

AGENDA

PLANNING AND ZONING COMMISSION MEETING

September 3, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from August 6, 2025
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. PZ2025-0028 - 310 Banbury Road - Setback Encroachment Variation
 - B. PZ2025-0032 - 1700-1710 Butterfield Road - Variance for Use and Parking
- VIII. QUESTIONS AND COMMENTS
- IX. ADJOURNMENT
 - A. Adjourn the Planning and Zoning Commission Meeting

Public comment may be made for all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them up to 24 hours prior to the scheduled meeting time in one of two ways: (1) by sending an email to planning@mundelein.org; or (2) by dropping it off directly at Village Hall to the attention of Community Development, 300 Plaza Circle, Mundelein, Illinois. Agenda materials are available at www.mundelein.org/Agendas-Minutes

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons

with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on August 6, 2025 at 300 Plaza Circle, Mundelein. Commissioner K. Garesche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner K. Garesche led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson

ABSENT: T. Roswick, K. Teehan

Village Attendance

PRESENT: Community Development Director 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 July 16, 2025

K. Anderson moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from July 16, 2025.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no general public commentary.

OLD PZC BUSINESS

PUBLIC HEARING - PZ2025-0020 - SW Corner of Route 83 and Winchester Road Map
PZ2025-0020 and PZ2025-0021 to be discussed together.

Staff Presentation

I. Guadarrma gave a brief overview of the project. Both items were opened and discussed in unison at the prior meeting on July 16, 2025. Since that time Pulte has now come back with an example site plan for the requested R-3 zoning on the adjacent parcel to give an idea of how the R-3 could look if developed in the future.

Petitioner Presentation

Russell Whitaker, legal counsel representing Pulte developers was previously sworn in and approached to speak. Pulte was planning to send a member from V3 to the proposed annexation site to review the wetlands, however there was 6 feet of corn on site, so this did not make walking the site possible. However, V3 pulled contour maps off of the County website and use that as a base for a sketch plan. This is not a formal plan as Pulte has no current plan to purchase or develop the site, but this was used to give an idea of what is possible to develop on the parcel as requested by the Planning and Zoning Commission on July 16, 2025.

There were questions from the commission as to Pulte's interest in developing the adjacent parcel in the future, and the number of lots on the mock plan of development. Representatives from Pulte stated that if this development found success, it would be fathomable that they would have an interest to expand at that point, but currently the trustee that owns the parcel has no interest in selling. Pulte's only interest in the property at this point is to assist in the annexation in order to get contiguity to allow for the annexation and development that Pulte does have under contract. Pulte worked with the trust, but the trust that owns the parcel has stated that they have no current plans to develop the parcel at this point in time.

The proposed mock site plan for a potential future development on the parcel showed around 200 home sites on 67 acres of land.

Mr. Whitaker also provided the future Lake County Department of Transit plans with respect to the annexation parcels as well as some renderings of the development that Pulte created showing what the plantings would look like at development as well as 5 years after planting.

Nelly Rosenberg of Gould and Ratner, a representative of the trust of the western parcel, was sworn in. Commissioner Garesche requested clarification on statements

made by Mr. Whittaker that the trust owners were not developers and were not interested in developing the parcel. Ms. Rosenberg confirmed that the parcel has been owned for over 20 years by the trust, and they had no interest in developing it at this point in time, but would like the same zoning as the other parcel under contract by Pulte. She further added that the trust may consider developing further down the line, but at this point in time they are not pursuing development. Commissioner Garesche requested further clarification as to why the trust would have such a strong opinion of requesting a more condensed zoning residential district if there were no plans to develop. Ms. Rosenberg stated that the trust feels that it is the best use of the land and it makes sense for the area. The trustee would like some security for the future in the event they may want to eventually develop.

Public Commentary

Doug Hoselton approached the podium to speak. Mr. Hoselton thanked the commission for taking the time to properly review the petition. He stated he is fine with the plan for the proposed Walnut Ridge. He was concerned with development on the western parcel because of the wetland. He found the mock site plan made by Pulte to be acceptable, but said he is still against rezoning of the whole parcel to residential. Commissioner Holden asked Mr. Hoselton to elaborate on his opposition. Mr. Hoselton stated that he is not in favor of utilities going through the wetlands.

Shelly Hoselton approached the podium. She agreed that the mock site plan was acceptable to her. Mrs. Hoselton did state that she would still prefer a less condensed zoning district with the option to re-zone in the future when there is a plan. She shared the attached photos showing some of the conditions of the wetlands and the animals living in the area.

Commissioner Garesche asked for clarification as to why part of the parcel was being referred to as an "exception". Mr. Hoselton stated that on his plat of survey, that piece is referred to as an "exception" to his property.

Tom Slowinski of V3 Companies worked with Pulte to review some publicly available maps to give an analysis the status of the wetlands on the western parcel requesting annexation. The wetlands appear to be of high quality, which are exceedingly difficult to develop. In addition, high quality wetlands would require 100-foot buffer zones without development. There are some portions in the northwest corner of the parcel that are lower quality wetlands that would allow for some development with some mitigation efforts. Most of the current buffer zones are used for agriculture. If developed in the future, the buffer zones would be enhanced, likely with some prairie vegetation. This would increase the wildlife habitat potential for the wetlands.

K. Garesche inquired as to the term buffer and if that was a county zoning designation. Mr. Slowinski stated that the term buffer is a designation under the county stormwater

ordinance. Wetlands require buffers when there is development.

Mr. Whitaker asked Mr. Slowinski what the process would be to attempt to develop more than 2 acres of high-quality wetlands. Mr. Slowinski stated there would be an in-depth process involving documenting why it isn't possible to minimize impacts on the wetlands.

Commissioner Petti asked if the development would have impacts to the proposed Ivanhoe Village project that is located to the west of this parcel. He wanted to know what the implications might be if this property gets zoned at R-3.

A. Orenchuk, Director of Community Development for the Village of Mundelein, stated that I. Guadarrama and herself had many conversations with Pulte regarding this development. She stated that Pulte took every avenue not to involve another property owner for annexation. However, in order for the parcel that Pulte has under contract to be annexed into the Village, it is required to have land contiguity. The Pulte piece does not have land contiguity without also annexing the parcel to the West in the Village. She stated that the Village Attorney is also on hand at the meeting and would be happy to answer any questions the commission may have.

K. Garesche closed the floor to public commentary.

Commission Discussion

T. Wilson stated that he felt the the petitioner did a good job answering the questions brought forward and eased some concerns. It is not realistic to think that 40-foot trees would be planted at development. Thoughts on the looks of the end result of the development will happen 20+ years down the line.

J. Holden agreed that Pulte went above the requests the commission made. The remaining lack of clarity is the request for the zoning of the vacant parcel with no firm development plan.

S. Petti and K. Garesche expressed discomfort in the lack of flexibility with zoning the property at R-3, but would be open to adding stipulations to the agreement more metaphoric guardrails for any potential future development. K. Garesche further questioned as to why we might not just sever the exception piece that extends to Route 83.

K. Cahill, Village Attorney, stated that the Village would want to keep the exception piece intact and annexed in to maintain control of the zoning of it. If the Village carved out that piece, it would be up to the county as to the zoning and development of that piece. As far as the specific zoning, the Planning and Zoning Commission can craft a specific annexation agreement to protect the pieces that the commission would like.

You can also attach the presented mock site plan developed by Pulte and state that any development would have to be substantially similar, or it would otherwise need to go back to the commission for approval.

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a map amendment to rezone the properties located at 29808, 29730, 29508, and 29498 N IL Route 83 from R-1 Single Family Residential, to R-3 Single Family Residential zoning district, with the findings of fact as provided, including the following conditions:

- Any future development would need to be substantially similar to the drawing as presented by Pulte on behalf of the property owner.
- Restrict access to the tail or "exception" piece.
- Protect the wetlands to the greatest extent possible.
- Long term considerations of how the layout will affect adjacent parcels.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to Close Public Hearing PZ2025-0020.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Map Amendment

J. Holden moved, seconded by T. Wilson, a **Motion** to recommend Approval of a Map Amendment to rezone the properties located at 20959 and 20575 W Winchester Road,

and 29944, 29909, and 29800 N IL Route 83 from R-1 Single-Family Residential to R-3 Single-Family Residential zoning district, pending annexation approval.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner T. Wilson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Special Use

K. Anderson moved, seconded by T. Wilson, a **Motion** to recommend Approval of the Special Use for a Planned Unit Development for the Walnut Ridge subdivision.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner T. Wilson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Preliminary Plat of Subdivision

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval of a Preliminary Plat of Walnut Ridge Subdivision.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

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

RESULT:	Passed [Yes 5, No 0, Abstained 0]
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MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

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

Car Washes

A. Orenchuk stated that this topic was discussed in-depth at the previous meeting, and staff has a good direction on how to proceed with the text amendment.

Murals

A. Orenchuk stated that this would likely need legal guidance, so Village Attorney, Kelly Cahill was invited to the meeting to help navigate.

C. Malec stated that it had been a while since the commission had addressed mural regulations. Ms. Malec refreshed the current regulations as being a pilot program that only allowed them in the downtown. The initial changes to be discussed would be opening all murals to all zoning districts, with the exception of residential, and to streamline the process for smaller murals (under 100-square-feet). The proposed changes would keep larger murals as a special use and allowing smaller murals to be allowed by right. Smaller murals would be held to the same standards, but would be reviewed administratively via building permits.

C. Malec further stated that when it comes to the content of murals, there is a lot of case law governing that topic. Art is characterized by the courts as a form of freespeech as long as it is not commercial in nature. Most towns that regulate murals do make that distinction. Any regulations on murals can not regulate content, and would be at risk to being challenged in court. It seems common for other towns that do regulate murals to have some standards that address types of speech that are not addressed by freedom of speech, such as a threats, inciting criminal activity, pornographic material, among others. K. Anderson inquired about hate speech, C. Malec stated that can be somewhat of a gray area and she the case law has some very specific examples regarding hate speech.

Village Attorney K. Cahill stated that she would recommend the following, or similar language:

- Art can not depict subject matter that predominantly appeals to prurient

interests and depicts or incites criminal activity or threats of violence against a targeted group or interest.

- No artwork can contain off-site advertising.

K. Garesche asked for clarification that the Village does want to open up to more risk in the form of allowing visual free speech. C. Malec stated that the Village has been investing more in public art since 2018, and it has been a successful endeavor. The public art has been very supported both by the Board and by the public. The Village has been receiving more inquiries regarding murals.

K. Anderson asked if this new streamlined process is to remove some barriers to allow more people the opportunity to have murals. C. Malec confirmed that this is the intent. Many of the recent inquiries come from small businesses. If a small business owner is wanted to pursue getting a mural at this point, the process can take 6-12 weeks, a \$450 fee plus possibly hundreds of additional dollars in certified mailers. The intent is to remove some barriers.

S. Petti asked if unincorporated Lake County has any ordinances regulating murals. C. Malec stated that she does not know if they do or do not have any ordinances regarding the regulation of murals.

K. Garesche asked if any of the surrounding municipalities have regulations on murals. K. Cahill stated some of the closer municipalities she found with regulations are Hinsdale and Highland Park. C. Malec stated that the Highland Park Ordinance regarding murals is very robust.

A. Orenchuk asked if there would be a mural registration. C. Malec stated that Highland Park required all murals, even previous ones, to fill out a registration. Highland Park had also limited the number of total murals to 15.

K. Anderson stated that he would be in support of allowing murals. J. Holden stated that she agrees and is in support of the idea. With the appropriate constraints, it is a worthwhile endeavor.

T. Wilson clarified that the Ordinance would exclude residential properties. C. Malec confirmed that murals would not be allowed in residential areas. T. Wilson stated that he felt the risk would be limited if only allowed in commercial districts.

Truck Stops

A. Orenchuk shared that she had previously spoken to the Village Attorney regarding having a definition without allowing that defined use. K. Cahill stated the way to prevent a use is to not have it addressed at all. The Village would need to be careful

when defining uses if there is something you do not want to allow. The Village can clarify the definition for gas stations to state that truck stops are not allowed.

C. Malec asked if there were any thoughts on how to draw the line between gas stations and truck stops. There was further discussion in regards to the differences between the gas stations and truck stops.

Use Variations

C. Malec stated there is not much conversation to be had regarding use variations. There just needs to be clarification on allowing use variations within the code.

K. Cahill stated that it is allowed in the statute. The benefit of the use variation allows for a change without changing the underlying zoning. The Village has been granting them, but there is no place in the code stating that they are allowed. Making this change will allow the Village to keep doing what they are doing.

Incubator Programs - Arts & Business Center Regulations

A. Orenchuk stated that this topic stemmed from requests regarding the property located at 161-175 N Archer. It is referred to as the Archer Business Center. It is a Village-owned property and has had many uses over time, and has been under consideration for a possible arts center as well. The intent is to have a mechanism to allow micro-industrial uses and entrepreneurial start-ups that do not have a need for major semi-truck uses to facilitate the business. The intent to keep it a special use would be to test the interplay with the other tenants within the building.

T. Wilson asked if the zoning use would be over the entire building, inclusive of Tighthead Brewing, or if each entity would be zoned separately. A. Orenchuk stated that this would be applied to each separate entity.

K. Garesche inquired as to what is preventing the use of this now within the code. A. Orenchuk stated that manufacturing use is not permitted within the downtown zoning district at all. K. Garesche asked if they could be granted a special use. A. Orenchuk stated they could not.

K. Cahill suggested an overlay to only allow this use on specific areas to retain more control over where this use could be allowed. The location of the use can always be expanded in the future.

A. Orenchuk asked about the mechanics of an overlay district and if it would need to be a map amendment. K. Cahill stated that you can just define the overlay district for that area. It would remain a text amendment. It would not be a zoning change, to the areas where the overlay district is allowed.

K. Cahill stated there would also be a way to define within the text amendment for the Arts & Business Center where the use would be allowed.

A. Orenchuk gave the example of mHUB in Chicago to use as a reference of a similar use in another area. For the purpose of allowing the use, the commission agreed to allow it within the parameters and with limited application.

Public Commentary

K. Garesche opened the floor to public commentary.

There was no public commentary.

K. Garesche closed the floor to public commentary

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of the text amendments as discussed regarding car washes, murals, truck stops and car wash language, incubator programs (Arts & Business Center), and use variations.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to close Public Hearing PZ2025-0027

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

There was no new PZC business to be discussed.

QUESTIONS AND COMMENTS

There was 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 & Zoning Commission meeting of August 6, 2025.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:16 PM.

