

**Planning and Zoning Commission Meeting
Minutes**

July 16, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on July 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

Chair Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, T. Roswick, K. Teehan, T. Wilson

ABSENT: S. Petti

Village Attendance

PRESENT: Director of Community Development A. Orenchuk, Senior Planner C. Malec, Senior Planner I. Guadarrama, and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from June 18, 2025

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PUBLIC HEARING - PZ2025-0022 - 900 Tower Road

Open Public Hearing

J. Holden moved, seconded by K. Anderson a **Motion** to Open Public Hearing PZ2025-0022

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama gave the attached presentation and gave an overview of the business.

Commissioner K. Garesche inquired to the process of car delivery.

Petitioner Presentation

The petitioner, Andy Samovsky was sworn in. Mr. Samovsky stated that the business is currently located out of Bensonville, but is attempting to relocate to Mundelein. The premise of the business is to purchase damaged cars, repair them, and sell them exclusively online. Their repairs are not open to the general public.

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

T. Wilson felt that this was a good location for this type of business.

K. Anderson asked as to how the storage of vehicles would be handled. Petitioner replied that the cars would be stored either inside or within a fenced yard. There is no intention to use the parking lot for storage of vehicles.

J. Holden asked about the average length of time required to repair vehicles for sale. Petitioner stated that the average length of repair would be around 30 days and that a vehicle could be sold anywhere from 5 days to 3 months or more from repair date.

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of a variance request from Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration within the M-1 General Manufacturing zoning district at 900 Tower Road included following conditions and approving the Findings of Fact as presented.

- No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- A building permit shall be obtained for any new signage or enhancements to the property.
- A business registration shall be obtained from the Village of Mundelein.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ2025-

0022

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0020 - SW Corner of Route 83 and Winchester Road Map Amendment

Open Public Hearing

K. Anderson moved, seconded by J. Holden a **Motion** to open Public Hearing PZ2025-0020

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama began giving an overview of the property located at the SW Corner of Route 83 and Winchester Road. During this presentation, it became apparent that both public hearings PZ2025-0020 and PZ2025-0021 should be opened and discussed simultaneously.

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Open Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to Open Public Hearing PZ2025-0021

RESULT:	Passed [Yes 6, No 0, Abstained 0]
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MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama reviewed the attached PowerPoint presentation and gave an overview of the case.

Petitioner Presentation

Russ Whittaker, attorney on behalf of Pulte Homes was sworn in. Mr. Whittaker presented the attached PowerPoint and spoke of the history of Pulte homes, the Mundelein Comprehensive Plan, as well as the Lake County housing analysis showing a large deficit in available housing. He reviewed the Sheldon Woods development and gave a site overview of the proposed new development location.

Chairman T. Roswick asked if the proposed park would be a public park. He also asked if this would be a phased development. Mr. Whittaker stated that they have already reached out to the Mundelein Parks and Rec district and intend for this to be a public park. They intend this development to be a single-phase build.

K. Garesche asked if the homes would have basement or slab foundations. Mr. Whittaker stated that they would all have basements.

K. Anderson asked if the houses backing up to Route 83 could be made key lots with upgraded landscaping to enhance the look of the subdivision from the right of way. Mr. Whittaker stated that there is a plan to make a public space between the lots and Route 83 to improve the view from Route 83.

K. Teehan shared concerns with there being a single entrance point to the subdivision and asked if there could be secondary access point. Mr. Whittaker stated that IDOT is resistant to multiple entrances. Community Development Director, Amanda Orenchuk mirrored this statement that IDOT is resistant to multiple access points to subdivisions on their roads.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Doug Hoselton of 29538 N Illinois Route 83 was sworn in. Mr. Hoselton stated he would

not like R-3 zoning to the parcel located to the West of his property. He also added that he had concerns regarding added traffic along Route 83.

Shelley Hoselton of 29538 N Illinois Route 83 was sworn in. Mrs. Hoselton also did not approve of the R-3 zoning to the west parcel and had concerns with the wildlife that currently inhabits the area. She asked if there are plans for this west parcel to be developed since they are asking for R-3 zoning. She also inquired as to if the residences next to these annexations would be forced to annex in.

I. Guadarrama stated that there are no plans currently to develop the western parcel. A. Orenchuk stated that the Village is not forcing the annexation of these parcels. The petitioners are doing it voluntarily. She also added that the western lot in particular has a significant amount of wetlands that would be challenging for wall to wall development.

