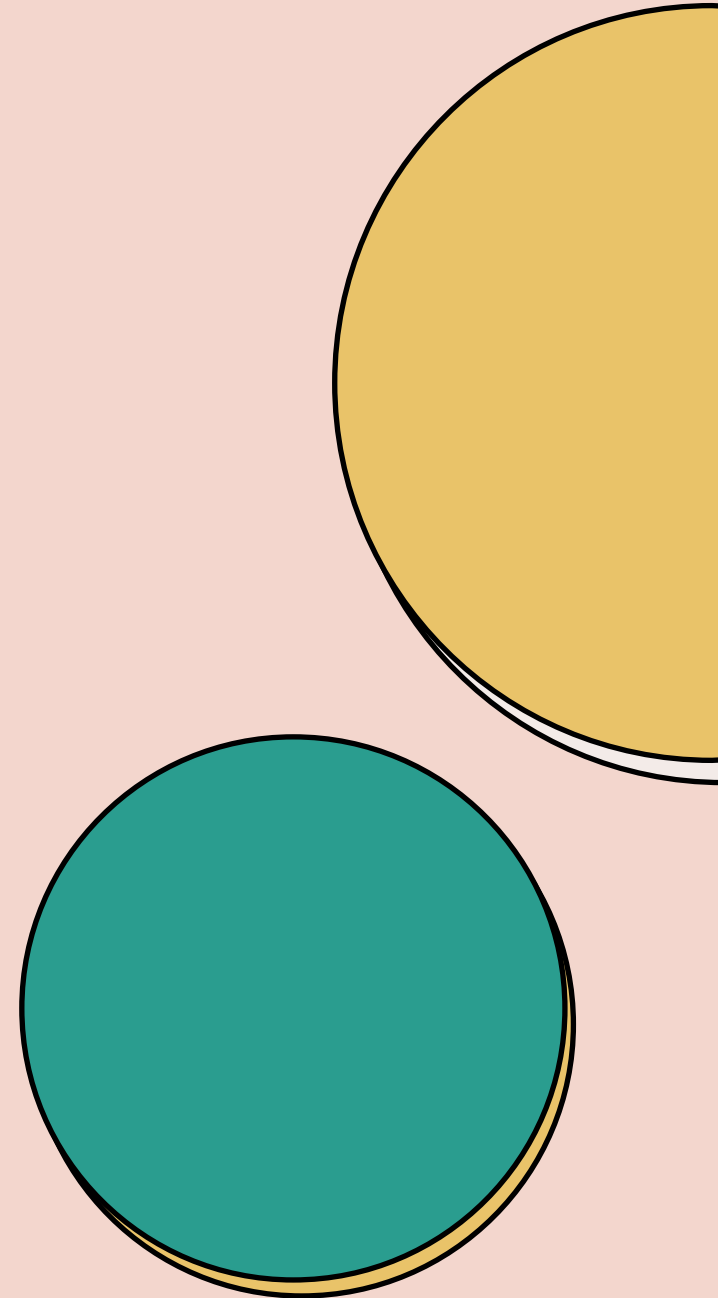
Health



Routine

Daily Schedule

6:00-7:30 AM	Free play
7:45-8:00 AM	School kids brush teeth, get ready for bus
8:00-8:15 AM	Breakfast
8:15-9:00 AM	Free Play, Clean Up, Brush Teeth
9:00-9:15 AM	Morning Meeting
9:15-10:30 AM	Guided Play, Learning Centers
10:30-11:30 AM	Outdoor Play
11:30-12:00 PM	Fine Motor Skills, Lunch Prep
12:00-12:30 PM	Lunch
12:30-1:00 PM	Potty/get mats out/read
1:00-3:00 PM	Quiet time/nap/ books
3:00-4:15 PM	Free Play
4:15-4:30 PM	Snack
4:30-6:00 PM	Free Play



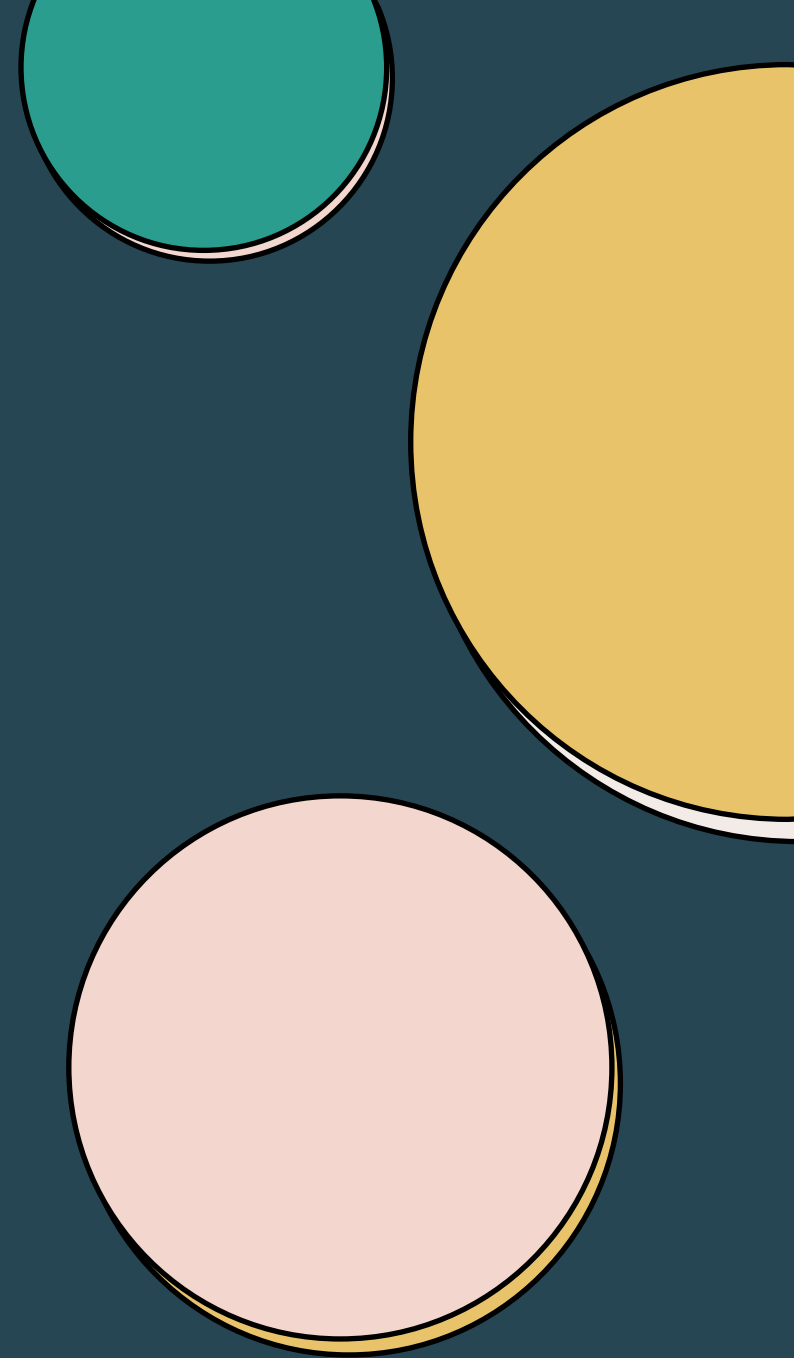
NUTRITION

Every day we make sure to serve healthy foods to help children in their growth and development, we participate in food programs and educational organizations that train and guide us to ensure we are offering nutritious and healthy meals and snacks.