Sign-In Sheet

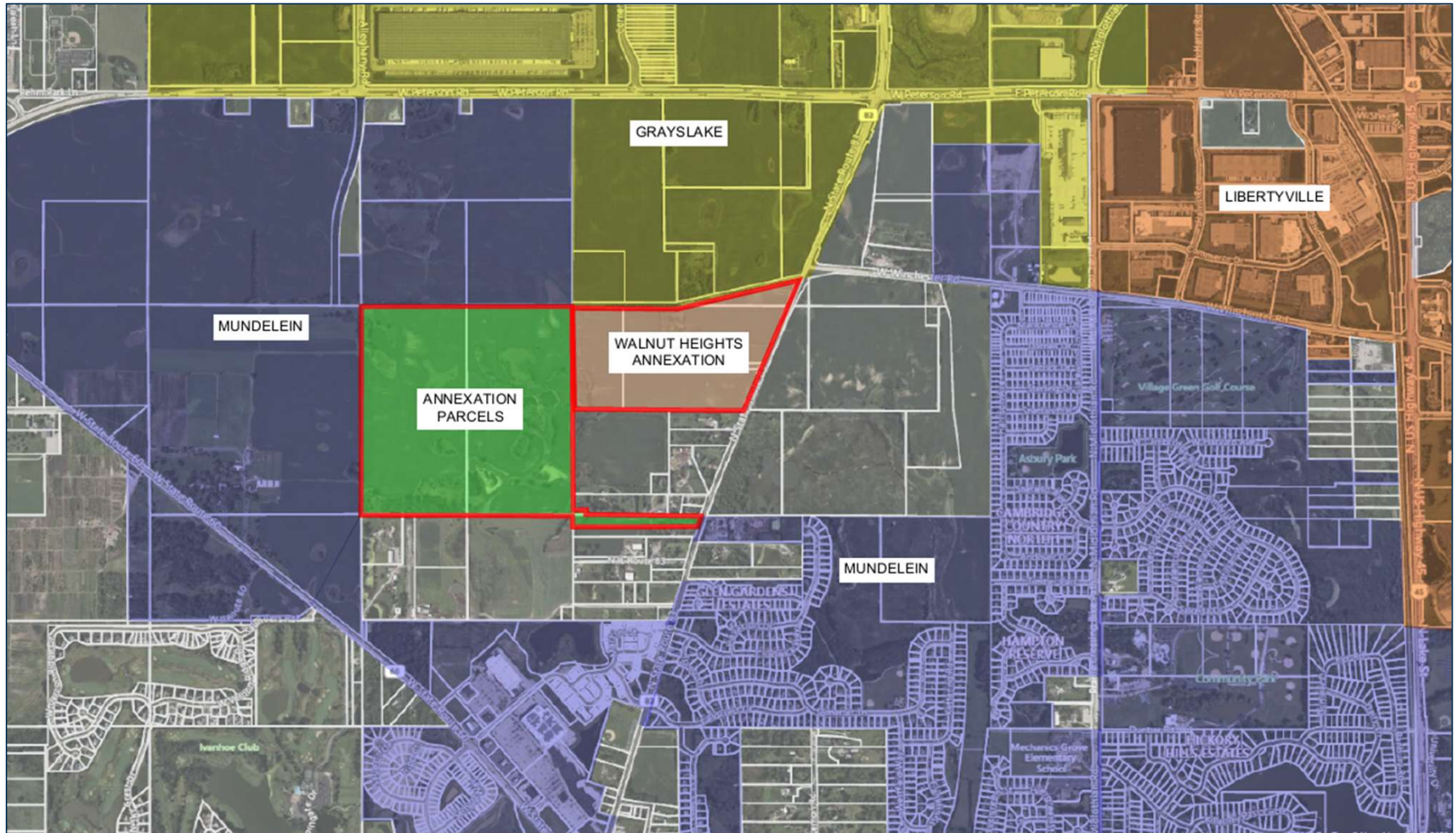
NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Doug HASELTON Company: Shelley Haseilton	29538 N. IL RT 83 MUNDLEIN 11 847-702-8277	Phone: 847 207-5958 Email: talentforum@aol.com
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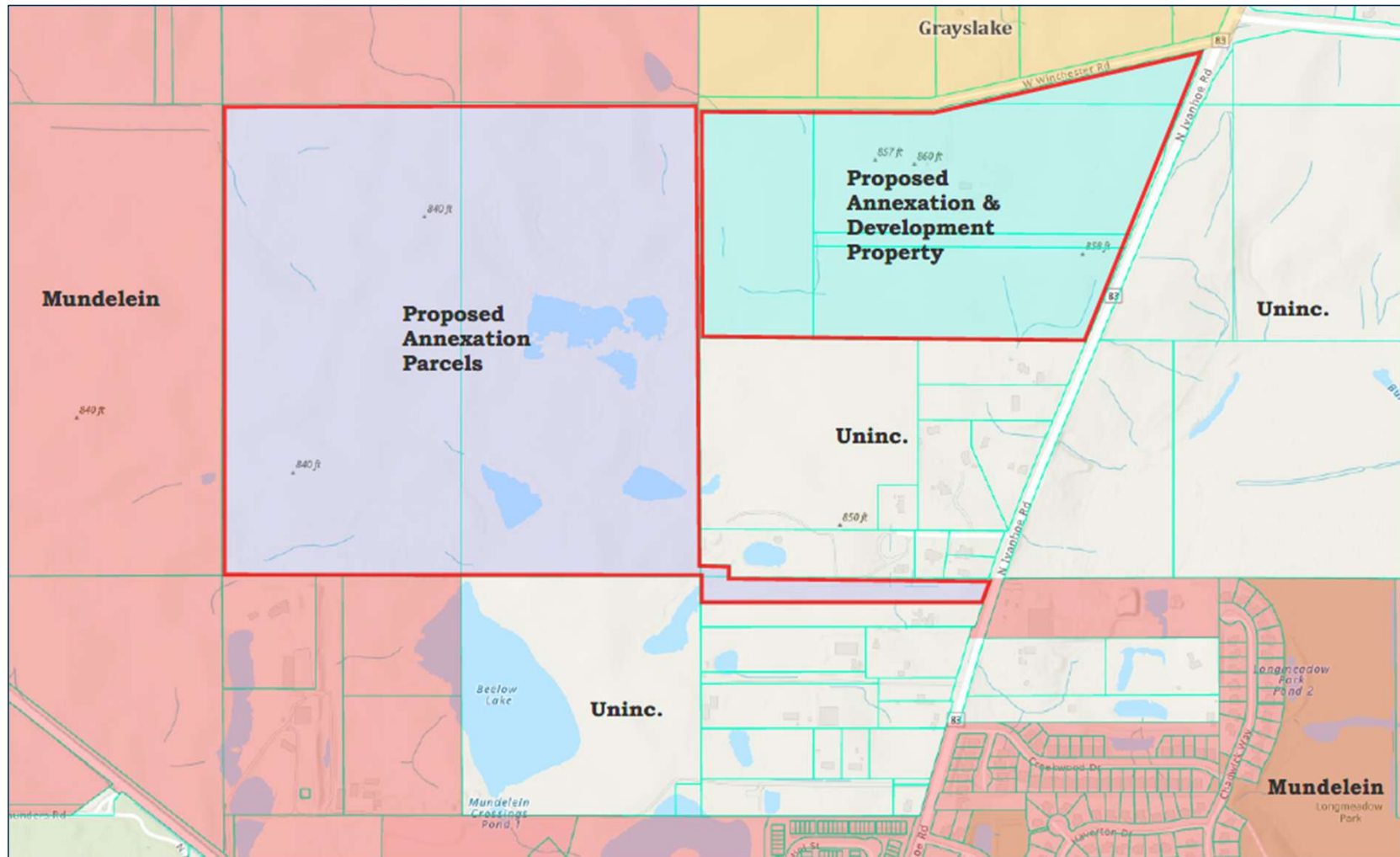
Winchester Annexation

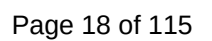
Matt Brolley – Pulte Group
Russ Whitaker – Rosanova & Whitaker, Ltd.

ANNEXATION

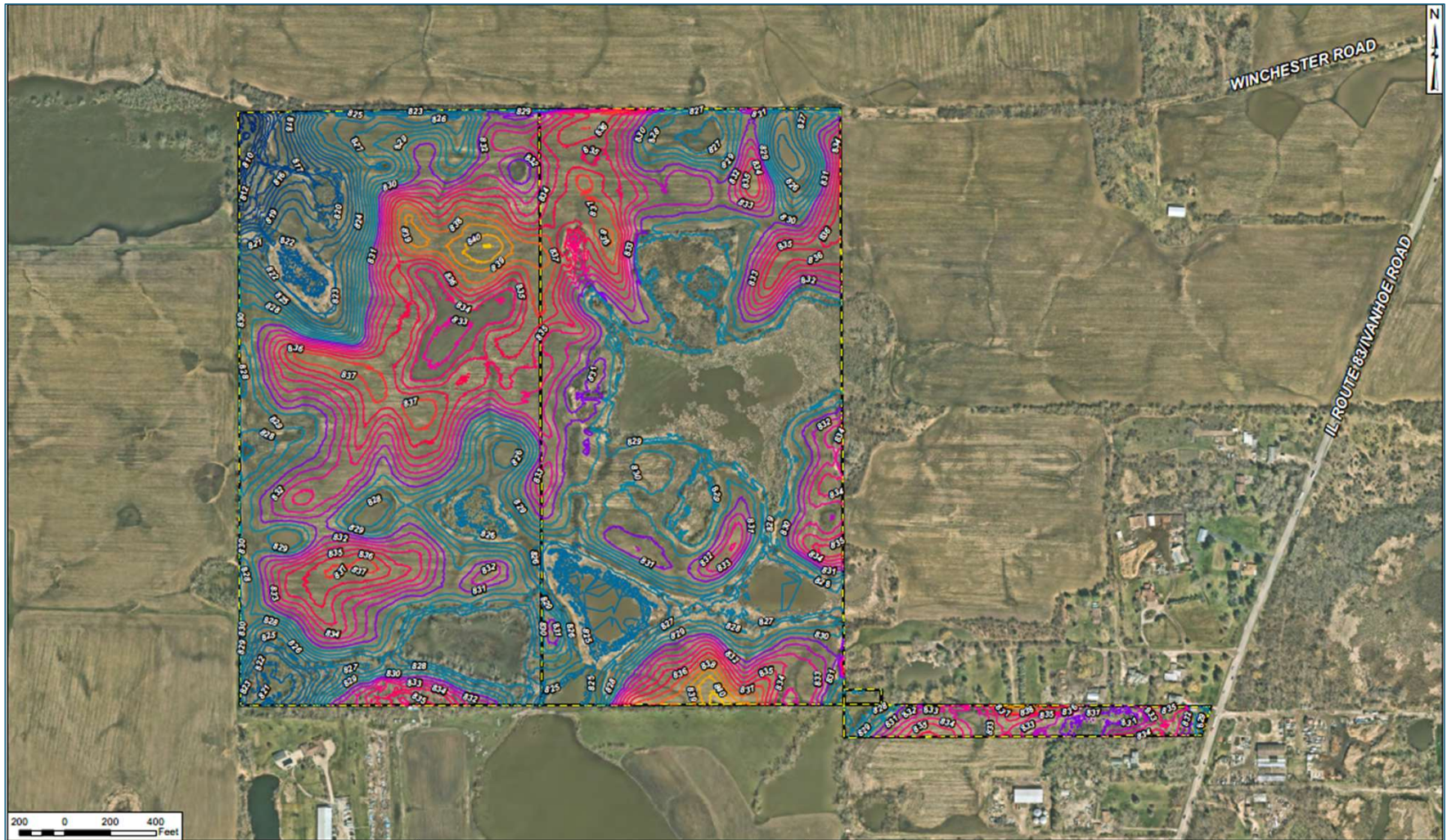


ANNEXATION





CONTOUR



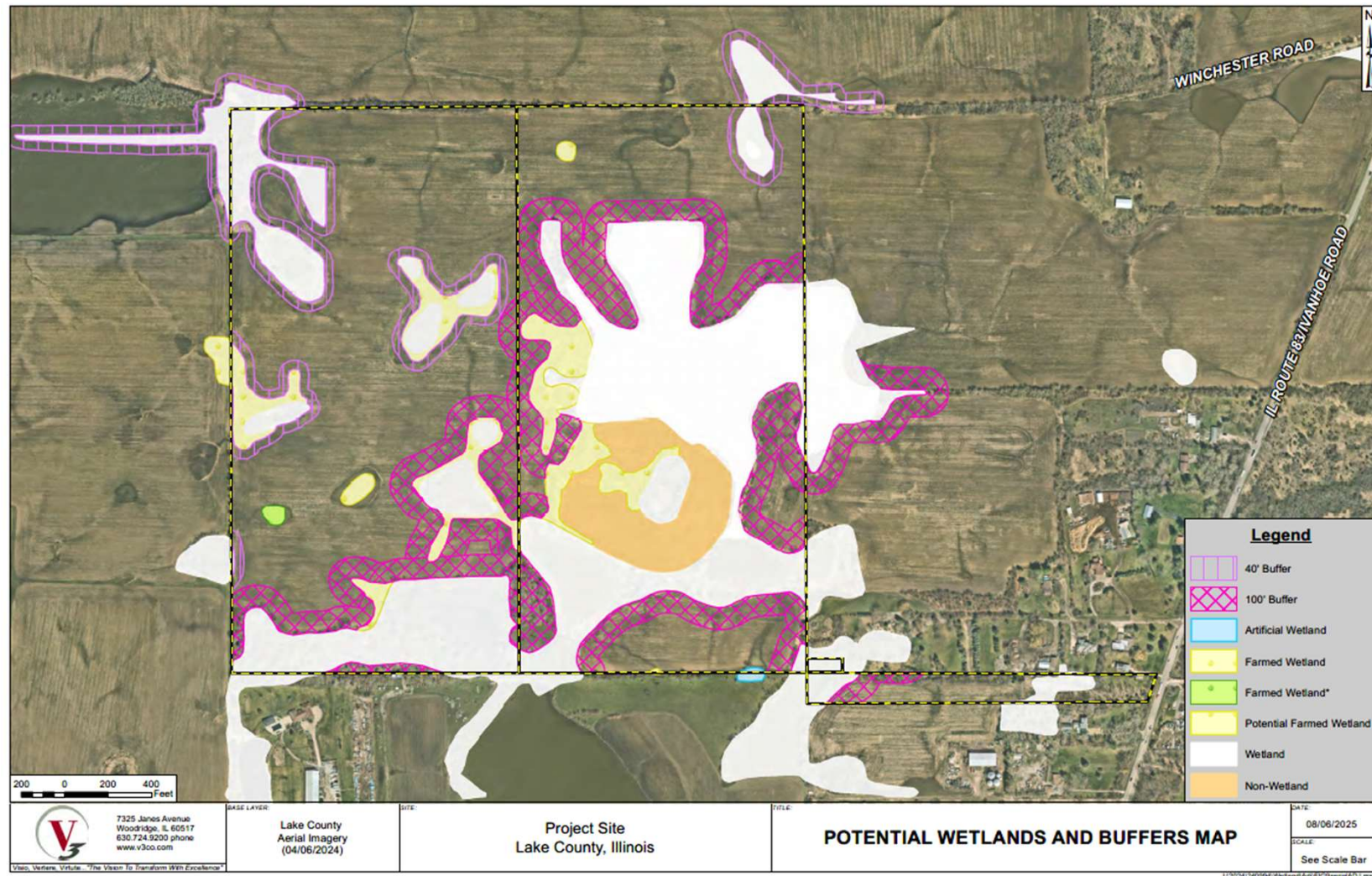
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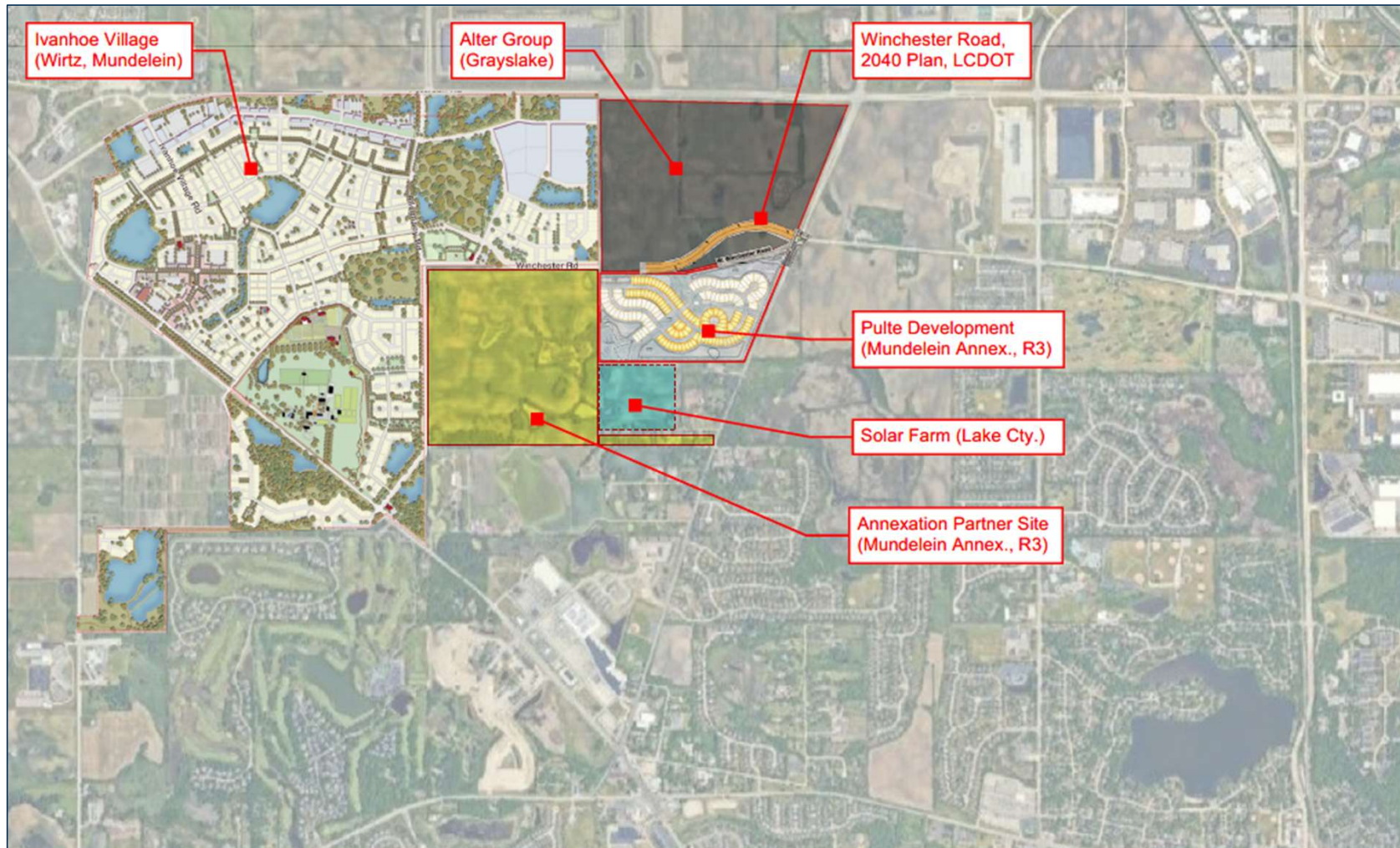