Commissioner K. Garesche also added that the annexation for the western parcel is being done to create a link to allow for the triangular parcel along Winchester Road to be annexed in.

Mr. Whittaker stated that they are satisfying the legal requirement and any existing wetlands are governed by Lake County.

Pete Soznovero of 29516 N Illinois Route 83 was sworn in. Mr. Soznovero would like to see how the small parcel south of their properties would be annexed in.

Ms. Hoselton further asked what financial benefits the western property has to being annexed into the Village.

Jim Morton of 29530 N IL Route 83 was sworn in. Mr. Morton expressed concern with the western annexation parcel and why it would be zoned R-3 which allows for more dense residential development than R-1. Mr. Morton further inquired about the requested exemption to the tree removal requirement.

Mr. Whittaker spoke on the requested tree exemption. Pulte is keeping 71% of the trees on site. The majority of the trees being removed are non-viable.

Chairman T. Roswick asked staff if there were any other public commentary received prior to the meeting. Senior Planner, I. Guadarrama stated there were no concerns received, but staff had clarified to some residents about the parcels being requested to be annexed.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioner K. Anderson asked if someone from Pulte would be available to elaborate on the financial analysis and the cost benefit analysis to the Village.

Matt Broley of Pulte was sworn in. He stated that at completed buildout, the Pulte development is projected to provide \$756,000 in tax benefits annually to the Village.

Senior Planner I. Guadarrama stated that annexing of the parcels is not required to be accepted by the Village. The commission can reflect on if this product being proposed by Pulte would be acceptable by the Village. Chairman T. Roswick expanded further asking the commission to reflect on if they are pleased with the product, or if they would like to request something higher end from Pulte. Chairman Roswick also gave examples of higher end developments by Pulte provided in surrounding communities.

Commissioner T. Wilson expressed concerns with housing affordability if a higher end product is requested. Mr. Broley stated that the Sheldon Woods average cost of homes was in the \$587,000 - \$675,000 range. With the projected designs as is, this new development would push up the price point to be \$50,000 more than the Sheldon Woods development.

Commissioner J. Holden reflected on the location of the parcel being a gateway to the community. She inquired as to if Pulte may be open to improving the landscaping on the corner by Winchester Road.

Chairman T. Roswick requested to give staff flexibility to refine the designs of the elevations.

Commissioner K. Garesche expressed concerns with annexing the western parcel at R-3 zoning.

Commissioner J. Holden stated that she would like more time to reflect on the quality of the product. Commissioner K. Garesche agreed and Commissioner K. Teehan stated that he felt it was a good overall product and would like more time to review.

Continue Public Hearing

K. Teehan moved, seconded by K. Garesche, a **Motion** to continue Public Hearings PZ2025-0020 and PZ2025-0021 to the August 6, 2025 Planning and Zoning Commission Meeting held at 7PM at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Garesche

AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0027 - Text Amendments – Various Topics

Open Public Hearing

J. Holden moved, seconded by K. Garesche a **Motion** to Open Public Hearing PZ2025-0027

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Car Washes

Staff Presentation

Senior Planner C. Malec and Director of Community Development A. Orenchuk reviewed the attached PowerPoint and reviewed the history of the proposed text amendment changes. There are text amendments being proposed for Car Washes located in the downtown, Murals, and Truck Stops.

A. Orenchuk stated that there is a sizable backlog of text amendments that are in need of being addressed. The Village plan is to roll them out in small amounts to review. The idea is to discuss them with the Plan Commission before staff works on the final language for approval.

There have been numerous car wash requests that have come forward in recent years. Car Washes are currently listed as special uses. The Village has been working on de-industrializing the downtown and the current thought is reviewing the walkability of the downtown area and how car washes may contribute or detract from this focus. The text amendment proposal is to remove them as a use in the downtown. Staff compared the zoning ordinances of 30 local communities.

C. Malec stated that Village legal has stated that special uses by nature acknowledge

that the use is allowed. Denying a special use would be tricky as the code acknowledges that it is allowed in the zoning district.

Public Commentary

Chairman T. Roswick opened the floor to public commentary

Lawrence Freedman representing Dream Clean Car Wash was sworn in. He stated that the zoning ordinance as it is written is a special use in the commercial zoning districts. This allows car washes to be allowed at a specific location upon meeting the standards. The zoning commission would still be able to propose any conditions they see fit when the item is allowed as a special use.