Environment

We offer a safe and healthy learning environment daily. Here are some photos of the activities we offer in our programs



Sensory



Legos



Sand

Sensory play is a vital part of a child's development from birth through early childhood. It involves activities that stimulate the child's senses—touch, sight, sound, smell, and taste—helping them explore and make sense of the world around them.

Engaging in sensory play builds nerve connections in the brain's pathways, which supports a child's ability to complete more complex learning tasks. It also promotes the development of language skills, motor skills, and cognitive growth, while encouraging social interaction and creative exploration.

We incorporate sensory play into everyday routines to support the children's overall development, helping them grow into confident, capable learners.

Art

- Art is very important for children, as it has numerous benefits for their emotional, cognitive, social, and creative development and growth.
- Through art, we can also observe how children express their emotions nonverbally, while also stimulating their individual experiences.
- Our programs offer creative activities where children can develop their imagination and perception of the world around them.

Cutting,
Gluing,
Painting



Painting



Writing

Early childhood literacy is crucial for a child's development, laying the foundation for future academic and social success.

Writing enhances children's cognitive skills; help improve their communication skills and allow them to develop self-expression.

Language shaping cognitive abilities, enhancing communication skills, supporting social interactions, and contributing to better problem-solving.

The children in our programs partake in varies literature activities using different learning styles to provide the best experiences and outcomes

Reading



Reading supports children's imagination and understanding of the world. It enhances vocabulary, memory, concentration, and communication skills, boosting academic performance. It also fosters empathy and emotional expression by helping children better understand themselves and others. We provide early and age appropriate reading content and material to the children.

Math

Math helps children develop critical thinking and problem-solving skills, preparing them to handle more complex challenges as they progress in school.

We personalize each child's learning based on their current understanding in every subject area.

This ensures that the material is neither too difficult nor too easy, allowing each child to grow at their own pace and build the skills they need to succeed.

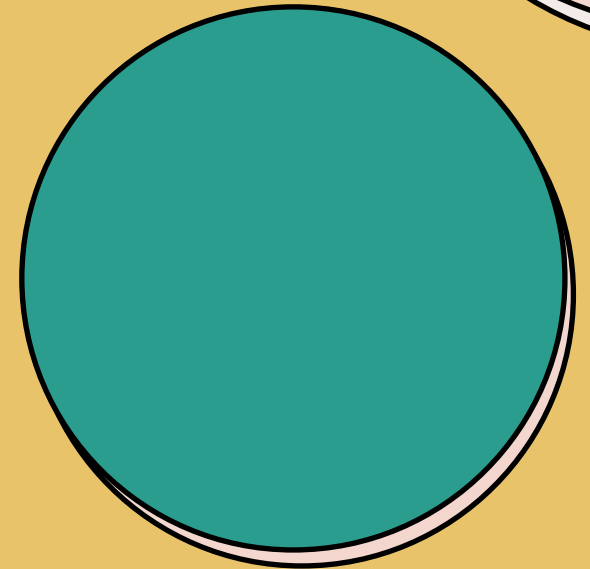


Science

Infants and toddlers naturally explore the world like scientists—through observation, curiosity, and investigation. They solve problems and communicate their findings through sounds, gestures, and expressions.

While this exploration comes naturally, adult support is essential.

We simply help deepen children's scientific understanding by engaging with them during discovery with activities and by providing the time, space, materials, and opportunities for exploration.



Manipulation and Motor Skills



- Our programs offer various early childhood activities for them to practice different skills to cultivate their foundational cognitive, social and physical development.
- Manipulation and motor skill early childhood education is critical to helping the children develop and establish:
- **Hand-Eye Coordination** – using hands to guide or throw objects accurately
- **Foot-Eye Coordination** – using feet to kick or move objects precisely
- **Manual Dexterity** – building strength and control in fingers and hands
- **Reaction & Timing** – knowing when to act or respond
- **Aiming Skills** – understanding how much force to use to hit a target
- **Directional Awareness** – recognizing and moving in different directions
- **Velocity Control** – adjusting speed and strength of movement for desired outcomes
- **Motor Planning** – sequencing body movements correctly to complete tasks
- **Teamwork** – building communication and cooperation with others
- **Brain Development** – forming neural connections that support academic learning

Drama



After explaining to you in this presentation some of the many activities we do in our childcare programs.

We want to tell you that these home childcare programs have been operating in Lake County Illinois for many years, and thanks to God and the work done with responsibility, dedication, and love, we have never had any problems with either the children or the families we work with.

On behalf of the childcare providers in the City of Mundelein and on behalf of the families who need our services, we ask that you please help us change the code that you have in this City and allow us to care for up to 16 children with the help of two assistants.

Thank you for your attention
and for this opportunity to
listen to us and we hope to
have good news from you.