Thank You

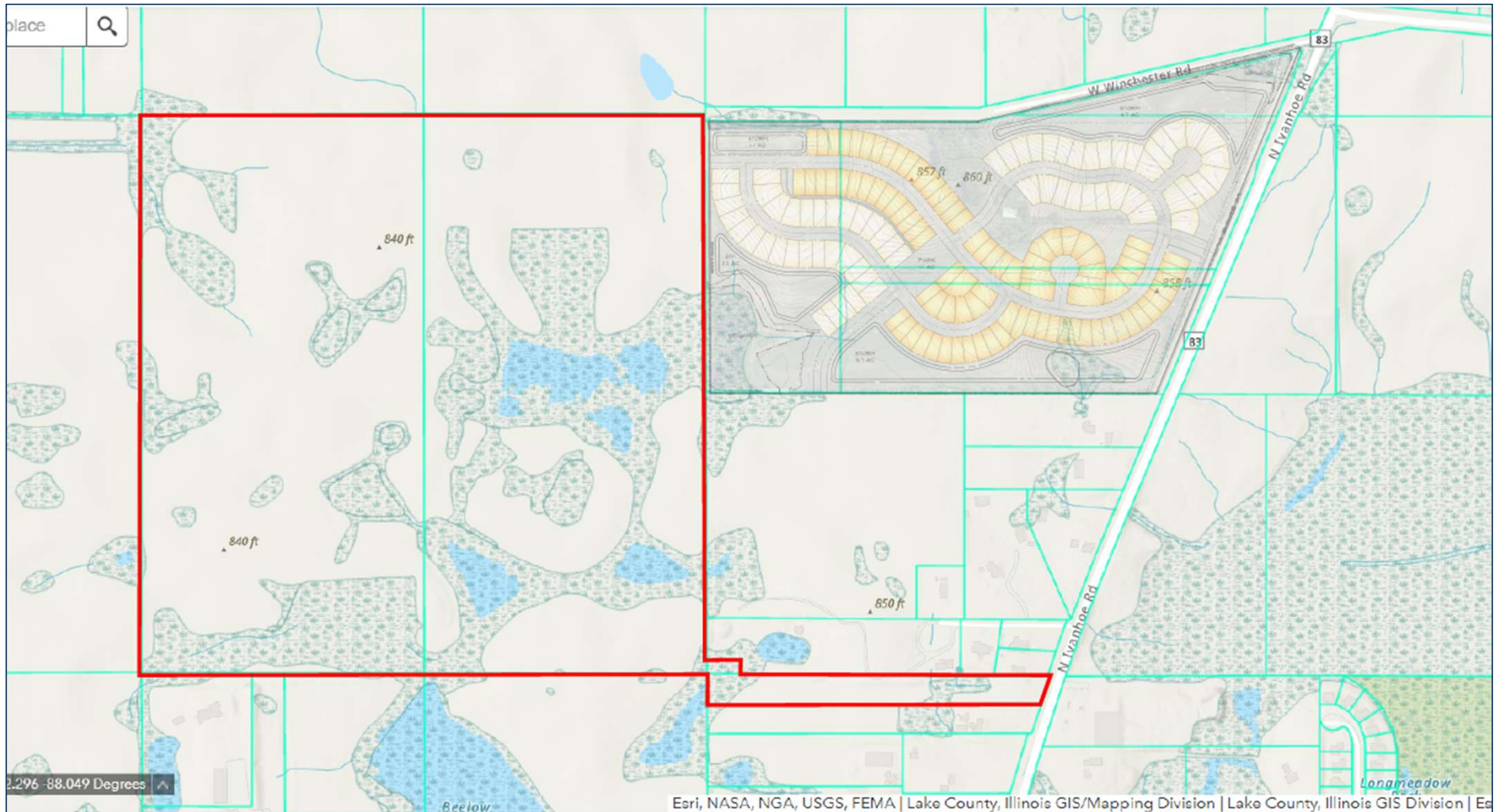
WETLAND BUFFER



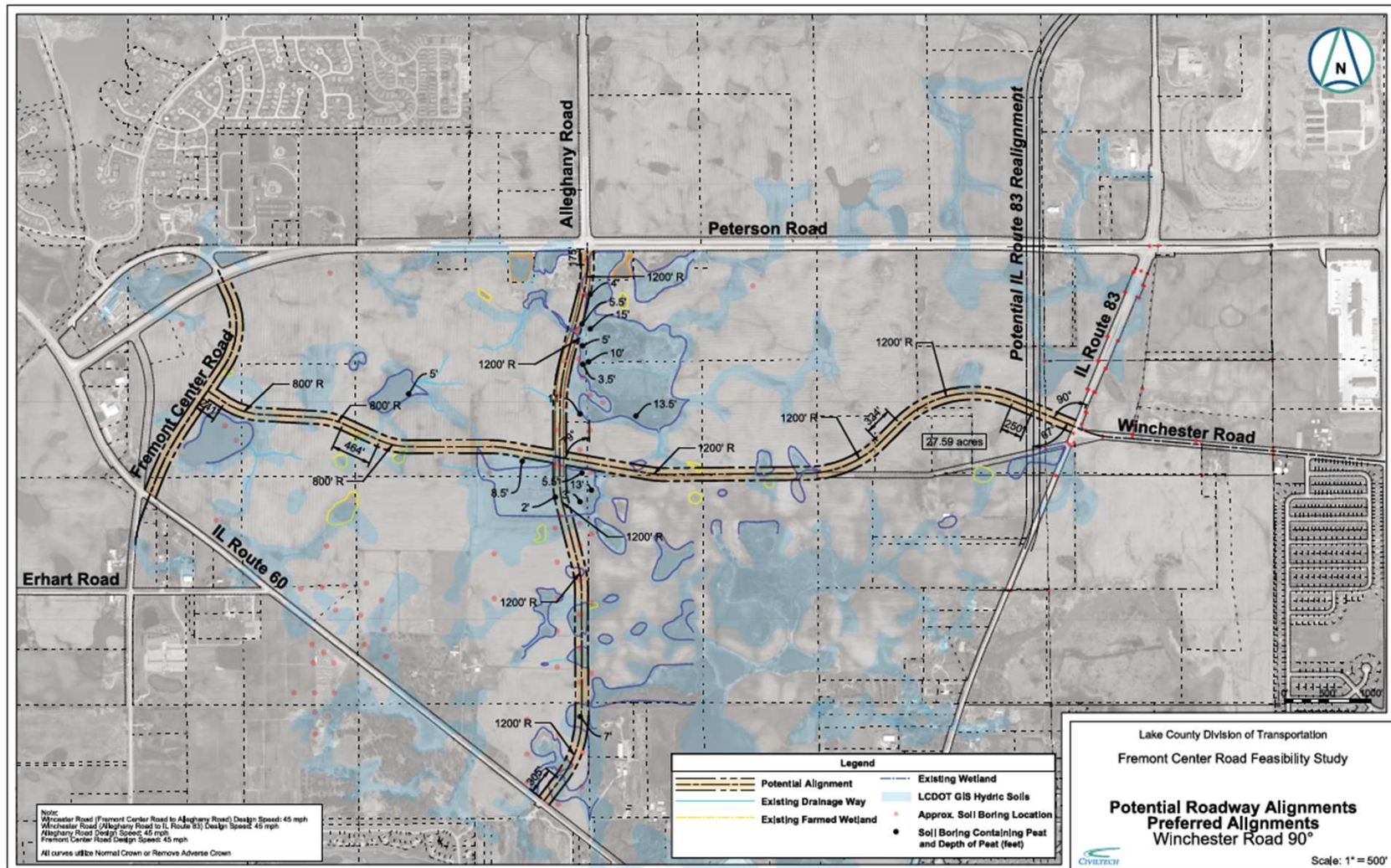
MUNDELEIN PLANNING



WETLANDS



WINCHESTER ROAD EXTENSION































FINDINGS OF FACT – MAP AMENDMENT

CASE NUMBER	PZ2025-0020
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
Map Amendment	Rezone from R-1 Single Family Residential to R-3 Single Family Residential
Motion by J. Holden, seconded by S. Petti to recommend approval of a Map Amendment to rezone 29808, 29730, 29508 and 29498 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.	
On August 6, 2025, the Planning and Zoning Commission voted 5-0 for approval of a Map Amendment to rezone 29808, 29730, 29508 and 29498 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The existing use and zoning of nearby property;	
The Commission finds that the surrounding properties within the Village of Mundelein are located in mixed zoning districts, including R-1 Single-Family Residential, R-3 Single-Family Residential, R-5 Multi-Family Residential, and C-4 Shopping Center. The Petitioner's active residential development is also located within the R-3 Zoning District half a mile away.	
2. The extent to which property values of the subject property are diminished by the existing zoning;	
The Commission finds that the current zoning extremely limits the permitted uses on the property. R-3 zoning district will improve the property values in the area by facilitating growth of the other undeveloped and underutilized properties.	
3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;	
The Commission finds that the proposed map amendment promotes the public health, safety, and welfare of the Village by enabling future residential development. The rezoning will help meet the Village's need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare.	
4. The relative gain to the public, as compared to the hardship imposed upon the applicant;	
The Commission finds that the public gains opportunities for future growth within the Village. The rezoning will help meet the Village's need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare. If the rezoning were not approved, the property may continue to sit vacant.	
5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;	
The Commission finds that the topography of the site, the proximity to residential properties, and the close proximity to commercial shopping centers, makes this site well suited for future residential development.	
6. The length of time that a property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;	
The Commission finds that the Subject Property has remained vacant for many years. It is zoned as Agriculture in Unincorporated Lake County. Development opportunities are not viable under present zoning and unincorporated status.	
7. The evidence, or lack of evidence, of community need for the use proposed by the applicant;	
The Commission finds that there is ample evidence to support the community's need for the proposed use by the Petitioner. Given that there is significant lack of development in the general vicinity, there appears to be a need to revitalize this area.	
8. The consistency of the proposed amendment with the Comprehensive Plan;	
The Comprehensive Plan identifies the Subject Property as "flexible use." R-3 zoning district will facilitate future development of a variety of new residential housing.	
9. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;	
The Commission finds that the proposed amendment will facilitate future annexations and ultimately future development in this area. As such, the amendment will enhance the Village's housing stock in line with the goals and objectives of the comprehensive plan.	
10. The extent to which the proposed amendment creates nonconformities;	
The Commission finds the proposed amendment will not create new nonconformities.	
11. The trend of development, if any, in the general area of the property in question; and	
The Commission finds the proposed amendment is in line with the overall trend of residential development in the surrounding area.	

12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

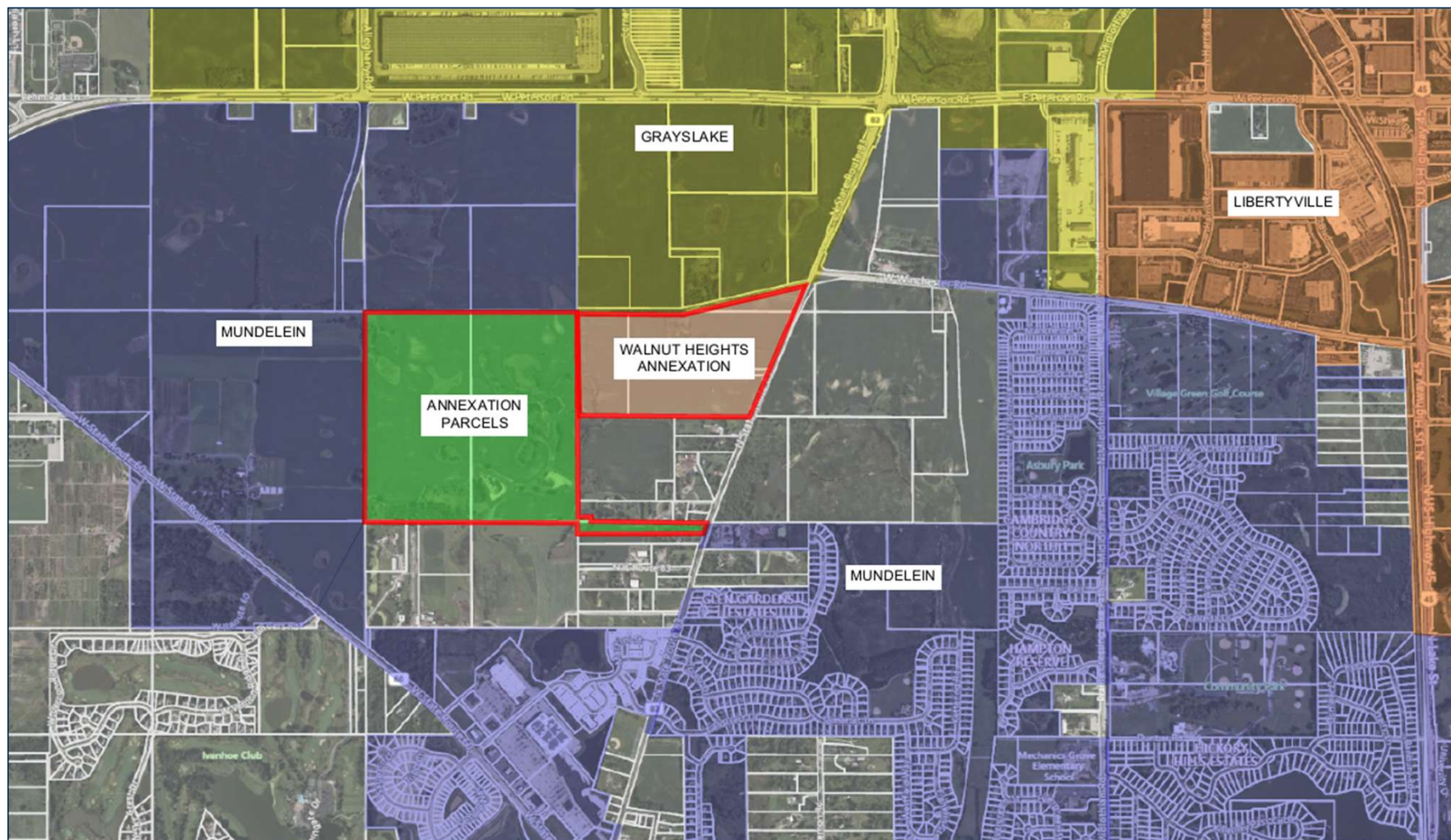
The Commission finds that adequate public facilities, including water and sewer lines, police and fire protection, and roads are all available to the Subject Property. Any new on-site facilities necessary will be provided as part of the future development of the subject property.



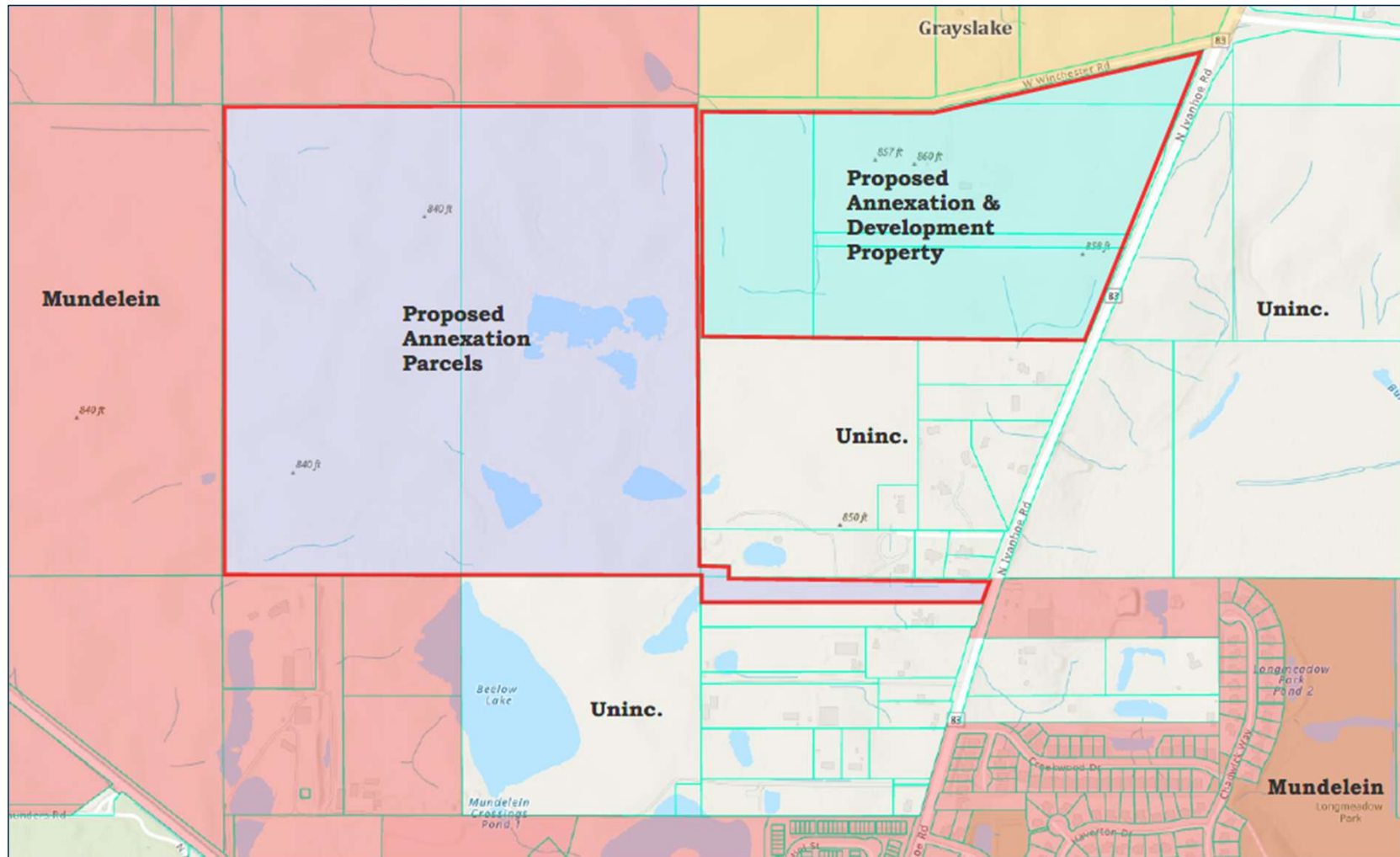
Winchester Annexation

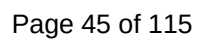
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Russ Whitaker – Rosanova & Whitaker, Ltd.