Chairman T. Roswick closed the floor to public commentary

Commission Discussion

K. Garesche stated that there are plenty of fine carwashes available. Limiting future car washes would not be a detriment to the Village.

The commissioners agreed to move towards not allowing car washes in the downtown area.

J. Holden inquired if there could be more specific language to allow for less variation in applications.

Murals

Staff Presentation

C. Malec reviewed the history of murals within the Village. The mural regulations were first established in 2018 and were allowed as a special use in the Downtown Zoning District only. At the time it was an experimental pilot program in a small controlled area before allowing to be throughout the Village. There have been 3 murals installed so far, and there have been no complaints to date. The first proposed change in this text amendment is to allow for the expansion in allowed districts.

The proposed change in the text amendment is to create a streamlined approval process. The idea is to keep the larger murals as a special use, and smaller (under 100 square feet) murals would only need a building permit. It is the intent to steer clear of judging the content of murals.

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

T. Roswick asked if there would be a concern that something could be constructed that would be offensive. C. Malec stated that there are limits to free speech. The exceptions would be things like threats, something inappropriate. K. Garesche is that freedom of speech has subjective standards and would hate if this was opened to all commercial buildings and what someone finds artful, others would find offensive.

A. Orenchuk stated that the murals would only be allowed in business districts and would not be allowed in residential.

T. Roswick asked about the cost of a permit for a small mural. A. Orenchuk stated that a sign permit is \$75, so the small murals would likely be under \$100. C. Malec further reviewed the requirements for a mural to go through the special use process and the boundaries to businesses that have expressed interest. He further asked if criteria can be changed at a later date.

K. Teehan asked if there could be criteria for proof of funds to finalize mural so that it does not leave room for half completed murals. Also, would this be solely vertical murals? Or would murals on sidewalks be acceptable?

Truck Stops

Staff Presentation

C. Malec stated that staff is not proposing to allow truck stops. The State of Illinois permits gaming terminals within truck stops and not gas stations in their gaming legislation. Concerns have been brought up asking if gas stations can purchase available land to meet the requirement to classify as a truck stop. There has been some public confusion that gas stations could possibly pursue this as a technicality. The Village Board has the authority to deny video gaming licensing regardless of whether they are eligible with the State of Illinois. The Mundelein Village Board has had a long history of not supporting video gaming at gas stations within the Village. Staff would like to make it clear in the code that truck stops are not permitted in any districts.

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

The commission discussed the possible definitions of what would classify a truck stop. Possibilities of truck fueling stations, dedicated parking, shower facilities, and restaurant facilities.

Commissioner K. Garesche asked if we could add location language to restrict from residential.

T. Wilson stated that the definition may want to include both intrastate licensing that does not need a medical card and interstate licensing that does require medical. There are probably half a dozen stations within the Village that allow truck fueling without being a truck stop. We would not want to halter the current gas stations from allowing the fueling of trucks in general.

Incubator Programs

Staff Presentation

A. Orenchuk stated that more research is needed to fully move forward with this item - but the Archer Business Center and other locations have potential for providing business incubator programs. The Village does not have a good definition or use category for this. We would want some control to prevent full-scale manufacturing type business, but have the flexibility to allow for something more on the industrial side.

C. Malec added that this would be distinctly different from a manufacturing facility that would be permitted in our industrial districts as the idea is that the incubator use would be allowed in more districts than just industrial. The intent is for these incubators to be on a small scale.

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

T. Roswick asked if research of other local municipality's codes on incubators was completed. A. Orenchuk stated that research on this had not yet been completed.

K. Anderson asked if this is similar to what Lake County did with the Lowes in Gurnee. A. Orenchuk confirmed that is a similar project, but a closer use is the mHUB.

Use Variations

Staff Presentation

C. Malec stated that staff wanted to discuss the process of use variations within our code. The Village's legal council should specifically grant use variations if we have a process to apply for them. There are communities that do not allow use variations at all.

A. Orenchuk stated that historically, the Village has allowed for use of variations. The point of the variation is that the situation being applied for is unique that may not apply to all other locations in the zoning district.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chariman T. Roswick closed the floor to public commentary.

Commission Discussion

The commission stated that this clarification made sense and would follow the recommendation of legal counsel.

Continue Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0027 to the August 6, 2025 Planning and Zoning Commission Meeting held at 7PM at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None

ABSTAIN:	None
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QUESTIONS AND COMMENTS

There were no further questions and comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission meeting of July 16, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Meeting was adjourned at 11:41 PM