FINDINGS OF FACT – TEXT AMENDMENT

CASE NUMBER	PZ2025-0023
PUBLIC HEARING DATE	June 18, 2025
TEXT AMENDMENT	Increase the maximum number of children permitted in a home day care from six (6) children from outside households to 16.
MOTION	Motion by J. Holden, second by S. Petti to approve the Findings of Fact for PZ2025-0023 to deny the text amendment to Section 20.68.040 regarding an increase in the maximum number of children permitted in a home day care from six (6) children from outside households to 16.
On June 18, 2025, the Planning and Zoning Commission voted 4 - 0 for denial of a text amendment to Section 20.68.040 regarding an increase in the maximum number of children permitted in a home day care from six (6) children from outside households to 16 as submitted with the findings of fact.	
<i>The Planning and Zoning Commission's recommendation and the Village Board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard; however, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board shall consider the following standards:</i>	
a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village;	
The Commission finds that the proposed amendment could impact the public health. Since the Village does not conduct its own inspections of home day cares, there is no Village mechanism to ensure that children are being cared for in facilities that meet local safety standards.	
b. The relative gain to the public, as compared to the hardship imposed upon the applicant;	
The increase in the number of children and employees has effectively raised awareness that standards need to be considered by the Village.	
c. The consistency of the proposed amendment with the Comprehensive Plan;	
The Commission finds that the proposed amendment does not support the intent of the Comprehensive Plan. Which is to preserve the residential character of the neighborhoods without standards in place.	
d. The consistency of the proposed amendment with the intent and general regulations of this ordinance;	
The Commission finds that the proposed amendment is not consistent with the intent and general regulations of the Zoning Ordinance. The Ordinance currently limits the number of children to six in order to promote the public health, safety, and welfare of both the children and surrounding residents.	
e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy;	
The Commission finds that the proposed amendment reflects a change in policy. However, additional revisions to the policy are necessary to further promote the public health, safety, and welfare of the Village.	
f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan;	
The Commission finds that the proposed amendment does not provide a more workable way to achieve the intent and purposes of the Zoning Ordinance. Simply increasing the number of children does not promote the health and well-being of the children, nor does it preserve the residential character of the neighborhood.	
g. The extent to which the proposed amendment creates nonconformities; and	
The Commission finds that the proposed amendment will not create any new nonconformities without standards.	
h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.	
The Commission finds that the proposed amendment is not consistent with the overall structure and organization of the Zoning Ordinance.	

FINDINGS OF FACT – 301 Townline Road – Driven Car Wash Materials

1. Special Use Amendment – Material Change

CASE NUMBER	PZC2025-0024
PUBLIC HEARING DATE	June 18, 2025
On June 18, 2025 the Planning and Zoning Commission voted 4-0 for approval to amend a Special Use Permit, Ordinance No. 22-11-53, regarding changes to materials for Driven Car Wash, 301 Townline Road.	
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.	
The proposed amendment to the Special Use to change the building material from Alucobond to EIFS 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.	
The proposed special use amendment is compatible with adjacent and nearby properties, as EIFS is used as either a secondary or primary material on both the adjacent Patriot's Plaza shopping center and the Garden Fresh shopping center across the street.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
The special use amendment is consistent with the spirit and intent of Village ordinances and land use policies, as the EIFS product is designed to mimic the original building material approved by the Village (Alucobond).	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The proposed special use amendment conforms to all other applicable regulations of its zoning district, minus the building material and any other relief already granted by the original special use ordinance.	



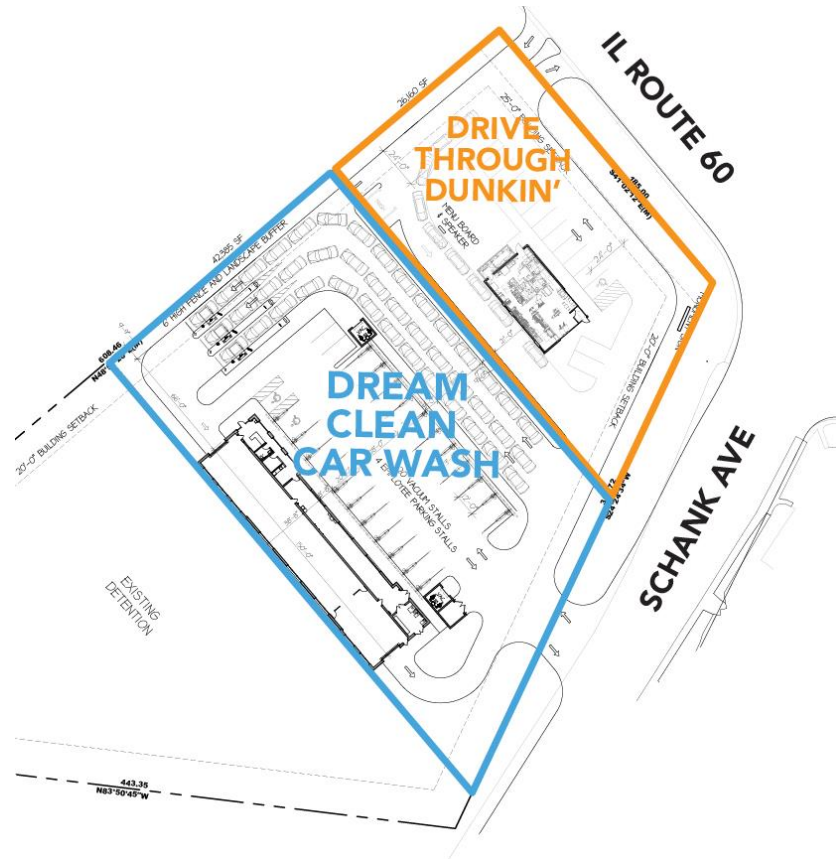
Dream Clean Car Wash and Dunkin'

Request to Amend the Sheldon Woods Planned Unit Development

Staff Presentation
PZ2025-0025
June 18, 2025

Background

- Applicant – Dream Clean Car Wash (DCCW Acquisitions, LLC)
- Proposes to partner with Dunkin' to build on a vacant parcel:





Zoning Request

- To amend the **Sheldon Woods Planned Unit Development (PUD)**.
- This property is Lot 193 of the Sheldon Woods subdivision.

What is a PUD?

- Custom zoning plan for a specific area, typically for unique projects that don't fit cleanly within the code.
- Sets rules for how the land can be used (in addition to or with deviations from the standard Municipal Code).
- PUD's are approved by ordinance and negate the need for individual variations that would normally be required.
- Example: Grand Dominion / Del Webb

ORDINANCE NO. 21-05-35

AN ORDINANCE APPROVING AN AMENDMENT TO THE FINAL PLANNED UNIT DEVELOPMENT (SHELDON WOODS - FINAL PUD)

WHEREAS, The Village of Mundelein, Lake County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, a written petition, submitted to the Village by The Pulte Home Company, LLC, A Michigan Limited Liability Company, the contract purchaser and developer (the "Developer") and ATG Trust Company as Successor (Trustee to Northern Trust Bank Lake Forest, as Trustee under Trust Agreement dated August 26, 1983 and known as Trust No. 6978) with an address of 1 S. Wacker Drive #2400, Chicago, Illinois 60606, the current owner of record of certain property comprised of 98.78 acres legally described in **Exhibit A** to this Ordinance (the "Subject Property") requesting an amendment to the planned unit development for the Subject Property ; and

WHEREAS, the Developer is the contract purchaser of a portion of the Subject Property and is seeking to develop a portion of the Subject Property (approximately 97 acres) as residential, said portion being legally described in **Exhibit B** ("Residential Area") while the Owner is retaining ownership of approximately 2.92 acres ("Commercial Area"); and

WHEREAS, a planned unit development was previously approved for the Subject Property under Ordinance No. 07-07-46 (Ordinance Approving Development Concept Plan and Special Use Permit for Planned Unit Development/Mundelein Town Center) and Ordinance No. 08-02-10 (Ordinance Approving Final Plan for Planned Unit Development/Mundelein Town Center).