ANNEXATION

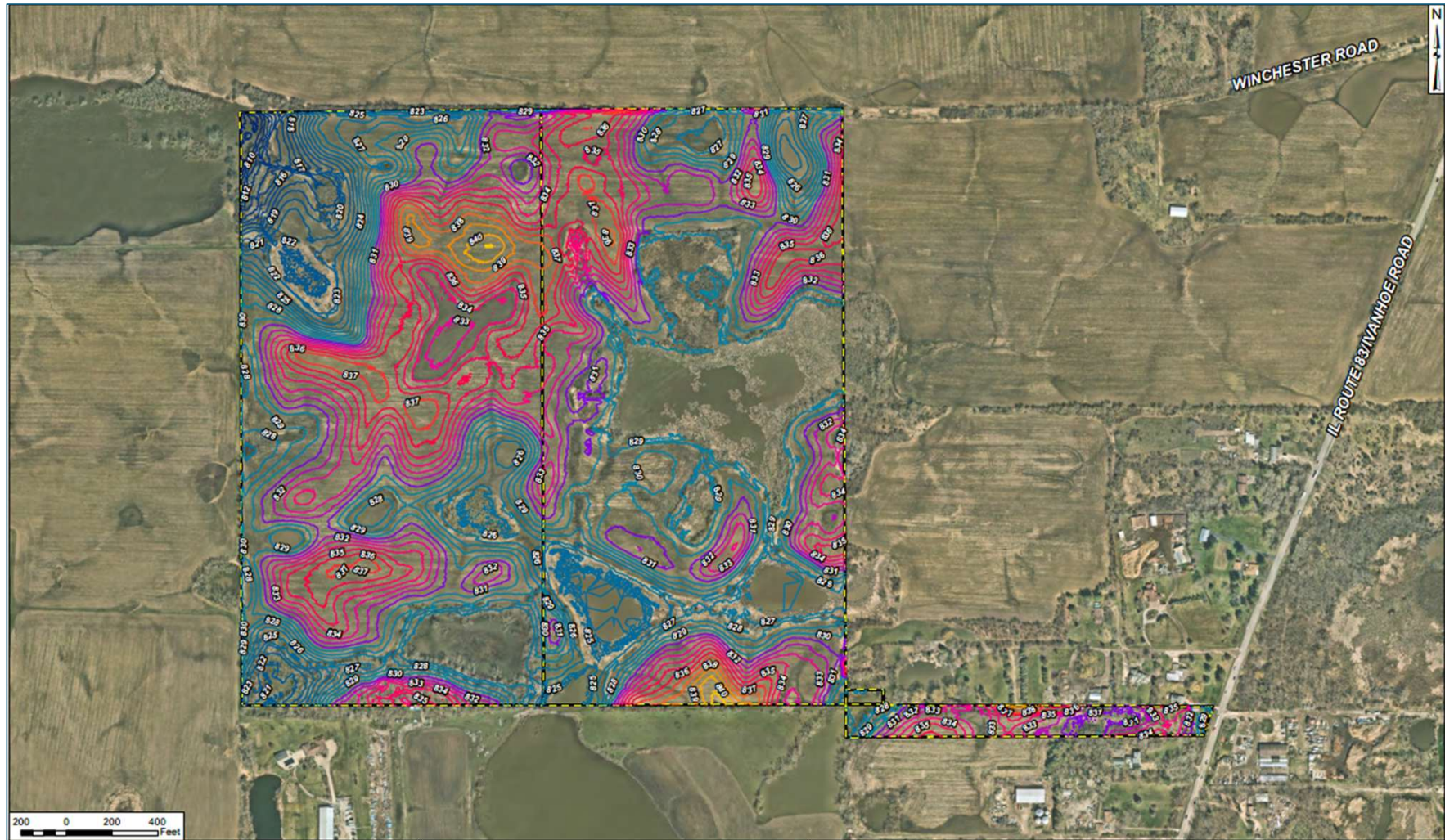


ANNEXATION





CONTOUR



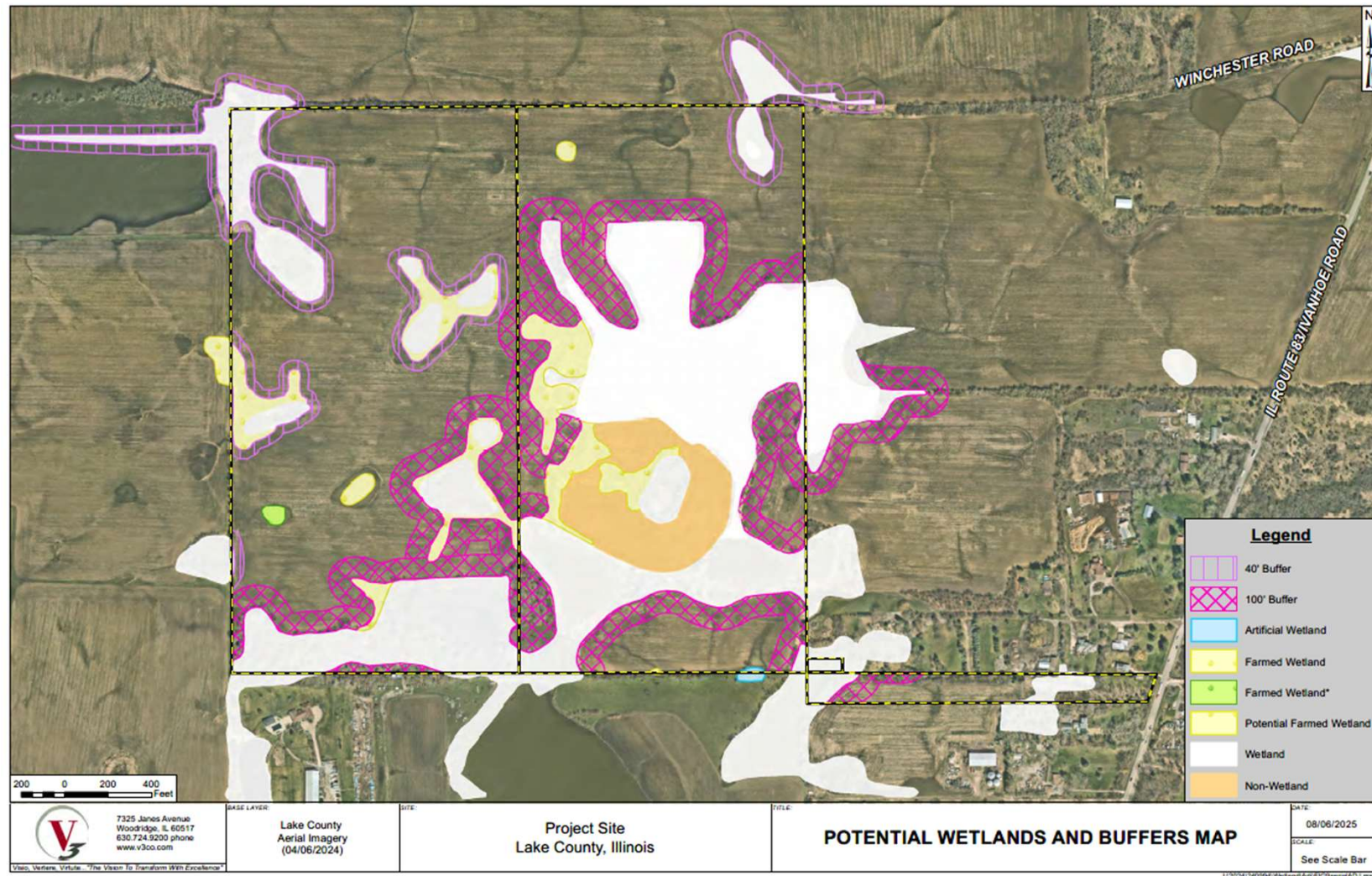
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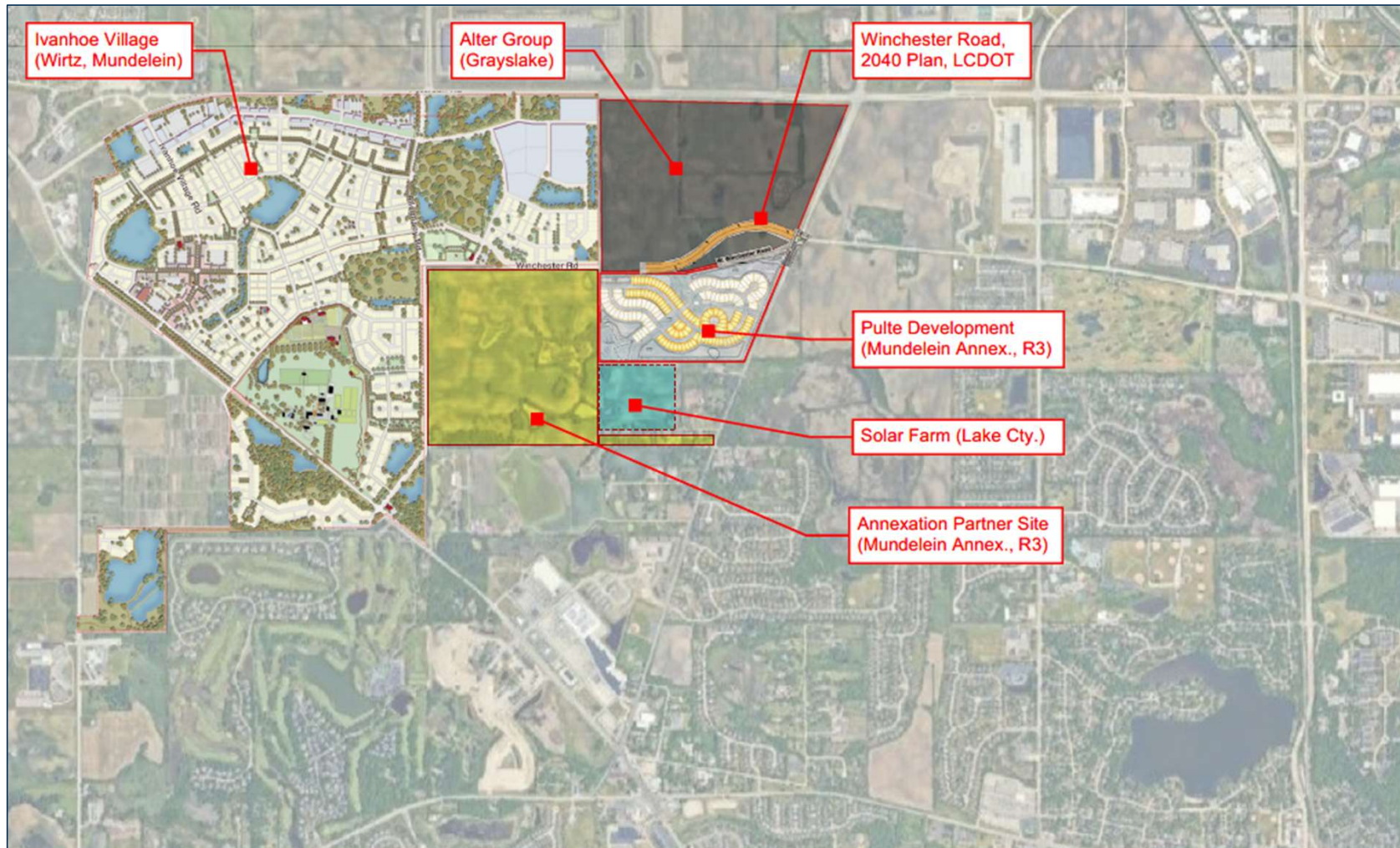


Thank You

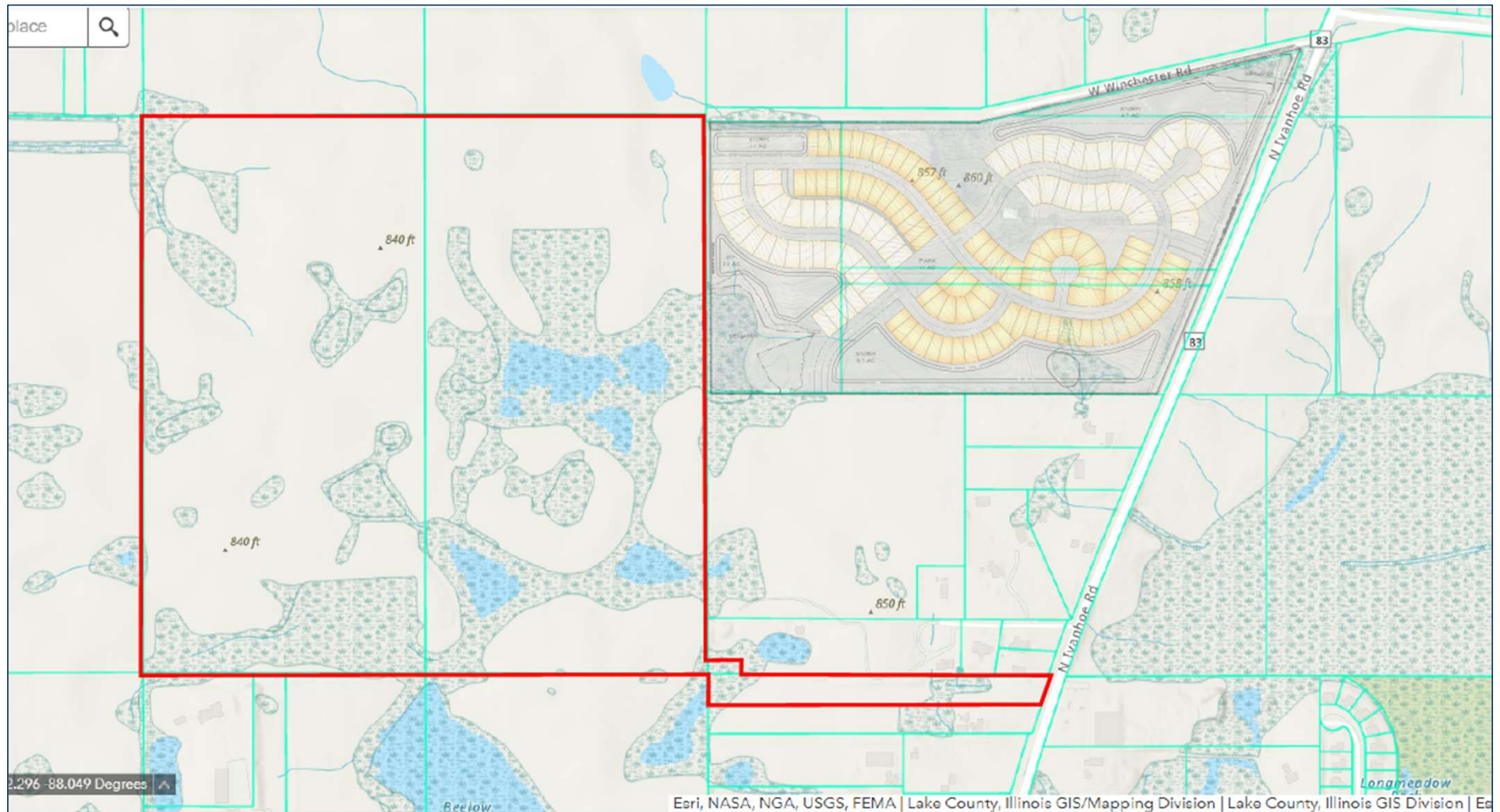
WETLAND BUFFER



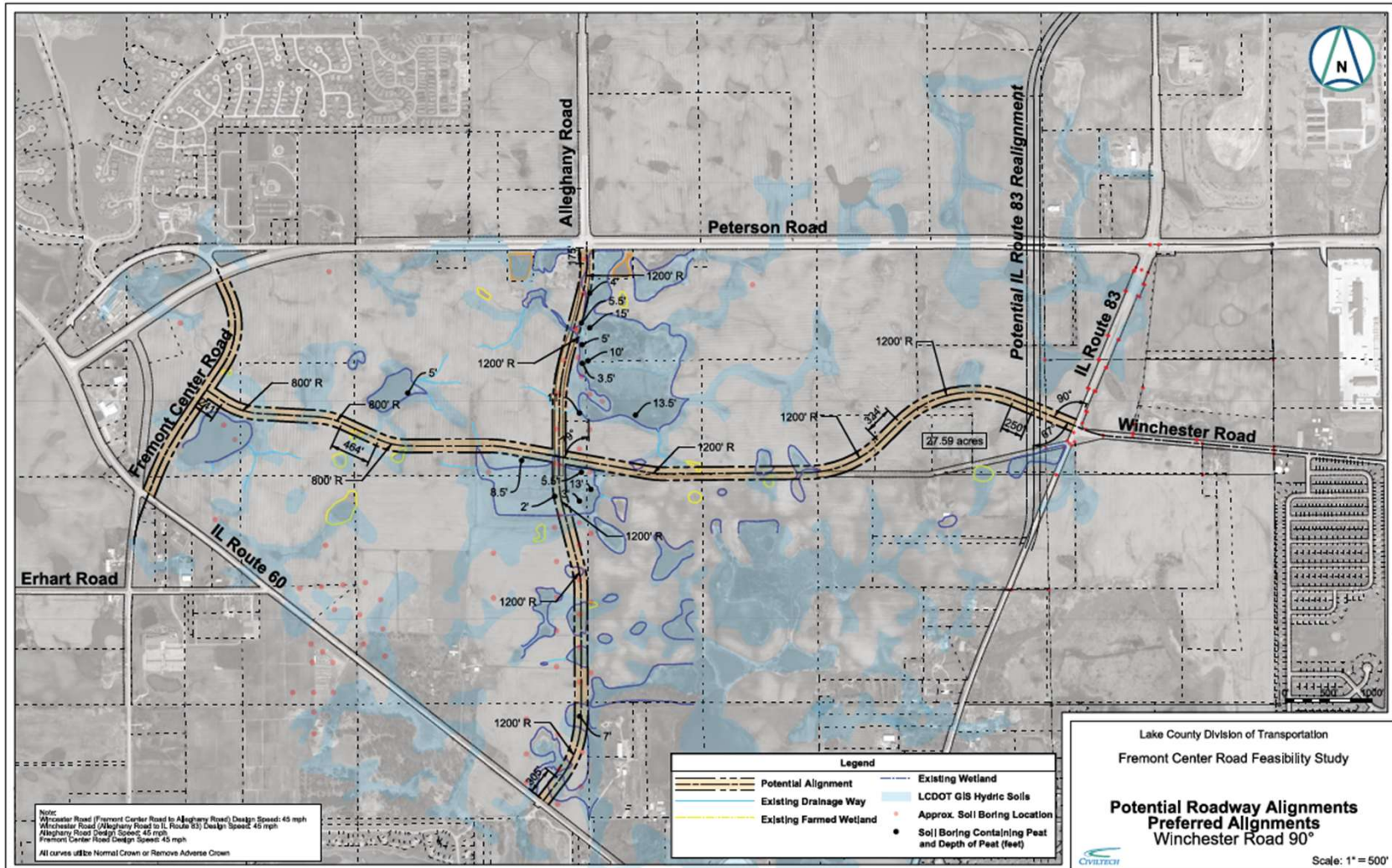
MUNDELEIN PLANNING



WETLANDS



WINCHESTER ROAD EXTENSION



FINDINGS OF FACT – MAP AMENDMENT

CASE NUMBER	PZ2025-0021
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
Map Amendment	Rezone from R-1 Single Family Residential to R-3 Single Family Residential
MOTION	Motion by J. Holden, seconded by T. Wilson, to recommend approval of a Map Amendment to rezone 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.
On August 6, 2025, the Planning and Zoning Commission voted 5-0 for approval of a Map Amendment to rezone 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The existing use and zoning of nearby property;	
The Commission finds that the surrounding properties within the Village of Mundelein are located in mixed zoning districts, including R-1 Single-Family Residential, R-3 Single-Family Residential, R-5 Multi-Family Residential, and C-4 Shopping Center. The Petitioner’s active residential development is also located within the R-3 Zoning District half a mile away. The proposed development meets the R-3 Single Family Residential Bulk and Yard requirements.	
2. The extent to which property values of the subject property are diminished by the existing zoning;	
The Commission finds that the current zoning limits the permitted uses on the property. R-3 zoning district will improve the property values in the area by allowing denser and diverse development.	
3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village;	
The Commission finds that the proposed map amendment promotes the public health, safety, and welfare of the Village by enabling future residential development. The rezoning will help meet the Village’s need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare.	
4. The relative gain to the public, as compared to the hardship imposed upon the applicant;	
The Commission finds that the proposed rezoning offers opportunities for future growth within the Village. It will help address the Village’s need for a more diverse housing stock, accommodating residents of varying ages and life stages. This, in turn, supports the general welfare of the community. Without rezoning, the property may remain vacant and underutilized.	
5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;	
The Commission finds that the topography of the site, the proximity to residential properties, and the close proximity to commercial shopping centers, this site is well suited for future residential development.	
6. The length of time that a property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located;	
The Commission finds that the Subject Property has remained vacant for many years. It is zoned as Agriculture in Unincorporated Lake County. Development opportunities are not viable under present zoning and unincorporated status.	
7. The evidence, or lack of evidence, of community need for the use proposed by the applicant;	
The Commission finds that there is ample evidence to support the community's need for the proposed use by the Petitioner. Given that there is significant lack of development in the general vicinity, there appears to be a need to revitalize this area.	
8. The consistency of the proposed amendment with the Comprehensive Plan;	
The Comprehensive Plan identifies the Subject Property as “flexible use.” R-3 zoning district will facilitate future development of a variety of new residential housing.	
9. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;	
The Commission finds that the proposed amendment will facilitate future annexations and ultimately future development in this area. As such, the amendment will enhance the Village’s housing stock in line with the goals and objectives of the comprehensive plan.	
10. The extent to which the proposed amendment creates nonconformities;	
The Commission finds the proposed amendment will not create new nonconformities.	
11. The trend of development, if any, in the general area of the property in question; and	

The Commission finds the proposed amendment is in line with the overall trend of residential development in the surrounding area.

12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

The Commission finds that upon annexation, adequate public facilities, including water and sewer lines, police and fire protection, and roads will be adequate and available to the Subject Property.

FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT (PUD)

CASE NUMBER	PZ2025-0021
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
PLANNED UNIT DEVELOPMENT	Walnut Ridge
Motion by K. Anderson, second by T. Wilson, to approve the Findings of Fact as published for PZ2025-0021 relating to a Planned Unit Development PUD for Walnut Ridge.	
On August 6, 2025 the Planning and Zoning Commission voted 5 - 0 for approval of a Final Planned Unit Development (PUD) for Walnut Ridge.	
A. 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 Planning and Zoning Commission finds that the Subject Property is proposed to be developed as a unified whole, and all owners have consented to the application.	
B. 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 Planning and Zoning Commission finds that the design of the community is thoughtfully planned to allow for two distinct housing lines and recreational features that are intertwined with the preserved natural features of the site. The overall design results in aesthetic amenities that enhance the character of the development in line with the intent of the Village's Planned Unit Development regulations. The Petitioner has submitted findings of fact consistent with the objectives required for planned unit developments.	
C. 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.	
The Petitioner and Owners have stated in their application that they will comply with this requirement.	
D. 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.	
Petitioner will cooperate with the Village of Mundelein to develop a mutually acceptable Annexation Agreement to govern the development of the Subject Property and which agreement shall be approved by the Village Board.	
E. 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 Planning and Zoning Commission finds that the Petitioner has submitted a landscape plan that demonstrates the above. Additionally, the proposed planned unit development is either compatible with current land uses or will be compatible with the future land uses of adjacent properties. The owner of the Adjacent Property to the west has an application on file with the Village for annexation approval and approval to zone the property R-3 upon annexation to facilitate future residential development. Lastly, the Petitioner will meet and exceed all setback requirements of the Village.	
F. 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.	
The Planning and Zoning Commission finds that no private streets are proposed for this development.	
G. 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 or developments of land have been met with respect to the proposed planned unit development.	
The Planning and Zoning Commission finds that in addition to 35 acres of open space that will be preserved as part of the community, the Petitioner is also donating a park site comprised of approximately 1-acre. Petitioner is compliant with all requirements pertaining to the dedication of land or contribution of cash.	

H. Thirty percent (30%) 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 (30%) 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.

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

- a. Parks and playgrounds, including skate parks and dog parks.**
- b. Indoor or outdoor active recreation facilities, including basketball courts, ball fields, swimming pools, and tennis courts.**
- c. Jogging trails, bike trails, and fitness courses.**
- d. Nature preserves, bird sanctuaries, natural water features, and similar conservation areas.**
- e. 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 (12%) of the common open space area requirement**

The Planning and Zoning Commission finds that the development is compliant with the open space requirements. Petitioner's proposal far-exceeds the open space requirement at 45% by virtue of providing a 1-acre park site, an extensive path system around certain open space areas, as well as open space buffers for storm water management and the preservation of existing wetlands along the west, south and north property lines.

2. 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.

Petitioner has stated that they will agree upon terms set forth in an Annexation Agreement by and between the Petitioner and the Village. In addition, the Petitioner will have a declaration of covenants, conditions, and restrictions for the Homeowner's Association (HOA) which will be recorded against the Property and bind all future owners and residents.

3. 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.

The Declaration for the HOA will include the provisions for ownership and maintenance of the open space. Petitioner would be agreeable to enacting a dormant SSA as well.

4. 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:

- a. 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.**
- b. 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.**
- c. 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.**

- d. **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.**
- e. **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.**
- f. **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 (2/3) of the members voting on the issue.**
- g. **The Village must be given the right to enforce the declarations, covenants, and restrictions.**
- h. **The Village must be given the right, after ten (10) 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 Petitioner has stated in their application that the declaration for the HOA will incorporate these provisions.

- I. 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 Petitioner has stated in their application that the wetlands on the Subject Property are identified as “Emergent Wetlands” and “Farmed Wetlands” and are not under the jurisdiction of the Army Corps of Engineers (ACOE). As such, these areas will be permitted through the Lake County process. Additionally, there will be more than 36 acres of open space preservation along with walking paths to ensure enjoyment of open space areas. The Petitioner will also incorporate attractive landscaping around the perimeter of the Subject Property. Lastly, the proposed park site will be dedicated to the Mundelein Park District to allow for additional recreational activities.

- J. 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 community will be accessed from IL Route 83. Route 83 is a state highway that has sufficient capacity to accommodate traffic generated by the community. The Petitioner has submitted a comprehensive traffic study to both the Village and Illinois Department of Transportation (IDOT). The Petitioner shall be responsible to construct all internal roadways as well as to construct any improvements to the perimeter roadways as mandated by IDOT.

- K. 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.**

In addition to installing sidewalks internal to the community, the Petitioner will also install a path system and connection points to enhance pedestrian and bicycle activity. The path improvements include a contiguous path system around certain open space areas.

- L. 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, park facilities and other site improvements shall be in accordance with the requirements of this Ordinance and other regulations of the Village.**

The Petitioner has stated in their application that the Development will be compliant with code requirements. The Petitioner is seeking approval to locate utilities within the right-of-way instead of under the pavement and to locate ComEd electric utilities in the front yards consistent with ComEd requirements.

To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of September 3, 2025

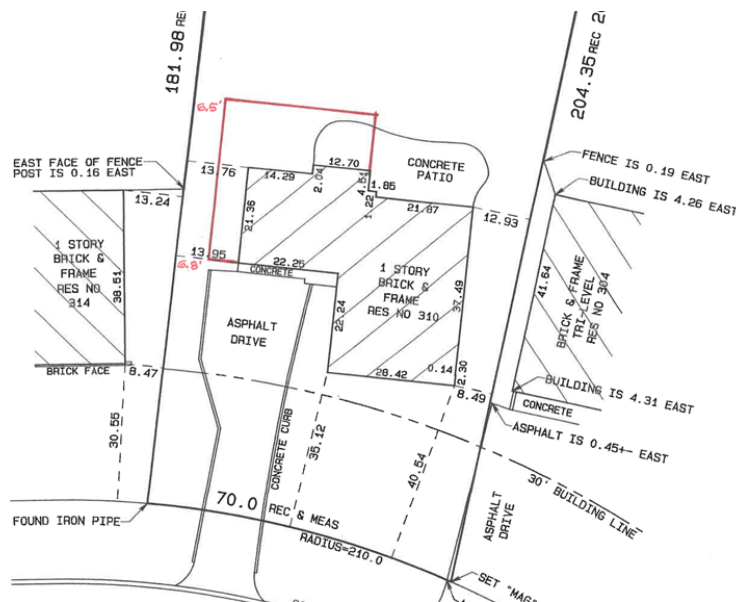
Subject: PZ2025-0028 - 310 Banbury Road - Setback Encroachment Variation

Attachments:

1. Property Location Map
2. Certificate of Publication
3. Petitioner's Packet

Background:

The property owner at 310 Banbury Road, Jeff Sloat, contacted the Village in June with plans to construct an addition on the western and northern sides of his residence. The Petitioner currently has a single-car attached garage and would like to increase the size of the garage to accommodate two cars and expand the home to include a dining area. The proposed addition is approximately 618.4 square feet, which would be located 6.5 feet from the western property line, encroaching 1.5 feet into the minimum required interior side yard setback, eight (8) feet.



Variation Requested:

Section 20.28.030 establishes the bulk and yard regulations for residential zoning districts. Under Table 20.28-2, Residential Zoning Districts Bulk and Yard Regulations, the minimum interior side yard requirement in the R-2 Single-Family Residential Zoning District is eight (8) feet. The petitioner requests a variation from this requirement.

**Building Additions Requirements:**

1. The scale and mass of additions should be in keeping with the original structure and should not visually overwhelm neighboring structures.
2. Additions are encouraged to be located along the side and rear of homes. If located on the side of a home, large, flat side facades are prohibited.
3. The pitch, design and materials used on the roof of an addition must match or compliment that of the existing building.
4. Exterior building materials and colors, as well as trim and other architectural details, must match or complement the existing building.
5. Windows must match or complement the prevailing orientation and alignment of existing windows.

Staff Comments:

No additional staff comments were received at the time of this report.

Public Comments:

No public comments were received at the time of this report.

Comprehensive Plan:

The Comprehensive Plan encourages preserving the character of existing single-family residential neighborhoods of the Village. The proposed addition is in character with the surrounding residential neighborhood and is proportionate to the size of the lot.

Analysis:

The Commission should utilize the standards for granting a variation in making its determination. Staff supports approval of the requested variation for the following reasons:

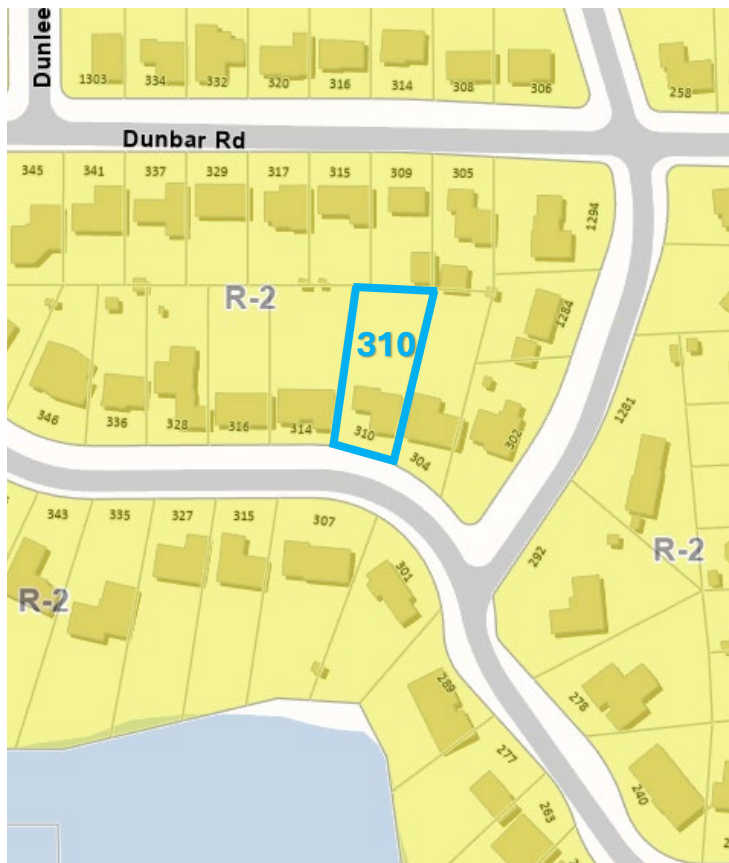
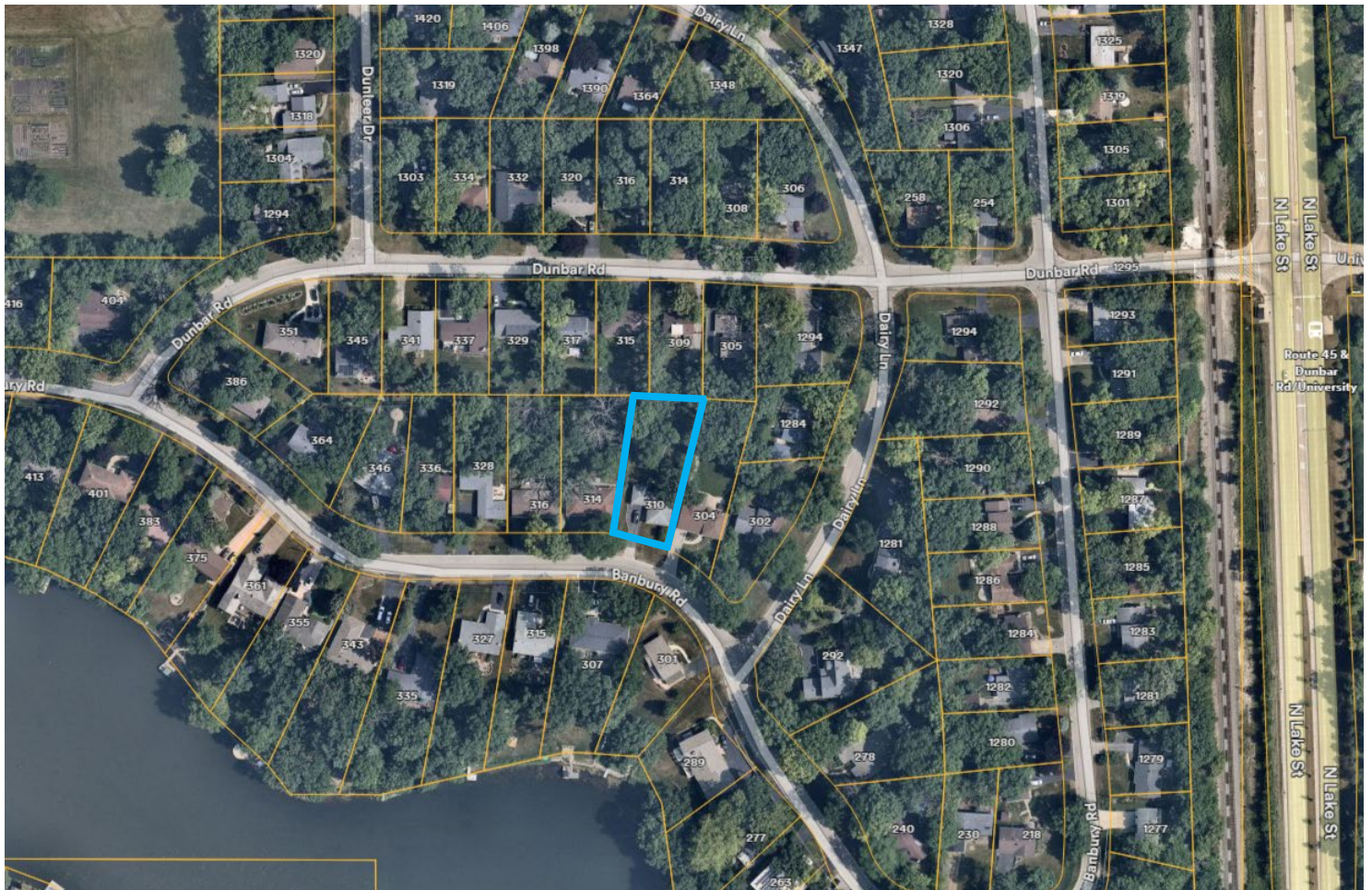
- **Neighborhood Density and Character:** The subject property is zoned R-2 Single-Family Residential, intended to create a relatively low-density environment of single-family homes within residential neighborhoods. The Loch Lomond neighborhood was originally developed under Lake County's jurisdiction prior to its annexation into the Village of Mundelein. This property is a typical lot within the subdivision, measuring 15,086 square feet, slightly larger than the neighborhood average of 14,400 square feet. The Zoning Ordinance is generally written to accommodate the more common Village-wide lot size of approximately 7,500 square feet.
- **Impact on Neighboring Properties:** The subject property is bordered on all sides by single-family homes. The proposed addition would be constructed on the western and northern sides of the property and would be at least 18.5 feet from the neighboring home to the west. Most homes within 600 feet of the subject property have nonconforming side yard setbacks. The petitioner has provided an exhibit identifying 25 homes within this area that do not conform to the required side yard setbacks within the Loch Lomond neighborhood. Additionally, three of the petitioner's immediate neighbors have submitted letters of support for the proposed addition, which are included in the petitioner's application.
- **Zoning Ordinance Intent:** Staff is of the opinion that the requested variation respects the spirit and intent of the Zoning Ordinance. The purpose of the minimum interior side yard requirement is to discourage construction near the interior property line, thereby protecting neighboring properties from potential adverse impacts caused by large structures. In this case, the proposed building addition would encroach 1.5 feet into the required eight (8) foot interior side yard setback. The existing residence was constructed in 1959. At that time, the side yard setback requirement for R-1 zoned residential property was a minimum of five feet. Additionally, the petitioner proposes expanding the single-car garage to accommodate two vehicles, bringing the property into compliance with the off-street parking requirements for a single-family dwelling, which requires two enclosed parking spaces per dwelling unit. The Zoning Ordinance is not intended to discourage private property investment but to preserve the character of the surrounding neighborhood.

Recommendation:

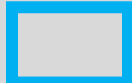
Staff recommends the Planning and Zoning Commission consider the following motion:

1. **Motion** to recommend **approval/denial** of a variation to Table 20.28-2 of Section 20.28.030 regarding the minimum interior side yard requirements at 310 Banbury Road, Mundelein, IL.