WHEREAS, The Village of Mundelein (the "VILLAGE") has approved a resolution approving an



- Prior to Sheldon Woods, **whole area was under common ownership** (“McLaughlin Property”)
- **PUD was created in 2008** for a shopping center that did not come to fruition.
- In 2020, **Pulte Homes amended that PUD** to provide for Sheldon Woods.
- Per the PUD, the **property owner retained the subject property for future commercial use.**
- Still remains within that same PUD area as “Lot 193”.

SECTION II: Ordinance Nos. 07-07-46 and 08-02-10 are hereby amended such that its provisions shall no longer apply or be effective relative to the Residential Property. With regards to the remaining Commercial Area, excluding the Residential Area, prior to, and as a condition to development, any owner of record of the Commercial Area shall be required to submit a new preliminary and final plan, per the Village's Municipal Code, insofar as the development plans approved in Ordinances 07-07-46 and 08-02-10 are no longer applicable to the Commercial Area or otherwise in effect. In no event shall Video Gaming be allowed on the Commercial Area.

SECTION III: This Ordinance shall be repealed automatically, with no further action necessary by the Village Board, if Developer or its assign fails to acquire title to a portion of the Residential Area by November 22, 2021.



Front Elevation



Right Elevation



Applicant has Submitted:

- Zoning application
- Narrative
- Standards for Granting a Planned Unit Development
- Standards for Granting a Special Use (Car Wash is ordinarily a Special Use)
- Plat of Survey
- Site plans
- Civil plans
- Renderings
- Architectural elevations
- Signage plan
- Traffic Impact Study
- Sound Impact Study

Staff recommends two conditions:

1. No video gaming shall be permitted on the subject property.
2. The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until:
 - a) Foundation construction or vertical construction of the Dunkin' building has commenced; and
 - b) The applicant provides sufficient evidence that Dunkin' has committed to occupying the site, such as an executed purchase or lease agreement, subject to the review and approval of the Village Administrator.

Questions for Staff?
Next: Petitioner's Presentation



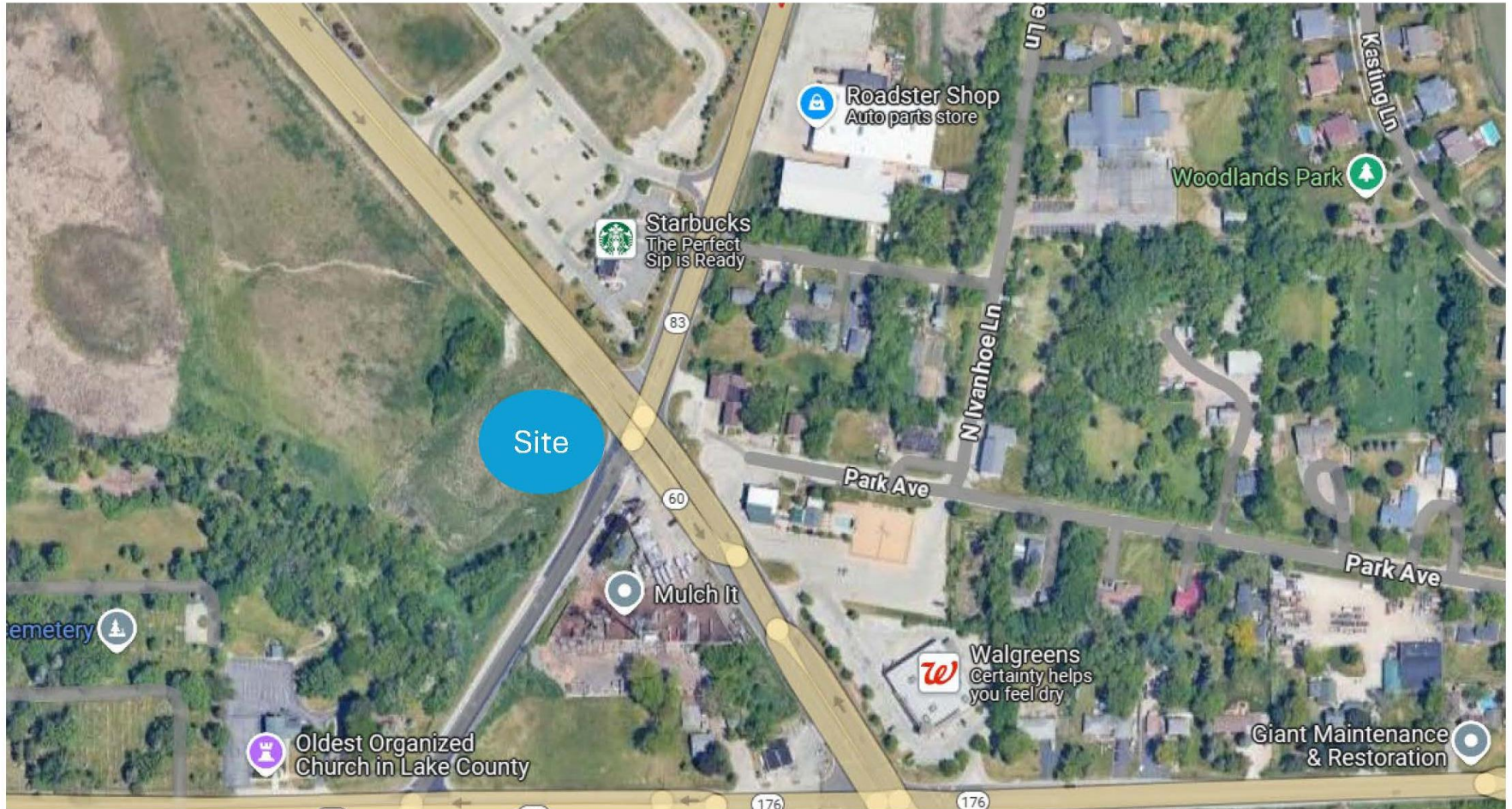
Mundelein – Dream Clean & Dunkin Donuts

6/16/2025

Aerial

DUNKIN'