Location Map: 310 Banbury Road



Legend:

 : Proposed Property



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

NOTICE IS HEREBY GIVEN that on September 3, 2025, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Jeff Sloat requesting a variation from Table 20.28-2 of Section 20.28.030 regarding the minimum interior side yard requirements in the R-2 Single-Family Residential Zoning District at 310 Banbury Road, in accordance with the applications on file with the Village of Mundelein.

If you cannot attend the meeting in-person and you wish to submit a question or comment to be provided to the Planning and Zoning Commission, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" in the subject line. Comments received during the meeting, but after the public commentary portion has ended, will be provided to the Commission Members after the meeting.

CASE NO.: PZ2025-0028

The name and address of the Petitioner and Property Owner:

Jeff Sloat
310 Banbury Road
Mundelein, IL 60060

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00p.m. CT on August 27, 2025, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949 3282.

The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

Dated at Mundelein, Illinois, this 19th day of August 2025.

Terry Roswick /s/
Chairman

Planning and Zoning Commission

Published in Daily Herald Aug. 18, 2025 (301986)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

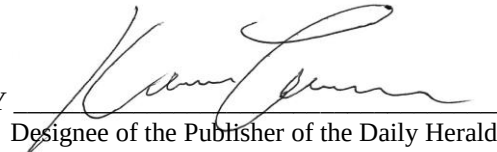
Lake County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/18/2025

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY



Designee of the Publisher of the Daily Herald

Control # 301986 *LAKE*



SUBMITTAL FOR A ZONING VARIATION

OF THE

WEST SIDE YARD SETBACK

AT THE

JEFF SLOOT RESIDENCE

**310 BANBURY ROAD
LOCH LOMOND SUBDIVISION
MUNDELEIN, ILLINOIS**

**JSLOOT58@COMCAST.NET
(847) 772-2537**

TO THE

**PLANNING AND ZONING COMMISSION
VILLAGE OF MUNDELIN, ILLINOIS**

CONTENTS

1. Completed Application for a Zoning Variation
2. Response to the requirements of Page 4 of the Application.
3. Map Showing Locations of Side-Yard Non-compliance within approximately 600 feet of 310 Banbury Road.
4. Photos of non- compliant side yards.
5. Support Letters
6. Photos of 310 Banbury Road
7. Original Plat of Survey
8. Plat of Survey with Adjacent Properties and Addition
9. Proposed Plan Home Addition
10. Proposed South Elevation with Home Addition

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 310 Banbury Road
Property Index Numbers (PIN) 10-24-203-018

Size of Property 15,097.9 SF / .347 A (sq. ft./acres)
Size of Building Space 1583 SF w/ garage (sq. ft.)
Size of Space Utilized 1583 w/ garage

PETITIONER INFORMATION

Business/Org. Name
Name Jeff Slood
Title Owner
Address 310 Banbury Road
City, State, Zip Mundelein, IL 60060
Phone (847) 772-2537
Email jslood58@comcast.net

Petitioner Status: ☐ Owner ☐ Lessee ☐ Contract Purchaser

ZONING

Current Zoning R-2
Proposed Zoning R-2
Current Use Single Family Residential
Proposed Use Single Family Residential

PROPERTY OWNER INFORMATION

Business/Org. Name
Name Jeff Slood
Title Owner
Address 310 Banbury Road
City, State, Zip Mundelein, IL 60060
Phone (847) 772-2537
Email jslood58@comcast.net

SECTION OF ZONING ORDINANCE: 20.16.020 - 030 Variation

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)*

Request for Variation of the R-2 west side yard setback from 8 feet to 6.5 feet allowing for the expansion of
the garage and associated dining area.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Jeff Slood, under oath, state that I am

X the sole)
an) owner of the property
an authorized officer of the)

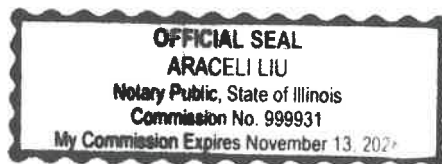
commonly described as (Address) 310 Banbury Road and that such property is owned by
(Printed Name) Jeff Slood as of this date. As owner of the property, I do
hereby authorize N/A (Printed Name or Not Applicable) to represent me in the following
Planning and Zoning Commission/Village Board matter, Request for a Variation of the west side
yard dimension from 8 feet to 6.5 feet. (Action).

Jeff Slood
Signature

Subscribed and sworn to before me

this 30 day of June, 2025.

Araceli Liu
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 310 Banbury Road

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Jeff Sloat
Signature of Owner Date

By Jeff Sloat

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By

Title/Full Corporate Name

REQUIRED SIGNATURES

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

Signature (Owner): Jeff Slood Date: _____
Printed Name: Jeff Slood Title: Owner

Signature (Owner): _____ Date: _____
Printed Name: _____ Title: _____

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

Signature Contract Purchaser: _____ Date: _____
Printed Name: _____ Title: _____

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

Signature Lessee: _____ Date: _____
Printed Name: _____ Title: _____

2. Response to the requirements of Page 4 of the Application

Context

My request for this variance reducing the west side yard setback from 8 feet to 6.5 feet is due to my desire to increase the interior width of the garage to a minimum of 20 feet, creating a 2-car garage with adequate storage for the items necessary for modern life. As such, the geometry of the current site and structure minimally allows this width only at the front corner of the garage; because the structure is not parallel to the west property line, the proposed structure would intrude on the side yard when carrying the west wall to the north. The overall project includes replacement of all major systems such as siding, roofing, driveway, etc.

Specific Responses to the "Standards for Granting a Variation"

In my reading of the required responses regarding hardship, unique circumstances, alteration to essential character of the locale, respect for the public welfare, impairment to light and consistency in the existing conditions of the neighborhood, I believe that my arguments below address all of these issues in multiple ways. The common element here involves the history of Loch Lomond and the differing conditions in my 1959 home compared to today.

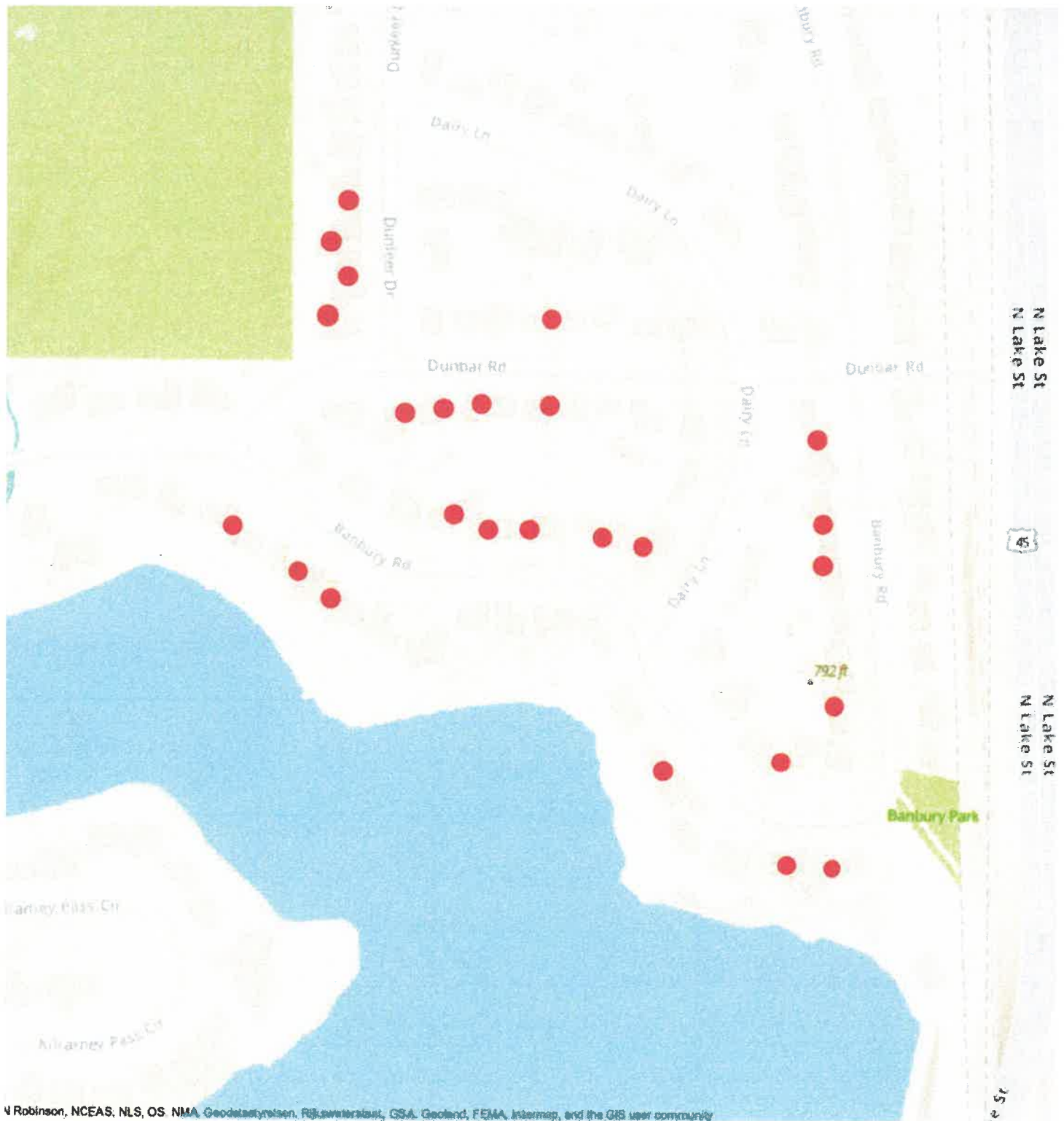
Zoning: I believe any legal request such as this one should recognize that Loch Lomond was never designed nor built to the current R-2 standards. R-2 was overlaid on Loch Lomond after the fact; perhaps it was due to the Estate Lane 15 A. development in the early 2000's. While the decision to require R-2 on these later and larger properties may have been appropriate, it has created an undue restriction on the earliest homes built in Loch Lomond. I propose that there should be a bridge between old and new conditions.

Non-Conforming Residences: As a testament to the above, my investigation of properties within approximately 600 feet of my residence, utilizing Lake County GIS followed by visual inspections, finds no less than 20 adjacent pairs of homes which are clearly less than 16 feet apart or show evidence of side yards less than 8 feet. In fact, my neighbor to the east (1965 construction) has west and east side yard dimensions of just over 4 feet. Of course, these properties have been grandfathered in when R-2 was overlaid, but they are indicative how Loch Lomond was constructed. I believe my request for a 6.5-foot west side yard setback is consistent with the overall nature of Loch Lomond.

Less than Optimum Location of My House Within the Property: Had the original constructors of my home been able to foresee the future, they could have placed the house footprint on the lot such that this variance request would not be necessary. The lot could have accommodated my proposed addition with a slight rotation to the angle and positioning of the house.

Building Code Revisions: I have been advised that although the front corner of the garage could have been built out to my preferred dimension in the past, current codes require additional bracing adjacent to the garage door opening that could not be accommodated by current conditions.

Light / Air Restriction: The adjacent residence is to the west and located much closer to the road. No light or air restrictions will be caused by the proposed project.



3. Map Showing Locations of Side-Yard Non-compliance within approximately 600 feet of 310 Banbury Road.

4. Photos of non-compliant side yards



4. Photos of non-compliant side yards (cont.)



5. Support Letters

Ryan Anderson
314 Banbury Rd.
Mundelein, IL 60060

November 20, 2024

Mundelein Planning and Zoning Commission
RE: Jeff Slood Home Improvements

Hello

My next-door neighbor Jeff Slood is planning a project that includes a complete renovation of his house including an addition to his garage adjacent to my home. I understand that he needs to go into the side yard slightly to allow for the addition. Jeff has provided plans to me and painted lines on the ground which show the new location of the house walls which we reviewed together. I fully support this project and believe that it will be a great improvement to the neighborhood. I would hope you would approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Anderson". The signature is fluid and cursive, with the first name "Ryan" and the last name "Anderson" clearly distinguishable.

Ryan Anderson

November 25, 2024

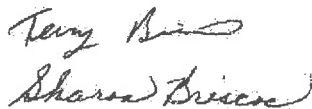
Village of Mundelein

Re: Sloat House Project

Jeff Sloat lives next to us and I have spoken with him many times about a project to completely redo the house and add an addition to the garage and rear of the house. We often talk about our various home improvements and help each other with projects.

As Jeff has explained to me, he needs to go into the 8' side yard slightly. I see no reason why he shouldn't be allowed to do this as my lot next to him only has 4' to the property line and there are several homes on our block that are obviously less than 8'. We hope you will approve his project and look forward to seeing him finish his house.

Sincerely,

The block contains two handwritten signatures in cursive. The first signature is "Terry Briscoe" and the second signature is "Sharon Briscoe".

Terry and Sharon Briscoe

November 22, 2024

Mundelein Planning and Zoning Department

RE: Jeff Soot Project

To Whom It May Concern:

We live directly across from Jeff Soot on Banbury and have spoken to him about his home project many times over the last few years. I am glad to hear that he is finally able to begin the project. I understand that the project would need a variance into the side yard. Jeff has provided us plans that show the project and we fully support him in this endeavor. We look forward to seeing him complete the improvements.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Baron". The signature is fluid and cursive, with a large initial "D" and "B".