DREAM CLEAN
CAR WASH



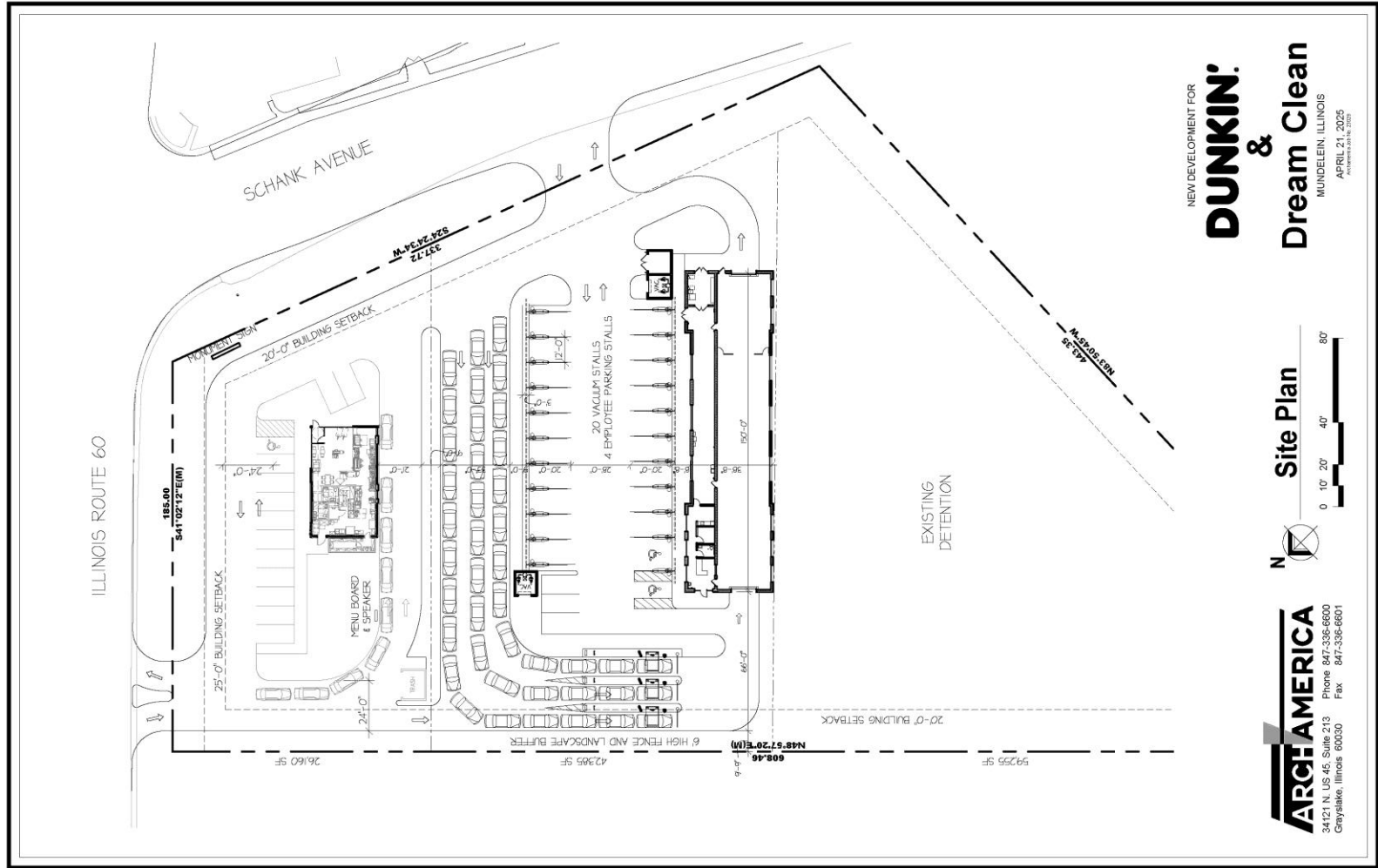
DREAM CLEAN
CAR WASH



Site Plan

DUNKIN'

DREAM CLEAN
CAR WASH



DREAM CLEAN
CAR WASH



Renderings



Renderings



DREAM CLEAN
CAR WASH

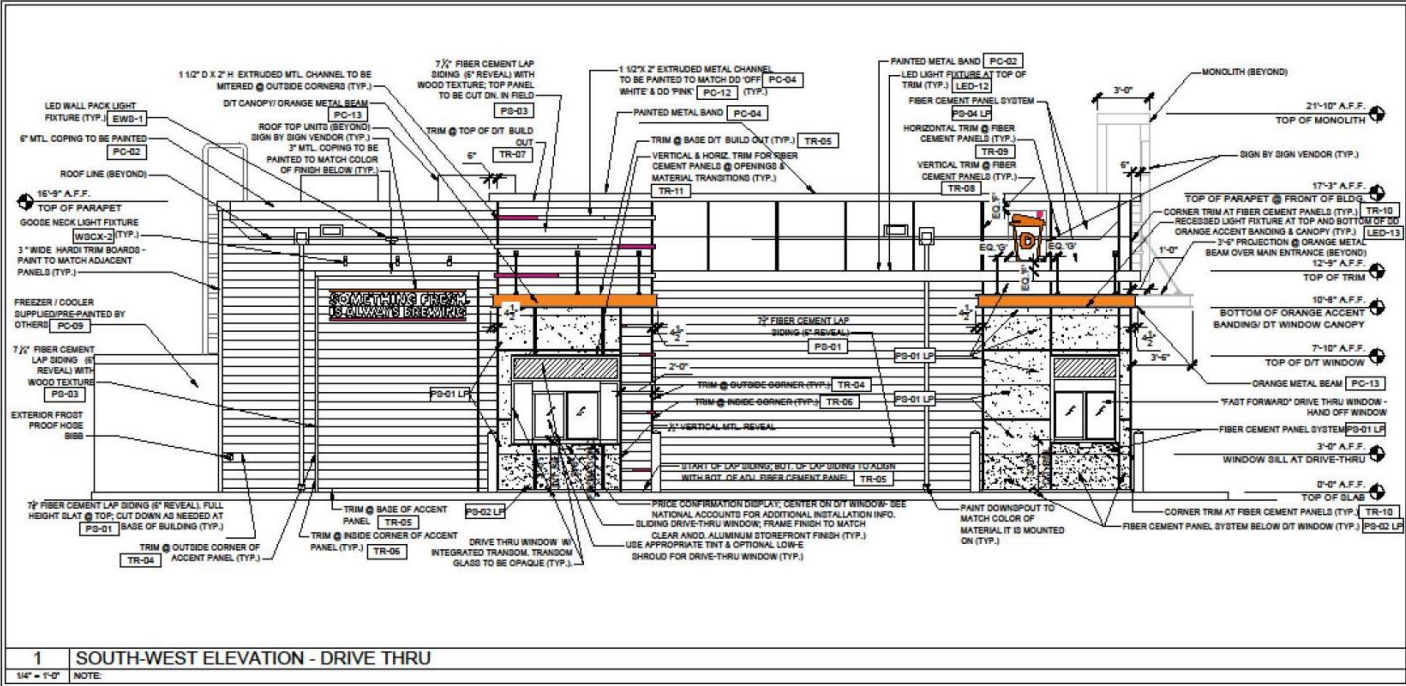


Elevations



CONFIDENTIAL AND PROPRIETARY

Exterior Elevation



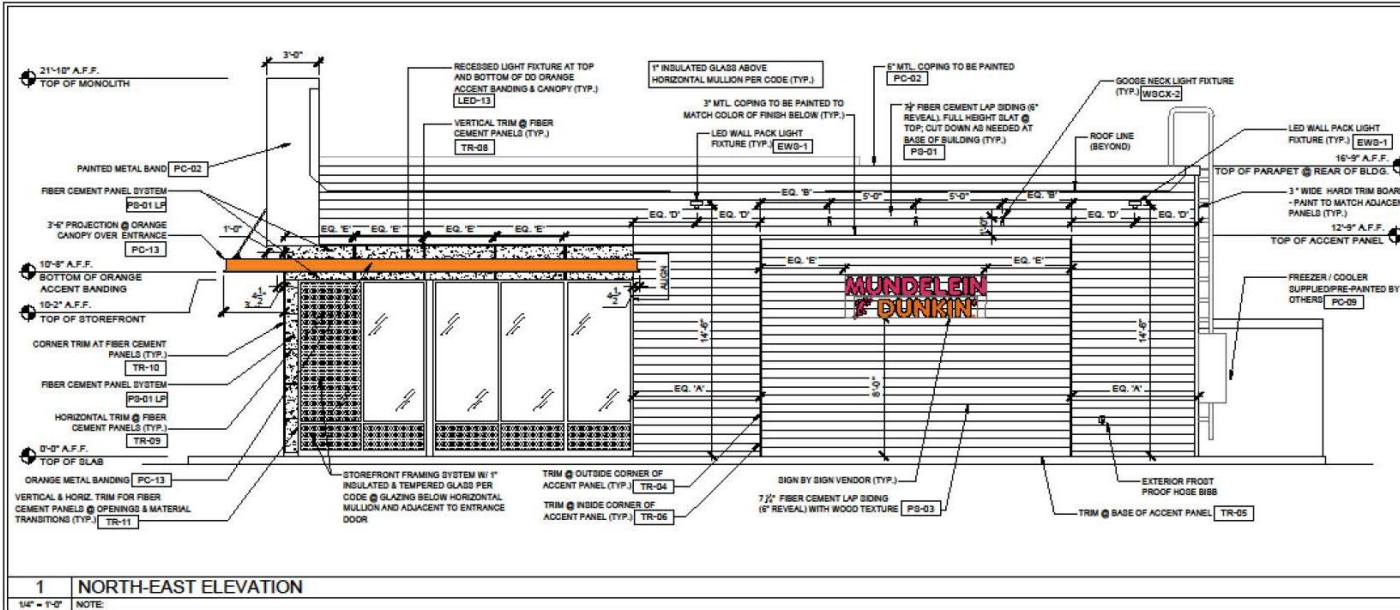
ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE
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PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT
BE REPRODUCED, COPIED OR REPRODUCED WITHOUT
PERMISSION AND EXPRESS WRITTEN CONSENT OF
MRV ARCHITECTS

DUNKIN' - COOL PALETTE
NWC ROUTE 60 AND ROUTE 83,
MUNDELEIN, IL - 60060

PC#

Exterior Elevation

DUNKIN'



DUNKIN'

MRV
ARCHITECTS, INC.
300 N. LAKE STREET, SUITE 200
MUNDELEIN, IL 60060

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE. THEREFORE, ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REPRODUCED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS.