Dave Baron
307 Banbury Road
Mundelein, IL

6. Photos of 310 Banbury Road



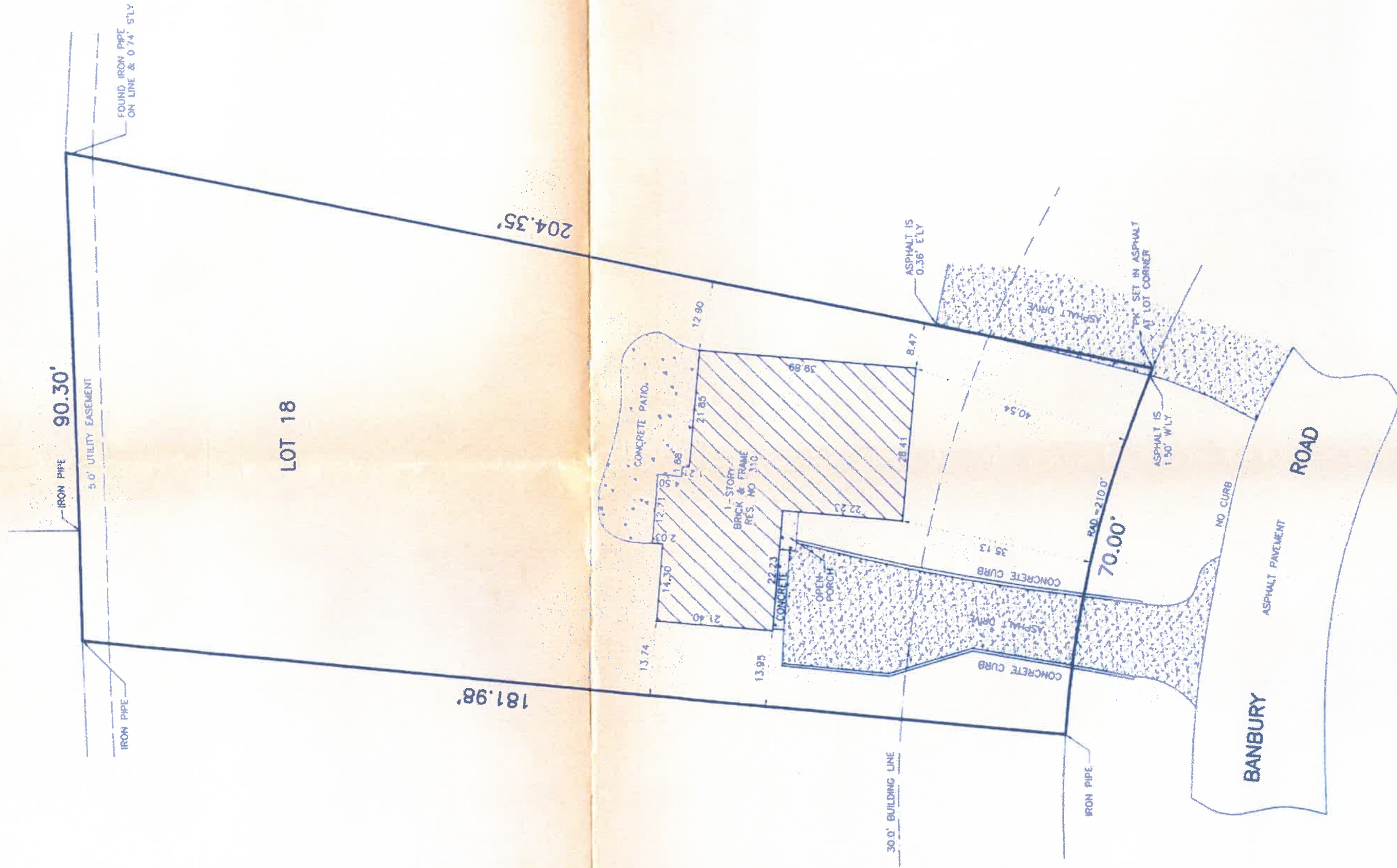
Front (South) View

6 Photos of 310 Banbury Road (cont.)



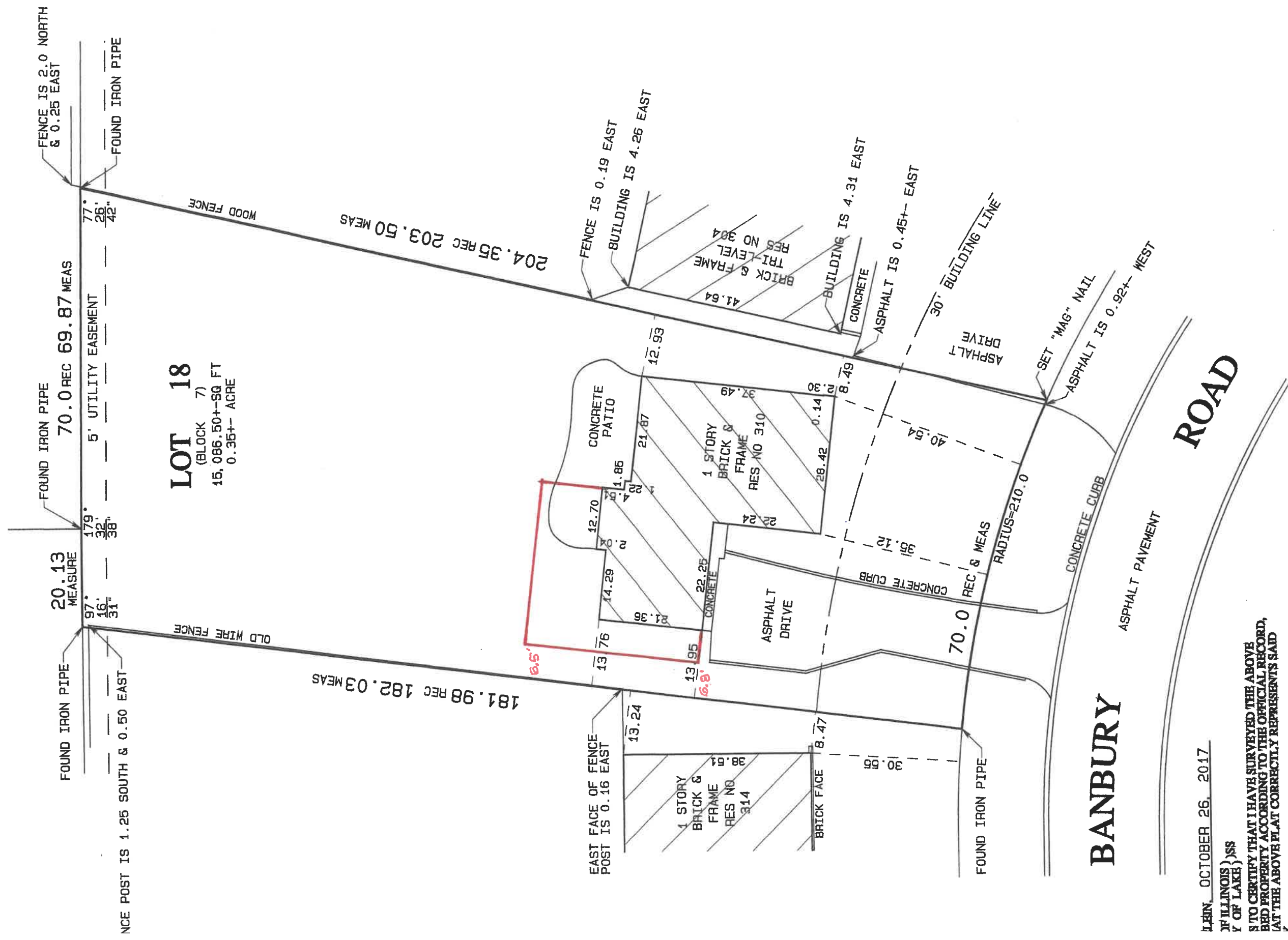
LOT 18 IN BLOCK 7 IN LOCH LOMOND, UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 5, 1956 AS DOCUMENT 903400 IN BOOK 33 OF PLATS, PAGE 75, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 310 BANBURY ROAD, MUNDELEIN, ILLINOIS.



LOT 18 IN BLOCK 7 IN LOCH LOMOND, UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1956 AS DOCUMENT 903400, IN BOOK 33 OF PLATS, PAGE 75, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 310 BANBURY ROAD, MUNDELEIN, ILLINOIS.



TRIN. OCTOBER 26, 2017

OF ILLINOIS) SS
Y OF LAKE)

I CERTIFY THAT I HAVE SURVEYED THE ABOVE
BED PROPERTY ACCORDING TO THE OFFICIAL RECORD,
[AT THE ABOVE PLAT CORRECTLY REPRESENTS SAID

K. PROFESSIONAL SERVICE CONFORMS TO THE CURRENT IS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

Wm. J. Sloat
WM. SLOAT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3279
EXPIRES NOVEMBER 30, 2018

RE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE. NO LINES AND BASEMENTS ARE SHOWN ONLY WHERE ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED, ACT, TITLE POLICY OR BUILDING COMMISSIONER. STATIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. CONVERSION IS TWO RAIL ASSUMING THE SCALING TESTS IN AIR

SURVEYED FOR:

JEFF SLOOT
310 BANBURY ROAD
MUNDELEIN, ILLINOIS

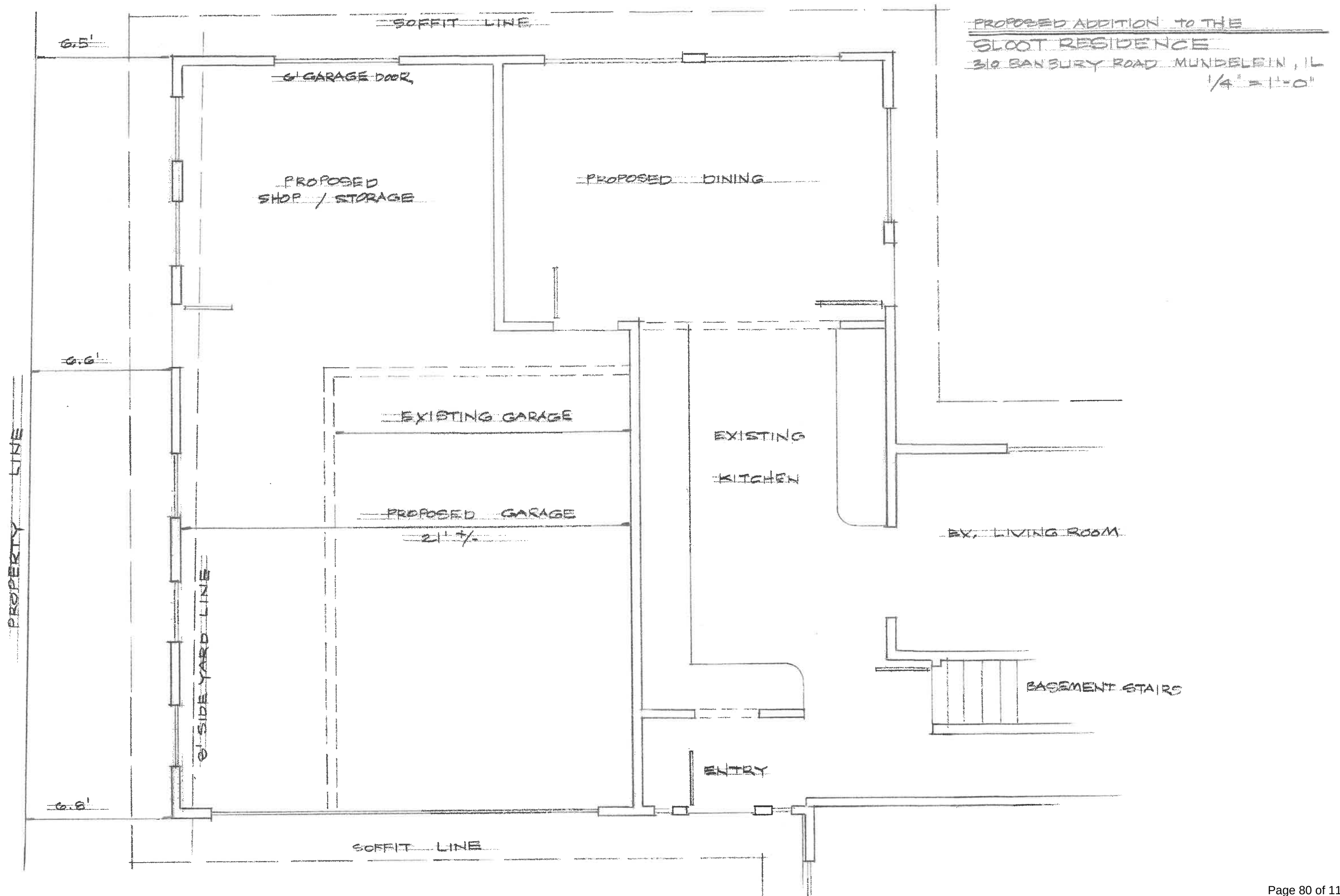
SCALE: $1'' = 20'$

ORDER NO: MU-17-125

**FREMONT LAND SURVEYING
& MAPPING, INC.**

26223 HIGHLAND DRIVE
MUNDELEIN, ILLINOIS 60060

TEL: (847)-566-0907 FAX: (847)-566-0977





PROPOSED SOUTH ELEVATION
SHOOT RESIDENCE
1/4" = 1'-0"

To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of September 3, 2025

Subject: PZ2025-0032 - 1700-1710 Butterfield Road - Variance for Use and Parking

Attachments:

1. Location Map
2. Use Variance Application
3. Parking Variance Application

Background:

Justin Stone, President of Elite Baseball Training, LLC and a member of the Lightning Baseball Team, is seeking to relocate the organization's training facility, formerly located at 300 Townline Road (also known as the Bolt facility), to 1710 Butterfield Road for the next five years. The building is divided into two units (1700 and 1710) each approximately 30,000 square feet in size.

Bolt owner, Jerry Fox, recently annexed a property at 28884 and 28936 N. Illinois Route 83 into the Village of Mundelein for a permanent location. However, due to the withdrawal of one of the investors, the project was unable to proceed as planned. The organization is now requesting a variation to allow the baseball training facility within the M-1 General Manufacturing District, along with relief from the parking requirements.

Use Variation:

The previous tenant operated the space as a warehouse and distribution center for portable storage containers, which is a permitted use in the district. The space will now be repurposed into a private training facility featuring batting cages, a weight room, and an agility area.

The proposed use is strictly for training purposes and is classified as an Art Studio, where the art of the sport can be practiced. Unlike the organization's previously planned facility on Illinois Route 83, the Butterfield Road location will not be open to the general public and will not host baseball games. That prior use was categorized as an Indoor Amusement Facility.

However, "Art Studio" is neither a permitted nor a special use within the M-1 General Manufacturing District. Therefore, the applicant is requesting a variation from Table 20.40-1 of Section 20.40.020 of

the zoning code to allow this use.

Parking Variation:

The property currently has 34 available parking spaces, shared between both tenants. Based on the use and square footage of the existing tenant, they require 4 parking spaces, leaving 30 spaces available for the proposed practice facility.

However, an agreement between the property owner and the tenant, Elite Baseball Training, LLC, grants the tenant use of 14 of the existing parking spaces, with permission to add additional spaces at their own expense to reach a total of 20 to 25 parking spaces exclusively for their use.

EXHIBIT D

BUTTERFIELD

PARKING

Landlord agrees to permit Tenant the use of twenty (20) to twenty-five (25) parking spaces exclusively for Tenant's use (the "Exclusive Parking Spaces"), subject to any restrictions enforced by the Village of Mundelein. Landlord agrees to permit Tenant to use the highlighted existing parking spaces (14) as shown below, as well as an approved area of the parking lot (highlighted) where Tenant, at its sole cost and expense, may add additional parking spaces as needed for Tenant's employees or customers. Tenant shall be responsible for marking the approved spaces as reserved, either by way of installing signage (subject to the approvals as provided in Section 44) or by adding the word "Reserved" in white paint on each space (with the exception of the existing handicap space). Upon the expiration or earlier termination of the Lease, Tenant must restore the parking lot to its original condition upon the possession date, unless approved otherwise (in writing) by Landlord. Tenant must adhere to the parking rules and regulations as outlined in Exhibit B above. Tenant agrees to be solely responsible for policing the Exclusive Parking Spaces.

If at any time during the Term, or any extension thereof, the Village of Mundelein or any other governmental authority requires modifications, alterations, or improvements to the parking lot or surrounding areas as a result of Tenant's use, operations, or business activities at the Premises (including any change in use or intensity of use), Landlord shall be solely responsible for designing, permitting, constructing, and financing for all such required changes with exception to re-striping. For the avoidance of any doubt, should the Village of Mundelein require the parking lot to be re-striped as a condition to approve Tenant's use of the Premises, Tenant shall be responsible, at Tenant's sole cost and expense, for re-striping the parking lot in accordance with the Village of Mundelein's requirements, subject to Landlord's prior written approval, which shall not be unreasonably withheld, conditioned delayed. Tenant shall be responsible for paying for all related Common Area Costs subject to the limitations in the Lease.



Table 20.56.130 of Section 20.56.130 requires 2 parking spaces per 1,000 square feet of gross floor area for the proposed practice facility, resulting in a requirement of 60 parking spaces. The Petitioner is requesting a variation from the zoning requirement for the 46 parking spaces they do not have available.

To help address the shortage, the Petitioner is proposing to add 16 additional parking spaces. This would reduce the parking shortfall to 30 spaces, representing a 50% variation from the zoning requirement. However, this expansion may require an amendment to the existing agreement with the property owner, which currently allows for a maximum of 25 dedicated parking spaces for the tenant.

Due to the nature of the proposed use, which is strictly for practice, the majority of players (70%) are dropped off and picked up. According to the Petitioner, parents typically do not stay and park for extended periods.

The current tenant operates Monday through Friday from 8:00 AM to 5:00 PM. The proposed practice facility would operate Monday through Friday from 3:00 PM to 9:00 PM, and Saturdays through Sundays from 8:00 AM to 5:00 PM.

Comprehensive Plan:

The Comprehensive Plan's Future Land Use Plan envisions the Subject Property as Business Park Land Use. The following economic development policies from the Comprehensive Plan are generally applicable to the proposed development:

- Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the Village.
- Strengthen the role, function, and "uniqueness" of each development to maximize its competitive edge and market viability.
- Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
- Ensure that designated industrial areas are prioritized for appropriate industrial and business uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.
- Continue to support the improvement and rehabilitation of older commercial and industrial buildings and areas which are, or are becoming, functionally obsolete including. This may include improvements to loading docks, access, building facades, signage, streetscaping, landscaping, and parking areas to accommodate more appropriate and market viable uses.
- Market the Village's industrial areas as centers of green technology and light industrial.

Department Comments:

There are no outstanding comments at this time.

Analysis:

Although the proposed use is unique within the industrial district and would activate a currently

vacant space, it does not contribute directly to the industrial or business functionality of the area as the Comprehensive Plan aims to address. Art studios are permitted in commercial districts and could also help address the long-term vacancies within the Village.

It is important to recognize that the Lightning Baseball Teams have built a strong reputation in the community, with a history of success at their previous location. While the Bolt facility at 300 Townline Road operated with fewer parking spaces than required, the current proposal needs a closer analysis. Unlike the former location, where overflow parking was available on the adjacent vacant lot near the Garden Fresh Supermarket, the new site offers no additional land for potential parking expansion. As such, the Commission must carefully evaluate the adequacy of the proposed parking plan.

Although the Petitioner is proposing a certain number, it must be agreed upon with the Land Owner as to what they are allowed to add and use when the current Tenant is not open. It is unclear if the Petitioner is allowed to use the current Tenant's parking spaces during their non-operating hours. This could help towards their parking shortage.

Recommendation:

Motion to recommend approval/denial of a variation from Table 20.40-1 of Section 20.40.020 of the Zoning Ordinance to allow an Art Studio use in the M-1 General Manufacturing zoning district at 1710 Butterfield Road.

Motion to recommend approval/denial of a variation from Table 20.56.130 of Section 20.56.130 of the Zoning Ordinance to allow a reduction in the required number of parking spaces for an Art Studio at 1700-1710 Butterfield Road.

Location Map: 1700-1710 Butterfield Road



TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☒ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☒ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☒ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☒ Photos of the property
- ☒ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☒ Letter to Commission regarding parking on page 11
 - ☐ _____
- ☒ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☒ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1700 Butterfield Rd, Mundelein
Property Index Numbers (PIN) 15-05-105-006 and
15-05-105-007 and 15-05-105-008
Size of Property 3.06 acres for entire bldg(sq. ft./acres)
Size of Building Space 30,000 of 60,000 total (sq. ft.)
Size of Space Utilized entire unit

ZONING

Current Zoning M1
Proposed Zoning Art Studio
Current Use Empty
Proposed Use Art Studio / Practice Facility

PETITIONER INFORMATION

Business/Org. Name Elite Baseball Training, LLC
Name Justin Stone
Title President
Address 3342 N Bell Ave
City, State, Zip Chicago, IL 60618
Phone 773-682-5549
Email Justin@elitebaseballtraining.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name RTA Butterfield, LLC
Name Michael B. Earl
Title Vice President
Address 2082 Michelson Drive, 3rd Floor
City, State, Zip Irvine, CA 92612
Phone 949-399-2500
Email ddenchfield@rtacq.com (Property Manager)

SECTION OF ZONING ORDINANCE: Section 20.40.020 Table 20.40-1

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)*

Requesting an Arts Studio variation from the current M-1 use. The current facility has 2 tenants. 30,000sf ft is occupied by another tenant Ancient Graffiti and the other 30,000 sq fit is vacant. We are interested in leasing the vacant space. Currently, our baseball and softball members are renting space at area facilities in Lake County for practices.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The strict application of the terms of this Ordinance will result in undue hardship.

The current M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). We plan to use the space for indoor softball and baseball practices for current members. We are limited by the ceiling height and indoor post obstructions in most indoor spaces.

- b. The plight of the owner is due to unique circumstances. - *We are limited by budget, ceiling height, and indoor posts of for lease in the area. We were unable to secure financing at the ground up facility at Rt 83 in Mundelein and have hundreds of kids in Mundelein and Lake County looking to learn and work from the Elite / Lightning partnership*

- c. The variation, if granted, will not alter the essential character of the locality - *The exterior would only have signage and interior would be returned to current condition prior to lease end. We can't afford to redo the parking lot that doesn't meet standards.* The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate.

Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out. - *M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. - *Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. - *No it would not be detrimental in the neighborhood, our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. - *No it would not and we would inform parents of drop off procedures.*
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. - *Yes, we believe an Arts Studio in this space would bring more opportunity for school aged children to play during winter months*
- f. The value of the property in question will be substantially reduced if permitted to be used under the conditions allowed by the regulations governing the district in which it is located. - *The property is vacant.*

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 1710 S. Butterfield Road, Mundelein, IL

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

If Owner or if Owner is a
Corporation or Partnership:


Signature of Owner

7-10-25
Date

By Michael B. Earl

Vice President, RTA Butterfield, LLC

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser

Date

By

Title/Full Corporate Name

If Lessee (Corporate or Partnership):


Signature of Lessee

7/12/25
Date

By

Justin Stone
President, Elite Baseball Training

Title/Full Corporate Name

Notary: Elias Mushinsky
State of IL
County of Cook
7/12/2025
Elias Mushinsky



REQUIRED SIGNATURES

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

Signature (Owner): [Signature]
Printed Name: Michael B. Earl

Date: 7.10.25
Title: Vice President

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Lessee: [Signature]
Printed Name: Justin Star

Date: 7/12/25
Title: President

Notary: Elias Mushinskiy
State of IL
County of Cook
7/12/2025
Elias Mushinskiy



EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send.** (Please see Exhibit B for sample letter). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

**NOTICE
TO ALL INTERESTED PARTIES**

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS _____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on **DATE**, at **TIME**, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, _____, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ an authorized officer of the)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this _____ day of _____, 20____.

Signature

Subscribed and sworn to before me

this _____ day of _____, 20____.

Notary Public

Dear Planning and Zoning Commission,

We are planning on using the empty 30,000 sq ft of this facility in the same fashion as the original Bolt located at 300 Townline Rd in Mundelein, similar to that facility this location will be used for training and practicing baseball and softball. Teams schedule practice at varying times of the evening and weekends, most notably during the winter months. Elite Baseball Training out of Chicago is acquiring the organization formally known as Illinois Lightning baseball. Lake County Lightning baseball and Illinois Softball will remain as is. We previously occupied the property at 300 Townline Rd. Mundelein IL as a two-part facility. The front building was converted to a baseball and softball training facility known as the BOLT. We were anticipating a ground up facility in Mundelein off RT 83 however one of our major investors was unable to provide the proper financial backing, so we want to continue our business in the Mundelein area focusing on this property at 1710 Butterfield Rd. This 30,000 sq ft facility will have the same operating hours as the Bolt, with an evening and weekend usage and rarely used in the summer. With the support of Elite Baseball, we will transition our teams to Elite. Each team practices twice a week for 1.5 hours, teams average 10-12 players. We are signing a 5-year lease.

70% of our customer base are drop offs of boys and girls. Regarding hours of operation, we plan on 3-9 M-F and 8-5 on Saturdays and Sundays. Our previous facility had 25 parking spaces and the 1700 Butterfield location has 34 parking spaces (1st photo below). We stagger team schedules so they come and go at different times, therefore, we were never full. We do not intend to use the 2 loading docks, so could add additional spaces in this area if necessary. As previously stated, we have contacted a parking paving company to outline additional spaces. If approved, we would add a drop off/pick up at the front entrance. We have also included a preliminary interior concept.



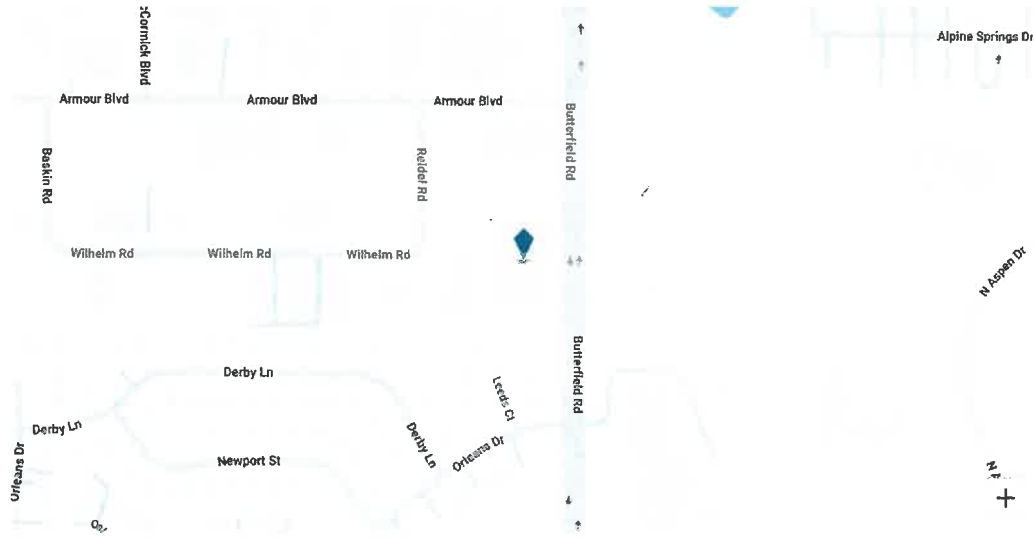
Current parking lot

<https://www.loopnet.com/Listing/1700-1710-S-Butterfield-Rd-Mundelein-IL/34492022/>



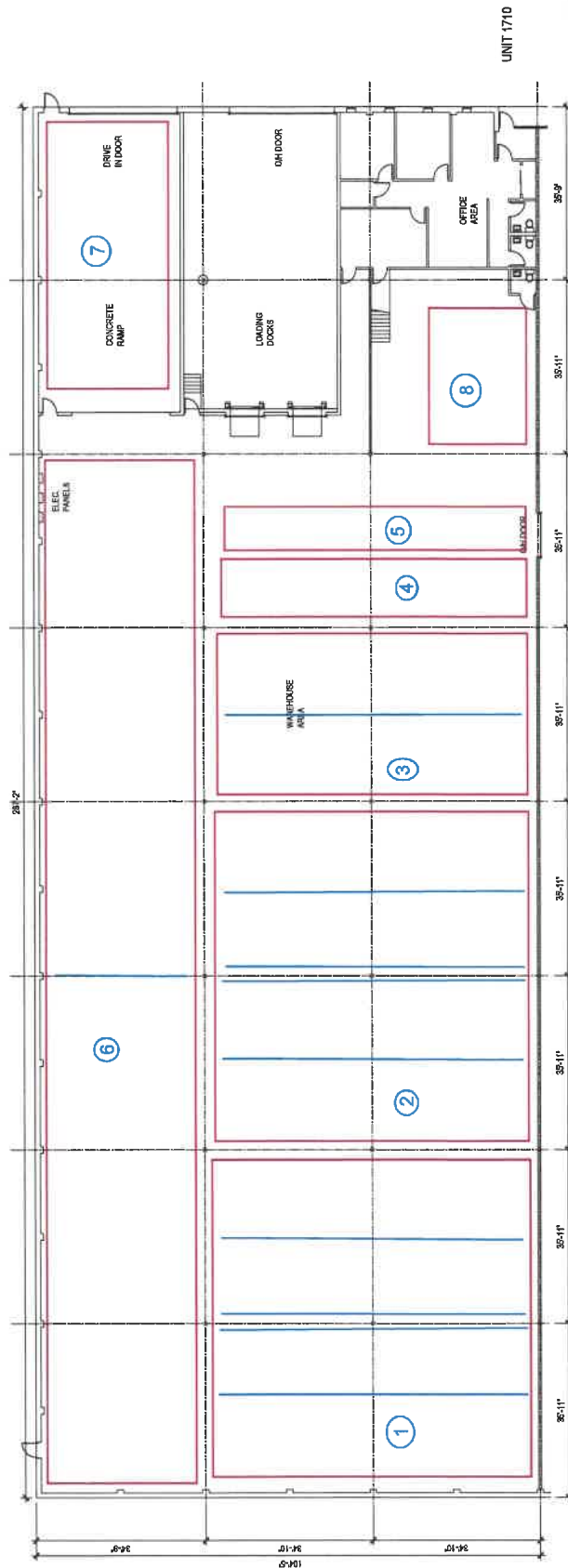
Rendering with 16 additional spaces in the middle. For reference, the parking spots are sized at 8.5' wide and 18' deep with a 24' lane between each row.

1700-1710 S Butterfield Rd
30,000 - 60,000 SF of Industrial Space Available in Mundelein, IL 60060



Initial Interior Concept*

***Cage Dimensions and walking paths tbd**



Area 1: Red outlines an approximately 70x70 area. The blue lines are partitions. Area 1 can be any combination of 70x70, up to 4 individual 70x17 cages.

Area 2: Same as area 1

Area 3: Blue line is partition, can be divided in half, or a very wide 70x35 space.

Area 4 & 5: Permanent 70x12 cages for hitting/pitching.

Area 6: 200 ft long toss area. Blue line is partition to cut this area in half.

Area 7: Plyometrics, agility, etc.

Area 8: Weight room

BUILDING AREA

UNIT 1700	30,033 S.F.
UNIT 1710	29,945 S.F.
TOTAL BLDG. AREA	60,018 S.F.



Novamar Building Document
1321 Washington
Evanston, IL 60202
P 847.530.1294
www.buildingdocument.com

RED TAIL ACQUISITIONS
1700 SOUTH BUTTERFIELD ROAD
MUNDELEIN, IL

1 MAIN FLOOR PLAN

 $3/64" = 1'-0"$

DATE	24/12/10	1700	MAIN FLOOR PLANS	1	SHEET #
SURVEYOR	MJ				
DRAWN BY:	MJ				

Internal Rendering of fielding area and batting cages



TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☒ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☒ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☒ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☒ Photos of the property
- ☒ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☒ Letter to Commission regarding parking on page 11
 - ☐ _____
- ☒ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☒ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1700 Butterfield Rd, Mundelein
Property Index Numbers (PIN) 15-05-105-006 and
15-05-105-007 and 15-05-105-008
Size of Property 3.06 acres for entire bldg(sq. ft./acres)
Size of Building Space 30,000 of 60,000 total (sq. ft.)
Size of Space Utilized entire unit

ZONING

Current Zoning M1
Proposed Zoning Art Studio
Current Use Empty
Proposed Use Art Studio / Practice Facility

PETITIONER INFORMATION

Business/Org. Name Elite Baseball Training, LLC
Name Justin Stone
Title President
Address 3342 N Bell Ave
City, State, Zip Chicago, IL 60618
Phone 773-682-5549
Email Justin@elitebaseballtraining.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name RTA Butterfield, LLC
Name Michael B. Earl
Title Vice President
Address 2082 Michelson Drive, 3rd Floor
City, State, Zip Irvine, CA 92612
Phone 949-399-2500
Email ddenchfield@rtacq.com (Property Manager)

SECTION OF ZONING ORDINANCE: Section 20.56.130 Table 20.56-1

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)* There are currently 34 parking spots total at this location for the two-tenant building. Should the variation from current M-1 to Arts Studio be granted, we are also seeing a parking variation to maintain the 34 spaces for both tenants. In an effort to see if additional spaces are possible, we have contacted a paving company to add 8-12 parking spaces for a total of 25+ for our portion. We would provide a drawing indicating the exact # of additional spaces to be added as well as dimensions. At the Bolt, we had 25 spaces at the front building and it was more than adequate for our needs. The current co-tenant is Ancient Graffiti and their hours are Mon-Fri 8a-5p, closed on weekends. We would operate Mon-Fri 3p-9p and Sat – Sun 8a -5p. This portion is currently vacant.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The strict application of the terms of this Ordinance will result in undue hardship.

The current M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). We plan to use the space for indoor softball and baseball practices for current members. We are limited by the ceiling height and indoor post obstructions in most indoor spaces.

- b. The plight of the owner is due to unique circumstances. - *We are limited by budget, ceiling height, and indoor posts of for lease in the area. We were unable to secure financing at the ground up facility at Rt 83 in Mundelein and have hundreds of kids in Mundelein and Lake County looking to learn and work from the Elite / Lightning partnership*

- c. The variation, if granted, will not alter the essential character of the locality - *The exterior would only have signage and interior would be returned to current condition prior to lease end. We can't afford to redo the parking lot that doesn't meet standards.* The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate.

- d. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out. - M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. - Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. - No it would not be detrimental in the neighborhood, our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. - No it would not and we would inform parents of drop off procedures.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. - Yes, we believe an Arts Studio in this space would bring more opportunity for school aged children to play during winter months
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. - The property is vacant.

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 1710 S. Butterfield Road, Mundelein, IL

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

If Owner or if Owner is a
Corporation or Partnership:

[Signature]
Signature of Owner

7-10-25
Date

By Michael B. Earl

Vice President, RTA Butterfield, LLC

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser

Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

[Signature]
Signature of Lessee

7/12/25
Date

By Jay Stone

President, Elite Baseball Training
Title/Full Corporate Name

Notary: Elias Mushinskiy
State of IL
County of Cook

7/12/2025

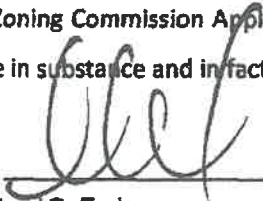
Elias Mushinskiy



REQUIRED SIGNATURES

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

Signature (Owner):



Printed Name: Michael B. Earl

Date:

7.10.25

Title: Vice President

Signature (Owner):

Printed Name:

Date:

Title:

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

Signature Contract Purchaser:

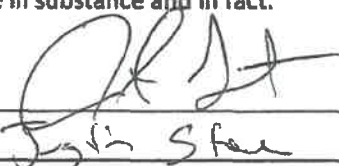
Printed Name:

Date:

Title:

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

Signature Lessee:



Printed Name:

Date:

7/12/25

Title:

President

Notary: Elias Mushinskiy
State of IL
County of Cook
7/12/2025




EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send.** (Please see Exhibit B for sample letter). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

**NOTICE
TO ALL INTERESTED PARTIES**

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS _____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on **DATE**, at **TIME**, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, _____, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ an authorized officer of the)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this _____ day of _____, 20____.

Signature

Subscribed and sworn to before me

this ____ day of _____, 20____.

Notary Public

Dear Planning and Zoning Commission,

We are planning on using the empty 30,000 sq ft of this facility in the same fashion as the original Bolt located at 300 Townline Rd in Mundelein, similar to that facility this location will be used for training and practicing baseball and softball. Teams schedule practice at varying times of the evening and weekends, most notably during the winter months. Elite Baseball Training out of Chicago is acquiring the organization formally know as Illinois Lightning baseball. Lake County Lightning baseball and Illinois Softball will remain as is. We previously occupied the property at 300 Townline Rd. Mundelein IL as a two-part facility. The front building was converted to a baseball and softball training facility known as the BOLT. We were anticipating a ground up facility in Mundelein off RT 83 however one of our major investors was unable to provide the proper financial backing, so we want to continue our business in the Mundelein area focusing on this property at 1710 Butterfield Rd. This 30,000 sq ft facility will have the same operating hours as the Bolt, with an evening and weekend usage and rarely used in the summer. With the support of Elite Baseball, we will transition our teams to Elite. Each team practices twice a week for 1.5 hours, teams average 10-12 players. We are signing a 5-year lease.

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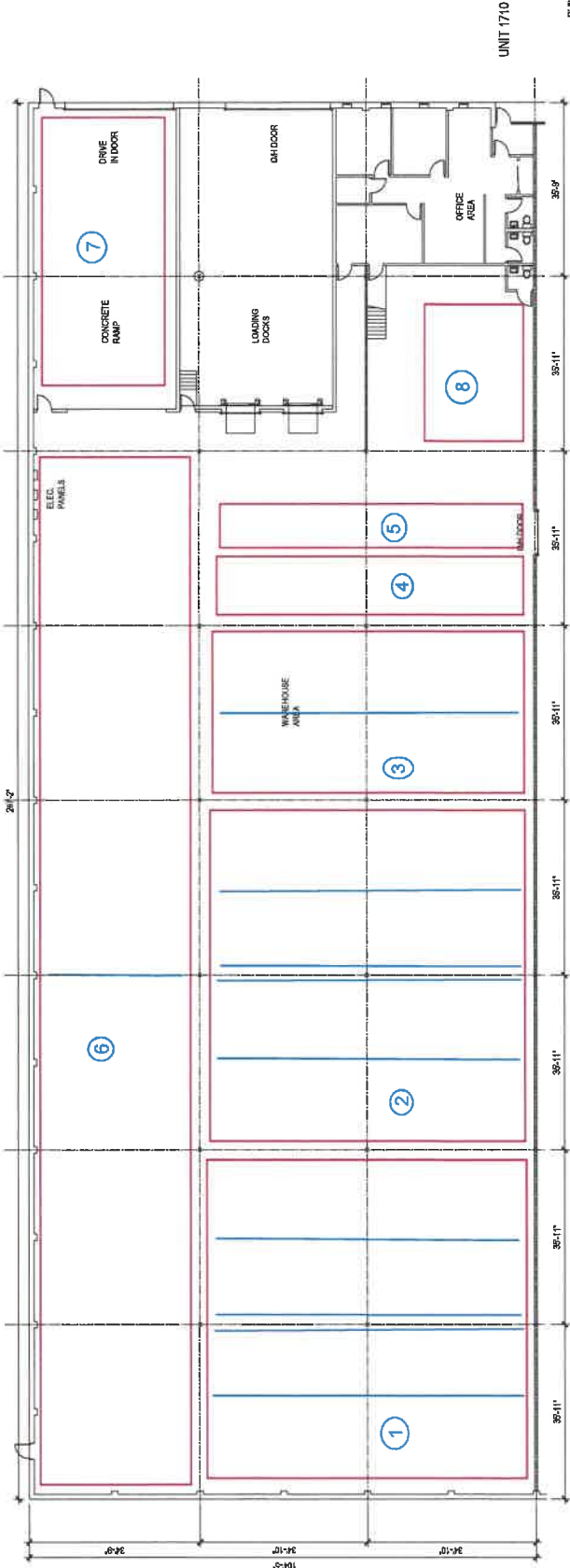
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30,000 - 60,000 SF of Industrial Space Available in Mundelein, IL 60060



1700 Butterfield Rd, Mundelein
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*Cage Dimensions and walking paths tbd



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UNIT 1700 50,038 S.F.
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TOTAL BLDG. AREA 80,016 S.F.



Revenue Building Document
1321 Washington
Evanston, IL 60202
P. 781.530.1294
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RED TAIL ACQUISITIONS
1700 SOUTH BUTTERFIELD ROAD
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1 MAIN FLOOR PLAN
3/64" = 1'-0"

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MAIN
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DATE: 2/12/21
SYNOPSIS: NJ
DRAWN BY: NJ
SHEET TITLE: SHEET #



Internal Rendering of fielding area and batting cages