DUNKIN' - COOL PALETTE
NWC ROUTE 60 AND ROUTE 83,
MUNDELEIN, IL - 60060

PC#

Material & Finishes



Front Elevation

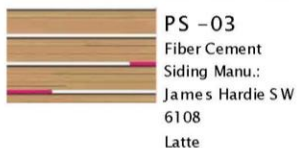


Right Elevation



WCB Component

C. EX - 01



Brand Component

D. Pink Brand Component

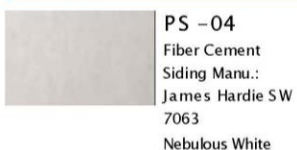


E. Orange Brand Component



White Component

F. EX - 01



F1. EX - 02



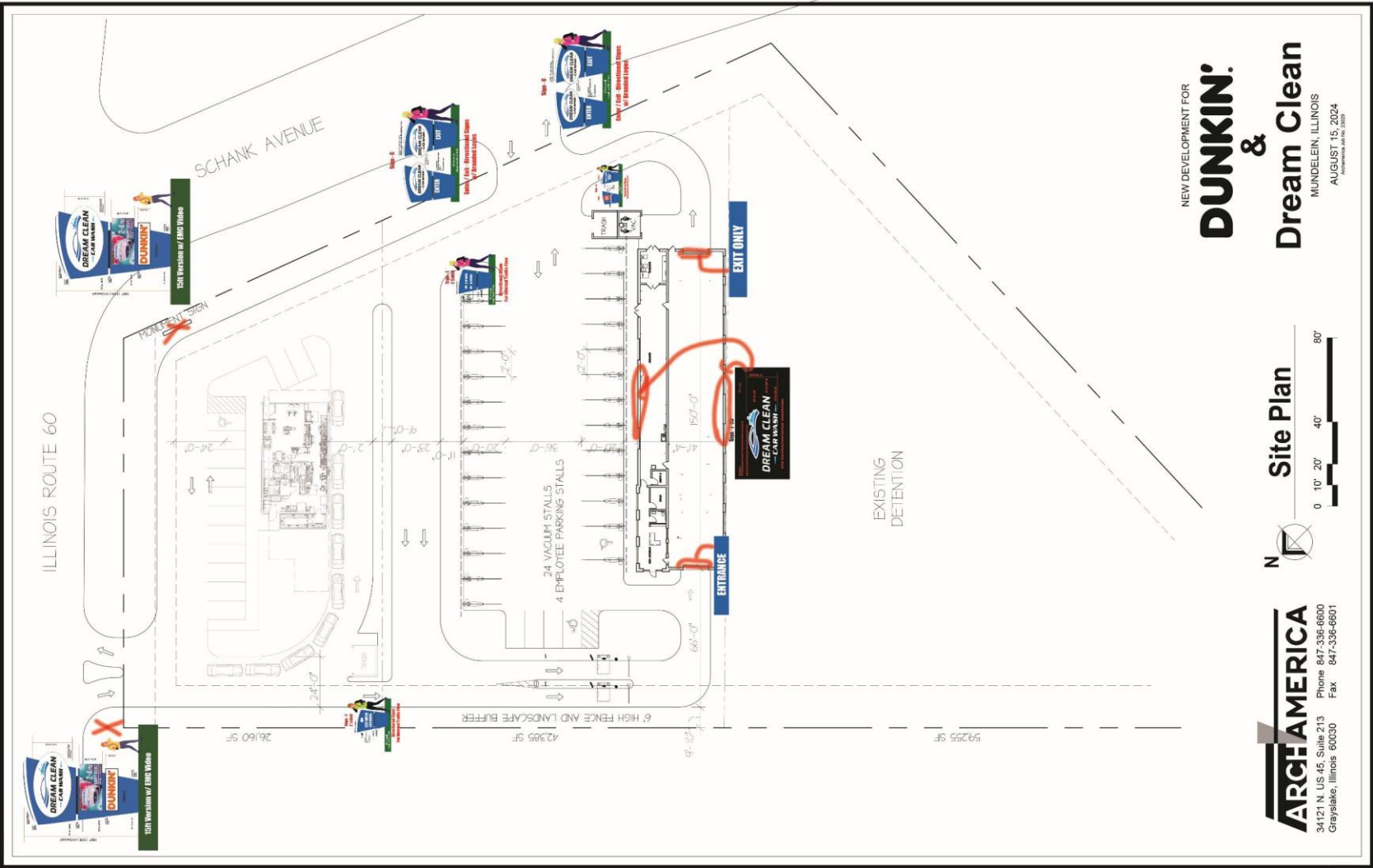
F2. EX - 03



F4. EX - 05



Site Plan



NEW DEVELOPMENT FOR
DUNKIN' & Dream Clean
MUNDELEIN, ILLINOIS
AUGUST 15, 2024
ARCHAMERICA INC. 00000

ARCHAMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 817-336-6600
Fax 817-336-6601

DREAM CLEAN
CAR WASH

CONFIDENTIAL AND PROPRIETARY

Canopy - Pay Station



_____ Client Signature	_____ Client Print Name	_____ Date	☐ Artwork is APPROVED Proceed with order	☐ Make Changes & send NEW Proof	☐ Make Changes & Proceed with order
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SIGN - K

Custom Awning Canopy Fabrication

**Please note, all pricing on all fabricated materials & signage subject to increase due to upcoming Government Tariffs, March 1st pending. Any jobs currently with signed contracts and deposit already paid, we will honor that previous pricing.

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.

IMPORTANT! PLEASE READ: OUR PROOF & PRODUCTION POLICY All Work is to be done as provided. Not the best representation for the actual product. Before doing, we will honor that previous pricing.	
We warrant our products to be free of defects in materials and workmanship for a period of 12 months from the date of installation. This warranty is void if the product is damaged by fire, flood, or other causes not under our control. We warrant our products to be free of defects in materials and workmanship for a period of 12 months from the date of installation. This warranty is void if the product is damaged by fire, flood, or other causes not under our control.	

Job Name: Canopy - Pay Station		Contact: Tim/Mitch	
Location: 60-83 mundlien IL			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 5-23-25	Manufacturer: IC Signs & Graphics Inc.	Underwriters Laboratories	Drawing #: Pending

iC Signs & Graphics
"Your Eye For Creative Sign Solutions"

417 Sheridan Rd. Highwood, IL 60040

P: 708.669.7177

E: Cory@icsignsinc.com

W: icsignsinc.com

DREAM CLEAN
CAR WASH



DREAM CLEAN
CAR WASH

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Building Plans



Client Signature _____ Client Print Name _____ Date _____

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



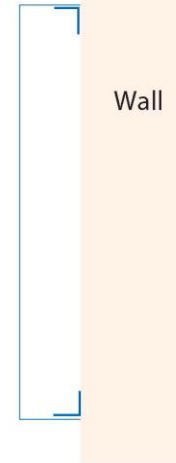
REFERENCE IMAGE OF ANOTHER LOCATION
FOR SIGNAGE TYPES STYLE

2" Deep Shoebox Pans Painted w/ Reflective Vinyl Faces
18" H x 96" W - NON LIT



Mounted w/ Angle Iron
non Lit Alum Fabricated Pans
w/ Reflective vinyl on Face

2" Deep



Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.



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417 Sheridan Rd. Highwood, IL 60040

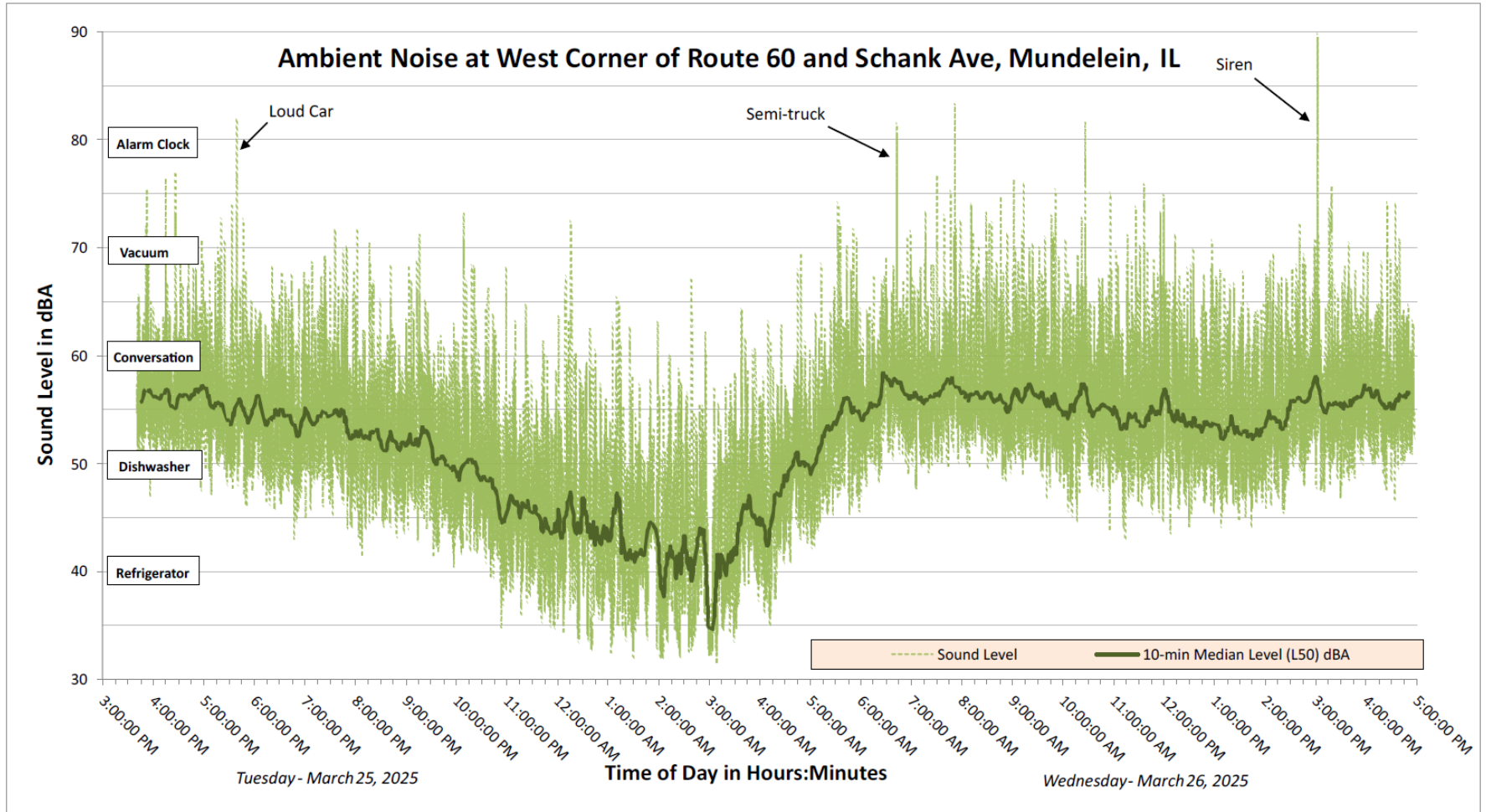
P: 708.669.7177

E: Cory@icsignsinc.com

W: icsignsinc.com

Job Name: Building Pans		Contact: Tim
Location: 60-83 mundelin IL		
Design By: CH	Survey By: CLH	Sales Person: CLH
Date: 5-23-25	Manufacturer: iC Signs & Graphics Inc.	Drawing #: pending

Sound Study



FINDINGS OF FACT – Dream Clean Car Wash and Dunkin’
1. PUD Amendment

CASE NUMBER	PZC2025-0025
PUBLIC HEARING DATE	June 18, 2025
On June 18, 2025 the Planning and Zoning Commission voted 4-0 to recommend approval of an amendment to the Final Planned Unit Development for Sheldon Woods to include the proposed car wash and drive-through restaurant on Lot 193 of the Sheldon Woods Subdivision (0 IL Route 60 or PIN: 10-22-205-030).	
(1) The entire property proposed for the planned unit development shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners of all tracts.	
The Sheldon Woods Planned Unit Development was developed under single-ownership with the exception of the “Commercial Area”, the subject of this amendment application. The PUD specifically provided for the development of this parcel for commercial purposes and that it would be retained by the original owner. The PUD ordinance required that any preliminary and final plan for this parcel return for approval.	
(2) The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.	
The applicant has demonstrated that the proposed commercial development is on a property sufficiently sized for the proposed buildings, parking, and stormwater.	
(3) All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall stipulate that they may not be modified, removed, or released without the express consent of the Village Board and that they may be enforced by future landowners within the proposed development.	
If covenants, deed restrictions, easements, or other restrictions are recorded against this property, the applicant will include said language.	
(4) The applicant may be required to submit a proposed development agreement as part of the planned unit development application. As part of the planned unit development approval, the Village must approve the development agreement.	
The applicant will not be required to submit a development agreement. There are no public improvements or residences proposed on the subject property.	
(5) Any area of a planned unit development not used for structures, streets, or parking lots shall be landscaped. The perimeter of the planned unit development shall be designed to ensure compatibility with uses surrounding the planned unit development by including uses within the planned unit development that are compatible with such surrounding uses, including setbacks, screening, or natural or man-made buffers within such perimeter.	
The applicant’s site plan features a landscaping buffer around the perimeter of the site, as well as a 6-foot fence to create a natural sound and environmental cushion.	
(6) Private streets are prohibited unless expressly approved by the Village Board. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners’ association meeting the requirements set forth in this section.	
No private streets are proposed – only driveways to service the commercial development.	

(7) Whenever the Village Board determines that development of a planned unit development will create a need for land for public purposes of the Village within the proposed planned unit development, the Village Board may require that such land be designated and dedicated to the Village for such use. In addition, the Village Board may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions of developments of land have been met with respect to the proposed planned unit development.

It is not anticipated that the proposed commercial development will create any need for land for public purposes.

(8) Thirty percent of the area of a residential-only planned unit development is required to be set aside and maintained as common open space. This thirty percent shall be calculated based on the net area of the site, which is the total area of a site available for development, excluding street rights-of-way and other publicly dedicated improvements, excluding public rights-of-way. The location of common open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure or recreational uses for which such open space is intended.

a. The following uses shall be considered common open space:

- i. Parks and playgrounds, including skate parks and dog parks.**
- ii. Indoor or outdoor active recreation facilities, including basketball courts, ball fields, swimming pools and tennis courts.**
- iii. Jogging trails, bike trails and fitness courses.**
- iv. Nature preserves, bird sanctuaries, natural water features and similar conservation areas.**
- v. Detention/retention ponds may be counted toward common open space but must be accessible to the public via nature trails, boardwalks, and/or perimeter walkways, and they must be designed as natural water features and landscaped with native vegetation. Detention/retention ponds may only count toward twelve percent of the common open space area requirement.**

b. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The safeguards must be perpetual and must run with the land. Such safeguards may be released, but only with the express written consent of the Village Board.

c. The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the Village.

d. When the requirements of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

- i. The by-laws and rules of the association and all declarations, covenants, and**

	restrictions to be recorded must be included as part of the final plan prior to the final plan becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this chapter. ii. The association must be established and all covenants and restrictions must be recorded prior to the sale or lease of any property within the area of the planned unit development designated to have the use of the proposed open space or improvements. iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it. iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements. v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes. vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds of the members voting on the issue. vii. The village must be given the right to enforce the declarations, covenants and restrictions. viii. The village must be given the right, after ten days written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member for the cost of such maintenance and work. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.
	The Planned Unit Development as a whole meets all open space requirements above, as the developer of the majority of the site (Pulte Homes) dedicated a large parcel of land to the Mundelein Park and Recreation District and also created a small playground and association to address common area maintenance.
	(9) Planned unit developments shall not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.
	The development of the applicant's commercial project will not be removing any natural environmental assets. The lowermost portion of the property will remain undeveloped to allow for the continued use of the existing water detention area.
	(10) The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant shall be responsible for the cost and installation of additional traffic controls and regulating devices that are required.
	The site will be accessible to Illinois Route 60 and Schank Avenue; the applicant has provided a traffic study demonstrating sufficient roadway capacity to support the development.
	(11) The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for maximum pedestrian safety.
	Adequate and safe walkways connecting customers from parking to the building entrances have been provided.

(12) All planned unit developments shall provide for underground installation of utilities, including electricity, cable and telephone. Provisions shall be made for acceptable design and construction of storm sewer facilities and appropriate storm retention and detention devices. The construction and maintenance of all utilities, roadways, parking facilities and other site improvements shall be in accordance with the requirements of this title and other regulations of the village.

All necessary utilities will be provided as part of the development.